



Rochester Hills

Minutes - Draft

City Council Regular Meeting

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

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

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

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

Monday, February 23, 2026

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 6 - Jason Carlock, Theresa Mungioli, Marvie Neubauer, Bradley Limberg, Diana Mannino and Mark Skelcy

Absent 1 - David Blair

Others Present:

*Tracey Balint, Interim DPS Director/City Engineer
Bryan Barnett, Mayor
Ann Christ, City Attorney
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
Mike Viazanko, Building/Ordinance/Facilities Director
Captain Paul Workman, Oakland County Sheriff's Office*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

Aye 6 - Carlock, Mungioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Blair

(Mr. Blair entered at 7:02 p.m.)

ROLL CALL

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

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Carlock introduced RHGYC Representative **Jueon Kim**.

Mr. Kim stated that he is a ninth grader at Rochester Adams High School and that this is his first year on the Youth Council and he also serves on the Water System Advisory Council. He reported that this past month, the Youth Council visited the Capitol Building, Senator Webber's Office, and Midwest Strategy in Lansing, detailing that they learned about topics such as the legislative cycle, budgeting, and taxes. He announced that they will spend the next few months planning their Cultural Fair, and added that their next meeting will be on March 4th.

Rochester Avon Recreation Authority (RARA):

Vice President Mungoli shared that Dave Word will be coming to Council soon to present RARA's Strategic Plan. She encouraged residents to explore the diverse recreational activities available through RARA, as well as the Rochester Hills Public Library, highlighting the Library's "Wine, Wit & Wisdom" fundraiser scheduled for late April.

In observance of Heart Health Month, she drew attention to the fact that heart disease remains a leading cause of death for women, and urged citizens to prioritize preventative care by consulting with cardiologists or internists.

OPC Social & Activity Center Committee:

Ms. Mannino announced that the OPC is hosting a series of events for 2026 Wellness Week, which will take place from March 16th through March 20th. She added that they are holding a Top Chef Cooking Competition on Thursday, April 16th, and their annual 5K Run to benefit Meals on Wheels on Saturday, June 6th. She encouraged residents to check out their website and participate in these activities.

PRESENTATIONS

2026-0058 SEMCOG Check Presentation to the City of Rochester Hills for \$725,560 for the TAP funding to support the John R. Vulnerable Road User Crossing Improvements

Attachments: [022326 Agenda Summary.pdf](#)

Mayor Barnett introduced Amy O'Leary, Executive Director of the Southeast

Michigan Council of Governments (SEMCOG). He shared that the City is a longtime member of SEMCOG, describing them as a wonderful regional partner for the seven counties in Southeast Michigan. He detailed that the City uses SEMCOG to obtain information regarding topics from deer-vehicle collisions to population growth trends to tree cover, and acknowledged that Ms. O'Leary is here tonight with a very special presentation as a result of City staff's efforts in stretching the residents' dollar.

Ms. O'Leary highlighted the City's active leadership within SEMCOG's 186-member body and the Mayor's ongoing participation in regional planning. She explained that SEMCOG's role as a Metropolitan Planning Organization is responsible for the prioritization of federal transportation funds, including the \$1 billion annual Transportation Improvement Program (TIP). She explained that the specific funding awarded to Rochester Hills stems from the Transportation Alternatives Program (TAP), facilitated through the Infrastructure and Jobs Act. She commended the City's staff for their rapid response to a call for quick-build projects aimed at immediate pedestrian safety improvements, noting that the grant will fund several safety enhancements along John R Road, specifically near major community hubs like Spencer Park and Borden Park. She specified that the planned infrastructure includes pedestrian refuge islands and flashing beacons to provide safer crossings for residents. She concluded by recognizing the federal and State bipartisan support that makes these regional investments possible.

Mayor Barnett expressed his gratitude for the grant, noting that the funds are designated for high-priority safety enhancements that City Council has long supported. He identified three key locations on John R Road that will receive new pedestrian refuge islands and signaling: Thelma Spencer Park, Holy Family School, and Borden Park. He emphasized that these areas are heavily utilized by children and families but currently lack signalized crossings. He credited the City's proactive planning for the success of the grant application, explaining that because these improvements were already identified in the City's Master Plan, the staff was able to navigate the expedited quick-build process effectively. He offered special thanks to State Representative Mark Tisdel for his consistent advocacy, as well as the City's engineering team, specifically Keith Depp, Project Engineer, and Emira Barrette, Transportation Engineer, under the leadership of Tracey Balint, Interim DPS Director/City Engineer, for managing the technical documentation required to secure the funding.

President Carlock underscored the City's gratitude for Ms. O'Leary and SEMCOG. He commented that he frequently utilizes two of the three locations where improvements are planned.

Presented.

2026-0026 State Representative Mark Tisdel Legislative Update

Attachments: [022326 Agenda Summary.pdf](#)

Mark Tisdel, State Representative, addressed the recent non-renewal of \$645 million in State grants and earmarks by the House Appropriations Committee. He highlighted a significant increase in State interest earnings, jumping from near zero

in 2013 to over \$600 million recently, suggesting that billions in work project funding are sitting idle in bank accounts rather than being utilized or returned to taxpayers. He noted that while the current State budget stands at approximately \$81 billion, there is a significant \$14 billion gap between the Governor's proposed \$88 billion budget and the House Speaker's call for \$6 billion in tax cuts combined with lower revenue estimates.

He then detailed a "three-prong" legislative plan to combat the mental health crisis among teens and tweens linked to smartphone and social media addiction:

- **Smartphone Ban (HB 4141):** Recently signed into law, this bipartisan bill prohibits smartphone use during K-12 instructional time.
- **Age Verification and Curfews (HB 4388):** This pending bill would require age verification for social media accounts and implement a digital curfew, closing minor-owned accounts between 10:30 p.m. and 6:30 a.m. to prevent sleep disruption.
- **Smartphone Excise Tax (HB 5496):** This proposal would apply a 32 percent excise tax, similar to tobacco products, on smartphones purchased for minors. Revenue would be directed toward school mental health programs, though he stated that his primary goal is to incentivize parents to provide basic cell phones for their children.

He concluded by discussing the Michigan Homes legislative package, a bipartisan effort developed in coordination with the Michigan Municipal League. He explained that the plan offers State financial rewards and grants to communities that voluntarily adopt best practices in zoning and building codes to increase housing supply. He emphasized that this model respects local control while making it simpler and less expensive to develop housing in desirable areas like Rochester Hills.

Ms. Neubauer voiced her support for Representative Tisdel's focus on youth mental health, emphasizing that mental health resources have historically been underserved compared to physical health. Regarding proposed State legislation that would preempt local zoning authority, she referred to her six years on the Planning Commission, and stressed that Rochester Hills has worked tirelessly to ensure that developments are harmonious and aligned with the community's vision. She expressed her strong opposition to State-mandated zoning changes, arguing that local officials, not the State government, best understand the unique needs and the remaining three percent of developable land within the City.

Representative Tisdel affirmed his commitment to representing the City's interests, noting that he has already informed the House Regulatory Reform Committee that his constituents are opposed to State preemption. He explained that his Michigan Homes alternative is designed to provide a bipartisan path forward that avoids mandates while still addressing the region's housing unaffordability crisis. He also introduced a new concept currently being drafted by the Legislative Services Bureau called "Senior Deals," which aims to unlock underutilized housing by removing the financial barriers that often lock seniors into large homes, thereby increasing market inventory more rapidly than new

construction or zoning changes ever could.

Vice President Mungoli questioned how Representative Tisdel's social media legislation addresses adult addiction to technology.

Representative Tisdel clarified that his legislative focus remains on minors because adults are legally responsible for their own outcomes. He argued that the current digital landscape separates parental responsibility from parental authority; parents are expected to manage the fallout of their children's social media issues but lack the tools to oversee the accounts.

Vice President Mungoli cited her own grandchildren's early proficiency with technology, and thanked Representative Tisdel for seeking to provide parents with greater oversight. Regarding the preservation of local control, she echoed Councilwoman Neubauer's firm opposition to any State legislation that would shift zoning authority to Lansing. She voiced her belief that bills dictating setbacks, lot sizes, or building requirements do not address the root cause of housing affordability. She emphasized that moving these decisions to the State level would effectively disenfranchise Rochester Hills residents, making it nearly impossible for them to participate in or contest zoning changes. She expressed openness to Representative Tisdel's incentive-based approach, but reaffirmed that the City's current local rights must remain non-negotiable.

Mr. Limberg shared that he is the father of two teenage daughters, and noted that the transition to phone-free classrooms is already occurring organically in many local schools where students are required to store their devices in door caddies. He applauded Representative Tisdel's legislative efforts to address the social media mental health crisis, observing that many teenagers feel a heavy peer pressure to remain online even when it is detrimental to their well-being. He voiced opposition to State-mandated zoning changes, though he expressed interest in reviewing Representative Tisdel's alternative, incentive-based proposals.

Representative Tisdel framed the social media struggle as a collective action trap, where it is nearly impossible for a single parent or student to opt out without facing social isolation. He reported that Avondale Middle School has enforced a bell-to-bell phone prohibition for several years and has seen an 80 percent reduction in fights and behavioral referrals and a 100 percent reduction in teacher assaults. He explained that his legislation aims to break the collective action trap by giving parents the authority and financial justification to choose basic communication devices over addictive smartphones, effectively moving the community toward a healthier standard of technology use.

Ms. Mannino requested clarification regarding the specific timeline and procedural status of the various housing and zoning bills currently in Lansing. She expressed a need to understand when the preemption bills might reach a floor vote compared to Representative Tisdel's own incentive-based legislation, emphasizing the importance of knowing if these decisions will be finalized before the November 2026 election.

Representative Tisdel explained that the preemption bills have already undergone

hearings in the Regulatory Reform Committee, while his alternative package is being strategically introduced to provide a clear comparison for lawmakers. He cautioned that because 2026 is an election year, there is intense political pressure to pass legislation labeled as “affordable housing” to show voters progress on cost-of-living issues. He advised that the most effective way to influence the timeline is through sustained pushback via organizations like the Michigan Municipal League. He noted that the Speaker of the House is unlikely to move forward with a vote if there is significant, unified opposition from local officials.

Mayor Barnett commended Representative Tisdel’s boots-on-the-ground approach, specifically praising his successful leadership on the recent smartphone legislation as a model of effective, collaborative lawmaking. He characterized the proposed State housing bills as the most significant attack on local government in his 20-year career, and announced that Rochester Hills will be at the forefront of a major regional response, including a press conference with 150 elected officials and a petition that garnered over 1,200 signatures from local leaders Statewide. He emphasized that the City is not anti-housing, but rather opposed to one-size-fits-all mandates from Lansing that ignore the 2,500 residents who recently participated in the City’s Master Plan process.

Representative Tisdel reiterated that while affordability is a powerful hot button issue for State lawmakers in an election year, the successful history of Rochester Hills, such as the award-winning Auburn Road corridor renovation, proves that local government is best equipped to understand and meet community needs.

Mayor Barnett detailed the specific risks of the proposed legislation, noting that it could force lot sizes down to 1,500 square feet (an eighth of current City standards), allow duplexes in any neighborhood, and severely restrict public notice and comment periods. He concluded by asserting that while these changes might be appropriate for some cities, the right to determine a community’s future should remain with the local elected officials who listen to the residents, rather than being dictated by a centralized authority in Lansing.

Mr. Blair voiced concern that a policy he views as contrary to the community’s best interests is gaining broad political traction. He brought up the widespread public misunderstanding of the term “affordable housing,” which is technically defined as housing costs that do not exceed 30 percent of a community’s median income. He pointed out that with Rochester Hills’ high median income, many existing homes in the City already technically qualify as “affordable” under the \$3,000-per-month threshold. He argued that the public often incorrectly equates the term with low-income duplexes or \$1,500 rentals, and warned that “affordable housing” is being used as a populist slogan without factual grounding. He questioned whether there are any State-level efforts to educate the public on these definitions to foster more productive conversations.

Representative Tisdel agreed that overcoming personal interpretations of the word “affordable” with raw data is a significant challenge. He acknowledged the underlying crisis, noting that the median age of a first-time homebuyer has risen to 40, but criticized the political inconsistency in Lansing. He pointed out that some

legislators who previously fought to protect local control against State-mandated solar panel siting are now supporting the removal of local control for housing. He attributed this shift to the political pressures of an election year, where the desire to do something about housing costs often outweighs the commitment to local governance.

Mr. Blair remarked that Representative Tisdell and Senator Webber's experience as former local Council Members makes them uniquely qualified to lead this fight, and reaffirmed that the City is counting on their incentive-based alternative.

Presented.

CONSENT AGENDA

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

2025-0602 Approval of Minutes - City Council Special Meeting - November 10, 2025

Attachments: [CC Special Min 111025.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0038-2026

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on November 10, 2025 be approved as presented/amended.

2025-0603 Approval of Minutes - City Council Regular Meeting - November 10, 2025

Attachments: [CC Min 111025.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0039-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on November 10, 2025 be approved as presented/amended.

2025-0604 Approval of Minutes - City Council Regular Meeting - December 1, 2025

Attachments: [CC Min 120125.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0040-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on December 1, 2025 be approved as presented/amended.

- 2026-0044** Request for Purchase Authorization - FLEET: Project Budget approval in the amount of \$75,000.00 for the repairs to the fuel dispensers located at the Department of Public Services Garage; Oscar W. Larson, Clarkston, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Estimate.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0041-2026

Resolved, that the Rochester Hills City Council hereby authorizes a project budget in the amount of \$75,000.00 for the repairs to the fuel dispensers located at the Department of Public Services Garage to Oscar W. Larson, Clarkston, Michigan.

- 2026-0061** Request for Purchase Authorization - FACILITIES and DPS/GAR: Blanket Purchase Order/Contract for on-call plumbing services in the amount not-to-exceed \$39,300.00 through February 28, 2027; Rolls Mechanical, Fenton, MI; USA Plumbing & Sewer Service, Inc., Washington Twp, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0042-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for on-call plumbing services to Rolls Mechanical, Fenton, Michigan as the primary vendor and USA Plumbing and Sewer Service, Inc., as the secondary vendor in the amount not-to-exceed \$39,300.00 through February 28, 2027 and further authorizes the Procurement Manager to execute a contract on behalf of the City.

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

- 2026-0075** Request for Purchase Authorization - DPS/ENG: Purchase Authorization for payment of membership dues in the amount of \$29,800.00; National Transportation Safety Organization, Troy, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Invoice.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0043-2026

Resolved, that the Rochester Hills City Council hereby authorizes payment of membership dues to National Transportation Safety Organization, Troy, Michigan in the amount of \$29,800.00.

- 2026-0076** Request for Purchase Authorization - DPS/GAR: Purchase Authorization of a pump for replacement at the Grant Lift Station in the amount of \$34,170.00; Du-Bois Cooper, Plymouth, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Quote.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0044-2026

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of a pump for replacement at the Grant Lift Station to Du-Bois Cooper, Plymouth, Michigan in the amount of \$34,170.00.

2026-0078 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order for 2026 maintenance and repairs or upgrades of existing traffic signals and SCATS costs in the amount not-to-exceed \$90,000.00 through December 31, 2026; Road Commission for Oakland County, Waterford, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0045-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for 2026 maintenance and repairs or upgrades of existing traffic signals and SCATS costs to Road Commission for Oakland County, Waterford, Michigan in the amount not-to-exceed \$90,000.00 through December 31, 2026.

2026-0079 Request for Purchase Authorization - DPS/ENG: Payment Authorization for participation in the 2026 Regraveling Program through Road Commission for Oakland County to provide road maintenance along the gravel section of Livernois Road (Tienken Road to Dutton Road) in the amount not-to-exceed \$50,000.00; Road Commission for Oakland County, Waterford, MI

Attachments: [022326 Agenda Summary.pdf](#)
[RCOC Program Letter.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0046-2026

Resolved, that the Rochester Hills City Council hereby authorizes payment to Road Commission for Oakland County, Waterford, Michigan for participation in the 2026 Regraveling Program to provide road maintenance along the gravel section of Livernois Road (Tienken Road to Dutton Road) in the amount not-to-exceed \$50,000.00.

Passed the Consent Agenda

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

ORDINANCE FOR INTRODUCTION

2026-0070 Request for Acceptance for First Reading - An ordinance to amend Section 138-13.101 to add a definition of Data Center to Article 13 Definitions to Chapter 138, Zoning, and to add Chapter 3, Temporary Moratorium, Section 138-5.301 Temporary Moratorium for Data Centers, to Article 5 - Schedule of Regulations, to establish a temporary moratorium suspending the city's processing and acceptance of applications and plans for development and improvement of Data Centers, to Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to prescribe a penalty for violations, and to repeal inconsistent or conflicting ordinances

Attachments: [030926 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[022326 Agenda Summary.pdf](#)
[Draft Joint PC-CC Minutes 020226.pdf](#)
[022326 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, presented an ordinance to establish a 180-day temporary moratorium on the processing and acceptance of applications for data centers. She explained that the proposed moratorium is intended to provide City staff with the necessary time to conduct due diligence and evaluate industry best practices, noting that the Department has already scheduled a meeting with a specialized firm to discuss specific environmental impacts. She added that the goal of the six-month pause is to develop comprehensive zoning definitions and safety regulations tailored specifically to Rochester Hills.

Vice President Mungioli thanked Ms. Roediger for bringing this item to Council so quickly, and emphasized that the moratorium does not provide a determination on whether the City is going to allow or prohibit data centers; rather, it indicates that they are going to investigate data centers and their potential use in Rochester Hills.

A motion was made by Mungioli, seconded by Blair, that this matter be Accepted for First Reading by Resolution. The motion carried by the following vote:

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

Enactment No: RES0066-2026

Resolved, that the Rochester Hills City Council hereby accepts for First Reading an ordinance to amend Section 138-13.101 to add a definition of Data Center to Article 13 Definitions to Chapter 138, Zoning, and to add Chapter 3, Temporary Moratorium, Section 138-5.301 Temporary Moratorium for Data Centers, to Article 5 - Schedule of Regulations, to establish a temporary moratorium suspending the city's processing and acceptance of applications and plans for development and improvement of Data Centers, to Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to prescribe a penalty for violations, and to repeal inconsistent or conflicting ordinances.

PLANNING AND ECONOMIC DEVELOPMENT

2026-0040 Request for Acceptance of the 2025 Planning and Economic Development Department Annual Report

Attachments: [022326 Agenda Summary.pdf](#)
[PED 2025 Annual Report Executive Summary.pdf](#)
[Roediger-McLeod Memo 012826.pdf](#)
[Draft PC-CC Minutes 020226.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, shared that the Department's Annual Report is in the form of an interactive website that Chris McLeod, Planning Manager, developed, and applauded the Department for consistently going above and beyond what the State law requires. She highlighted that the website is very interactive and graphically oriented, and added that they created a PDF summary version as well.

President Carlock praised the Annual Report, pointing out that it is a step above what the Department has done in the past and is very user-friendly.

Ms. Neubauer thanked Ms. Roediger, Mr. McLeod, and the Department for exceeding expectations, and voiced her hope that they will submit the Annual Report for awards.

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

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

Enactment No: RES0047-2026

Resolved, that the Rochester Hills City Council hereby accepts the 2025 Annual Report and associated Executive Summary for the Planning and Economic Development Department.

PUBLIC COMMENT for Items not on the Agenda

Dennis Brozes, 1082 River Mist Dr, shared that he is a representative of AARP Michigan, and discussed the proliferation of unregulated cryptocurrency ATMs in the Rochester Hills and Rochester area. He emphasized that while the technology itself is not inherently the problem, the total lack of State or federal oversight makes these machines a prime tool for cybercriminals. He detailed how scammers create a false sense of urgency to coerce seniors into depositing cash into these machines, and explained that once the money is converted to cryptocurrency and transferred, it becomes virtually unrecoverable due to the lack of traditional financial safeguards. He urged Council to adopt a local regulatory framework similar to those recently implemented in other Michigan communities, noting that these model ordinances typically include mandatory fraud warnings, transaction limits, and registration and licensing.

Joe Martucci, 975 Woodlane Dr, introduced himself as an AARP volunteer, and provided further data and context regarding the surge in cryptocurrency kiosk fraud.

He reported that in 2024 alone, Michigan residents lost over \$125 million to these scams, and highlighted that 85 percent of these financial losses are suffered by adults aged 60 or older. He broke down the typical urgency-based scam, where victims are coerced into withdrawing physical cash and depositing it into a kiosk to settle a fake debt or legal issue. He emphasized that while the problem is broad, local policy is a specific and meaningful way to help residents avoid total financial devastation. He expressed his gratitude for the Mayor and administration's willingness to collaborate with AARP on a local ordinance, joining other proactive Michigan communities like Sterling Heights and Grosse Pointe Farms in establishing protective guardrails.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

***President Carlock** recommended that the AARP representatives continue to work with the Mayor, acknowledging that fraud is a major issue. He affirmed that the City is committed to doing what it can.*

***Mayor Barnett** thanked Mr. Brozes and Mr. Martucci for providing public comment, noting that their advocacy likely points toward a necessary Statewide legislative response in the future. He recognized that Rochester Hills is frequently targeted by bad actors in the cyber and fraud world due to its aging population and perceived community wealth, and noted that the issue of unregulated cryptocurrency kiosks is a relatively new and complex problem. He highlighted that the City is currently studying the proactive measures taken by Sterling Heights, emphasizing that while a complete local solution is not yet in place, the City will continue to prioritize resident education and advocate for stronger protections in partnership with AARP Michigan and the Oakland County Sheriff's Department.*

He then provided the following updates:

- The latest episode of the Right Down the Street Podcast features Terri Orbuch, "The Love Doctor." He shared that Dr. Orbuch is a professor at Oakland University, and encouraged people to listen to the podcast to hear about all things relationships-related.*
- Last week, the City signed a contract with one of its union groups; Union 1917. He expressed his gratitude for Brooke Insana, Human Resources Director, and Jeff Fox, Roads & Pathways Operations Manager, for their leadership on the three-year contract.*
- The City held a ribbon cutting for a new coffee shop called Cascara. He reported that the City welcomed two new businesses per week in 2025, and voiced his appreciation for the Rochester Regional Chamber of Commerce.*
- Last week, a meeting of Leadership RH took place. He detailed that Nathan Mueller, Chief of Communications, runs the program, which brings together self-selected City employees once a month to learn more about areas such as healthcare, law enforcement, and different City departments.*
- Last week, the Rochester Hills Government Youth Council had the opportunity to meet with State Representative Mark Tisdell and Senator Michael Webber. He underscored his gratitude for Representative Tisdell and Senator Webber for showcasing the best of Statewide government.*
- Clint Pleasant, the Rochester Christian University Men's Varsity Basketball*

Head Coach of 14 years, coached his last game for RCU, as he has taken a job as the President of another university in Michigan.

- Making Maple Syrup is taking place on Saturday, March 7th, from 11:00 a.m. to 12:30 p.m. and 1:00 to 2:30 p.m. at Bloomer Park. He noted that the event will sell out, and encouraged people to sign up early if they are interested.

- Next month, the Rochester Hills Museum is holding a Cabin Fever Lecture Series, allowing residents to learn more about the City's history. More information can be found on the City's website.

ATTORNEY'S REPORT

City Attorney Ann Christ had nothing to report.

NEW BUSINESS

- 2026-0077** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for Natural Gas in the amount not-to-exceed \$672,430.00 for a three (3) year contract term; Consumers Energy, Lansing, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, requested approval for the City to enter into a three-year contract to purchase natural gas for all the City buildings.

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

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

Enactment No: RES0048-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order to Consumers Energy, Lansing, Michigan for natural gas in the amount not-to-exceed \$672,430.00 for a three (3) year contract term and further authorizes the Procurement Manager to execute a contract on behalf of the City.

- 2026-0069** Request for Acceptance of the Mutual Aid Agreement between the City of Rochester Hills and the Southeastern Oakland County Public Works Association (SOCPWA)

Attachments: [022326 Agenda Summary.pdf](#)
[Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, stated that the Department of Public Services is proposing a five-year Mutual Aid Agreement with the Southeastern Oakland County Public Works Association to facilitate the sharing of personnel and equipment during emergencies. She explained that this agreement ensures that Rochester Hills can efficiently exchange resources with neighboring communities while maintaining direct control over its own staff and assets. She added that this five-year term continues the City's commitment to a proactive regional approach to public safety.

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

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

Enactment No: RES0049-2026

Resolved, that the Rochester Hills City Council hereby accepts the Mutual Aid Agreement between the City of Rochester Hills and the Southeastern Oakland County Public Works Association (SOCPWA) and authorizes the Mayor to execute the agreement on behalf of the City.

- 2026-0071** Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order for as-needed construction survey and inspection services in the amount not-to-exceed \$477,500.00 through October 31, 2028; Hubbell, Roth & Clark (HRC), Inc., Bloomfield Hills, MI; Anderson, Eckstein & Westrick (AEW), Shelby Township, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, shared that this contract is primarily intended to manage private development projects, with costs largely offset by developer escrow funds. She explained that by securing these on-call professional services, the City ensures that it has immediate capacity and technical expertise to supplement internal staff for both private and public construction projects that require part-time assistance.

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

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

Enactment No: RES0050-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for as-needed construction survey and inspection services to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan and Anderson, Eckstein & Westrick, Shelby Township, Michigan in the amount not-to-exceed \$477,500.00 through October 31, 2028.

- 2026-0072** Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for as-needed professional engineering plan review services in the amount not-to-exceed \$180,000.00 through October 31, 2028; Hubbell, Roth & Clark (HRC), Inc., Bloomfield Hills, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, noted that this contract allows the City to use Hubbell, Roth & Clark for technical reviews of complex private development projects like retaining wall designs and water system modeling. She added that it provides specialized expertise on an as-needed basis, with many of the fees being reimbursed by the developers through escrow accounts.

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

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

Enactment No: RES0051-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for as-needed professional engineering services to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$180,000.00 through October 31, 2028.

2026-0073 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for as-needed traffic engineering services in the amount not-to-exceed \$187,500.00 through October 31, 2028; Hubbell, Roth & Clark (HRC), Inc., Bloomfield Hills, MI; OHM Advisors, Auburn Hills, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, explained that the experts from Hubbell, Roth & Clark and OHM Advisors will supplement City staff to investigate neighborhood traffic concerns and complete specialized traffic studies in a timely manner.

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

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

Enactment No: RES0052-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for as-needed traffic engineering services to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan and OHM Advisors, Auburn Hills, Michigan in the amount not-to-exceed \$187,500.00 through October 31, 2028.

2026-0074 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for preliminary engineering services for SEMCOG's Safe Streets Now Grant for the John R Hawk Signal Installation in the amount not-to-exceed \$92,700.00; Hubbell, Roth & Clark (HRC), Inc., Bloomfield Hills, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, stated that this item pertains to the installation of three High-Intensity Activated Crosswalk (HAWK) signals, detailing that this project is largely funded by the federal Safe Streets Now grant presented by SEMCOG earlier in the evening. She explained that the signals aim to improve safety for residents crossing at Borden Park, Holy Family School, and Thelma Spencer Park, and noted that while the design phase will begin this year, construction is scheduled for 2027 to align with the grant's timeline.

Mr. Limberg commented that the HAWK signals will be installed in District 4, which he represents, and underscored his appreciation that the signals will be at key locations where people want to cross the road.

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

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

Enactment No: RES0053-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for preliminary engineering services for SEMCOG's Safe Streets Now Grant for the John R Hawk Signal Installation to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$92,700.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

2026-0080 Request for Purchase Authorization - ACCOUNTING: Blanket Purchase Order for the printing and distribution services for the City's Water and Sewer Utility Bills in the amount not-to-exceed \$107,000.00 for a one-year term; Doxim, Inc., Troy, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, shared that the City has worked with Doxim for the past 12 years and is satisfied with the level of services they provide. He requested that City Council approve the first of three potential one-year contract extensions with Doxim, noting that Doxim has agreed to hold their contract pricing still for the upcoming year.

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

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

Enactment No: RES0054-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the printing and distribution services for the City's Water and Sewer Utility Bills to Doxim, Inc., Troy, Michigan in the amount not-to-exceed \$107,000.00 for a one-year term and further authorizes the Procurement Manager to execute the agreement on behalf of the City.

2026-0038 Request for Purchase Authorization - CITYWIDE: Blanket Purchase Order for Citywide Screen-Printing Embroidery Clothing Apparel in the amount of \$104,580.00 for a three (3) year contract term; Impressive Promotional Products, Clawson, MI

Attachments: [022326 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Munglioli Q&A.pdf](#)

Joe Snyder, Chief Financial Officer, stated that this blanket is intended to cover employee work uniforms, including t-shirts and sweatshirts, per the union contracts for City staff who conduct their operations in the public, notably, staff in the Parks &

Natural Resources Department, the Cemetery, the Department of Public Services, and the Fire Department, so that they can be easily identified as City employees. He pointed out that this is especially important for staff members who currently wear a City-issued lanyard with a photo badge, which may hinder or even pose a hazard to employees. He added that t-shirts are provided for certain City-sponsored events, such as Oak in the Hills, Festival of the Hills, the RHISE Cup, and the Youth Council Cultural Fair, and noted that this blanket purchase order is anticipated to cover around 900 City t-shirts and sweatshirts each year.

Vice President Mungoli thanked Mr. Snyder for answering her preliminary questions on this item and ensuring she understood that these contractual obligations are standard for the City.

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

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

Enactment No: RES0055-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for Citywide Screen-Printing Embroidery Clothing Apparel in the amount of \$104,580.00 to Impressive Promotional Products, Clawson, Michigan for a three-year contract term and further authorizes the Procurement Manager to execute a contract on behalf of the City.

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

2026-0062 Request for Adoption of the Strategic Allocation for Variance & Economic Resilience (S.A.V.E.R.) Reserve Policy

Attachments: [022326 Agenda Summary.pdf](#)
[SAVER Reserve Policy.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungoli Q&A.pdf](#)

Joe Snyder, Chief Financial Officer, described the S.A.V.E.R. Reserve Policy as a vital financial shock absorber for the City's capital projects. He explained that in the current economic climate, the costs of labor and materials like concrete and steel often fluctuate wildly between the initial summer budgeting phase and the following spring groundbreaking. He continued that historically, these variances have forced the City to either scramble for budget amendments or delay other projects to cover the gap; however, the S.A.V.E.R. Policy seeks to change this dynamic by utilizing the City's prior-year General Fund operating surpluses, stemming from conservative budgeting, to protect current projects without requiring new tax dollars or project deferrals. He noted that the General Fund saw a \$3 million favorable budget variance in the fourth quarter of 2025, which was transferred to the Capital Improvement Fund, and the administration proposes using a portion of those funds to establish the S.A.V.E.R. reserve with a \$2.5 million cap. He detailed the process for accessing these funds: first, the Finance Department must validate that the overage is a true market anomaly rather than an administrative error or scope

creep; second, a means test ensures that restricted funds (like Major Road or Fleet) use their own reserves first; and third, the Mayor must review the request before it proceeds to City Council for final legislative approval. He emphasized that City Council retains full authority over these funds, as they must still approve the budget amendments to uncommit the reserve for specific projects. He described a “waterfall effect” starting in January 2027, where annual surpluses will first replenish the “safety bucket” (the S.A.V.E.R. reserve) to its cap before overflowing into the “growth bucket” for future projects. He added that to ensure the reserve maintains its purchasing power against inflation, the Policy calls for a triennial review of the target cap. He concluded by requesting a technical correction to the resolution language, asking that the word “assigned” be changed to “committed” per the City auditor’s recommendation to ensure proper accounting classification.

Vice President Mungoli thanked Mr. Snyder for his thorough responses to her preliminary questions, noting that it took time for her to process the various aspects and potential impacts of the new S.A.V.E.R. Policy. She expressed lingering reservations over the necessity of creating an additional “waterfall” account, and questioned the specific project examples used to justify the Policy’s implementation. She proposed the addition of a fourth “resolved” statement mandating that the S.A.V.E.R. account be evaluated alongside the 2026 Fourth Quarter Budget Amendment to determine if it met its objectives and requiring it to return to City Council for renewal. She emphasized the importance of seeing tangible proof of the Policy’s utility within the current fiscal year before committing to a longer-term arrangement.

Mr. Blair expressed his support for the S.A.V.E.R. Policy, noting his appreciation for Vice President Mungoli’s proposed amendment regarding oversight and reporting. He highlighted a strategic advantage of the new fund over traditional budgeting methods, explaining that while typical projects include a ten to 15 percent contingency fund that is visible to contractors, such transparency can inadvertently encourage vendors to find reasons to access those dollars; however, the S.A.V.E.R. reserve acts as a form of armor for the City’s finances. He noted that because the fund is separated from individual project budgets and protected by the safeguards outlined by Mr. Snyder, it ensures that additional funds are only accessed for genuine, uncontrollable emergencies.

Ms. Mannino questioned how the funds would be handled if the City did not adopt the S.A.V.E.R. Policy. She expressed her support for the measure, noting that capturing the \$3 million surplus from 2025 to protect 2026 projects is a prudent fiscal move.

Mr. Snyder explained that the prior-year surplus would simply remain co-mingled within the Capital Improvement Fund, earmarked generally for future projects. He clarified that the S.A.V.E.R. Policy effectively creates a lockbox to serve as a first line of defense against current-year inflation, ensuring that immediate cost overruns do not force the City to cut or jeopardize future planned projects. He added that the fund is strictly capped; if only a small portion of the reserve is used, the year-end “waterfall” only replenishes the account back to the \$2.5 million limit. He noted that this ensures that the reserve remains a stable safety net rather than an indefinitely

growing account, allowing all remaining surplus funds to flow back into general capital improvements.

***Mayor Barnett** emphasized the high-level benefits of the S.A.V.E.R. Policy, characterizing it as a sophisticated tool for managing the City's conservative financial portfolio. He underscored that the Policy requires no new tax dollars and preserves City Council's full authority over all expenditures. He also noted that independent auditors have validated the reserve as a best practice and a smart move that few other municipalities are in a position to execute. He further explained that the Policy provides a necessary safety net in an unpredictable market and that without this tool, fluctuations could force the City to stall projects or keep contractors waiting while seeking emergency approvals. He thanked Mr. Snyder for his work on the Policy.*

A motion was made by Mungoli, seconded by Blair, that this matter be Adopted by Resolution with the addition of #4: "S.A.V.E.R. account will be evaluated with the 2026 4th Quarter Budget Amendment to determine if it met its objectives and will come back to Council for renewal" and changing "Assigned" under #2 to "Committed." The motion carried by the following vote:

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

Enactment No: RES0056-2026

Whereas, the City of Rochester Hills recognizes that construction market volatility and supply chain inflation pose significant risks to the timely completion of approved capital projects; and

Whereas, the Administration desires to establish a dedicated financial mechanism to mitigate these risks and ensure the continuity of the City's Capital Improvement Plan without compromising the City's General Fund operating reserves; and

Whereas, the proposed S.A.V.E.R. Reserve Policy capitalizes a "financial shock absorber" using only prior-year General Fund operating surpluses, ensuring no new tax dollars are required to fund this initiative; and

Whereas, the Policy establishes strict governance, including a "Payor of Last Resort" protocol and the requirement for City Council appropriation prior to the expenditure of any funds.

Now, Therefore, Be It Resolved:

1. The Strategic Allocation for Variance & Economic Resilience (S.A.V.E.R.) Reserve Policy, attached hereto as Exhibit A, is hereby ADOPTED.
2. The Chief Financial Officer is authorized to establish the S.A.V.E.R. Reserve as a "Committed" Fund Balance classification within the Capital Improvement Fund, with an initial Target Cap of \$2,500,000.
3. Administration is authorized to implement the funding and usage procedures as defined within the Policy, subject to the continued legislative oversight of the City Council for all future appropriations.
4. S.A.V.E.R. account will be evaluated with the 2026 4th Quarter Budget Amendment to

determine if it met its objectives and will come back to Council for renewal.

2026-0081 Proposed Resolution to establish the City Council Policy and Procedure Technical Review Committee

Attachments: [022326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Ms. Neubauer stated that at the February 9th, 2026 Regular City Council Meeting, she requested that Council establish a Technical Review Committee to evaluate, review, and make recommendations for any amendments, additions, or deletions to the City Council Rules of Procedure and Council Policies. She explained that to maintain a high standard of governance, it is essential that Council establishes a formal process to periodically conduct a review of these important documents. She noted that she has included a proposed resolution for Council's consideration that defines the Committee's purpose, membership, and reporting structure, and added that other commissions regularly review their policies to see what needs to be changed.

President Carlock voiced his support of the Technical Review Committee, highlighting the importance of reviewing these documents to ensure that they are staying up to date with current activities.

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

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

Enactment No: RES0057-2026

In accordance with Article VII, Section .02 of the Rochester Hills City Council Rules of Procedure, the Rochester Hills City Council resolves to establish the Council Policy and Procedure Technical Review Committee, as follows:

- 1) Purpose and Charge
 - a. To conduct a comprehensive biennial review of the City Council Rules of Procedure and City Council Policies.
 - b. To identify and propose amendments, additions, or deletions that align with current state law and best practices.
 - c. To enhance the transparency, efficiency, and overall effectiveness of Council proceedings and governance.
- 2) Membership
 - a. Three (3) City Council Members are appointed to this committee: Jason Carlock, Theresa Munglioli and Marvie Neubauer
 - b. One (1) Administrative Member: Leanne Scott, City Clerk
 - c. Appointments shall be for a period of 2 years.
- 3) Recommendations:
 - a. The Committee shall meet at least once every two years, or as directed by Council.
 - b. All proposed revisions must be presented to the full City Council for formal consideration and adoption.
 - c. Meetings shall be conducted in accordance with the Michigan Open Meetings Act (OMA).

ANY OTHER BUSINESS

NEXT MEETING DATE

- City Council - Regular Meeting - March 9, 2026 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungiola to adjourn the meeting at 9:00 p.m.

*JASON CARLOCK, President
Rochester Hills City Council*

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

*EMMA BOWEN
Administrative Coordinator
City Clerk's Office*

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