



Rochester Hills

Minutes - Draft

City Council Regular Meeting

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

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

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

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

Monday, January 26, 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 - David Blair, Jason Carlock, Theresa Mungoli, Marvie Neubauer, Bradley Limberg and Diana Mannino

Absent 1 - Mark Skelcy

Others Present:

*Tracey Balint, Interim DPS Director/City Engineer
Ann Christ, City Attorney
Saachi Dahanukar, Rochester Hills Government Youth Council
Ken Elwert, Parks & Natural Resources Director
Leanne Scott, City Clerk
Karen Somerville, Deputy Assessing Director
Erin Sudrovech, Chief of Staff
Laurie Taylor, Assessing Director
Mike Viazanko, Building/Ordinance/Facilities Director*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Mungoli, seconded by Neubauer, that the Agenda be Approved as Amended to remove Legislative File 2026-0026 from Presentations and postpone it to a later date at the request of State Representative Tisdel. The motion carried by the following vote:

Aye 6 - Blair, Carlock, Mungoli, Neubauer, Limberg and Mannino

Absent 1 - Skelcy

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Carlock introduced RHGYC Representative **Saachi Dahanukar**.

Ms. Dahanukar stated that she is a tenth grader at Rochester Adams High School and that she is in her first year on the RHGYC and also serves on the Cemetery Citizen Advisory Committee. She reported that on Wednesday, January 7th, they had their monthly meeting, where Mayor Barnett came in and spoke to them about what he does. She announced that they are hosting a SOUP-er-bowl event on January 31st from 1:00 to 3:00 p.m. in the Rochester Hills Public Library multipurpose room, detailing that this event is focused on collecting canned food donations for Neighborhood House while providing fun activities and food for community members. She noted that in return for bringing a canned food donation, attendees will receive a raffle ticket for prizes. She added that they will be holding a Special Meeting this Wednesday, January 28th, at 6:00 p.m. to finalize details for the event.

Rochester Avon Recreation Authority (RARA):

Vice President Mungioli announced that RARA will be coming to City Council in a couple of weeks to share their Master Plan. She thanked residents for providing insight via the Master Plan survey.

Sister City Committee / Rochester:

Vice President Mungioli shared that the Committee is having their first meeting of the year on February 3rd in the Rochester Hills Clerk's Office, noting that the public is welcome to attend. She added that they will be planning the Memorial Day Parade and that their theme for the year is "Doing Things Together."

Rochester Hills Museum Foundation:

Ms. Mannino encouraged people to attend the February Film Festival on Friday nights at 7:00 p.m. at the Rochester Hills Museum. She provided the following details:

- February 6th: Au Sable - The River. The Race. The Legends.
- February 13th: Vanish - Disappearing Icons of a Rural America
- February 20th: Singing Back the Buffalo
- February 27th: The Keepers

She continued that the Museum is offering a Cabin Fever Lecture Series on the first three Friday nights in March at 7:00 p.m. She provided the following information:

- March 6th: Vacation! The 19th Century Rise of Leisure
- March 13th: I Got My Thrill on Newberry Hill - A History of the Newberry Hill Ski Jump in Rochester
- March 20th: That Old Time Religion: Early Faith Communities of Rochester and Avon

OPC Social & Activity Center Committee:

Ms. Mannino invited the public to the following upcoming OPC events:

- February 6th from 2:30 to 3:30 p.m.: *Hormone Conversations We Never Had*; a discussion in recognition of Heart Health Month
- February 12th from 5:00 to 7:45 p.m.: *Symphony at the Table*; an intimate evening with a Detroit Symphony Orchestra String Quartet
- February 23rd at 6:00 p.m.: *In Our Own Voice: African American Art*; a program to celebrate Black History Month

Mr. Blair reminded residents to ensure that their smoke detectors are working and change the batteries twice a year, commenting that he has heard from people whose lives were saved by functioning smoke detectors. He shared that the Rochester Hills Fire Department's webpage contains information about things they can help with, including installing smoke detectors, coming up with an escape plan for your house, and doing fire inspections.

PRESENTATIONS

2026-0026 State Representative Mark Tisdell Legislative Update

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

Removed from 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.

2025-0595 Approval of Minutes - City Council Special Meeting - August 18, 2025

Attachments: [CC Special Min 081825.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0011-2026

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on August 18, 2025 be approved as presented/amended.

2025-0596 Approval of Minutes - City Council Regular Meeting - August 25, 2025

Attachments: [CC Min 082525.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0012-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on August 25, 2025 be approved as presented/amended.

2025-0597 Approval of Minutes - City Council Regular Meeting - September 8, 2025

Attachments: [CC Min 090825.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0013-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on September 8, 2025 be approved as presented/amended.

2025-0598 Approval of Minutes - City Council Regular Meeting - September 22, 2025

Attachments: [CC Min 092225.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0014-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on September 22, 2025 be approved as presented/amended.

2026-0019 Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for Uninterrupted Power Supply (UPS) Installation, Maintenance, and Service Agreement at Fire Station 1 in the amount of \$53,215.00 with a project contingency in the amount of \$4,114.00 for a total not-to-exceed project amount of \$57,329.00; RESA Power Service LLC., Wixom, MI

Attachments: [012626 Agenda Summary.pdf](#)
[Proposal Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0015-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for Uninterrupted Power Supply (UPS) Installation, Maintenance, and Service Agreement at Fire Station 1 to RESA Power Service LLC., Wixom, Michigan in the amount of \$53,215.00 with a project contingency in the amount of \$4,114.00 for a total not-to-exceed project amount of \$57,329.00 and further authorized 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.

2026-0020 Request for Purchase Authorization - FACILITIES: Purchase of lockers and

benches for the Borden Park Grounds Maintenance Building Locker Room renovation in the amount of \$26,474.70; Decima LLC., Detroit, MI

Attachments: [012626 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0016-2026

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of lockers and benches for the Borden Park Grounds Maintenance Building Locker Room to Decima LLC., Detroit, Michigan in the amount of \$26,474.70.

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.

- 2026-0025** Request for Purchase Authorization - FLEET: Blanket Purchase Order for compressed gases in the amount not-to-exceed \$40,450.00 through January 31, 2028; Airgas Great Lakes, Inc., Bay City, MI

Attachments: [012626 Agenda Summary.pdf](#)
[MiDeal Contract Pricing.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0017-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for compressed gases to Airgas Great Lakes, Inc., Bay City, Michigan in the amount not-to-exceed \$40,450.00 through January 31, 2028.

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.

- 2026-0027** Request for Approval to grant a Quit Claim Deed - South Adams Road ROW @ Nowicki Park - to the Board of County Road Commissioners

Attachments: [012626 Agenda Summary.pdf](#)
[Quit Claim Deed.pdf](#)
[Exhibit A Parcel & ROW.pdf](#)
[Exhibit B ROW only.pdf](#)
[Aerial ROW Map.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0018-2026

Whereas, Request for Approval for the City of Rochester Hills, a Michigan municipal corporation to grant a Quit Claim Deed to the Board of County Road Commissioners of the County of Oakland, a public body corporate, for a variable wide road right of way on the east side of South Adams Road for Part of Parcels #15-08-100-006, #15-08-100-007, #15-08-100-008, #15-08-151-001 and #15-08-151-002.

Resolved, That the Rochester Hills City Council, on behalf of the City of Rochester Hills, grants a Quit Claim Deed to Board of County Road Commissioners of the County of Oakland, whose address is 31001 Lahser Road, Beverly Hills, MI 48025, for a variable wide road right of way on the east side of South Adams Road for Part of Parcels #15-08-100-006, #15-08-100-007, #15-08-100-008, #15-08-151-001 and #15-08-151-002.

Further Resolved, that the City Council authorizes the Mayor to sign the Quit Claim Deed on the City's behalf.

Passed the Consent Agenda

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

Aye 6 - Blair, Carlock, Munglioli, Neubauer, Limberg and Mannino

Absent 1 - Skelcy

PUBLIC COMMENT for Items not on the Agenda

Jesse Williams, 2684 Stonebury Dr, requested an amendment to the municipal ordinances that would prohibit the intentional feeding of wild turkeys, aligning it with existing regulations regarding deer and geese. He reported that neighbors on both sides of his property feed the wild turkeys with bird seed and bread, leading to the habituation of turkeys in the neighborhood. He expressed concern over the resulting aggressive behavior of the birds, noting that elderly residents have been attacked, his pregnant wife has been chased from her vehicle, and mail delivery has been disrupted. He also highlighted the public health risks associated with diseases carried by the turkeys, particularly for elderly individuals, infants, and immunocompromised individuals. He noted that while he has worked with the DNR to relocate aggressive birds and has implemented various deterrents, the DNR maintains that a City-level ordinance is the best long-term solution.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Ms. Neubauer acknowledged Mr. Williams' public comment, informing him that she and the other Council Members received his email and will bring his concerns to the upcoming Joint Planning Commission/City Council meeting, where they will be discussing changes in ordinances.

She continued by mentioning that today is Michigan's 189th birthday. She also reported that Rochester High School's boys' basketball team took the victory over Stoney Creek in the recent "Crosstown Showdown," noting that Rochester is undefeated. She added that scouts were at the game, and remarked how exciting this is for the school district.

Vice President Munglioli thanked the DPS team for their phenomenal work over the past several weeks. She displayed PlowTracker, which can be found at rochesterhills.plowtracker.com, explaining that residents can see the location of trucks and plan accordingly.

Erin Sudrovech, Chief of Staff, provided the following updates on behalf of Mayor Barnett:

- *She extended a sincere “thank you” to the DPS team for all the plowing and salting they have done. She detailed that just last week, the team spent over 220 hours on major roads, nearly 300 hours on local roads, and over 170 hours on courts, and they used 400 tons of salt and 22 tons of sand.*
- *The most recent episode of the Right Down the Street podcast features Seggie Isho, a member of the a cappella group Straight No Chaser. She noted that the group has been touring nonstop for the past several years, and showed a video of Seggie and the Mayor’s Office performing a song.*
- *The City’s latest ribbon cutting was for Rowan, a piercing location in the Village of Rochester Hills that hires only nurses to do the piercings.*
- *The sled hill at Bloomer Park is open daily from 9:00 a.m. to 5:00 p.m., and Spencer Park is open for ice skating and ice fishing. Changes in conditions will be noted on the City’s website.*
- *The annual Pond Hockey Classic is on Saturday, February 7th, at Spencer Park. More information can be found on the City’s website.*
- *She encouraged people to purchase a 2026 park pass, and added that 2026 shelter rentals are now open.*
- *The Free Street Tree Program is open through February 6th. All the trees are planted, maintained, and guaranteed for a year by the City’s contractor.*

ATTORNEY'S REPORT

City Attorney Ann Christ had nothing to report.

NEW BUSINESS

2026-0029 Request for the Michigan Liquor Control Commission approval of an application for a Transfer of a Class C License and Various Permits submitted by Bloomfield 14, LLC

Attachments: [012626 Agenda Summary.pdf](#)
[LLTRC Application Packet.pdf](#)
[MLCC Application Packet.pdf](#)
[Resolution \(Draft\).pdf](#)

Clerk Scott shared that Patrick Howe with Honigman is here tonight to represent the applicant; Bloomfield 14. She stated that they are requesting to be considered for the transfer of a Class C liquor license, along with the various permits, to be approved by the Michigan Liquor Control Commission (MLCC). She noted that the applicant had to go before the Liquor License Technical Review Committee, which met on January 12th and voted unanimously to approve recommendation to the MLCC.

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

Aye 6 - Blair, Carlock, Munglioli, Neubauer, Limberg and Mannino

Absent 1 - Skelcy

Enactment No: RES0019-2026

Resolved, that the Rochester Hills City Council recommends that the application for a Transfer of a Class C License and Various Permits submitted by Bloomfield 14, LLC to be located at 200 Barclay Circle be considered for approval by the Michigan Liquor Control Commission.

2026-0023 Request for Approval of Interlocal Agreement for Clinton River Oaks County Park between the City of Rochester Hills and Oakland County Parks and Recreation Commission through September 30, 2026

Attachments: [012626 Agenda Summary.pdf](#)
[Interlocal Agreement.pdf](#)
[Exhibit A Map.pdf](#)
[Exhibit B Costs.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, stated that last fall, City Council passed an agreement that leased portions of Bloomer Park, the riverplain and the bluff, to the County, and added that the current item addresses the immediate management of the land. He explained that because the County does not yet have operational staff on-site, they have requested that Rochester Hills continue its current maintenance and communication efforts through the end of the County's fiscal year on September 30th, 2026. He shared that the Oakland County Board of Commissioners officially passed this agreement on January 22nd, and pending Council approval, the official transition and lease of the property are scheduled to take effect on February 1st, 2026. He clarified that if the County requires continued assistance beyond September, the agreement would be subject to renegotiation at that time.

Vice President Mungoli expressed her full support of the interlocal agreement, noting that the City has the ability to track staff costs and ensure that the County is billed fairly for work performed during the transition. She thanked Mr. Elwert for his work, and requested more information about the upcoming community meeting.

Mr. Elwert shared that Oakland County Parks will be hosting an interactive open house this Thursday in the City Hall auditorium from 5:00 to 7:00 p.m. He explained that the County's Planning Unit will gather resident input and explore community desires for the future of the Clinton River Oaks partnership, and added that City staff will be in attendance.

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

Aye 6 - Blair, Carlock, Mungoli, Neubauer, Limberg and Mannino

Absent 1 - Skelcy

Enactment No: RES0020-2026

Resolved, that the Rochester Hills City Council hereby approves the Interlocal Agreement for Maintenance of Clinton River Oaks County Park between the City of Rochester Hills and Oakland County Parks and Recreation Commission through September 30, 2026 and further authorizes the Mayor to execute the agreement on behalf of the City.

- 2026-0021** Request for Purchase Authorization - FLEET: Blanket Purchase Order for the purchase of unleaded gasoline and diesel fuel in the amount not-to-exceed \$975,000.00 through January 31, 2028; RKA Petroleum Companies, Romulus, MI

Attachments: [012626 Agenda Summary.pdf](#)
[Sterling Heights Signed Extension.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, explained that this request acts as an extension to an existing blanket to RKA Petroleum. She shared that the City saves about \$1.00 per gallon when they make this purchase through a cooperative agreement with Sterling Heights and self-supply.

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

Aye 6 - Blair, Carlock, Munglioli, Neubauer, Limberg and Mannino

Absent 1 - Skelcy

Enactment No: RES0021-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the purchase of unleaded gasoline and diesel fuel to RKA Petroleum Companies, Romulus, Michigan in the amount not-to-exceed \$975,000.00 through January 31, 2028.

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.

- 2026-0024** Childress Avenue & Enid Street Special Assessment District (SAD) Paving Project

Attachments: [012626 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

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

Ms. Balint stated that following the public hearing held on December 15th, property owners had a 28-day window to file a petition to terminate this SAD. She shared that as no such petition was received, the project is now positioned for official advancement. She outlined the upcoming technical and budgetary steps, noting that plans are approximately 95% complete and that to maximize cost-efficiency, the City intends to bid this work alongside the broader asphalt program; however, it will be itemized as a distinct "Part B." She noted that once bids are received, the Assessing Department will prepare the formal special assessment roll. She concluded by voicing that they anticipate to return to Council in February or March for final bid approval.

President Carlock questioned when the paving will take place.

Ms. Balint responded that it will occur this year, noting that this item will be bid with the 2026 HMA Program.

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

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

Absent 1 - Skelcy

Enactment No: RES0022-2026

Whereas, The Department of Public Services requests that the City Council pass a final determination of necessity to approve moving forward with an SAD paving project for Childress Avenue and Enid Street in accordance with the prepared design plans and specifications and to direct the City Assessor to prepare a certified special assessment roll for the district properties.

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills, hereby passes a final determination of necessity to approve moving forward with an SAD paving project for Childress Avenue and Enid Street in accordance with the prepared design plans and specifications and to direct the City Assessor to prepare a certified special assessment roll for the district properties.

ANY OTHER BUSINESS

Ms. Mannino inquired about the status of the Dunning SAD Paving Project.

President Carlock clarified that it has been sent back to the residents, with the understanding, per the last City Council meeting, that the City is looking for them to obtain complete agreement to pave the entire street or the street that leads into Dunning.

Ms. Neubauer underscored that for reasons stated on the record, the Dunning project was sent back to residents and the Childress project continues.

NEXT MEETING DATE

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

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mannino to adjourn the meeting at 7:33 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.