



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

Vision Statement: The Community of Choice for Families and Business

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

Monday, September 8, 2025

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

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

Others Present:

*Dennis Andrews, Deputy Parks & Natural Resources Director
Tracey Balint, City Engineer
Bryan Barnett, Mayor
Ann Christ, City Attorney
Keith Depp, Project Engineer
Ann Echols, Assistant Chief/Fire Marshal
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
Tim Matz, Captain/EMS Coordinator
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
Erin Sudrovec, Chief of Staff
Laurie Taylor, Assessing Director
Pam Valentik, Economic Development Manager
Mike Viazanko, Building/Ordinance/Facilities Director
Christina Wang, Rochester Hills Government Youth Council
Captain Paul Workman, Oakland County Sheriff's Office*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

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

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC Representative **Christina Wang**.

Ms. Wang stated that she is a tenth 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 Human Resources Technical Review Committee. She reported that the Youth Council has spent the past month welcoming their new members, with orientation and the swearing-in ceremony. She noted that they held their first meeting at Borden Park, where they received their Committee assignments for the year. She also announced that this month, they will be assisting with the Rochester Hills Bike Show & Family Day and the State of the City address. She added that the next RHGYC meeting will be Wednesday, October 1st.

OPC Social & Activity Center Committee:

Mr. Walker invited the public to the Food Truck Rally at the OPC this Thursday, September 11th, from 4:00 p.m. to 8:00 p.m. He explained that the event will include eight popular food trucks, live music by the Killer Flamingos, and games. He noted that admission is free, and a complimentary shuttle service will be available.

Ms. Neubauer shared that the proceeds of this year's Bike Show & Family Day, which is at Spencer Park on September 14th from 1:00 p.m. to 4:00 p.m., will benefit Dutton Farm, a wonderful organization that is integral to the community. She detailed that the free event will feature fun offerings such as bounce houses and food trucks.

Public Safety & Infrastructure Technical Review Committee:

Mr. Blair cautioned residents to look out for unusual payment methods, including gift cards, Western Union, bitcoin, and wire transfers. He underscored that it is likely a scam if you are asked to provide one of these, and advised people to call their financial institution when in doubt.

PUBLIC HEARINGS

2025-0326 Public Hearing for the City of Rochester Hills Fiscal Year 2026 Proposed and 2027-2028 Projected Budget Plan; and the Proposed 2025 Millage Rates

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 per the City Charter, the City of Rochester Hills presented their Fiscal Year (FY) 2026-2028 Proposed Budget to City Council at the first City Council meeting in August, which was on August 11th of this year. He shared that on August 18th, City Council held a public Budget Workshop, where each department presented their budget plans for the upcoming year. He reported that there was one item brought forward as a straw poll question for City Council Members to consider: whether the City should convert the current part-time Museum Maintenance Specialist position to a full-time position beginning in the FY 2026 Budget. He explained that the cost impact of this change as is currently proposed in the FY 2026 Budget is an additional \$64,270. He noted that this straw poll question received supporting votes from the majority of City Council Members, so the 2026 and Beyond Proposed Budget Plan has been amended to reflect this change. He added that the Fiscal Division increased the General Fund's Museum Division salaries and benefits by the additional \$64,270 for the FY 2026 Budget and beyond, and made an offsetting reduction of an identical \$64,270 in the General Fund transfer-out to the Capital Improvement Fund. He shared that they are here tonight to provide for the Public Hearing portion of the annual budget process, and this will provide an additional opportunity for public comments. He noted that they will hold two separate budget Public Hearings tonight: the FY 2026-2028 Proposed Budget Plan and the Winter 2025 Millage Rates. He announced that the next step in the budget process will be on September 22nd, when City administration will request City Council approval of the FY 2026 Budget Plan.

President Deel Opened the Public Hearing at 7:11 p.m. Seeing no further discussion, President Deel Closed the Public Hearing at 7:12 p.m.

Discussed.

2025-0327 Adoption of Winter 2025 Millage Rates

Attachments: [090825 Agenda Summary.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, shared that the Winter 2025 Millage Rates will provide the funding for the City of Rochester Hills, the OPC Social & Activity Center, the Rochester Avon Recreation Authority (RARA), and the Rochester Hills Public Library. He explained that these levies will be included in the Winter 2025 tax bill and will provide funding for FY 2026. He stated that the proposed overall Millage Rate is 11.2753 mill, which represents an increase of 0.4280 mill from last year and is attributable to the recent 36 percent increase in the Oakland County Sheriff's Office contractual rate approved by the Oakland County Board of Commissioners

last December. He noted that this Millage Rate increase is calculated as the Police Millage Rate needed to maintain the City's Oakland County Sheriff's Office deputy coverage with the same level of contractual officers to maintain public safety in the community. He continued that the Millage Rate of 11.2753 will set the City of Rochester Hills as the second lowest Millage Rate among all cities in Oakland County with a population of 5,000 or more residents. He noted that the proposed overall Millage Rate also includes Special Lighting Levies for the Christian Hills and Denison Acres subdivisions, and added that if approved, the Millage Rates will be provided to the Oakland County Department of Equalization by October 1st.

President Deel Opened the Public Hearing at 7:14 p.m. Seeing no further discussion, President Deel Closed the Public Hearing at 7:15 p.m.

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

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

Enactment No: RES0202-2025

Whereas, in accordance with the provisions of Public Act 2 of 1968, Public Act 621 of 1978, the Uniform Budgeting and Accounting Act for Local Government, and Section III of the Charter for the City of Rochester Hills; the Mayor, as the Chief Administrative and Executive Officer for the City, has prepared and proposed the budget for the ensuing year and submitted it to the City Council at its first meeting in August; and

Whereas, at its August 11, 2025 meeting City Council acknowledged receipt from the Mayor of the Fiscal Year 2026 Proposed and 2027-2028 Projected Budget and set a Public Hearing for September 8, 2025 at 7:00 p.m. to hear comments on the Proposed Budget Plan and Millage Rates; and

Whereas, at its September 8, 2025 meeting City Council held said Public Hearing and heard comments on the Proposed Budget Plan and Millage Rates.

Now, Therefore, Be It Resolved, the City Council hereby adopts the following tax rates in accordance with Chapter IV, Taxation, specifically Section 4.1, Power to Tax and Secure Revenue, and Section 4.2, Charter Tax Rate & Special Voted Millage(s) Limitation, to be levied in December 2025 to provide the tax revenues included in the Proposed Fiscal Year 2026 Budget:

PROPOSED MILLAGE RATES	
Operating Millages:	Winter 2025
General Fund (Charter)	2.7416
Local Street (Voted)	1.0531
Fire Fund (Charter)	2.7000
Police (Voted)	2.8460
Park Infrastructure (Voted)	0.1620
Pathway (Voted)	0.1715
RARA Operating (Voted)	0.1802
OPC Operating (Voted)	0.3099
Library I (Charter)	0.7245
Library II (Voted)	0.3865
Operating - Subtotal	11.2753
TOTAL MILLAGES	11.2753

The Total Millage rate of 11.2753 is per Thousand Dollars (\$1,000) of taxable valuation, as equalized; and

Be it Further Resolved, the City Council hereby adopts the following Special Lighting levies for the Christian Hills Subdivision at the rate of \$16.28

per lot or description; and for the Denison Acres Subdivision at the rate of \$5.85 per lot or description; and

Be It Further Resolved, that the Assessor of the City of Rochester Hills be and hereby is authorized to have said amounts spread on the Winter 2025 Tax Rolls.

ROLL CALL (Mr. Blair exited at 7:35 p.m.)

Present 6 - Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungioli, Marvie Neubauer and David Walker

Absent 1 - David Blair

2025-0377 Public Hearing for 2025 Restated LDFA Development and Tax Increment Financing Plans

Attachments: [111025 Agenda Summary.pdf](#)
[Final RHL DFA Dev TIF Plans 2025.pdf](#)
[LDFA-OC Tax Sharing Agmt.pdf](#)
[Current LDFA Plan 2009.pdf](#)
[090825 Agenda Summary.pdf](#)
[RHL DFA Dev TIF Plans 2025 9-8-25.pdf](#)
[2025-08-14 LDFA Minutes \(Final\).pdf](#)
[2025-08-14 LDFA Minutes \(Draft\).pdf](#)
[Public Hearing Notice.pdf](#)
[090825 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungioli Q&A.pdf](#)

Sara Roediger, Planning & Economic Development Director, **Pam Valentik**, Economic Development Manager, and **Joe Snyder**, Chief Financial Officer, were present.

Ms. Valentik expressed her excitement to open this Public Hearing for the extension of the Rochester Hills Local Development Finance Authority (LDFA). She explained that the LDFA Board unanimously approved the Restated Development and Tax Increment Financing (TIF) Plan last month and that the City has hired Dickinson Wright to be their legal counsel and assist with this process. She introduced Pete Arbour, Gloria Pagliarella, and Greg Doyle, the LDFA Board Members in attendance, and Eric McLaughlin, an expert on municipal and TIF districts and the City's legal counsel on this matter.

She provided a brief history of the Rochester Hills LDFA:

- History and Purpose
 - PA 57 of 2018 states LDFA TIFs be created to support business development and job creation
 - RH LDFA created in 1994
 - Latest RH LDFA Plan was adopted in 2009
 - Sunsets on December 31, 2025
 - LDFA has accomplished a number of projects, but there is more to do
- LDFA Road Improvements
 - Adams Road realignment

- Hamlin Road reconstruction
- Austin/Devondale extension
- Paving of Leach Rd provides opportunities to redevelop and attract high tech, industrial businesses, and highly skilled workforce
- LDFA Infrastructure Improvements and Beautification Projects
 - Trail Connection - RH Executive Park
 - Adams Rd Pedestrian Crossing
 - Pathway - Technology Dr
- LDFA Economic Development Initiatives
 - Business Attraction/Retention Programs
 - Talent Attraction/Retention Programs
- LDFA Economic Development Investment = Business Development Wins
 - Road improvements, site development, and promotions helped Jenoptik select RH for new 100,000 sq ft facility, 120 jobs
 - City securing road jurisdiction, proposed road enhancements, and delegation visit convinced Kostal Kontakt to purchase land for future mfg, 200 jobs
- LDFA Plan: Completed Projects
 - Adams Road Realignment; 2001-2006; \$3,035,455
 - LDFA Cross-Street Extensions (Leach and Waterview); 2004-2007; \$413,792
 - Austin Avenue Extension; 2008-2009; \$2,195,000
 - Technology Drive Extension; 2009-2010; \$260,000
 - Hamlin Road at Old Adams; 2008-2008; \$70,000
 - Adams Road: Water and Sewer Extension; 2006-2006; \$684,860
 - Austin Avenue: Water Extension; 2008-2008; \$132,500
 - LDFA Roads Rehabilitation; 2009-2016; \$1,800,000
 - Hamlin Road Reconstruction; 2018-2018; \$2,000,000
 - Technology Pathway (Auburn - 2,250' N); 2017-2018; \$500,000
 - Waterview Reconstruction; 2021-2022; \$2,156,400
 - Adams at CRT: Pathway Crossing; 2020-2024; \$500,000
 - Leach Road Paving; 2023-2024; \$2,300,000
 - Marketplace Circle Rehabilitation; 2024-2024; \$400,000
 - Traffic Signal Upgrade (Technology at Auburn); 2024-2025; \$632,500
 - Total: \$17,080,507
- LDFA 2025 Restated Development Plan
 - District Boundary
 - Zoning complies with intent of the LDFA
 - No changes in boundaries, zoning, streets, or intersections
 - No conveyance of properties
 - Proposed Projects
 - Road Construction and Maintenance
 - Infrastructure/Utilities Enhancements
 - Multimodal Transit Projects
 - Placemaking Investments
 - Strategic Planning and Stakeholder Economic Development Initiatives
 - Program Dev/Mktg/Promotions of LDFA: Business Attraction and Retention
 - Program Dev/Mktg/Promotions of LDFA: Talent Attraction and Retention
- LDFA 2025 Restated TIF Plan
 - Continuing the existing base year

- Currently, the RHL DFA does NOT own property, NOR maintain any debt
- Eligible properties are ONLY those properties/businesses that are high-tech or industrial in nature
- NO residential or retail properties are included
- Real and personal property taxes are associated with eligible properties
- New expiration date of December 31, 2045, which will yield \$14 to \$16M over the course of those 20 years
- LDFA Plan: Next Steps
 - LDFA Board approval of updated plans: Aug 14
 - City Council public hearing: Sept 8
 - Coordinate with taxing jurisdictions during 60-day public hearing process: Currently
 - Oakland County TIF Ad Hoc Committee Meeting (followed by Finance Committee and Board of Commissioners): Sept 16
 - City Council approval of updated plans: Nov 10
 - Forward approved plans to State: Dec 1
 - Complete long-term, master development plan for LDFA 2.0: 2026

Ms. Roediger recognized Ms. Valentik for her leadership, and provided the following concluding points about the LDFA:

- Unanimous approval/support of the restated plans by the LDFA Board
- Staff has confirmed support from both Oakland Community College and the Library
- Staff is working with Oakland County to obtain their support
- City Council asked to approve resolution supporting the Restated LDFA Plan

Mr. Snyder acknowledged Ms. Valentik and Ms. Roediger's love for the LDFA, which he described as a valuable tool for not only job creation and retention but also from a financial standpoint. He commented that a sustained focus of the LDFA moving forward will be keeping the district viable for its high-tech businesses.

President Deel requested confirmation that the current resolution is a formal show of City Council's support to move the Restated Plan forward and that this would place the item on the agenda for the November 10th meeting, where the final adoption vote will take place. He inquired whether proceeding in this order is to provide more time for Oakland County to approve the LDFA Plan. He also questioned whether the November 10th date is dictated by a mandatory 60-day publishing requirement.

Ms. Roediger explained that they do not have to proceed in that order, as the local community can adopt the plan. She noted that they aim to have the County's approval before the November 10th meeting, but the City can still move forward with its own plans regardless. She confirmed that the November 10th date was set to adhere to the 60-day publishing requirement.

President Deel Opened the Public Hearing at 7:31 p.m. Seeing no further discussion, President Deel Closed the Public Hearing at 7:32 p.m.

Ms. Mungoli thanked Ms. Roediger and Ms. Valentik for their answers to her

questions, and summarized that the district boundaries and revenue models will not change, except for natural market fluctuations. She inquired how new businesses are added to the tax capture. She also questioned whether new developments on vacant land within the boundaries will increase the LDFA's value.

Ms. Valentik explained that the business must be physically located within the boundaries of the district and that every year, the Assessing Department pulls the list of businesses within the district and identifies the nature of their operations to ensure that the City is following the rules of the law and collecting from the correct business operations. She confirmed that new developments on vacant land within the boundaries will increase the LDFA's value.

Ms. Mungoli voiced the importance of marketing that opportunity to businesses, and thanked the LDFA members in attendance.

Mayor Barnett expressed his belief that the City has used the LDFA to effectively meet infrastructure needs and to grow connections with businesses, and explained to residents that the LDFA is a way to get the most local control over a segment of tax dollars that can be driven to support the community. He thanked Ms. Valentik for her phenomenal work and leadership and the LDFA Board Members for their partnership on so many successful projects.

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

Aye 6 - Carlock, Deel, Morlan, Mungoli, Neubauer and Walker

Absent 1 - Blair

Enactment No: RES0263-2025

Whereas, the City of Rochester Hills (the "City") previously established the City of Rochester Hills Local Development Finance Authority, Oakland County, Michigan (the "LDFA") pursuant to Act 281, Public Acts of Michigan, 1986, as amended and recodified by Act No. 57, Public Acts of Michigan, 2018, as amended (collectively, the "Act"), for the purpose of facilitating projects that foster new economic growth and development and lead to the creation of new employment opportunities within the City; and

Whereas, pursuant to the Act, the LDFA and the City Council of the City (the "Council") adopted the LDFA's Development Plan and Tax Increment Financing Plan, and, subsequently, the LDFA's Restated Development Plan and Tax Increment Financing Plan (collectively and as amended, the "Plan"); and

Whereas, the Plan is expected to expire by its terms on December 31, 2025; and

Whereas, it is necessary to extend and update the Plan in order for the LDFA to continue making improvements described in the Plan as well as new, additional improvements within the Authority District defined and described in the Plan (collectively, the "Improvements"); and

Whereas, on August 14, 2025, the LDFA approved and presented to the City a proposed 2025 Restated Development Plan and Tax Increment Financing Plan (the "2025 Restated Plan") extending the LDFA and the Plan and providing for the Improvements; and

Whereas, the LDFA recommended the 2025 Restated Plan for the Council's approval and requested that the Council hold a public hearing on the 2025 Restated Plan and provide notice of such public hearing pursuant to the Act; and

Whereas, the City set and provided notice of, and on September 8, 2025, held a public hearing on the 2025 Restated Plan, in accordance with the provisions of the Act, which public hearing provided an opportunity for interested persons to be heard, and the City received and considered any communications in writing with reference to the matter; and

Whereas, the City desires to express its support for the 2025 Restated Plan.

Now, Therefore, Be It Resolved that:

1. The fixing of this date as the date of the City's public hearing on the 2025 Restated Plan and the provision of notice thereof pursuant to the Act are ratified and confirmed.
2. The City hereby expresses its support for 2025 Restated Plan and for such of the actions and efforts of the LDFA and the City's officers, employees, and representatives as may be necessary or advisable in furtherance of this resolution or the extension and approval of the 2025 Restated Plan.
3. The City shall further consider the 2025 Restated Plan for approval in accordance with the Act at the Council's meeting on November 10, 2025 or on such other date or dates as may be necessary or advisable in furtherance of this resolution or the extension and approval of the 2025 Restated Plan.

(Mr. Blair re-entered at 7:38 p.m.)

ROLL CALL

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

PLANNING AND ECONOMIC DEVELOPMENT

2025-0378 Administrative Update on Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant No. 2023-2540; Jaime Timmins-Bertan, ASTI, Presenter

Attachments: [090825 Agenda Summary.pdf](#)
[ASTI Memo 082725.pdf](#)

Sara Roediger, Planning & Economic Development Director, and **Jaime Timmins-Bertan**, ASTI, were present.

Ms. Roediger reported that they are continuing to conduct many assessments and are moving into high-level discussions about the future use of the sites. She noted that to facilitate this next phase, a subcommittee meeting is expected to take place within the next month.

Ms. Timmins-Bertan stated that they have received nine applications under the grant, and commented that she will be giving an update on each of those projects. She noted that since the last meeting, where they informed City Council that

the grant had been expanded to the entire City, they have changed their tracking method; instead of identifying areas A, B, and C, the distinction is now between City-run projects and developer-led projects.

She provided the following information regarding the developer-led projects:

- Hamlin Road Landfill (Madison Park) is moving along. Most of the field work for the first two work plans has been completed, and reports have been reviewed and approved by EGLE for those actions. Work on Plan #3, which has some additional investigation and geotechnical assessment, is underway. Some additional edits have been requested from the applicant, but that work plan is very close to being approved. The applicant has also been working on a draft Brownfield Plan and some potential scenarios for a TIF request that may come before the Board later in the year or next year. EGLE and the City are currently working with the applicant to solidify cost estimates and understand costs that are eligible for grant reimbursement versus a potential TIF request before they submit that application.*
- For the Highland Park Woodfill site, Work Plans #1, #2, and #3 have been approved, and all the work has been completed. The applicant is in the process of generating reports for the most recent work completed, which will confirm whether assessment activities are complete. Furthermore, they have indicated that their wetland determination and a potential preliminary site plan that they have been working on with Pulte are expected to come in the month of September. An application that includes remediation is anticipated, with early estimates suggesting it could reach approximately \$20 million.*
- On the St. Theodoro property, Work Plan #1 has been received and approved. The next work plan for assessment on the property is expected soon.*
- The Sandfill Landfill #1 had one application, which was rejected. Although there has not been a new application, there has been some interest in the property since then.*
- The subgrant agreement for the 1765 East Hamlin Road property has been finalized, and the applicant is currently working on their first work plan, which is expected to be submitted within the next two weeks.*

She provided the following information regarding the City-run projects:

- The Hamlin and Adams Sewer Extension Project is complete. Once the final invoice from the dewatering contractor has been processed and submitted for reimbursement, that project will be closed out.*
- The drilling for the Allen Park Project was completed last week, and the wells and soil gas points are in.*
- The 3514 South Livernois (Ruby Property) and 3001 W Auburn property are completed and in the process of being closed out.*

She noted that there is interest in the Sandfill Landfill #1 property and the Stan's Trucking property, so more projects are anticipated to come forward. She continued that the grant team is working on several other items, including revising the grant application and the policies and procedures document to formalize the changes that EGLE approved at the beginning of this year, and pulling estimated amounts for the fourth quarter of Fiscal Year (FY) 2025, which must be submitted to EGLE by October 1st. She added that the grant team continues to have bi-weekly

team meetings and bi-weekly EGLE update meetings, and they have increased their meeting frequency with the applicants for Madison Park and the Highland Park Woodfill to bi-weekly.

Ms. Mungoli expressed appreciation for the City's remediation efforts, and inquired about the criteria that the committee has set for balancing large-scale requests against the needs of other potential projects within the City. She requested confirmation that the grant would not be utilized for projects offering only nominal remediation without a corresponding benefit to the community's infrastructure or economy.

Ms. Roediger stated that while the City has handled initial assessments administratively, any actual remediation funding is strictly tied to a formal site plan. She added that projects must undergo a discretionary review by the subcommittee and City Council. She emphasized that the grant is not merely for environmental cleanup in a vacuum; applications are weighed against their potential to generate housing, create jobs, and align with the City's land-use vision. She explained that the City is more inclined to commit significant funding to high-impact projects, such as high-tech national headquarters, rather than lower-impact uses like self-storage facilities. She noted that in addition to the EGLE grant, many of the projects will also be going to the Brownfield Redevelopment Authority asking for TIF dollars.

Mayor Barnett added that the funding is subject to further layers of oversight from EGLE, including specific requirements for matching funds when dealing with non-environmental work.

Ms. Mungoli inquired whether Madison Park falls into the LDFA. She referred to the map in the LDFA packet, and voiced her confusion about the purple area. She questioned whether they can ask Madison Park to join the LDFA.

Ms. Roediger stated that Madison Park does not fall into the LDFA, and clarified that the purple area on the map is the Austin extension at Devondale off of Crooks, on the south side of M-59. She shared that although expanding boundaries was initially considered, it presents a complex financial balancing act. She explained that capturing taxes through the LDFA could reduce the funds available for reimbursement if the property were also under a Brownfield Plan, as both mechanisms pull from the same tax revenue generated by new development. She continued that to ensure that the December 31st deadline was met, they decided to maintain the current boundaries, and they will continue to work with Ms. Timmins-Bertan, ASTI, and their environmental consultants to analyze the most effective financial strategy for stretching the dollars regarding the Madison Park development.

Ms. Mungoli inquired about the scope of cleanup required for grant qualification, noting that a shallower level of remediation might allow for broader application of the available \$75 million across the City. She requested confirmation that participation in the grant program does not automatically alter existing zoning or allow for high-density "skyscrapers."

Ms. Roediger clarified that remediation costs vary significantly based on the

intended use, such as residential versus non-residential standards. She added that once an application is submitted for a specific site, the City must make a policy decision regarding the balance of TIF and EGLE grant funding, and whether to commit significant resources to a single property. She continued that all projects developed under the EGLE grant are required to go through a Planned Unit Development (PUD) process, which allows the City to negotiate the best use for each property.

President Deel questioned which decision points come out of the EGLE Committee to City Council for their decision.

Ms. Roediger shared that the subcommittee evaluates every application and that they allow assessments to obtain knowledge. She continued that items pertaining to actual remediation come to Council, as this is when the real dollars are spent. She explained that they would rather give \$20 million to someone who is going to build something that will create jobs or housing options rather than someone who is going to build a slab of concrete to park RVs on it.

President Deel requested confirmation that City Council will weigh in on a case-by-case basis.

Ms. Roediger confirmed President Deel's understanding.

President Deel thanked Ms. Timmins-Bertan and Ms. Roediger for their presentation and hard work, and echoed Councilwoman Mungoli's comment that this is an opportunity for the City to deliver on its environmental promise.

Presented.

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.

2025-0352 Request for Purchase Authorization - HUMAN RESOURCES: Blanket Purchase Order for the renewal of a one-year subscription, including software, support, and maintenance for the City's cloud-based applicant tracking and performance management systems in the amount of \$26,927.95 through October 30, 2026; Governmentjobs.com, Inc., dba NEOGOV, El Segundo, California

Attachments: [090825 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0204-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase

order for the renewal of a one-year subscription, including software, support, and maintenance for the City's cloud-based applicant tracking and performance management systems to Governmentjobs.com, Inc., dba NEOGOV, El Segundo, California, in the amount of \$26,927.95 through October 30, 2026.

- 2025-0364** Request for Acceptance of the Water Main Easement granted by Auburn Road 3600, LLC, a Michigan limited liability company, for 3600 Auburn Road Addition

Attachments: [090825 Agenda Summary.pdf](#)
[Water Main Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0205-2025

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Water Main Easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under, through and across land more particularly described as Parcel #15-30-376-032, granted by Auburn Road 3600, LLC, a Michigan limited liability company, whose address is 215 Montmorency, Rochester Hills, MI 48307, for 3600 Auburn Road Addition.

Further Resolved, that the City Clerk is directed to record the easement with the Oakland County Register of Deeds.

- 2025-0365** Request for Acceptance of the Water Main Easement granted by Waterview 2998 LLC, a Michigan limited liability company, for 3600 Auburn Road Addition

Attachments: [090825 Agenda Summary.pdf](#)
[Water Main Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0206-2025

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Water Main Easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under, through and across land more particularly described as Parcel #15-30-376-107, granted by Waterview 2998 LLC, a Michigan limited liability company, whose address is 2998 Waterview Drive, Rochester Hills, MI 48309, for 3600 Auburn Road Addition.

Further Resolved, that the City Clerk is directed to record the easement with the Oakland County Register of Deeds.

- 2025-0366** Request for Approval of a Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and Auburn Road 3600, LLC, a Michigan limited liability company, for 3600 Auburn Road Addition

Attachments: [090825 Agenda Summary.pdf](#)
[Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0207-2025

Resolved, that the Rochester Hills City Council hereby approves the Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and Auburn Road 3600, LLC, a Michigan limited liability company, whose address is 215 Montmorency, Rochester Hills, MI 48307, Parcel #15-30-376-032.

Further Resolved, that the City Clerk is directed to record the agreement with the Oakland County Register of Deeds.

- 2025-0368** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for design engineering services to develop a Sanitary Sewer System Capital Improvement Plan in the amount not-to-exceed \$80,000.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Attachments: [090825 Agenda Summary.pdf](#)
[Proposal For Services.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0208-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for design engineering services to develop a Sanitary Sewer System Capital Improvement Plan to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$80,000.00.

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

- 2025-0369** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for professional engineering design services for completion of a Transportation Alternatives Program (TAP) grant application in the amount not-to-exceed \$7,000.00; OHM Advisors, Auburn Hills, MI

Attachments: [090825 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0209-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for professional engineering design services for completion of a Transportation Alternatives Program (TAP) grant application to OHM Advisors, Auburn Hills, Michigan in the amount not-to-exceed \$7,000.00 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.

- 2025-0374** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for fees under the Job Order Contracting services contract for

construction of the Borden Park Grounds Maintenance Building Locker Room in the amount of \$2,075.69 for a total not-to-exceed project amount of \$22,832.61; Gordian, Greenville, SC

Attachments: [090825 Agenda Summary.pdf](#)
[Fee Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0210-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for fees under the Job Order Contracting services contract for construction of the Borden Park Grounds Maintenance Building Locker Room to Gordian, Greenville, South Carolina, in the amount of \$2,075.69 for a total not-to-exceed project amount of \$22,832.61 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.

Passed the Consent Agenda

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

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

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mayor Barnett provided the following updates:

- New "passive" batting cages have been installed. These are more innovative and cost-effective to maintain than previous mechanical versions and have received positive feedback from the community. He credited the Parks team for thinking innovatively.
- The beach at Spencer Park officially closed for the season on Labor Day. Seasonal highlights include 120,000 swimmers, 6,000 campers, and over 1,000 paddle boat rentals. He commended the HR Department and lifeguards for a successful season with no significant safety issues.
- At Innovation Hills, new restroom facilities with running water and a sound system to deliver announcements are now open. He noted that there is a room on the side where staff can see the playground while they work. He thanked Oakland County Parks for their assistance with this project, and congratulated Ken Elwert, Parks & Natural Resources Director, and his team.
- The recent Art & Apples Festival was a successful event and a collaboration between the City of Rochester, City Public Safety and Traffic teams, and others.
- City team member Doreen Groth, GIS Manager, received an award from the Fire Department for her innovative GIS programming for the Fire Department. Her work was selected by Esri for national distribution in their fire department software packages.

- The community is invited to the annual 9/11 Remembrance Ceremony on Thursday, September 11th, at 9:00 a.m. at Fire Station No. 1. He expressed his appreciation for Chief Todd Gary's leadership on this event.
- The State of the City address, which will be Wicked-themed, is on Thursday, September 18th, at 7:00 p.m. at Stoney Creek High School. He encouraged residents to RSVP for the event.

ATTORNEY'S REPORT

City Attorney Ann Christ had nothing to report.

NEW BUSINESS

- 2024-0253** Request for Purchase Authorization - FIRE: Increase to the Contract/Blanket Purchase Order for emergency medical billing services in the amount of \$70,000.00 for a new not-to-exceed amount of \$273,000.00 through December 31, 2025; EMS Management & Consultants, Inc., Winston Salem, NC

Attachments: [090825 Agenda Summary.pdf](#)
[052024 Agenda Summary.pdf](#)
[052024 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Tim Matz, Captain/EMS Coordinator, and **Ann Echols**, Assistant Chief/Fire Marshal, were present.

Captain Matz shared that last year, the Fire Department prospected their authorization needs through historical data, and they are exceeding those numbers. He noted that a comprehensive review of contract bids is currently underway for billing services beginning January 1st, 2026.

Assistant Chief Echols added that a small portion of the money they are requesting for the blanket increase, approximately \$3,000-\$5,000, is for motor vehicle accident billing. She explained that billing themselves was not working out well, and it is much easier for the billing company to do so instead.

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, Deel, Morlan, Munglioli, Neubauer and Walker

Enactment No: RES0211-2025

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the Contract/Blanket Purchase Order for emergency medical billing services to EMS Management & Consultants, Inc., Winston Salem, North Carolina, in the amount of \$70,000.00 for a new not-to-exceed amount of \$273,000.00 through December 31, 2025.

- 2025-0367** Request for Purchase Authorization - FIRE: Purchase of twenty (20) Cradlepoint modems for the Mobile Data Computers (MDCs) for the Fire Department apparatus in the amount of \$26,462.00; CDW-G, Chicago, IL

Attachments: [090825 Agenda Summary.pdf](#)
[CDWG MiDeal Quote.pdf](#)
[Resolution \(Draft\).pdf](#)

Vince Foisy, Communications Systems Administrator, presented a request to upgrade the mobile modems used for the Fire Department's Mobile Data Computers (MDCs). He explained that the current equipment is reaching end-of-life status, and the existing warranties are set to expire next month.

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

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

Enactment No: RES0212-2025

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of twenty (20) Cradlepoint modems for the Fire Department apparatus to CDW-G, Chicago, Illinois in the amount of \$26,462.00.

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.

(President Deel exited at 8:18 p.m. and re-entered at 8:20 p.m.)

2025-0125 Request for Purchase Authorization - DPS/ENG: Increase to the Blanket Purchase Order/Contract for the Brewster Road Rehabilitation Project in the amount of \$150,000.00 with a contingency amount of \$100,000.00 for a new total not-to-exceed project amount of \$2,734,503.29; Pro-Line Asphalt Paving Corp, Washington Township, MI

Attachments: [090825 Agenda Summary.pdf](#)
[040725 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Brewster Road Estimate.pdf](#)
[040725 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungioli Q&A.pdf](#)

Bill Fritz, Public Services Director, **Tracey Balint**, City Engineer, and **Mark Locke**, OHM Advisors, were present.

Mr. Fritz introduced Ms. Balint and Mr. Locke, and stated that Ms. Balint will be providing some background information on this matter.

Ms. Balint provided an update on the Brewster Road Project, noting that the north mile, which runs from Tienken to Dutton, is nearing completion. She detailed that the final asphalt course is expected to be placed within the next two weeks, followed by striping and the removal of construction signage. She shared that milling operations for the south mile are scheduled to begin later this week, with paving to follow shortly thereafter. Regarding the request for a contract amendment, she explained that initial design plans and pavement cores suggested a five-inch asphalt cross-section, but actual conditions revealed a depth of 6.5 inches across the full two-mile project length. She stated that the cost for the replacement of a full 6.5 inches of HMA alone is an additional \$275,000, which

exceeds the originally approved contingency. She explained that a thicker pavement cross-section is better for long-term stability and durability, and noted that other factors included in this request are costs related to field modifications on the north mile and a contingency for the south mile. She added that the final project costs will only be known upon completion and that they may find savings in other areas of the project.

President Deel requested confirmation that the requested \$150,000 puts the project over budget by \$250,000, which is less than ten percent of the \$2.7 million project.

Ms. Balint responded in the affirmative, and added that they are also using the original contingency.

Ms. Mungoli voiced her frustration with the cost overrun for this project, and inquired how the soil boring issue was missed. She also inquired about the new life expectancy of the road, whether the road will be flatter, and whether there will be spots that are ten inches deep and others that are five inches deep. She continued by questioning whether the City will receive as-built drawings, how the City can prevent things like this from happening again with other roads, and whether it is too late to not provide the funding.

Mr. Locke explained that while more soil borings were conducted than is typical for such a project, borings only provide snapshots of subsurface conditions. He shared that initial plans were based on a five-inch asphalt depth, but milling revealed a highly variable cross-section ranging from 4.5 to ten inches. He added that the mill machine must be set to a consistent depth to ensure all old asphalt is removed; in this case, a 6.5-inch setting was required to clear the material, resulting in the increased tonnage and cost. He continued that the life expectancy of the road is close to 20 years and that they kept the curb and gutter on the side, so it will be exactly the way it was previously. He noted that the asphalt will be an even 6.5 inches, and the City will receive as-built drawings. Regarding how to prevent similar situations, he expressed his belief that the way the City currently handles its projects is a good method. He explained that including excessively high contingencies means that the initial bids on jobs will increase, potentially limiting the number of projects the City can do. He added that there are options for changing the fix on the south mile, explaining that they could do a thinner mill, which would bring the cost closer to the original. He advised that he would not recommend this, as the road would not last as long.

Ms. Mungoli requested explanation from the DPS Department regarding how the City should bid out future projects, given the suggestion about how to build contingency into contracts.

Ms. Balint suggested a more conservative approach for future estimates by identifying specific line items that typically come in higher than estimated and applying a higher safety factor to some of them.

Ms. Mungoli inquired whether the City has as-built drawings for all road projects done in the last six years, and whether the City is going to implement a process to try to prevent this from happening again.

Ms. Balint responded in the affirmative.

Mr. Walker requested confirmation that they are looking for \$275,000 for additional material and that this amount is not the total cost to do the work.

Ms. Balint confirmed that the \$275,000 is for the additional 1.5 inches of HMA over the full two miles. She explained that they came across additional items on the north mile that they would usually use the contingency for, and those items are included in that cost, which is why the number is more than \$275,000. She noted that they hope to not use the contingency for the south mile.

Mr. Walker requested confirmation that factoring in the original \$225,000 contingency, which was ten percent of the original agreement, the new request for \$150,000, and an additional \$100,000 contingency, the project is \$475,000, or 18 percent, over budget.

Ms. Balint confirmed that that is correct.

Mr. Walker commented that unfortunate things like this happen but that he believes it would be in the City's best interest to maintain the structural integrity of the road by installing the full 6.5 inches of asphalt for the entire two-mile stretch.

Mayor Barnett addressed the Council to emphasize the administration's commitment to project oversight and fiscal accountability. He noted that upon learning of the budget variance, he convened an immediate meeting with the Department of Public Services (DPS) and OHM Advisors to conduct a thorough review of the project's design and soil boring data. He reported that his investigation aimed to determine if there were any deficiencies in the planning phase or if the City had attempted to reduce costs in a way that led to this outcome. He shared that his review concluded that the situation was a highly unusual and unfortunate circumstance; despite performing a standard and comprehensive number of soil borings, the actual subsurface conditions between those points varied significantly from the data collected. He noted that predicting these exact depths would have required an impractical amount of additional testing. He stated that he has secured a commitment from OHM Advisors to exert every effort to remain within the revised budget for the duration of the project. He echoed that the final result of the significant budget adjustment will be a higher-performing, longer-lasting roadway for the community.

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

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

Enactment No: RES0213-2025

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order/contract for the Brewster Road Rehabilitation Project to Pro-Line Asphalt Paving Corp., Washington Township, Michigan in the amount of \$150,000.00 with a project contingency in the amount of \$100,000.00 for a new total not-to-exceed project amount of \$2,734,503.29 and further authorizes the Mayor to execute an agreement on behalf of the City.

- 2025-0361** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for Pipeline Condition Assessment Services in the amount of \$165,091.25 with a 10% project contingency in the amount of \$16,509.13 for a total not-to-exceed project amount of \$181,600.38; Superior Excavating, Auburn Hills, MI

Attachments: [090825 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungioli Q&A.pdf](#)

Bill Fritz, Public Services Director, and **Tracey Balint**, City Engineer, were present.

Mr. Fritz stated that they are requesting a purchase order to conduct pipeline condition assessments on large water mains throughout the City, and shared that Ms. Balint will provide pertinent information.

Ms. Balint shared that this item is part of the Drinking Water Asset Management (DWAM) grant that the City was awarded in December 2021. She noted that the pipeline condition assessment is the last project to be completed under this grant, which is due to be completed in December 2025. She explained that the purpose of this project is to determine the integrity of a critical portion of the City's transmission system, which is the backbone of the drinking water network. She reported that the City's larger mains are from the early 70s and that there are new testing technologies that allow you to test the integrity of the main from outside the main, but excavation is required. She shared that the City has six to eight different locations, which will be tested for joint failure and whether wires have broken within the cylinder pipe, and the transmission system will not be shut down during testing. She noted that Superior Excavating will excavate these locations and then have their subconsultant from Virginia come in and conduct the testing, and all of this occurs in one day. She added that the City will receive a report indicating the condition of the pipes, allowing them to better prepare for CIP projects pertaining to the larger transmission mains.

President Deel requested confirmation that the contract is being granted to Superior Excavating, who will provide the excavating services, and the subconsultant from Virginia will conduct the actual inspection work.

Ms. Balint responded in the affirmative, and added that they had a conference call with the subconsultant last week and he is on schedule to come in when Superior is ready.

Ms. Mungioli requested confirmation that the subconsultant's cost is included in the \$181,000 and that the excavation will be done primarily on major roads. She questioned how homeowners' associations will be notified of the excavations, and requested confirmation that none of the work will be done near a road that has just been fixed. She concluded by thanking Ms. Balint for her update on Brewster Road and all her work.

Ms. Balint confirmed that the subconsultant's cost is included in the \$181,000 and that the excavation will be done primarily on major roads, as this is where

the transmission mains are typically located. She continued that they have a permit from the Oakland County Road Commission to do the work, and they were not planning to issue any notification since the work should have no impact on residents. She added that each location will take less than a day to conduct work on, with the entire project taking only up to two weeks. She confirmed that none of the work will be done near a recently-rehabilitated road.

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

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

Enactment No: RES0214-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for pipeline condition assessment services to Superior Excavating, Auburn Hills, Michigan in the amount of \$165,091.25 with a 10% project contingency in the amount of \$16,509.13 for a total not-to-exceed project amount of \$181,600.38 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

2025-0370

Request for Purchase Authorization - FACILITIES: Project Budget for the purchase and installation of three high speed fabric doors in the Department of Public Services parking garage in the amount not-to-exceed \$155,607.28; KVM Door Systems, Inc., Clinton Township, MI

Attachments: [090825 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Electrical Proposal High Speed Doors.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungioli Q&A.pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, and **Matt Exley**, Manager of Facilities, were present.

Mr. Exley shared that they are looking to install high-speed doors over the Department of Public Services (DPS) parking garage, as the old doors have experienced significant usage. He explained that the high-speed door system is designed to open and close rapidly as vehicles approach, keeping heat inside during the wintertime and reducing the amount of windborne dirt and debris entering the building.

Ms. Mungioli thanked Mr. Viazanko for the responses to her questions and for providing a YouTube video explaining how the door system works.

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

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

Enactment No: RES0215-2025

Resolved, that the Rochester Hills City Council hereby authorizes a project budget for the purchase and installation of three high speed fabric doors in the Department of Public

Services parking garage to KVM Door Systems, Inc., Clinton Township, Michigan in the amount not-to-exceed \$155,607.28 and further authorizes the Procurement Manager to execute any needed agreements on behalf of the City.

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

2025-0373 Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for the Borden Park Grounds Maintenance Building Locker Room Renovation in the amount of \$189,560.87 with a 10% project contingency of \$18,956.09 for a total not-to-exceed project amount of \$208,516.96; Lang Constructors, Inc., Flint, MI

Attachments: [090825 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungioli Q&A.pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, and **Matt Exley**, Manager of Facilities, were present.

Mr. Viazanko explained that the existing locker rooms at Borden Park are old and outdated, and renovations are needed to provide separate changing areas for male and female staff members.

Ms. Mungioli thanked Mr. Viazanko for the responses to her questions, and voiced her surprise that the building has not been updated in 20 years.

Mr. Viazanko emphasized that the renovations will be notable improvements for the staff.

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

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

Enactment No: RES0216-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for the Borden Park Grounds Maintenance Building Locker Room Renovation to Lang Constructors, Inc., Flint, Michigan in the amount of \$189,560.87 with a 10% project contingency of \$18,956.09 for a total not-to-exceed project amount of \$208,516.96 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

2025-0371 Request for Purchase Authorization - PARKS: Blanket Purchase Order/Contract for the Spencer Park Dock Expansion and New Kayak Launch in the amount of \$1,267,245.00 with a 5% project contingency in the amount of \$63,362.25 for a total not-to-exceed project amount of \$1,330,607.25; Warren Contractors & Development, Inc., Shelby Township, MI

Attachments: [090825 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Plan Overview.pdf](#)
[Conceptual View A.pdf](#)
[Conceptual View B.pdf](#)
[Conceptual View C.pdf](#)
[Conceptual View D.pdf](#)
[Conceptual View E.pdf](#)
[Conceptual View F.pdf](#)
[Conceptual View G.pdf](#)
[Conceptual View H.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungoli Q&A.pdf](#)

Ken Elwert, Parks & Natural Resources Director, and **Dennis Andrews**, Deputy Parks & Natural Resources Director, were present.

Mr. Elwert stated that this item consists of two projects at Spencer Park: a renovation of the rental boat dock area on the north side of the lake and a new public kayak launch on the south side of the lake. He shared that a significant amount of public input contributed to the kayak launch. He highlighted that there is a five percent contingency for the project, and voiced his confidence in this amount, as the dock work is merely a renovation and the team has successful prior experience with similar kayak launch installations. He noted that this item slightly exceeds the initial budget, but the shortfall will be covered by savings from the Spencer Park Parking Lot Project, which did not utilize its contingency funds.

President Deel commented that in addition to the statistical data showing the popularity of the boat dock and the need for renovation, he has anecdotal data in that every time his son goes out to fish at the dock, there are always people there. He expressed how nice it will be to have more space in that area.

Ms. Mungoli thanked Mr. Elwert for the answers to her questions, and shared that she kayaked for the first time during a program at Carter Lake and thus was very interested in this item.

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

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

Enactment No: RES0217-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for the Spencer Park Dock Expansion and New Kayak Launch to Warren Contractors & Development, Inc., Shelby Township, Michigan in the amount of \$63,362.25 for a total not-to-exceed project amount of \$1,330,607.25 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.

Order/Contract for professional engineering services for Spencer Park Dock Expansion and New Kayak Launch project in the amount not-to-exceed \$176,020.00; Nowak & Fraus Engineers, Pontiac, MI

Attachments: [090825 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, presented a request to authorize Nowak & Fraus to provide the construction engineering services for the Spencer Park Boat Dock and Kayak Launch Project. He noted that the City has worked with them for many years on a variety of similar projects.

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

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

Enactment No: RES0218-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for professional engineering services for Spencer Park Dock Expansion and New Kayak Launch project to Nowak & Fraus Engineers, Pontiac, Michigan in the amount not-to-exceed \$176,020.00 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.

ANY OTHER BUSINESS

NEXT MEETING DATE

- City Council Regular Meeting - September 22, 2025 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Mungioli and seconded by Neubauer to adjourn the meeting at 8:46 p.m.

RYAN DEEL, 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.