



# Rochester Hills

## Minutes - Draft

### City Council Regular Meeting

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

*David J. Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungiolli,  
Marvie Neubauer and David Walker*

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

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

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Monday, November 10, 2025

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

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

#### ROLL CALL

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

#### Others Present:

*Tracey Balint, Interim DPS Director/City Engineer  
Bryan Barnett, Mayor  
Dan Christ, City Attorney  
Bill Cooke, Deputy Chief  
Ann Echols, Assistant Chief/Fire Marshal  
Chief Todd Gary, Fire Chief/Emergency Services Director  
Brooke Insana, Human Resources Director  
Chris McLeod, Planning Manager  
Sara Roediger, Planning & Economic Development Manager  
Leanne Scott, City Clerk  
Dev Shah, Rochester Hills Government Youth Council  
Joe Snyder, Chief Financial Officer  
Erin Sudrovech, Chief of Staff  
Pam Valentik, Economic Development Manager  
Mike Viazanko, Building/Ordinance/Facilities Director*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

**A motion was made by Carlock, seconded by Morlan, that the Agenda be Approved as Amended to move Legislative File 2025-0476 "Request for a 'New from Quota' Class C Liquor License from DMC Consultants d/b/a The Highland Room" from New Business to Planning and Economic Development immediately following Legislative File 2025-0450. The motion carried by the following vote:**

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

## COUNCIL AND YOUTH COMMITTEE REPORTS

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

**President Deel** introduced RHGYC Representative **Dev Shah**.

**Mr. Shah** stated that he is a tenth grader at the International Academy Central Campus and that this is his first year on the Youth Council and he also serves on the Green Space Advisory Board. He reported that this past month, the Youth Council volunteered at the Rochester Hills Fire Department Open House, the Stone Wall Pumpkin Festival, and the Community Foundation Tailgate, all of which were huge successes. He announced that they will be participating in Light the Village on November 21st, and their next meeting will be on November 19th, where they will continue planning their winter event.

## RECOGNITIONS

**2025-0478** Proclamation in Recognition of Ryan Deel for his years of service on City Council

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Proclamation.pdf](#)

**Mayor Barnett** remarked that the City has seen tremendous success recently with national recognitions and statistically significant resident surveys. He credited City Council, noting that the three individuals being honored tonight have been instrumental in why the City has been so lauded over the past several years.

He read the proclamation in honor of President Deel, and shared that it has been a pleasure to serve with him, highlighting the way he leads with his heart and thoughtfully reviews every issue that comes before Council. He added that the City is a better place because of President Deel's service.

**Presented.**

**2025-0479** Proclamation in Recognition of Carol Morlan for her years of service on City Council

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Proclamation.pdf](#)

**Mayor Barnett** recognized Councilwoman Morlan's thoughtful resident perspective and emphasis on future stability and sustainability. He read the proclamation in honor of Councilwoman Morlan, and thanked her for her valuable friendship and leadership.

**Presented.**

**2025-0480** Proclamation in Recognition of David Walker for his years of service on City Council

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Proclamation.pdf](#)

**Mayor Barnett** noted that Councilman Walker has been a thoughtful leader and a good friend, and commented that he should feel proud as he drives through the City and sees the different things that he has been a part of. He read the proclamation in honor of Councilman Walker.

**Pam Valentik**, Economic Development Manager, thanked the outgoing City Council Members for their dedication to the City's businesses, pointing out that Rochester Hills is home to 1,600 businesses, employing over 40,000 people. She underscored her appreciation for the City Council Members' support of the Brooklands projects, the EGLE projects, and the Mayors Business Council.

**Brooke Insana**, Human Resources Director, expressed her gratitude for the City Council Members' grace while she acclimated to her new role two years ago, noting that it has allowed her to be very successful and will continue to do so. She commented that each of the City Council Members brings a respectful approach to questioning various actions, and thanked them for their support from an HR perspective, specifically acknowledging Councilwoman Morlan's valuable contribution to the Human Resources Technical Review Committee (HRTRC).

**Tracey Balint**, Interim DPS Director/City Engineer, thanked the outgoing City Council Members on behalf of the Department of Public Services (DPS). She recognized that although DPS presents some difficult topics, the Council is always supportive. She added that the departing individuals will be thoroughly missed, and wished them all the best.

**Mike Viazanko**, Building/Ordinance/Facilities Director, voiced his appreciation for the outgoing City Council Members' support, which has allowed the City to prosper. He shared that the Facilities Division is now completing projects that they have always wanted to do, and pointed out that residents are seeing the benefits of the City Council Members' leadership.

**Joe Snyder**, Chief Financial Officer, thanked the departing City Council Members on behalf of the Finance Department for their years of service and dedication to the City. He congratulated them on their work, and commented that they are always welcome to come back for the annual Budget Workshop.

**Clerk Scott** called attention to the sheer time and energy that Council Members put into serving the City's residents and business owners, and commended the outgoing individuals for their dedication. She recognized Councilwoman Morlan's intentionality, kindness, and commitment to working elections despite her busy schedule; President Deel's ability to articulate complex issues, engagement and leadership with the Youth Council, and clarity and voice on the dais; and Councilman Walker's research, pertinent questions, and time spent attending ribbon cuttings and special events. She voiced that the three of them are leaving the City better than they found it, and wished them the best in all their future endeavors.

**President Deel** expressed the great pleasure it has been working with the other Council Members, sharing that he considers them not only colleagues but also friends. He described them as some of the finest public servants he has ever met, and noted that there are never any politics or egos involved.

**Vice President Carlock** thanked President Deel for his leadership on Council, highlighting that he has promoted resident engagement and led effective and efficient meetings. He wished all three departing individuals the best in whatever comes next.

**Ms. Morlan** voiced her appreciation for the kind words of those who have spoken tonight, and shared that she has loved serving with Mayor Barnett and all the City departments. She stated that she counts it an honor and a privilege to have served with such a great Council, and echoed that she considers her fellow Council Members friends.

**Ms. Neubauer** shared that she has known President Deel for nearly two decades, as they met as attorneys working in the same field. She recounted a story from a few years ago in which a litigant got out of hand, and President Deel, who was the court attorney in the case, jumped in to stop the poor behavior and defend her honor. She continued by sharing that Councilwoman Morlan taught her how to make an All-American Thanksgiving dinner and offered to drive her to meetings and events when she was struggling with personal matters. She also thanked Councilman Walker for his service, and wished him good luck.

**Mr. Blair** praised President Deel as an excellent role model and a fantastic friend. He also recognized Councilwoman Morlan for her intentionality and the heart and soul she has put into her service on City Council. He concluded by noting the extent of Councilman Walker's contributions to the City, and acknowledged him as another role model.

**Ms. Mungoli** thanked President Deel for his inclusive leadership style, recalling how despite joining Council under unique circumstances, she was met with respectful dialogue and a committee assignment on her very first night. She continued by sharing a full-circle moment from 2018, when she and Councilman Walker were the final two candidates for a vacant Council seat. She acknowledged that while he won the appointment, that path allowed them both to eventually serve together. She concluded by noting that she and Councilwoman Morlan, who she described as City Council's "caregiver," have known each other for many years and that she is very grateful for their friendship.

**Mr. Walker** thanked the residents who elected him, and reflected on his seven-year tenure, highlighting City-defining initiatives such as the Auburn Road project, the Brooklands revitalization, the Gateway project, Innovation Hills, and Pine Trace. He noted that in the last seven years, City Council has welcomed half of the new administration, including Leanne Scott, Mike Viazanko, Brooke Insana, Rochelle Lyon, Chief Todd Gary, and Captain Paul Workman. He also acknowledged Ken Elwert, Sara Roediger, Laurie Taylor, Karen Somerville, and Joe Snyder. He continued by applauding Mayor Barnett, describing him as the "rock" of Rochester Hills who has helped transform the City with his leadership, vision, and guidance.

*He also recognized former Council Members he has had the honor of working with, including Mark Tisdell, Dr. Susan Bowyer, and Dale Hetrick.*

**Presented.**

## PRESENTATIONS

**2025-0464** Fire Department - 50th Anniversary Proclamation

**Attachments:** [111025 Agenda Summary.pdf](#)

**Mayor Barnett** announced that this year marks 50 years of official Fire protection in the City of Rochester Hills. He stated that this is an opportunity to recognize the City's first responders, and read the proclamation in honor of the Fire Department.

**Chief Todd Gary**, Fire Chief/Emergency Services Director, thanked City Council and the Mayor for recognizing and honoring the Fire Department's 50 years of service. He noted that they accept this recognition on behalf of all the current and past members of the Department, and added that they pledge to continue providing excellent service for the next 50 years.

**Presented.**

**2025-0465** Midwest Strategy Group Presentation

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Presentation.pdf](#)

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

- Budget Update
  - 7-Day Continuation Budget Passed on October 1st
  - \$81 Billion Budget for FY 26 Passed at 4 a.m. October 3rd
  - Ghost Employees
  - Earmark Transparency
  - Road Funding and Taxes
- Revenue Sharing
  - Constitutional Revenue Sharing Decreased
  - Statutory Revenue Sharing Flat
  - On-going and One-time Public Safety Revenue Sharing
    - \$50 million is on-going and \$20 million is one-time
    - At least 75% spent on a law enforcement agency or officers
    - No more than 25% spent on non-law enforcement public safety
    - Cannot use funds on:
      - Pension or OPEB
      - Lawsuits and claims payments
      - Debt service payments
      - Vehicle more than 15,000 lbs. or used for tactical police purpose
      - Facial recognition technology

- Acquisition or use of a chemical weapon
- Rochester Hills Funding
  - Estimates for Rochester Hills
    - Current Year Constitutional Funding: \$8,222,370
    - FY 2025-26 Constitutional Funding: \$8,057,136
    - Current Year Statutory Funding: \$452,451
    - FY 2025-26 Statutory Funding: \$452,451
    - New FY 2025-26 Public Safety Funding: \$47,109
    - PA 22 Transportation Funding FY 26: \$3,322,436
    - PA 22 Transportation Funding FY 27: \$5,133,072
- Rochester Hills Legislatively Directed Spending Item
  - Nowicki Park - \$2 Million
- What Is Next?
  - Housing Legislation
  - Disabled Veteran's Property Tax Exemption Fix
  - Supplemental Budget
  - Economic Development
  - Water Affordability Legislation
- 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

**President Deel** thanked Mr. Wright for his service with Midwest Strategy, pointing out that Rochester Hills is unique in that it maintains representation in Lansing.

**Ms. Mungoli** inquired about the status of a House bill that would prevent local communities from having a lobbyist firm. She also questioned how the Michigan Homes Bill will impact the City, expressing concern that it may affect the Master Plan.

**Mr. Wright** shared that the bill that would prohibit local governments from hiring lobbyist firms was introduced recently and referred to a committee, and they will monitor it closely. He commented that residents have the right to spend their tax dollars to hire people to speak on their behalf. Regarding the Michigan Homes Bill, he addressed the broader threat of local preemption, where the state government dictates zoning and planning decisions that have traditionally been at the discretion of local officials. He argued that the City has capable Planning and Zoning staff who work directly with residents and business owners to shape the community and that residents elect local officials to decide what their City should look like.

**Presented.**

**2025-0475** State Representative Mark Tisdell Legislative Update

**Attachments:** [111025 Agenda Summary.pdf](#)

**Mark Tisdell**, State Representative, highlighted a shift in the State's budgetary approach and upcoming economic development initiatives. He reported that the

recent budget process utilized a zero-based methodology, prioritizing constitutional and statutory requirements before maintaining existing investments. He explained that this rigorous review identified approximately 4,277 ghost jobs; fully funded but vacant full-time positions. He added that through this process, over 2,000 of these positions were removed from the budget, contributing to a total State budget reduction of \$1.1 billion compared to last year, including \$800 million in general funds. He noted that this fiscal discipline provides the State with greater flexibility to meet future challenges.

Regarding local impacts, he commended the collaborative team effort between State and local officials, specifically recognizing Senator Michael Webber for his bipartisan reputation and dedication to the community. He highlighted the following successes for Rochester Hills: securing \$175,000 for the Common Ground Resiliency Center on Auburn Road, advocating for Nowicki Park as a regional asset, and directing funding toward local roads and schools.

He also shared that he has been tasked by the Speaker of the House, alongside Representative Hoadley, to develop a master plan for Michigan's future economic development. He expressed concerns regarding the historical upfront incentive model, noting that despite spending \$20 billion on corporate incentives since 2000, Michigan has seen a significant decline in automotive jobs. He advocated for a shift away from direct upfront subsidies in favor of more accountable, performance-based strategies.

He concluded by addressing broader economic realities, including the sustainability of federal debt, noting that federal funding accounts for 41% of the State budget. He emphasized the need for Michigan to improve its ability to attract out-of-state residents and increase per capita income, which currently lags behind national averages. He announced that he has officially refiled to run for office, expressing a commitment to seeing these long-term economic strategies come to fruition.

**Mr. Blair** expressed his appreciation for Representative Tisdel's updates. He referred to the dysfunction at the State level, and shared that he is hopeful Representative Tisdel will be able to help alleviate that problem.

**Representative Tisdel** pointed out that there is a constituency for every dollar spent and that it is very difficult to change the status quo. He voiced hope that significant fiscal reform could happen before a total economic crisis occurs, but acknowledged that major change often only follows a bottoming out period. He committed to proposing bold economic plans in the coming term to ensure that meaningful progress is made.

**Mayor Barnett** thanked Representative Tisdel for his advocacy on behalf of the City, describing him as the consummate representative. He shared that Representative Tisdel often reaches out to him to inquire where the City stands on a particular matter.

**Representative Tisdel** credited the eight years he spent on the Rochester Hills City Council, underscoring the value in being able to reach out to objective experts. He noted that one of the biggest issues in Lansing is the inability to obtain the

whole story from the department directors.

**Ms. Neubauer** thanked Representative Tisdell for always doing his research and representing the City well.

**Representative Tisdell** shared that the Michigan Homes concept was born in downtown Rochester, as he, Dan Gilmartin, and John LaMacchia began drafting the initiative on a paper tablecloth during a meeting on Main Street about a year ago. He stated that the goal of this legislation is to provide incentives for communities to adopt modernized ordinances and codes rather than imposing State-level mandates.

**President Deel** thanked Representative Tisdell for his presentation, and noted that he had the opportunity to learn a lot from his wisdom during the two years they served on Council together.

Presented.

## PLANNING AND ECONOMIC DEVELOPMENT

**2025-0377** Approval of 2025 Restated LDFA Plans and Tax Capture Agreement with Oakland County

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Final RHLDF A Dev TIF Plans 2025.pdf](#)  
[LDFA-OC Tax Sharing Agmt.pdf](#)  
[Current LDFA Plan 2009.pdf](#)  
[090825 Agenda Summary.pdf](#)  
[RHLDF A 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 Mungjoli Q&A.pdf](#)

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

**Ms. Valentik** stated that they are excited to be here tonight to ask for City Council's official approval of the 2025 Restated Local Development Finance Authority (LDFA) and Tax Increment Financing (TIF) plans. She thanked LDFA Board Members Pete Arbour and Greg Doyle, as well as Eric McGlothlin from Dickinson Wright, for all of their hard work and collaboration. She presented the following highlights of the LDFA 2025 Restated Development Plan:

- No changes in boundaries, zoning, streets, or intersections
- No conveyance of properties
- Continue to invest in the necessary infrastructure to support business and workforce investment

**Mr. Snyder** provided the following information:

- *RH LDFA 2025 Restated TIF Plan:*
  - *Continuing the existing base year*
  - *Does not maintain any debt*
  - *All current taxing jurisdictions have opted in to participate*
  - *New expiration date of December 31, 2045*
  - *Estimated to yield \$14M to \$15M over the course of those 20 years*
  - *UPDATED since September 8th to reflect Oakland County tax capture agreement*
- *Oakland County Tax Capture Participation*
  - *RH LDFA is one of only three LDFAs in the County*
  - *RH LDFA has historically collected 100% of the County's tax capture for eligible LDFA properties*
    - *In 2018, Oakland County updated its TIF Policy and now caps contributions to 50%, unless the City contributes at least three times more than the County, in which case the County can contribute up to 75%*
    - *With 75% capture, RH will be contributing 3.5 times the County, exceeding the policy*
  - *New Oakland County tax capture agreement:*
    1. *Remove both parks and transit millages from collection*
    2. *75% capture of operating millage*
    3. *Total maximum capture of \$3,755,458*

**Ms. Roediger** discussed the following points:

- *LDFA Plan: Next Steps*
  - *LDFA Board approval of updated plans: DONE*
  - *City Council public hearing: DONE*
  - *Coordinate with taxing jurisdictions during 60-day public hearing process: DONE*
    - *Oakland County TIF Ad Hoc Committee Meeting (followed by Finance Committee and Board of Commissioners): DONE*
    - *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*
- *Conclusion*
  - *Unanimous support by the RH LDFA*
  - *Confirmed continuing support from same taxing jurisdictions*
  - *Looking forward to 20 more years of this valuable financial tool to support the City's economic development efforts*

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

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

Enactment No: 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"), which Plan would expire by its terms on December 31, 2025; 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 described in the Plan as well as new, additional improvements within the Authority District defined and described in the Plan; 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 Act, at which public hearing all aspects of the 2025 Restated Plan were open for discussion and the fullest opportunity was given for the expression of opinion, argument on the merits and the introduction of documentary evidence pertinent to the 2025 Restated Plan; and

**WHEREAS**, authorized representatives of the City and the LDFA presented the 2025 Restated Plan to the County of Oakland's Tax Increment Financing Review Policy Ad Hoc Committee on September 16, 2025 (the "County Committee Meeting"); and

**WHEREAS**, following the County Committee Meeting, the County of Oakland (the "County") proposed a form tax sharing agreement to be entered into among the County, the City, and the LDFA relating to the capture of County operating taxes and matters related to the LDFA under the 2025 Restated Plan; and

**WHEREAS**, the County, the City, and the LDFA have negotiated terms of the tax sharing agreement, and the County has approved the terms of the tax sharing agreement on October 16, 2025 (the "Tax Sharing Agreement"); and

**WHEREAS**, the Tax Sharing Agreement has been presented to the Council; and

**WHEREAS**, the City desires to approve the 2025 Restated Plan and to approve the Tax Sharing Agreement.

**NOW, THEREFORE, BE IT RESOLVED** that:

1. The Council hereby approves the Tax Sharing Agreement and authorizes the execution and delivery of the Tax Sharing Agreement by the Mayor.
2. The 2025 Restated Plan as presented to the City Council constitutes a public purpose and the Council specifically finds that:
  - a. The 2025 Restated Plan meet the requirements of the Act including

specifically section 412(1), (2) and (3) and section 415(2);

b. The proposed method of financing the public facilities, identified in 2025 Restated Plan is feasible and the Authority has the ability to arrange the financing as described in 2025 Restated Plan;

c. The development described in 2025 Restated Plan is reasonable and necessary to carry out the purpose of the Act;

d. The amount of captured assessed value, as defined in the Act, estimated to result from adoption of 2025 Restated Plan is reasonable;

e. Any land to be acquired under 2025 Restated Plan is reasonable and necessary to carry out the purpose of 2025 Restated Plan and the Act;

f. The 2025 Restated Plan is in reasonable accord with the City's approved master plan;

g. Necessary public services including fire and police protection and utilities will be adequate to service the Authority District;

h. No additional changes in zoning are required at this time to implement 2025 Restated Plan; and

i. Any changes in streets and utilities required to implement 2025 Restated Plan are identified in 2025 Restated Plan.

3. The City hereby approves the 2025 Restated Plan.

4. All resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

**2025-0450** Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption that is ancillary to an otherwise permissible use (cafe/restaurant) for the Highland Room, located within Unit #1 of the newly constructed Gerald Building, on the south side of Auburn and west of Dequindre, zoned BD Brooklands District, (formerly 1760 E. Auburn); Mike (Manish) Chaudhary, the Highland Room (RH), LLC, Applicant

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Staff Report 101525.pdf](#)  
[Applicant's Letter 091825.pdf](#)  
[Proposed Floor Plan.pdf](#)  
[Menu 100225.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[Development Application 103125.pdf](#)  
[Development Application 091825.pdf](#)  
[Public Hearing Notice.pdf](#)  
[SUPPL Presentation.pdf](#)  
[Draft PC Minutes 102125.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Presentation City Council 111025.pdf](#)  
[SUPPL Presentation Planning Commission 102125.pdf](#)

**Chris McLeod**, Planning Manager, and **Hassan Ali Haider**, the Highland Room, applicant, were present.

**Mr. McLeod** presented a conditional use request for the Highland Room, a proposed restaurant located in the newly constructed Gerald Building within the Brooklands District. He shared that the 1,260-square-foot space is situated at the western corner of the building, providing maximum separation from the residential property to the south. He detailed that the facility will function as a traditional cafe for breakfast and light food from 8:00 a.m. to 4:00 p.m., transitioning to a lounge with alcohol sales from 4:00 p.m. until 11:00 p.m. He noted that the Brooklands District utilizes a uniform calculation of one space per 400 square feet regardless of use, and this requirement is met through a combination of on-site parking and surrounding municipal lots. Regarding the liquor license, he shared that while the Liquor License Committee recommended denial of a quota license, the applicant is being encouraged to move forward with the conditional use consideration. He added that due to the small footprint and lack of outdoor seating, no negative impacts on the surrounding environment are anticipated.

**Ms. Neubauer** expressed confusion over the applicant's current intentions for alcohol service at the site. She recalled from previous Planning Commission discussions that if a quota license was denied, the applicant did not intend to serve alcohol at the Rochester Hills location. She also shared her understanding that if the applicant were to purchase a license elsewhere, it was intended for use at the Wayne State University location rather than for the project currently under consideration.

**Mr. McLeod** explained that the conditional use and the liquor license are handled separately, by the Planning Department and the Liquor License Committee, respectively, but the applicant requested to proceed with the conditional use to keep their options open, such as potentially transferring in a private license in the future.

**Ms. Neubauer** questioned whether the process was being thwarted, noting that the Planning Commission's original approval was predicated on the granting of a quota license. She argued that a drastic change in information occurred, and expressed discomfort over voting on the matter without a revised written application. She suggested that the item be sent back to the Planning Commission.

**Mr. McLeod** underscored that the conditional use and the liquor license are two separate items. He noted that from a Planning perspective, the source of the license is immaterial; the primary concern for Council is whether the physical use of the space fits the environmental context and surrounding neighborhood.

**Mr. Haider** explained that they have decided to move forward with the application for the conditional use at this location to keep their options open.

**President Deel** commented that a Class C license is essentially the same whether it is granted via the City's quota or transferred in from the private market. He noted that while the applicant did not meet the City's stringent economic development rubric for a free quota license, they remained an excellent candidate for a transfer. He emphasized that approving the conditional use tonight is a necessary procedural step that will eventually allow the applicant to return to the Liquor License Committee with a transfer request should they choose to do so.

**Ms. Morlan** requested confirmation that the applicant currently does not have a liquor license.

**Mr. Haider** confirmed that they currently do not have a liquor license.

**Mr. McLeod** added that anytime during the year that the conditional use is valid for, the applicant could present to Council a request to bring in a Class C license. He noted that the Liquor License Committee would reconvene to determine whether that should be brought into the City.

**Ms. Morlan** requested confirmation that that item would go through the Liquor License Committee and then come back before Council.

**Mr. McLeod** confirmed Ms. Morlan's statement, explaining that any transfer of license within the City is required to come before the Liquor License Committee and City Council.

**Ms. Morlan** questioned whether the applicant is open to not offering alcohol.

**Mr. Haider** shared that they are open to both options, noting that they can apply for the liquor license again in the future.

**Ms. Mungoli** inquired about the average cost of a liquor license, sharing that she believes it is around \$50,000-\$60,000.

**Mr. McLeod** voiced his belief that it is around that range.

**President Deel** commented that the cost is closer to \$70,000.

**Ms. Mungoli** questioned whether it is profitable to bring in a license at that cost given the café's capacity of 35, and whether the City can restrict the hours for alcohol sale if the applicant brings in a license. She continued by inquiring about

*the Fire Department's determination on the overall capacity of the building, and which Council decision is best for the applicant: no action, a denial, or an approval. She also questioned whether the applicant needs the conditional use to purchase a license from another community. She concluded by thanking the applicant for wanting to do business in Rochester Hills.*

**Mr. McLeod** explained that profit calculations are ultimately up to the applicant and that although the City cannot condition a liquor license, they can set specific hours for alcohol service within the conditional use motion. He shared that final fire capacity will be determined during the building permit process, though he expects it to be higher than the current seating plan. He also noted that if the conditional use is denied, the applicant must undergo a year-long waiting period before they can come back with another application. He reiterated that the conditional use and the liquor license are separate applications, and although Council has traditionally operated by approving or denying them sequentially in the same meeting, there is nothing stating they cannot be split.

**President Deel** pointed out that liquor licenses generally maintain their value and can be transferred to another owner if the business fails. To ease the minds of other Council Members, he noted that if the applicant did transfer in a license, City Council would have another opportunity to evaluate the approval of the license.

**Mr. Blair** thanked the applicant for investing in the Brooklands corridor. He argued that the small physical footprint of the venue serves as a natural safeguard against it becoming a high-traffic nightclub, and expressed confidence that the use will not negatively impact the surrounding neighborhood.

**Ms. Neubauer** inquired whether the corrections regarding the owner and addresses on the application were made. She also brought up the representations made in the Planning Commission, and requested confirmation that the restaurant would not start serving alcohol until 4 p.m. should a liquor license be obtained.

**Mr. McLeod** confirmed that the corrections were made.

**Mr. Haider** confirmed that liquor sales would start after 4:00 p.m.

**Ms. Neubauer** asked Mr. Haider if he would be open to an additional condition dictating that alcohol sales would not begin until 4:00 p.m.

**Mr. Haider** confirmed that he would.

**Ms. Neubauer** made a motion to approve the conditional use with the additional condition that alcohol sales would commence at 4:00 p.m. and continue through 10:00 p.m.

**A motion was made by Neubauer, seconded by Blair, that this matter be Adopted by Resolution with the addition of a second condition that alcohol sales will commence at 4:00 p.m. through 10:00 p.m. daily. The motion carried by the following vote:**

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

Enactment No: RES0264-2025

**Resolved**, that the Rochester Hills City Council hereby Approves the Conditional Use for The Highland Room to allow sales for on premises alcoholic beverage consumption associated with a restaurant/cafe use located at 1760 E. Auburn, Unit #1 within the Gerald Building, based on documents received by the Planning Department on September 18, 2025 with the following findings:

### **Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Brooklands District.
4. The existing development and proposed use are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare. In addition, a use of this nature falls in line with the vision of the City's redevelopment of Auburn Rd. and the Brooklands District, to make the area more vibrant and walkable, and a restaurant use will help facilitate that.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

### **Conditions**

1. If, in the determination of City staff, the intensity of the use changes or increases, in terms of traffic, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for reexamination of the conditional use approval and conditions for possible revocation, modification or supplementation.

**2025-0476** Request for a "New from Quota" Class C Liquor License from DMC Consultants d/b/a The Highland Room, LLC, to be located at 1760 E Auburn Road

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Application Packet.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Hassan Ali Haider**, the Highland Room, applicant, was present.

**Clerk Scott** stated that the applicant came to the October 27th Liquor License Technical Review Committee (LLTRC) meeting, where the Committee reviewed the application materials, spoke with the applicant, and ultimately decided to recommend denial of the City's Class C quota license granted by the Michigan Liquor Control Commission (MLCC). She noted that the resolution in the packet reflects this recommendation.

**Mr. Walker** explained that following the 2020 census, the City was issued only four quota licenses, and with two already allocated, they have only two remaining until at least the 2030 census. He continued that because these licenses are considered coveted and finite assets, the City utilizes a specific scoring matrix to ensure they are awarded to exceptionally unique businesses. He noted that the applicant did not score well on this matrix, leading to the LLTRC's unanimous recommendation for denial.

**President Deel** emphasized the rarity of these licenses, pointing out that they are tied to the decennial census and are never guaranteed. He underscored that the scoring matrix is heavily weighted toward economic development, and assured the applicant that the denial was a reflection of the City's specific economic priorities and the coveted status of the license rather than a commentary on the quality or value of the Highland Room as a business.

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

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

Enactment No: RES0265-2025

**Resolved**, that the request from DMC Consultants d/b/a The Highland Room, LLC for a "New from Quota" Class C Liquor License to be located at 1760 E Auburn Road, Rochester Hills, Oakland County, Michigan be considered for denial by the Michigan Liquor Control Commission.

**(President Deel exited at 9:09 p.m. and re-entered at 9:12 p.m.)**

**2025-0449** Request for Adoption of the 2025 Master Land Use Plan Update

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Memo Giffels Webster 103125.pdf](#)  
[Memo McLeod 101525.pdf](#)  
[Memo Giffels Webster 101525.pdf](#)  
[Resolution of Adoption - CC.pdf](#)  
[Resolution of Adoption - PC.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Draft PC Minutes 102125.pdf](#)  
[Meeting Minutes.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Mungiolli Q&A.pdf](#)

**Sara Roediger**, Planning & Economic Development Director, **Chris McLeod**, Planning Manager, and **Jill Bahm**, Giffels Webster, were present.

**Ms. Roediger** introduced Ms. Bahm, and noted that Julia Upfal, Giffels Webster, was in the audience as well. She stated that this item is nearly two years in the making and that they hope to receive Council's encouragement and adoption of the plan tonight.

**Ms. Bahm** presented the following information:

- What is a Master Plan?
  - A blueprint for the City's future: guides land use, growth, and improvements
  - Developed through public engagement and detailed analysis
  - Sets community goals for housing, transportation, public spaces, and sustainability
  - Guides City policies, zoning, and budgeting - but is not itself law
- What is the Adoption Process?
  - Benefits of City Council Adoption:
    - Makes the Master Plan an official tool for all future decisions
    - Ensures growth aligns with community values and goals
    - Follows Planning Commission review and public input for well-rounded adoption
    - Strengthens trust, promotes smart investment, and coordinates Citywide improvements
  - The Michigan Planning Enabling Act provides for the Planning Commission to prepare and adopt the Master Plan
  - There are also provisions for the legislative body to adopt the plan
- 2025 Master Plan Update Process
  - Reaffirms the direction set in the 2018 Master Plan
    - Focuses on preserving the existing character of the City
  - Prepared with significant public input
  - Presented in an online format
    - Allows users opportunities to engage with maps and text as they choose
  - Created five different planning neighborhood areas based on high school districts to help residents better visualize how long-range planning affects them at a more local level
  - Focuses on five main components
    - Housing
    - Economic Development

- *Transportation and Mobility*
- *Preservation and Sustainability*
- *Community Amenities*
- *Coordinates with City's other long-range plans to cross-reference all action strategies into one comprehensive tool for implementation*
- *Plan Themes*
  - *Age-friendly*
  - *Sustainable*
  - *Innovative*
  - *Three "filters" or planning themes were used during each phase of the Master Plan Update*
  - *Used to ensure alignment to public input and discussions with staff and City officials*
- *Plan Vision*
  - *Timeless Tradition*
    - *Maintain stability and suburban lifestyle*
    - *Single-family housing remains the main housing type*
    - *Strengthen pedestrian connectivity*
    - *Preserve natural resources*
  - *Plan Vision - Themes*
    - *Support aging in place and aging in community*
    - *Adapt housing, improve parks, and make City streets and sidewalks more walkable*
    - *Preserve open spaces*
    - *Improve infrastructure with green techniques*
    - *Improve transparency in decision-making*
    - *Make ordinances and review processes easier to understand and follow*
- *Community Engagement*
  - *Over 2,000 participants provided feedback and insight*
  - *Five different phases that began in 2024*
  - *Feedback focused on:*
    - *Increasing walkability and safety*
    - *Preserving natural features*
    - *Focusing on single-family housing*
    - *Maintaining stability and high level of satisfaction for residents*
- *Future Land Use*
  - *The Future Land Use Map is the way the City illustrates intended land uses*
  - *Different from zoning and related zoning ordinance, which is legally binding*
    - *No changes to planned residential densities from the 2018 Master Plan*
    - *The 2025 Future Land Use Map consolidates categories and does not increase the density of existing neighborhoods*
  - *Future Land Use Changes*
    - *Categories changed to align with zoning changes over past few years that consolidated non-residential zoning districts and FB districts*
    - *Residential categories are designed to better reflect the built environment*
- *Planning Neighborhoods*
  - *This plan innovated a new concept: the Planning Neighborhoods*
  - *These neighborhoods align with the Rochester Schools high school district*

*boundaries*

- *This helps residents think about the future by relating to the areas where they are most familiar*
- *Plan Highlights*
  - *Housing Plan*
    - *Preserve the pattern of existing neighborhoods*
    - *Allow for “clustered” or attached homes - consistent with the existing residential density of adjacent neighborhoods*
    - *Ensure that infill and redeveloped residential properties are compatible with the surrounding area and adjacent parcels in terms of density, architectural style and building materials*
    - *Promote the inclusion of neighborhood parks and gathering spaces within each residential development*
  - *Design Standards*
    - *City can establish a consistent baseline for design quality without constraining future development*
  - *Placemaking and Community Identity*
    - *Efforts that strengthen the surrounding character of nearby development*
  - *Gateways and Streetscapes Master Plan*
    - *Continue to implement recommendations of the plan*
  - *Transportation Master Plan and Pathways Plan*
    - *Informed the recommendations and action items regarding connectivity and safety*
  - *Preservation of Natural Features*
    - *Focuses on the Natural feature inventory and continuing to preserve open spaces*
  - *Historic Preservation*
    - *Ensure that Rochester Hills’ character and history are preserved for future generations*
- *2025 Master Plan Update Next Steps*
  - *November 10: City Council considers adoption of the Master Plan*
  - *Can now begin implementing the Master Plan*

**Ms. Neubauer** remarked that it has been a very long process to get to this point, and praised the Planning Department for their community engagement efforts and implementation of feedback. She pointed out that tradition is reflected in the Master Plan, and inquired whether the Department will submit the plan for awards.

**Ms. Roediger** confirmed that they intend to do so.

**Ms. Mungoli** thanked Ms. Roediger and Mr. McLeod for the answers to the questions she sent, specifically mentioning her concern over missing links and pictures in the Master Plan. She also brought up the ordinances that must change in order to execute the plan; regarding the language regarding tax incentives, she acknowledged that such language must remain in the plan to allow businesses to access State-level incentives, but expressed a personal preference for prioritizing financial support for senior citizens to help them age in place over providing incentives for commercial entities. She concluded by thanking the Planning

*Planning Department for all their hard work and encouraging residents to view the Master Plan on the City's website.*

**Ms. Roediger** explained that the website is very interactive and that once all the resolutions are finalized, the final PDF will be produced, with all the elements fully functional.

**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: RES0266-2025

**Whereas**, the City of Rochester Hills Planning Commission may prepare and adopt a Master Plan for the physical development of the City, as empowered by the Michigan Planning Enabling Act of 2008; and

**Whereas**, the City of Rochester Hills contracted with a professional planning consultant to assist the Planning Commission with the technical assessments necessary to make the Master Plan for the City; and

**Whereas**, the Master Plan process commenced with a kickoff meeting of the Planning Commission and City Council on January 29, 2024;

**Whereas**, throughout the planning process, 23 events and opportunities that resulted in more than 2,000 public interactions were made regarding the development of the Master Plan, including focus groups, surveys, open houses, etc.; and

**Whereas**, throughout the development of the Master Plan, three (3) main planning themes were applied to each decision making process. These themes are being Age-Friendly, Sustainable, and Innovative; and

**Whereas**, as a result of the input received through the numerous public events and opportunities, a community vision emerged, Timeless Tradition, being a vision to maintain stability and the suburban lifestyle in Rochester Hills, while strengthening pedestrian connectivity and preserving natural resources; and

**Whereas**, the City's Master Plan has been presented as a series of neighborhoods, allowing residents, property owners, and business owners to review planned land uses, policies and implementation items within their specific area of the City more easily, while still maintaining the ability to review the plan as a whole; and

**Whereas**, the final format of the City's Master Plan is an interactive online experience, encouraging residents, property owners and business owners to learn more about the Master Plan through engaging online mapping; and

**Whereas**, the Planning Commission held a public open house to present the draft Master Plan on October 7, 2025; and

**Whereas**, the Planning Commission held a public hearing on its proposed 2025 Master Plan on October 21, 2025.

**Now, Therefore Be It Resolved**, that the Rochester Hills City Council hereby adopts this Master Plan for the City, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

## **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.

**2025-0484** Approval of Minutes - City Council Regular Meeting - May 12, 2025

**Attachments:** [CC Min 051225.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0267-2025

**Resolved**, that the Minutes of the Rochester Hills City Council Regular Meeting held on May 12, 2025 be approved as presented/amended.

**2025-0466** Request for Adoption of a Resolution to Authorize the Mayor or his agents to make application to the Road Commission for Oakland County for the necessary permits for posting road closures and detour routes for the 2025 Annual Rochester Hometown Christmas Parade scheduled for Sunday, December 7, 2025

**Attachments:** [111025 Agenda Summary.pdf](#)  
[RCOC Permit.pdf](#)  
[2025 Parade Route.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0268-2025

**Whereas**, the Cities of Rochester Hills and Rochester jointly host an annual Christmas season parade conducted under the auspices of the Rochester Regional Chamber of Commerce; and

**Whereas**, the parade route begins on Rochester Road, south of Tienken Road in the City of Rochester Hills, and proceeds south along Rochester Road to Third Street in downtown Rochester; and

**Whereas**, staging this event requires closing certain State and County routes and using others for posted detour routes; and

**Whereas**, the two cities coordinate parade planning by dividing responsibility for obtaining necessary permits, with the City of Rochester Hills applying to the Road Commission for Oakland County for the detour and the closure of Walton at Livernois, and the City of Rochester applying to the Michigan Department of Transportation for the closure of Rochester Road from E Second Street to Tienken Road.

**Resolved**, that the Rochester Hills City Council authorizes the Mayor or his agents to make application to the Road Commission for Oakland County for the necessary permits for posting road closures and detours; and

**Be It Further Resolved**, that the parade detour routes be scheduled for Sunday, December 7, 2025 between the hours of 12:00 p.m. and 4:00 p.m. on Livernois, Avon, Rochester, and Tienken Roads; and

**Now Therefore Be It Resolved**, that the City of Rochester Hills will faithfully fulfill all permit requirements, and shall save harmless, indemnify, defend, and represent the Board of County Road Commissioners against any and all claims for bodily injury or property damage, or any other claim arising out of or related to operations authorized by such permit(s) as issued; and

**Be It Further Resolved**, that a certified copy of this Resolution be filed with the City Clerk of Rochester Hills, Oakland County, Michigan and with the Road Commission for Oakland County, Waterford, Oakland County, Michigan.

**2025-0459** Request for Purchase Authorization - ENG: Blanket Purchase Order/Contract for preliminary engineering services for the study and design related to Pressure Reducing Valve (PRV) 20 in the amount not-to-exceed \$75,300.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Proposal for Services.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0269-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for preliminary engineering services for the study and design related to Pressure Reducing Valve (PRV) 20 to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$75,300.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

**2025-0460** Request for Purchase Authorization - ENG: Blanket Purchase Order/Contract for preliminary engineering services for the study and design related to RC-01 Improvement project in the amount not-to-exceed \$54,100.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Proposal for Services.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0270-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for preliminary engineering services for the study and design related to RC-01 Improvement project to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$54,100.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

- 2025-0467** Request for Purchase Authorization - ENG: Blanket Purchase Order/Contract for engineering services for the Michigan Department of Transportation (MDOT) Highway Safety Improvement Program (HSIP) in the amount not-to-exceed \$83,270.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Proposal for Services.pdf](#)  
[Location Information.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0271-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for engineering services for the Michigan Department of Transportation (MDOT) Highway Safety Improvement Program (HSIP) to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$83,270.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

- 2025-0472** Request for Approval of the Standard Agreement for Municipal Street Sign Posts between the City of Rochester Hills and the Pine Trace Village Subdivision Homeowners Association (HOA) for the installation of decorative sign posts located within the subdivision interior roads

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Pine Trace Village Subdivision Sign Post Agmt.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0272-2025

**Whereas**, Request for Approval of the Standard Agreement for Municipal Street Sign Posts between the City of Rochester Hills and the Pine Trace Village Subdivision Homeowners Association (HOA) for the installation of decorative sign posts located within the subdivision interior roads.

**Resolved**, that City Council authorizes approval of the Standard Agreement for Municipal Street Sign Posts between the City of Rochester Hills and the Pine Trace Village Subdivision (HOA) for the installation of decorative sign posts located within the subdivision interior roads.

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

**2025-0474** Request or approval to exempt the City of Rochester Hills from the requirements of Public Act 152 for Benefit Year 2026

**Attachments:** [111025 Agenda Summary.pdf](#)  
[2026 Public Emp Med Plan Limit Notice.pdf](#)  
[CoRH PA152 Analysis 2026.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0273-2025

**Whereas**, Public Act 152, mandates specified health care premium contributions by City employees unless the governing body elects to exempt employees by a two-thirds majority vote; and

**Whereas**, City medical plan premiums will have a +3.6% increase, compared to an estimated +6.0% increase budgeted for 2026 and well below the +5% annual target first established by City Council in 2013;

**Resolved**, City Council authorizes that the City of Rochester Hills shall continue to be exempt from the requirements of Public Act 152 of 2012 for the 2026 Plan Year.

## Passed the Consent Agenda

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

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

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

*President Deel reflected on his eight-year tenure on City Council, characterizing his time not as a quest for change, but as a commitment to a city he already considered amazing. He emphasized that public office is a family commitment, thanking his wife, Melinda, and his twin sons, Jack and Brennan. He shared that his sons have been part of the political process since the third grade, from walking door-to-door in all types of weather to attending countless ribbon cuttings. He expressed pride in their growth, noting Jack's recent victory in a Health Occupations Students of America competition and Brennan's musical and academic talents, and voiced his hope that his service has provided them a model of civic duty. To the incoming Council Members, he offered a glowing endorsement of the City's administration. He credited the City's success to Mayor Barnett and the consummate professionals in every department. He described a partnership built on a high level of trust, where the legislative body provides the approval and the executive team exceeds all expectations in execution. He cited Innovation Hills as the prime example, noting that the final product far surpassed what he could have envisioned. In looking back at over a thousand votes, he identified his appointment of Councilman Walker to City Council as his most impactful decision. He*

*commended Councilman Walker's unique perspective as a real estate expert and his dedication as Vice President. He concluded by noting that while the Council has weathered significant challenges, including the pandemic and the tragic Brooklands Splash Pad incident, the City has emerged stronger because the seven members put their diverse expertise to work for the common good.*

**Clerk Scott** congratulated the three City Council Members-elect, and thanked all the individuals who made the recent election possible, including the Clerk's Office team, City staff, Council Members, and residents who worked the polls and served as election inspectors. She underscored that a smooth, secure, and successful Election Day could not happen without the dedicated partnership of an entire community.

**Ms. Mungiola** thanked Clerk Scott and her team for running a flawless election, pointing out that other communities do not run their elections as well as Rochester Hills does.

**Mayor Barnett** provided the following updates:

- House Beautiful Magazine has named Rochester Hills the fourth best place to live in the United States, and realtor.com has recognized the City as being one of the 15 best small cities.
- The Hills Herald contains a lot of great information and is available online.
- The latest episode of the Right Down the Street podcast features Patti Jacques of Gifts For All God's Children.
- The statistics from the November 4, 2025 General Election are as follows:
  - 13,868 (23%) Voter Turnout
  - 2,857 (4.8%) Voted in Precinct
  - 10,565 (17.7%) Voted Absentee
  - 446 (0.8%) Early Voting
- Last week, Dr. Reggie Wenyika was sworn in as the new President of Rochester Christian University.
- This past weekend, Rochester Community Schools students came to the DPS Garage to participate in Paint the Plows.
- The RHISE Cup was a massive success, generating around 12,000 pounds of food to donate to Neighborhood House.
- The Hometown Harvest food drive, which will benefit Neighborhood House and is a friendly competition with the City of Rochester, will run until December 1st.
- In honor of Veterans Day, the City is holding a ceremony tomorrow, November 11th, at 11:00 a.m. at Veterans Memorial Pointe.
- Light the Village will take place next Friday, November 21st.
- Last Friday, the Fire Department performed a special call-out in recognition of Rick Welch, who has retired after 29 years of service.

## ATTORNEY'S REPORT

- 2025-0473** Request to consider a proposed Consent Judgment resolving litigation concerning three contiguous parcels located west of Rochester Road and south of Cloverport Avenue

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Dan Christ**, City Attorney, presented a proposed Consent Judgment regarding three contiguous parcels located at the southwest corner of Cloverport Avenue and Rochester Road. He stated that the parcels were originally zoned as Industrial property in 2022, but following a recommendation from the Master Plan and the Planning Commission, City Council subsequently rezoned the land to Flex Residential. He explained that while the property was sold in 2022 to owners who were aware of the pending rezoning, the owners initiated litigation shortly after the change was finalized. He shared that the lawsuit alleged a taking of the property and substantive due process violations resulting from the rezoning. He noted that the City has undergone extensive trial preparation but that concurrent negotiations have led to the proposed settlement currently before Council. He added that both trial counsel and the City Attorney's office recommend the Consent Judgment as a means to resolve the ongoing litigation.

**Sara Roediger**, Planning & Economic Development Director, shared that they have spent the better part of a year reviewing the site and discussing potential options. She presented the following information:

- The Property
  - Just over four acres
  - Heavily wooded
  - Steep slopes at far west end
  - Abuts City-owned Green Space to south and west
  - Only access off of Cloverport
- Zoning
  - City initiated rezoning to R-4 to be consistent with the Master Plan and removed FB off of eastern property
  - Parcel was essentially "landlocked" by zoning by removal of FB on the Cloverport frontage
  - City's interpretation of ZO is that residentially zoned land cannot be used for non-residential purposes, including access or parking
- Initial Industrial Concept
  - 2-story
  - 150,000 sq. ft. indoor storage
- Consent Judgment Plan
  - Site plan approval for 11 single-family homes
  - Meets City's ordinances with the exception of the following which are consistent with Cloverport:
    1. 5 ft lot width variances for two lots on Cloverport (80 ft required, 75 ft proposed)
    2. Waive requirement for sidewalks
    3. 10 ft reduction in road ROW (60 ft required, 50 ft proposed)

**Nancy Riley**, 69 Cloverport, requested confirmation that City Council is reviewing this item tonight rather than voting on it, and inquired how she and other neighbors on Cloverport can obtain a copy of the Consent Judgment to review it. She commented that she did not receive a letter notifying her of this matter until today.

*President Deel clarified that the item on the agenda is the approval of a Consent Judgment that would resolve litigation between the City of Rochester Hills and the property owner. Regarding the concern over late notification, he explained that the details of a lawsuit settlement remain confidential under legal privilege until a final vote is presented in a public meeting. He provided a brief history of the site, noting that the property was originally landlocked industrial land and that Council had previously rezoned it to R-4 residential to avoid a potential "taking" claim and to prevent industrial traffic from entering a residential subdivision. He noted that the developer is now building two houses across three original lots, which is more consistent with the current neighborhood character than the original industrial or high-density residential options. He concluded by stating that while the timeline appears condensed, the settlement is a necessary step to avoid the high costs of a trial, and the terms are consistent with the City's goal of protecting the residential nature of the area.*

*Mr. Blair emphasized that this case is an outstanding example of how much City staff and the City's elected officials advocate for their residents. He pointed out that if the City had gone to trial, the land ultimately could have housed a storage unit. He noted that through compromise, the City has come to an agreement that makes the best, most harmonious use of the land. He acknowledged Ms. Riley's concern over the development, but explained that leaving the land untouched was not possible given the factors of private property and a developer who is motivated to see a return on their investment. He voiced his pride in the work of the Planning Commission, the City Attorneys, City Council, and City administration.*

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

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

Enactment No: RES0274-2025

**Resolved**, that the Rochester Hills City Council hereby approves the proposed Consent Judgment resolving litigation concerning three contiguous parcels located west of Rochester Road and south of Cloverport Avenue.

## NOMINATIONS/APPOINTMENTS

**2025-0471** Request to Confirm the Mayor's Reappointment of Werner Richard Braun III and James Nachtman, and the appointment of Don Holmes, to the Brownfield Redevelopment Authority for a three (3) year term to expire November 13, 2028

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Braun III CQ.pdf](#)  
[Holmes CQ.pdf](#)  
[Nachtman CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

**A motion was made by Morlan, 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: RES0275-2025

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's reappointments of Werner Richard Braun III and James Nachtman, and the appointment of Don Holmes, to the Brownfield Redevelopment Authority for a three (3) year term to expire November 13, 2028.

## NEW BUSINESS

**2025-0456** Request for Approval of the Interlocal Agreement between the City of Rochester Hills and the City of Auburn Hills for construction of the Auburn Hills Pathway Segment at the border of the communities on South Adams Road

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Final Approved Interlocal Agreement.pdf](#)  
[South Adams Pathway Connections Map.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Tracey Balint, Interim DPS Director/City Engineer, stated that this agreement will allow the City to include a small portion of sidewalk that Auburn Hills is constructing near Forester and Old Adams in the bid for Rochester Hills' pathway projects along Adams near Marketplace and Forester Boulevard. She added that all costs related to the design, inspection, and construction of the pathway in Auburn Hills will be the sole responsibility of Auburn Hills.*

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

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

Enactment No: RES0276-2025

**Whereas**, it is requested that City Council authorize approval of the Interlocal Agreement between the City of Rochester Hills and City of Auburn Hills for construction of the Auburn Hills Pathway Segment at the border of the communities on South Adams Road.

**Whereas**, approval of this Interlocal Cooperation Agreement will designate the City of Rochester Hills as the lead agency for the bidding and administration of this project. The City of Auburn Hills will be responsible for one hundred percent (100%) of the Actual Construction Costs of their segment, ensuring full and timely reimbursement and resulting in zero net cost to the City of Rochester Hills for the construction work performed within Auburn Hills jurisdiction.

**Resolved**, that City Council authorizes approval of the Interlocal Agreement between the City of Rochester Hills and City of Auburn Hills for construction of the Auburn Hills Pathway Segment at the border of the communities on South Adams Road.

**Resolved**, that Mayor Bryan Barnett will be authorized to execute the agreement on behalf of the City.

- 2025-0461** Request for Purchase Authorization - ENG: Blanket Purchase Order/Contract for preliminary engineering services for the study and design related to Pressure Reducing Valves (PRV) 6,7,8 Improvement Project in the amount not-to-exceed \$136,900.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Proposal for Services.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Tracey Balint, Interim DPS Director/City Engineer, shared that the City's water system contains about 35 pressure reducing valves (PRVs), which control the pressure in the system. She noted that they are connected to the SCADA system, allowing for the monitoring of pressures coming in and out, and the topography of Rochester Hills has fine-tuned how the City controls the pressures into certain areas. She explained that the purpose of this project is to make adjustments to three particular PRVs to improve water pressure to the residents in those areas.*

*Mr. Blair inquired about the function of an energy recovery turbine. He also questioned whether the project cost will be \$1.2 million without the energy recovery turbine and \$1.4 million with it.*

*Ms. Balint explained that the energy recovery turbine is part of the valving system and PRVs. She confirmed Mr. Blair's understanding of the project cost, explaining that Hubbell, Roth, & Clark will make the best determination on that matter through their study.*

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

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

Enactment No: RES0277-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for preliminary engineering services for the study and design related to Pressure Reducing Valve (PRV) 6,7,8 Improvement Project to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$136,900.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

- 2025-0468** Request for Purchase Authorization - FLEET: Purchase Authorization of one (1) Trackless Municipal Tractor MT7 and attachments in the amount of \$217,696.00; MacQueen Equipment, LLC., dba Bell Equipment, Lake Orion, MI

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Trackless Series MT7 Articulated Tractor.pdf](#)  
[Pricing Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Tracey Balint, Interim DPS Director/City Engineer, shared that this tractor is unique, as it is used year-round for various tasks such as mowing, sweeping, and snow removal. She added that it is especially significant for pathways and that this tractor would be the fourth of its kind in the fleet.*

**President Deel** requested confirmation that this tractor will be integral to snow

removal.

**Ms. Balint** responded in the affirmative.

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

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

Enactment No: RES0278-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of one (1) Trackless Municipal Tractor MT7 and attachments to MacQueen Equipment, LLC., dba Bell Equipment, Lake Orion, Michigan in the amount of \$217,696.00.

**2025-0470** Request for Purchase Authorization - MAYOR: Approval of 2026 City Attorney Services in the amount not-to-exceed \$265,000.00; The Kelly Firm PC., Sylvan Lake, MI

**Attachments:** [111025 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, stated that Dan Christ, City Attorney, has served as the City Attorney for the last several years and has confirmed that there is a \$5 per hour rate increase proposed for next year; from \$150 to \$155 per hour. Addressing the procurement process, he referenced a January 2016 legal opinion and the City Charter, which mandates that the City Attorney is appointed directly by City Council. He explained that because the Charter specifically governs this appointment, these professional services have historically been exempt from the competitive bidding requirements found in the City's standard purchasing ordinance. He clarified that City Council has the ultimate discretion to direct the administration to bid out these services if they choose, but the current ordinance does not require it.

**Dan Christ**, City Attorney, voiced that this is an opportunity for his firm to have additional attorneys who specialize in municipal and governmental practice. He noted that this will provide additional strength and bench support with respect to providing timely, cost-effective counsel and representation to the City. He explained that he is proposed to continue to be the principal attorney and will provide guidance to the City and staff as needed, supplemented by other attorneys who have expertise in specific areas of governmental practice.

**Ms. Mungiola** thanked Mr. Christ for the explanation. She pointed out that John Staran is listed as an individual who will provide legal support to the City, and inquired whether he is back to work. She sent her condolences to Mr. Staran over the passing of his wife. She also expressed her desire for City Council to be involved in future contract negotiations.

**Attorney Christ** shared that Mr. Staran is trying to decide his path but has an open invitation.

**Mr. Snyder** explained that there was an initial solicitation process for legal services decades ago, but the City has not gone out for a formal bid in many years. He

*confirmed that should the City decide to solicit new legal services in the future, City Council would very much be involved in the process.*

***Mayor Barnett** commented that the current request did not feel like a new situation because the legal representation will remain consistent. He noted that because the City has been satisfied with the current legal coverage, administration proceeded with the renewal; however, if Mr. Christ were to retire or if the situation changed, a full competitive bidding process would be initiated, with City Council leading the charge.*

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

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

Enactment No: RES0279-2025

**Resolved**, that the City Council is requested to authorize approval of 2026 City attorney services with Hafeli, Staran, and Christ, P.C., Sylvan Lake, Michigan under the new firm name of The Kelly Firm, PC., and further authorize a blanket purchase order for 2026 City Attorney Services to The Kelly Firm PC., in the amount not-to-exceed \$265,000.00.

## **ANY OTHER BUSINESS**

**NEXT MEETING DATE - City Council Regular Meeting - December 1, 2025 - 7:00 p.m.**

## **ADJOURNMENT**

*There being no further business before Council, it was moved by Morlan and seconded by Mungiola to adjourn the meeting at 10:24 p.m.*

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*RYAN DEEL, President  
Rochester Hills City Council*

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

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*EMMA BOWEN  
Administrative Coordinator  
City Clerk's Office*

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