



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, February 9, 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 7 - David Blair, Jason Carlock, Theresa Mungoli, Marvie Neubauer, Bradley Limberg, Diana Mannino and Mark Skelcy

Others Present:

*Tracey Balint, Interim DPS Director/City Engineer
Bryan Barnett, Mayor
Chris Benedict, Information Systems Administrator II
Dan Christ, City Attorney
Ken Elwert, Parks & Natural Resources Director
Tim Hollis, Deputy Director
Rochelle Lyon, Information Systems Director
Kelly McBride, Parks Manager
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
Erin Sudrovec, Chief of Staff*

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

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Carlock introduced RHGYC Representative **Andrew Thomas**.

Mr. Thomas stated that he is a 12th grader at Rochester Adams High School and that he has served on the Youth Council for the past couple of months and also serves on the Deer Management Advisory Committee. He reported that this past month, the Youth Council planned and completed their SOUP-erbowl event to raise monetary and food donations for Neighborhood House. He detailed that they contacted businesses for sponsorships, planned games, and advertised for the event. He also shared that they recently elected a Chair, Vice Chair, and Secretary for the new term. Looking ahead, he announced that they are planning a trip to Lansing to learn more about the State government and that they have begun planning for their annual Cultural Fair. He added that their next meeting will be on Wednesday, March 4th.

OPC Social & Activity Center Committee:

Vice President Mungioli shared that she serves with Councilwoman Mannino on the OPC Board, reporting that one of the first things they did this year was change their schedule of meetings. She explained that instead of meeting quarterly, they will meet monthly through June, take July and August off, and then determine in September whether they want to continue with a monthly schedule. She also noted that they received their committee assignments; she is on the Bylaws Committee, and Councilwoman Mannino is on the Finance Committee. She commented that residents are bringing forward many new ideas, and encouraged people to attend the Board meetings to learn more about OPC happenings.

PRESENTATIONS

2026-0046 Midwest Strategy Group Presentation

Attachments: [020926 Agenda Summary.pdf](#)
[Presentation.pdf](#)

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

- Budget Update
 - Consensus Revenue Estimating Conference
 - FY 2026 Revenue overall decline of \$779.4 million
 - FY 2027 Revenue decline \$1.1 billion
 - \$700 million of which is because of the road funding package, the tax cuts on tips, overtime and Social Security
 - \$400 million is because of flattening of the economy and lower than expected business tax revenue
 - Governor Whitmer Budget Presentation

- Must be completed by February 13
- Legislatively Directed Spending Items
 - New transparency law provides that all LDSI requests are submitted 45 days prior to final adoption of the budget
- Property Tax Reform
 - Constitutional Options
 - Amending Proposal A
 - Increasing Sales Tax
 - Must be sent to voters for approval
 - Statutory Options
 - Pop-up tax complete elimination
 - Pop-up tax elimination for first-time home buyers and seniors
 - Pop-up tax half of current law
- What's Next?
 - Governor Whitmer Final State of the State
 - Housing Legislation
 - Local Preemption vs State Regulation Reform
 - Disabled Veteran's Property Tax Exemption Fix
 - Providing dedicated revenue to local governments to pay for this property tax credit
 - Phased in over five years
 - Water Affordability Legislation
 - Introduced in the House of Representatives
- 2026 - Election Year
 - Governor, Secretary of State, Attorney General, US Senate, US House, State Senate, State House up for election.
 - Ballot Initiatives - Mop Up Michigan, Ranked Choice Voting, "Tax The Rich" and Ax MI Tax.

Vice President Mungiola thanked Mr. Wright for his advocacy, and questioned the purpose of Mop Up Michigan. She also inquired about the issue of housing affordability.

Mr. Wright explained that Mop Up Michigan is an initiative that is focused on removing money from politics, specifying that it aims to limit the influence of large utilities like Consumers Energy and DTE on the State legislature by restricting their spending on fundraisers and various political accounts. Regarding housing, he warned that the legislature is preparing to introduce a local preemption package alongside State regulatory rollbacks and the Michigan Municipal League's MI Home program. He noted that his team is actively lobbying the Regulatory Reform Committee, specifically targeting representatives of rural districts, to highlight the dangers of State-mandated zoning. He pointed to proposals such as a mandatory maximum lot size of 5,000 square feet as primary examples of how State intervention could fundamentally alter the character of diverse communities across Michigan.

Vice President Mungiola raised a point regarding residents who own summer homes up north, questioning how these residents could influence policy in areas where they pay taxes but are not registered to vote.

Mr. Wright confirmed that as taxpayers, these individuals have a legitimate voice

and should reach out to the State representatives and senators in those districts.

Mayor Barnett emphasized the strategic importance of the City's proactive relationship with Lansing. He noted that Rochester Hills maintains a consistent, daily presence at the State level, allowing them to effectively navigate the complexities of an election year. He mentioned that while Rochester Hills frequently joins forces with allies like the Michigan Municipal League on broad issues, it also maintains the capacity to advocate singularly when specific local interests are at stake. He underscored his gratitude for Mr. Wright's leadership.

Ms. Mannino thanked Mr. Wright for his update, and inquired about the current legislative discussions in Lansing regarding State regulations on data centers.

Mr. Wright responded that the primary focus in Lansing regarding data centers involves the potential repeal of tax incentives that were established during the previous legislative term.

Presented.

2026-0034 Rochester Hills Government Youth Council Bi-Annual Report

Attachments: [020926 Agenda Summary.pdf](#)
[Presentation.pdf](#)
[SUPPL Presentation.pdf](#)

Erin McKay Mims, Rochester Hills Government Youth Council (RHGYC) Adult Advisor, **Isabella Blakely**, RHGYC Chairperson, and **Sashi Joshi**, RHGYC Secretary, were present.

Ms. Blakely, **Ms. Joshi**, and the other Youth Council Members presented a Wicked-themed update on this past term, highlighting the following events and initiatives they participated in:

- RHGYC Swearing-In Ceremony
- RHGYC Orientation
- Rochester Hills Bike Show
- State of the City
- Fire Department Open House
- Community Foundation Tailgate
- Stone Wall Pumpkin Fest
- City Council Swearing-In Ceremony
- Light the Village
- Rochester Area Christmas Parade
- RHGYC Charitable Shopping, Holiday Meeting, and Gift Drop-off
- RHGYC SOUP-erbowl Party Event

The Youth Council shared that they have learned a great deal, including more about Green Spaces, Human Resources, and Mayor Barnett's role. They reported that their influence has grown, as they have taken on new roles across the City, providing youth representation on the Advisory Traffic and Safety Board, the Rochester Avon Recreation Authority, Avondale Youth Assistance, and the Sister

City Committee. They also noted that the highlight of their upcoming season will be the Cultural Fair on Saturday, April 18th, at the Rochester Christian Alumni Center. They recognized Councilwoman Neubauer for serving as the new City Council Liaison, and acknowledged their outgoing seniors for their impact. They concluded by expressing the joy and honor it is to serve the citizens of Rochester Hills.

Ms. Neubauer praised the Youth Council, emphasizing how proud she is of them.

Ms. Mungioli thanked the Youth Council for their work, mentioning that they assisted the Sister City Committee in helping Rochester figure out how they can create a Youth Council of their own. She also thanked Ms. Mims for her guidance to the Youth Council.

Mayor Barnett applauded the presentation, and stated that the City is blessed to have the Youth Council. He pointed out how wonderful it is that they bring the youth voice to every committee, activity, and presence where City Council is.

Presented.

CONSENT AGENDA

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

2025-0599 Approval of Minutes - City Council Regular Meeting - October 6, 2025

Attachments: [CC Min 100625.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0024-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on October 6, 2025 be approved as presented/amended.

2025-0600 Approval of Minutes - City Council Special Meeting - October 20, 2025

Attachments: [CC Special Min 102025.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0025-2026

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on October 20, 2025 be approved as presented/amended.

2025-0601 Approval of Minutes - City Council Regular Meeting - October 20, 2025

Attachments: [CC Min 102025.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0026-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on October 20, 2025 be approved as presented/amended.

2026-0043 Request that the Rochester Hills City Council accept the pedestrian pathway easement and the temporary grading easement for CK&E Development, LLC for the Adams Pathway connection project

Attachments: [020926 Agenda Summary.pdf](#)
[Pathway Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0027-2026

Resolved, that the Rochester Hills City Council accepts the pedestrian pathway easement and the temporary grading easement for Parcel #70-15-30-302-039 for CK&E Development, LLC for the Adams Pathway connection project.

Passed the Consent Agenda

A motion was made by Neubauer, seconded by Munglioli, 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, Munglioli, Neubauer, Limberg, Mannino and Skelcy

PUBLIC COMMENT for Items not on the Agenda

Glenn Moore, 2195 Bretton Dr, provided a warning regarding a southern migration of large rodents from northern Oakland County. He suggested that current trash collection practices, specifically the limitation to a single bin, could exacerbate the problem by leaving excess refuse accessible to pests. He noted that he has primarily seen field mice in Rochester Hills, but cautioned against the removal of natural predators like coyotes and raccoons. He also urged Council to consider the long-term future of Adams Road, predicting it will become a major thoroughfare for traffic heading toward I-75 and M-59, especially if Oakland University eventually constructs a football stadium. Regarding the proposed legislative changes to veteran property tax exemptions, he advised that any new laws should utilize a tiered system based on the severity of the disability.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

President Carlock requested that Mayor Barnett look into the rodent problem that Mr. Moore brought up in his public comment.

Mayor Barnett confirmed that he will try to get to the base of the issue. He then

provided the following updates:

- *This year marks the 100th anniversary of the Newberry Hill Ski Jump, which was located near the edge of Bloomer Park and drew 10,000 people on its opening day back in 1926. It lasted only ten years before storms took it out.*
- *Oakland County Parks hosted an open house to discuss the partnership for Clinton River Oaks County Park. He highlighted the recreational opportunities for residents in this park.*
- *Last week, he was in Washington, D.C., for the U.S. Conference of Mayors. He noted that the City excels on so many factors and is often the one giving presentations on various happenings and how it deals with challenges.*
- *Last week, the City team held a Souper Bowl potluck, where they were able to enjoy a fun time together. He credited the team for creating a great culture.*
- *The Rochester Hills Museum is showing a new film every Friday in February. He encouraged residents to attend.*
- *S'mores and Stars will take place at the Museum on February 14th from 6:00 to 9:00 p.m.*
- *The Museum is offering an Antler and Bone Jewelry Making Class on February 26th from 6:00 to 8:00 p.m. He noted that information for the different activities can be found on the Museum's website.*

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NOMINATIONS/APPOINTMENTS

- 2026-0050** Request to Confirm the Mayor's Appointment of Kathleen Fitzgerald to the Board of Review, to fill the vacant spot left by Manar Siba on January 29, 2026, to fill the remainder of the three (3) year term to expire December 31, 2026

Attachments: [020926 Agenda Summary.pdf](#)
[Fitzgerald CQ.pdf](#)
[Resolution \(Draft\).pdf](#)

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

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

Enactment No: RES0028-2026

Resolved, that the Rochester Hills City Council hereby confirms the Mayor's appointment of Kathleen Fitzgerald to the Board of Review, to fill the vacant spot left by Manar Siba on January 29, 2026, to fill the remainder of the three (3) year term to expire December 31, 2026.

NEW BUSINESS

- 2026-0051** Request for Approval of Michigan Department of Natural Resources Canada Goose Nest/Egg Destruction permit for Lochmoor Hills Neighborhood Association

Attachments: [020926 Agenda Summary.pdf](#)
[HOA Letter.pdf](#)
[Lochmoor Hills Satellite View and WebSite Data.pdf](#)
[MDNR Application.pdf](#)
[Resolution \(Draft\).pdf](#)

Dan Collins, Lochmoor Hills HOA Resident, and **Rob Grozenski**, Lochmoor Hills HOA Board Member, were present.

Clerk Scott introduced the individuals from Lochmoor Hills, sharing that they are here to ask Council to pass a resolution requesting that the Michigan Department of Natural Resources (DNR) allow them to conduct a program of Canada Goose Nest/Egg Destruction.

Mr. Collins requested a five-year City Council resolution to facilitate the procurement of a Canada Goose Nest Destruction permit from the DNR. He explained that despite implementing various DNR-recommended population control methods, including roundups, perimeter fencing, and harassment with dogs, these efforts have proven ineffective. He noted a unique environmental challenge in Lochmoor Hills: an island within their lake provides a predator-free nesting ground where traditional harassment methods fail, leading to an unchecked growth in the goose population. He continued that to manage this, the HOA has relied on nest destruction, collecting an average of 50 to 60 eggs per season, though this number has spiked to over 215 eggs across 50 nests in the last two years alone. He stated that the DNR requires either signatures from 70% of lakefront owners, which is logistically difficult due to seasonal residency, or a resolution from City Council to grant the permit. He emphasized that the HOA has documented its communication with residents regarding this process and that the request carries no financial burden for the City and does not require changes to existing ordinances.

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, Mungioli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0029-2026

Resolved, that the City of Rochester Hills requests the Michigan Department of Natural Resources to allow Lochmoor Hills Neighborhood Association to conduct a program of Canada Goose Nest/Egg Destruction for a period of five (5) years.

2026-0035 Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for the delivery of Electric Energy in the amount not-to-exceed \$609,930.00 through December 31, 2026; DTE Energy, Detroit, MI; Michigan and Municipal Risk Management Authority, Livonia, MI

Attachments: [020926 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tim Hollis, Deputy Director, presented a request for the authorization of a blanket purchase order for the delivery of electric service to City buildings.

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

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

Enactment No: RES0030-2026

Resolved, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for the delivery of electric energy for City Facilities to DTE Energy, Detroit, Michigan and Michigan Municipal Risk Management Authority, Livonia, Michigan in the amount not-to-exceed \$609,930.00 through December 31, 2026.

2026-0036 Request for Purchase Authorization - PARKS: Contract/Blanket Purchase Order for renovation of Avondale Park Playground in the amount of \$367,197.96 with a 5% project contingency in the amount of \$18,359.90 for a total not-to-exceed project amount of \$385,557.86; Play Environments Design, Holland, MI

Attachments: [020926 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Avondale Park Images.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, and **Kelly McBride**, Parks Manager, were present.

Mr. Elwert introduced **Ms. McBride**, sharing that she has been with the City for about seven months and comes to the City from Colorado but has roots in Michigan. He stated that she has been taking the lead on this project.

Ms. McBride shared that Avondale Park is an 18.5-acre park bordered by the Auburn Green Space and the Pine Trace Golf Club. She noted that this playground upgrade is coming after about 20 years of use with the current playground, which is now very difficult to maintain. She shared that for the current item, they are working with the designer they worked with on the Wabash playground, detailing that the Avondale playground will employ a turf landscape and offer accessibility. She added that they are consolidating the playground into one site, making it safer for children as it will be further from the parking lot.

President Carlock referenced the Wabash upgrade, noting a recurring concern from residents regarding heat and shade. He cautioned that while the modern turf surfacing is an improvement over older materials like wood chips, it can become very hot during summer months. He urged the Parks Department to prioritize the inclusion of shade structures to ensure the playground remains usable in high temperatures.

Ms. Mungiola noted that several components of the playground equipment carry warranties of only three to five years, and expressed concern over the potential difficulty of sourcing replacement parts in the future. She questioned how the City deals with cracked powder coating on the equipment. She also inquired about the specific shade features of the Avondale design.

Ms. McBride clarified that the shorter warranties typically apply to high-wear items like swing chains, and to mitigate future maintenance delays, the City has already begun stocking replacement parts. She highlighted that because they are using a manufacturer already established with Wabash Park, there is a beneficial common

ground for inventory. She also noted that the City's certified playground safety inspector, Park Ranger Garrett DeVoe, oversees these standards and maintains the necessary backstock. She added that although peeling of the powder coating is rare, the components can be repainted if necessary. Regarding shade features, she explained that the plan includes two permanent shade discs, which were selected over fabric sails for their superior ability to withstand the elements, and while no additional structures are currently planned, a large, mature cottonwood tree will provide significant natural shade over the play area.

Ms. Mannino questioned the use of the adjoining courts. She also inquired whether there are plans to build pavilions or other seating areas.

Ms. McBride explained that the park has pickleball courts, a tennis court, and basketball courts. She also noted that they are going to repurpose existing picnic tables and that there is a pavilion within eyesight of the playground.

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

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

Enactment No: RES0031-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for renovation of Avondale Park Playground to Play Environments Design, Holland, Michigan in the amount of \$367,197.96 with a 5% project contingency in the amount of \$18,359.90 for a total not-to-exceed project amount of \$385,557.86 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.

2026-0041 Request for Purchase Authorization - MIS: Blanket Purchase Order/Contract for Network Support Services in the amount not-to-exceed \$1,360,000.00 for a three (3) year contract term; Global Solutions Group, Inc., Madison Heights, MI

Attachments: [020926 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Rochelle Lyon, Information Systems Director, stated that following a comprehensive RFP review process, the RFP Review Committee identified Global Solutions Group as the best value for the City's evolving technological needs. She emphasized that while the City's current vendor has performed well, the increasing complexity of the City's infrastructure necessitates a shift from a single point of contact model to one of institutional resilience. She explained that the transition to Global Solutions Group provides the City with a team-based approach backed by 164 professionals, offering multi-tiered support in specialized areas such as cybersecurity, cloud integration, and advanced systems administration. She noted that although lower-priced options were available, the committee prioritized Global's 22-year track record with Michigan municipalities and federal agencies, including the Department of Defense. She also mentioned that reference checks with the City of Rochester and the OPC yielded overwhelmingly positive feedback; furthermore,

the vendor's proximity in Madison Heights allows for rapid emergency on-site response. She added that this expenditure is accounted for in the 2026 budget and aims to secure a robust, sustainable service model for the City's digital backbone.

Vice President Mungoli thanked Ms. Lyon for her email providing further explanation of what is included in this package.

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

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

Enactment No: RES0032-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for Network Support Services to Global Solutions Group, Inc., Madison Heights, Michigan in the amount not-to-exceed \$1,360,000.00 for a three (3) year contract term and further authorizes the Mayor to execute an agreement on behalf of the City.

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

2026-0052 Request for Purchase Authorization - MIS: Blanket Purchase Order to provide Network Support Services for continuity of services to allow the transition to a new provider in the amount not-to-exceed \$39,570.00 through April 1, 2026; IT Solutions Group, Novi, MI

Attachments: [020926 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Draft\).pdf](#)

Rochelle Lyon, Information Systems Director, explained that this contract is simply a 60-day bridge to ensure the continuity of services from IT Solutions Group through April 1st, 2026, as the City transitions to Global Solutions Group.

Mr. Blair underscored the importance of this interim contract, and expressed his curiosity to see how well IT Solutions Group handles this transition, as their name could be on the next RFP. He wished IT Solutions Group all the best, but voiced his belief that the City is making the right choice with Global Solutions Group.

Ms. Lyon commented that IT Solutions Group has been a very good partner, and wished them all the best.

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

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

Enactment No: RES0033-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order to provide Network Support Services for continuity of services to allow for the transition to a new provider to IT Solutions Group, Novi, Michigan in the amount not-to-exceed \$39,570.00 through April 1, 2026.

- 2026-0037** Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for Joint Sealant Material and Melter Applicators in the amount not-to-exceed \$143,200.00 through December 31, 2027; Crafc0, Inc., Chandler, AZ

Attachments: [020926 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, shared that the Department of Public Services uses joint sealant material and melter applicators for road and pathway crack repairs.

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

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

Enactment No: RES0034-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for Joint Sealant Material and Melter Applicators to Crafc0, Inc., Chandler, Arizona in the amount not-to-exceed \$143,200.00 through December 31, 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.

- 2026-0039** Request for Purchase Authorization: DPS/GAR: Blanket Purchase Order for Ready Mix Concrete Materials in the amount not-to-exceed \$201,070.00 through December 31, 2027; Protocon RM, Sterling Heights, MI; Daytona Redi Mix, LLC., Shelby Township, MI

Attachments: [020926 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, stated that this request is for the purchase of ready-mix concrete materials used by the Department of Public Services for local road, major road, and pathway repairs, as well as water and sanitary sewer repairs in the roadway. She noted that they are recommending awarding Protocon as the primary vendor and Daytona Redi Mix as the secondary vendor.

Mr. Skelcy inquired whether DPS has observed early indicators of a particularly difficult year for road degradation.

Ms. Balint reported that an increase in potholes is already being observed, noting significant issues along Rochester Road (an MDOT jurisdiction) and at the Hamlin Road and Crooks Road intersection. She provided a positive update regarding the Hamlin/Crooks area, stating that this specific portion is scheduled for replacement this summer as part of the City's Concrete Rehabilitation Program.

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

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

Enactment No: RES0035-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for Ready Mix Concrete Materials to Protocon RM, Sterling Heights, Michigan as the Primary Vendor and Daytona Redi Mix, LLC., as the Secondary Vendor in the amount not-to-exceed \$201,070.00 through December 31, 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.

2026-0045 Request for Purchase Authorization - DPS/GAR: Waiver of Section 2-273(b) of the Purchasing Ordinance; Approval of Blanket Purchase Order for annual software maintenance for the City's Water Meter Test Bench in the amount of \$173,333.00 for a term of five (5) years; Mars Company, Ocala, FL

Attachments: [020926 Agenda Summary.pdf](#)
[MARS Company Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, shared that in 2019, the Department of Public Services purchased a new water meter test bench, and this equipment is an integral part of the Water Meter Division, allowing the team to calibrate, test, and verify the accuracy of water meters. She stated that they are requesting the approval of a five-year software maintenance contract with the MARS Company for ongoing support and updates for the test bench software, noting that this is in lieu of a three-year term and saves the City money.

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

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

Enactment No: RES0036-2026

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 authorizes a blanket purchase order for the City's Water Meter Test Bench annual software maintenance in the amount of \$173,333 to Mars Company, Ocala, Florida for a term of five (5) years 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.

2026-0053 Request for Approval and Authorization for the creation of one new Full-Time Deputy Director DPS Operations position within the Department of Public Services

Attachments: [020926 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, and **Joe Snyder**, Chief Financial Officer, were present.

Ms. Balint stated that this request is being brought forward outside of the standard budget cycle to ensure that the Department of Public Services' organizational structure is finalized before the City begins advertising for a permanent DPS Director, a search expected to begin within two weeks. She noted that the new Deputy Director position will not be filled until a permanent Director is hired, allowing that individual to participate in the selection process of their second-in-command. She detailed that the DPS Director currently has seven direct reports: the City Engineer, the Water & Sewer Operations Manager, the Roads & Pathways Operations Manager, the Field Operations Manager, the Fleet Manager, the Administrative Supervisor, and the GIS Manager. She pointed out that while the City Engineer already serves in a deputy capacity for engineering services, there is no equivalent leadership structure at the City garage to manage day-to-day operations. She explained that this lack of oversight has forced operations managers to take on administrative burdens, such as budgeting and contract management, which has detracted from their ability to supervise field staff. She emphasized that as the City's infrastructure continues to expand and age, the current model no longer provides the dedicated oversight necessary for high-level performance. She noted that the four operations managers will transition to reporting to the new Deputy Director position, and highlighted that this role will manage personnel, ensure safety and compliance, implement operational policies, lead long-term strategic initiatives, and assist with budget oversight and departmental communications.

Mr. Snyder detailed the financial justification and timing for the creation of the Deputy Director of DPS Operations position, explaining that while the role was not included in the original 2026 budget, a structural review triggered by the former DPS Director's departure in October 2025 revealed a critical need for this leadership change. He provided assurance that this position can be absorbed into the current year's budget without negatively affecting the City's bottom line. He shared that this is primarily due to vacancy savings generated while Ms. Balint fills the lead role, coupled with a staggered hiring timeline where the Deputy Director will not likely be onboarded until July 2026 or later. Regarding long-term sustainability, he outlined a diversified funding model for 2027 and beyond, ensuring the position is supported by the specific divisions it oversees:

- 50%: Major Road, Local Street, and Pathway Funds (via increased Act 51 State revenues)
- 35%: Water & Sewer Fund (estimated increase of approximately two cents per unit)
- 10%: Fleet Fund (supported by internal service charges)
- 5%: Storm Water Fund (receives a subsidy from the General Fund)

Mayor Barnett acknowledged that while the mid-cycle budget request is

unconventional, it represents a necessary and thorough evaluation of the City's long-term structural success. He emphasized that DPS is the City's largest, most expensive, and most visible department, making its leadership structure critical to municipal operations. He recalled that a similar position, the Garage Superintendent, existed nearly a decade ago, and attempting to manage without that role proved the necessity of dedicated operational leadership. He emphasized that by creating the Deputy Director of Operations position, the City will secure essential on-the-ground leadership at the DPS facility. He expressed total confidence in the financial and operational due diligence of the staff, asserting that this restructuring is the correct path forward for the 80 employees within DPS and for the City as a whole.

Vice President Mungioli commended Ms. Balint for her leadership, noting that she has effectively been performing the work of multiple roles simultaneously. She inquired about out-of-class compensation for Ms. Balint.

Mr. Snyder confirmed that as Interim Director, Ms. Balint is receiving out-of-class pay.

Vice President Mungioli expressed concern over the projected two-cent-per-unit increase to water and sewer rates. She emphasized that residents are already sensitive to rising water costs, and requested that administration explore alternative funding sources to avoid impacting water bills.

Mayor Barnett explained that the funding is allocated based on where the work is performed.

Mr. Snyder added that 35% of the Deputy Director's duties would focus on the water and sewer system, and suggested that the increased oversight could lead to economies of scale that might eventually lower costs. He further reassured Council that the majority of the position's funding would be derived from increased Act 51 revenues, which would prevent an additional burden on the general tax bill.

Vice President Mungioli inquired about the anticipated timeline for filling these roles, noting that it may be late in the budget year before both the Director and Deputy Director are onboarded.

Ms. Balint noted that advertisements for the Director position will begin within two weeks, with the Deputy Director search following shortly after the Director is hired.

Mr. Skelcy inquired about the Department's recruitment preference for the newly created Deputy Director of Operations role, specifically questioning whether they lean toward an internal promotion or an external hire.

Ms. Balint responded that the final selection will be based primarily on the specific qualifications of the applicants. She noted that while there are potentially strong internal candidates, the role is being treated as a new position and will be posted externally to ensure a broad and competitive search.

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, Mungiola, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0037-2026

Whereas, the City of Rochester Hills traditionally evaluates and authorizes new personnel positions through the annual budget process; and

Whereas, the recent vacancy of the Public Services Director position provided an opportunity for a holistic review of the departmental leadership structure and a benchmarking analysis against the organizational models of peer municipalities; and

Whereas, this analysis identified a critical leadership gap in the oversight of field-based operations, noting that while the City Engineer provides high-level deputy oversight for Engineering services, no equivalent executive partner exists to manage operations at the DPS garage; and

Whereas, the infrastructure needs of the City continue to expand, requiring dedicated executive supervision to safeguard community health, safety, and welfare across the Water & Sewer, Roads & Pathway, and Fleet divisions; and

Whereas, the creation of a Deputy Director - DPS Operations position establishes a necessary secondary layer of leadership to manage divisional managers, handle elevated public concerns, and serve as the Operator in Charge for Water Regulatory Requirements; and

Whereas, this organizational realignment allows the Public Services Director to focus on long-term infrastructure sustainability, strategic planning, and innovation.

Now, Therefore, Be It Resolved, that the Rochester Hills City Council does hereby authorize the creation of one (1) new Full-Time Deputy Director - DPS Operations position within the Department of Public Services, effective immediately.

ANY OTHER BUSINESS

2026-0063 Discussion regarding the creation of an ad-hoc Technical Review Committee to review the City Council Rules of Procedure

Ms. Neubauer proposed that Council create an ad-hoc Technical Review Committee to review and update, as necessary, the City Council Rules of Procedure and direct the City Clerk to prepare the necessary documentation for review and discussion at the next regular meeting of Council on February 23rd.

President Carlock confirmed that they will put this item on the February 23rd meeting agenda as an action item.

Discussed.

NEXT MEETING DATE

- City Council - Regular Meeting - February 23, 2026 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungioli to adjourn the meeting at 8:36 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.