



Rochester Hills

Minutes - Draft

City Council Regular Meeting

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Home Page:
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, August 10, 2026

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

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

Others Present:

*Tracey Balint, Public Services Director/City Engineer
Dan Christ, City Attorney
Sasha Joshi, Rochester Hills Government Youth Council
Rochelle Lyon, Information Systems Director
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
Erin Sudrovech, Chief of Staff
Christina Wang, Rochester Hills Government Youth Council
Yuna Woo, Rochester Hills Government Youth Council*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

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

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Carlock introduced RHGYC Representative Yuna Woo.

Ms. Woo stated that she recently graduated from Stoney Creek High School and is finishing up her fourth year on the Youth Council. She added that she serves as the Youth Representative on the Public Safety and Infrastructure Technical Review Committee. She announced that the Youth Council is looking forward to volunteering this Wednesday at the Brooklands Block Party, where they will be running a tie-dye station to celebrate America 250. She also shared that at their monthly meeting this Thursday, the City's Planning Department will be conducting a focus group. She noted that the orientation for their 2026-2027 members is on Friday. She concluded by thanking Adult Advisor Erin Mims, Councilwoman Neubauer, and City Council for all that she has learned throughout her four years on the Youth Council. She also congratulated the new Youth Council members.

Vice President Mungoli thanked citizens for voting in the Primary Election last week. She noted that a tremendous amount of work goes into running an election, and voiced her belief that the Rochester Hills Clerk's Office team is the best in the County, if not the State. She emphasized her gratitude for Clerk Scott and the entire Clerk's Office team for all the work they did to ensure that the recent election went smoothly and followed all the rules.

PRESENTATIONS

2026-0347 Rochester Hills Government Youth Council 2025-2026 Final Report and Presentation of Certificates of Recognition

Attachments: [081026 Agenda Summary.pdf](#)
[Presentation.pdf](#)

Sasha Joshi, Rochester Hills Government Youth Council (RHGYC) Chairperson, and **Christina Wang**, RHGYC Vice Chair, were present.

Ms. Joshi and **Ms. Wang** shared that the RHGYC has had a busy but extraordinary year, as they volunteered at countless City events, hit record-breaking attendance at their Cultural Fair, and made impactful connections with City Council, representatives, and citizens. They highlighted the following activities from the past year:

- RHGYC Swearing-in Ceremony
 - August 11, 2025
 - Said farewell to outgoing seniors and welcomed new members
- RHGYC Orientation
 - Had the opportunity to get to know City Council Members and Department Directors
- Rochester Hills Bike Show
 - Helped manage bounce houses and vendors
- State of the City
 - Assisted the Mayor's Office in greeting guests and with Mayor Barnett's dog, Hillz
- Fire Department Open House
 - Helped run the activities and wore the Sparky costume to engage with the kids

- Community Foundation Tailgate
 - Distributed the raffle prizes and helped raise funds for the Community Foundation
- Stone Wall Pumpkin Fest
 - Assisted with pumpkin carving and games
- City Council Swearing-in Ceremony
 - Great opportunity to welcome and familiarize themselves with the dedicated leaders who represent the City
- Light the Village
 - Handed out glow wands
- Rochester Area Christmas Parade
 - Showed love for the community
- RHGYC Charitable Shopping, Holiday Meeting, and Gift Drop-Off
 - Purchased gifts for children at the Rainbow Connection
 - Participated in a potluck at the Rochester Hills Museum at Van Hoosen Farm
- RHGYC Soup-er Bowl Party Event
 - Held at the Rochester Hills Public Library
 - Over 80 attendees
 - Collected over 246 pounds of food for the Neighborhood House
- Legislative Day
 - Had the opportunity to meet Senator Webber and Representative Tisdell and to see the Capitol
 - Also had the opportunity to have lunch at Midwest Strategy Group, where they learned from Adam Wright and Mike Compagnoni about what lobbyists do
- 2026 Cultural Fair
 - Spent hours making calls and having meetings to ensure they planned a flawless event that highlighted the immense diversity and culture in the community
 - Over 600 attendees came to enjoy the live music, performances, food, and vendors
- O.A.K. in the Hills
 - Informed people about Youth Council and assisted with event check-in
- Van Hoosen Jones Cemetery Beautification Project
 - Had the opportunity to give back to the community by planting flowers
- Festival of the Hills
 - Celebrated America 250 with the community

They commented that serving on the Youth Council has been pivotal to their educational experience. They detailed that they were excited to welcome the City's Planning Department and that the City values youth input. They also shared that the Clerk's Office informed them of the many ways they serve the community behind the scenes. They added that the Youth Council has had the unique opportunity of serving on Technical Review Committees and at City Council meetings, giving them firsthand experience in local government. They underscored how grateful they are for all of the opportunities they have had to learn more about the City they reside in. They concluded by extending their heartfelt gratitude to Adult Advisor Erin Mims and Councilwoman Neubauer, noting that they have been mentors, advocates, and a constant source of encouragement.

Ms. Neubauer voiced how proud of the Youth Council she is, noting that they have done a lot for the City this past year and have grown immensely. She added that she is heartbroken to see the seniors leave and that she hopes they stay in touch. She expressed her excitement to work with the new students this coming year.

President Carlock stated that serving on the Youth Council is a good experience, and added that he hopes the Youth Council Representatives consider serving the community in some other capacity as they move on in their lives.

Presented.

2026-0346 Rochester Hills Government Youth Council 2026-2027 Swearing-in Ceremony

Attachments: [081026 Agenda Summary.pdf](#)

Ms. Neubauer shared that she was appointed to serve as the City Council Representative for the Rochester Hills Government Youth Council (RHGYC) in December 2025, and it has been her great privilege to serve in this role. She stated that this summer, she, along with RHGYC Adult Advisor Erin Mims and some of the Youth Council Members, interviewed 41 candidates for the 2026-2027 term. She detailed that they had the opportunity to read the candidates' essays and letters of recommendation, and each candidate was individually scored based on their interview answers, essays, and presentation. She noted that this rigorous process reflects the degree of honor associated with being offered and taking a position with the RHGYC.

She continued that tonight, the 2026-2027 Youth Council Members will take an Oath of Office administered by Clerk Scott, and they will solemnly swear to support and defend the United States and Michigan Constitutions and the Rochester Hills City Charter, and to conduct themselves in a manner to maintain the integrity of this appointed position and to honor the City of Rochester Hills. She noted that as representatives of the City with a specific charge and obligation to maintain and enhance the honor of Rochester Hills, these students will have the privilege of serving the residents of the City of Rochester Hills.

She congratulated the recent RHGYC graduates:

- Isabella Blakeley graduated from International Academy and will be attending the University of Michigan
- Lucas DiGrande graduated from Notre Dame Prep and will be attending the University of Indiana
- Janelle Hayes graduated from Stoney Creek High School and will be attending Michigan State University
- Eliza Pizzuti graduated from Rochester Adams High School and will be attending the University of Michigan
- Siddh Sheth graduated from Stoney Creek High School and will be attending the University of Michigan
- Andrew Thomas graduated from Rochester Adams High School and will be attending the University of Michigan

- Yuna Woo graduated from Stoney Creek High School and will be attending the University of Michigan

She introduced the 2026-2027 RHGYC members:

- Rosell Arkan from Stoney Creek High School
- Oliver Blakeley from Rochester High School
- Saachi Dahanukar from Adams High School
- Brennan Deel from Stoney Creek High School
- Jackson Deel from Stoney Creek High School
- Kishyo Giri from Stoney Creek High School
- Sasha Joshi from Adams High School
- Anika Kadandale from Adams High School
- Jueon Kim from Adams High School
- Saisha Patnaik from Rochester High School
- Carson Pavloff from International Academy
- Noorah Qadri from Rochester High School
- Dev Shah from International Academy
- Divya Shah from International Academy
- Divya Sheth from Stoney Creek High School
- Sophia Tomas from Marion High School
- Christina Wang from Adams High School

Clerk Scott administered the Oath of Office to the RHGYC members.

President Carlock announced that the meeting will take a 15-minute recess for a quick reception to celebrate the 2026-2027 RHGYC.

Presented.

(Recess 7:23 p.m. to 7:35 p.m.)

2026-0352 Midwest Strategy Group Presentation

Attachments: [081026 Agenda Summary.pdf](#)
[Presentation.pdf](#)

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

- Lansing Update
 - FY 2027 Budget Process
 - Late-night session July 2nd/3rd led to final passage of budget.
 - Total spend was approximately \$86.3 billion.
 - Policy Initiatives
 - Governor Whitmer signed 76 bills into law in 2025, the fewest enacted laws since 1842. So far this year, the Governor has signed approximately 40 bills into law. Most of the bills passed as part of the budget deal.
 - Governor Vetoes Nine Bills from Last Session
 - Legislation was trapped in limbo since end of 2024.

- Legal wrangling led to an MSC decision to force their presentation to Governor.
- Governor immediately vetoed.
- FY 2027 Budget Deal
 - Revenue Estimates Flat to Down
 - Revenue projections are slightly higher than in January but still down.
 - Changes in Federal Law (H.R. 1) and road funding changes pushed funding levels downward.
 - House/Senate/Governor Negotiated Deal
 - In a marathon session July 2nd and 3rd, the legislature passed a final budget deal and sent it to Governor Whitmer's desk. The budget contained no new taxes and did not draw from the State's Rainy-Day Fund.
 - Property Tax deal was not included in the final product.
 - Budget was signed by Governor Whitmer on July 21st.
 - LDSI Requests
 - Approximately \$125 million in requests included in final budget, approximately half of the amount awarded for current fiscal year.
 - Highlights
 - Revenue Sharing remains equal to current year funding.
 - Public Safety Revenue Sharing remains equal to current year funding.
 - Election Equipment Reserve Fund was not included in conference report.
 - Pure Michigan - all ongoing funding eliminated. \$9 million in one-time funding and \$2 million in one-time funding for special events.
 - Policy Bills Included in Deal
 - SB 732 amends the transformational brownfield economic development statute to eliminate sunset and increase annual captures.
 - SB 721 and 722 extend the sunset on the commercial redevelopment and rehabilitation acts.
 - SB 966 creates the low-income housing tax credit.
- Legislative Policy Initiatives
 - Data Center Legislation
 - Several bills regarding data centers have been introduced. Most appear to be messaging bills designed to use during the General Election campaign this fall.
 - Housing
 - Local Government Preemption
 - State statute would set minimum lot sizes, minimum home sizes, make ADUs and duplexes by right, as well as institute a "shot clock" for local governments to approve applications.
 - Revenue Sharing Trust Fund (SB 559, 561, 912)
 - Earmark sales tax revenue and restrict those funds for local use.
- What Is Next
 - Primary and General Elections
 - The Primary Election was held on August 4th for political parties to choose their nominees for various offices. The General Election will be held on November 3rd and will decide control of the Michigan Legislature and other top

offices in the State.

- Fall Session

- Legislators are scheduled to be here random days in August, September, and October, but it is unclear how many, if any, days of legislative action will occur.

- Lame Duck?

- Lame Duck legislative sessions occur after General Elections and the status this year is up for debate.

- 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 and Citizen Voting

President Carlock pointed out that there are many residents present tonight who are interested in hearing City Council's discussion on data centers. He noted that the City will likely not make any decisions until the State does, as they do not want to make ordinances or policies that will later need to be changed.

Vice President Mungioli inquired when the next legislative session starts.

Mr. Wright shared that the General Election will occur on November 4th, and the new legislators will come to town that week and hold leadership elections. He noted that they will not officially start until after January 1st and that they will have to adopt rules that require them to establish committees and appoint members to them. He added that not much happens in Lansing with regard to committee meetings until after the Governor has given their State of the State or budget presentation. He also shared that every piece of legislation that does not get passed by the legislature and signed by the Governor dies after December 31st of this year, so there is an initiative called Project Blueback that will list the bills that people would like to reintroduce.

Vice President Mungioli requested confirmation that if the data center bills do not get passed this year, they would have to wait until session starts back up in late January or early February before they could be reintroduced.

Mr. Wright confirmed Vice President Mungioli's statement.

Vice President Mungioli sought further explanation regarding what would happen if the State were to implement a data center moratorium.

Mr. Wright responded that it would depend on how long the moratorium lasts, noting that the legislature would have to decide whether they want to extend it or do something different and then act accordingly. He noted that this would only be the case if the data center legislation were to pass before the end of the year.

Vice President Mungioli pointed out that one of the items on tonight's agenda is a proposal to extend the City's moratorium to March. She requested confirmation that the City might not have direction from the State regarding data centers at that

point. She also inquired how long moratoriums typically last.

Mr. Wright confirmed Vice President Mungioli's statement regarding direction from the State. He also noted that he is not sure how long moratoriums typically last, as this is new for him and he has not seen the State implement moratoriums with a certain sector of the business community before.

Vice President Mungioli shared that she will ask Attorney Christ whether the City can be sued if they do not allow a data center to be built. She also requested confirmation that the State is not going to be paying for new election equipment.

Mr. Wright confirmed Vice President Mungioli's statement.

Vice President Mungioli invited the public to attend the City's Budget Workshop next week, as they may discuss how they are going to pay for new election equipment. She also questioned whether it will be more difficult for the City to obtain funding through LDSI requests in the future.

Mr. Wright stated that it might be more difficult and that it heavily depends on the economy of Michigan and how revenues come in. He explained that there is less money to operate with due to tax changes at the federal and State level.

Vice President Mungioli sought more information regarding the increase in school funding.

Mr. Wright shared that all schools received an increase of \$250 per pupil, bringing the total up to approximately \$10,300 per student. He added that there are many individual categoricals, such as school safety and mental health, that schools can apply for.

Vice President Mungioli commented that it would be great if the City could partner with the school districts on mental health efforts, referencing the Youth Council's desire to focus on mental health during the coming year. She thanked Mr. Wright for always providing the late-breaking information from Lansing.

Mr. Blair echoed Vice President Mungioli's gratitude for Mr. Wright, specifically thanking him for speaking with the Youth Council. He commented that when people hear the word "lobbyist," it conjures up many undesirable aspects, so it is extremely important to show the advocacy that communities can receive from Midwest Strategy and similar firms. He added that he hopes Mr. Wright takes the Youth Council's acknowledgment of him in their presentation back to the office.

Mr. Wright responded that he will share that acknowledgment with his team, noting that they were happy to host the Youth Council at their office and speak to them about what Midwest Strategy does. He pointed out that seeing the Lansing perspective is much different than sitting in a classroom.

Ms. Neubauer shared that she had the opportunity to speak with Mr. Wright before tonight's meeting and that he extended an invitation for the Youth Council to come back to Midwest Strategy this year. She thanked Mr. Wright for pouring into the kids.

Mr. Wright pointed out that there are State legislators who are in their early 20s, emphasizing the importance of seeing that this job is not something people do only once they have retired. He voiced that he will see whether he can have some of the younger legislators speak with the Youth Council.

Ms. Neubauer inquired whether school programs or community youth programs can apply for State mental health funds.

Mr. Wright clarified that the school district must apply for those funds.

Ms. Neubauer expressed her appreciation for Mr. Wright's advocacy on the City's behalf with regard to housing preemption. She commented that it would be nice if developers redeveloped deteriorating houses.

Mr. Wright shared that the Michigan Municipal League (MML) has put forward a plan called the MI Home Program that will set up a revolving loan fund for affordable housing and workforce housing, as well as critical rehabilitation. He noted that the current bills under consideration do not address rehabilitation or affordability; they only make it easier for a developer to do what they want in other people's communities.

Ms. Neubauer brought up the subjective nature of the term "affordable." She also inquired where she can find definitions of the data center bills that have been introduced.

Mr. Wright responded that he is happy to send a list of all the bills that have been introduced, and added that SEMCOG has had some great presentations on data centers.

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.

2026-0348 Approval of Minutes - City Council Regular Meeting - July 13, 2026

Attachments: [CC Min 071326.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0210-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on July 13, 2026 be approved as presented.

(The following two (2) Legislative Files are related to Rochester Square Phase II)

- 2026-0337** Request for Acceptance of the Amendment to Water Main Easement granted by Rochester Avon Partners, LLC, a Michigan limited liability company and 85 Avon Development, LLC, a Michigan limited liability company, for Rochester Square Phase II

Attachments: [081026 Agenda Summary.pdf](#)
[Amended Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0211-2026

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts an Amendment to Water Main Easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under, through and across land more particularly described as Parcel #15-14-351-070, granted by Rochester Avon Partners, LLC, a Michigan limited liability company and 85 Avon Development, LLC, a Michigan limited liability company, both with an address of 251 E. Merrill, Suite 205, Birmingham, MI 48009, for Rochester Square Phase II.

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

- 2026-0338** Request for Approval of a Storm Water Detention System Maintenance Agreement between the City of Rochester Hills, Rochester Avon Partners, LLC, a Michigan limited liability company and 85 Avon Development, LLC, a Michigan limited liability company, for Rochester Square Phase II

Attachments: [081026 Agenda Summary.pdf](#)
[Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0212-2026

Resolved, that the Rochester Hills City Council hereby approves the Storm Water Detention System Maintenance Agreement between the City of Rochester Hills, Rochester Avon Partners, LLC, a Michigan limited liability company and 85 Avon Development, LLC, a Michigan limited liability company, both with an address of 251 East Merrill Street, Suite 205, Birmingham, MI 48009, for Rochester Square Phase II, Parcel #15-14-351-070.

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

Passed the Consent Agenda

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

The following Consent Agenda Items were discussed and adopted by separate Motions:

(The following two (2) Legislative Files are related to Auburn Angara Oaks)

2026-0350 Request for Acceptance of the Amendment to Sanitary Sewer Easement granted by Roger G. Stone, as Sole-Trustee of the Roger G. Stone and Beverly A. Stone Revocable Living Trust Dated August 25, 2025, for Auburn Angara Oaks

Attachments: [081026 Agenda Summary.pdf](#)
[Amended Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Public Services Director/City Engineer, stated that DPS is requesting City Council's acceptance of the amendment to the Sanitary Sewer Easement from Roger G. Stone and Beverly A. Stone for the parcel identified as #15-32-201-007. She shared that this off-site amendment to the Sanitary Sewer Easement is required in order to connect to the existing Sanitary Sewer in a revised location. She explained that the developer went to Oakland County prior to the construction plan approval, and the easement was shifted during the construction plan approval. She added that the agreement has been reviewed and approved by the City Attorney and the City.

Public Comment:

Theresa Pounders, 2866 Avalon Rd, noted that there have been many amendments related to the wetlands for Auburn Angara Oaks, so she was curious about what this amendment entailed. She voiced her understanding that this amendment is due to the developer recording the easement agreement when it should not have been recorded.

Ms. Balint confirmed Ms. Pounders' understanding, explaining that the developer recorded the easement before the Engineering Division approved the construction plans and that it shifted slightly to make a better connection.

Council Discussion:

Vice President Mungiolli congratulated Ms. Balint on becoming the Public Services Director, and thanked Ms. Pounders for removing this item from the Consent Agenda. She shared that she has been in correspondence with some residents from Walton Oaks, and expressed her desire to hold the developer accountable to all the agreements.

***Ms. Balint** noted that all of the departments have been in communication with each other, so everyone is aware of the work being done to ensure that everything is in compliance.*

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: RES0213-2026

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts an Amendment to Sanitary Sewer Easement for the construction, operation, maintenance, repair and/or replacement of a sanitary sewer on, under, through and across land more particularly described as Parcel #15-32-201-007, granted by Roger G. Stone, as Sole-Trustee of the Roger G. Stone and Beverly A. Stone Revocable Living Trust Dated August 25, 2025, whose address is 35194 Pappstein Drive, Clinton Township, MI 48035, for Auburn Angara Oaks.

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

2026-0351 Request for Acceptance of the Amendment to Sanitary Sewer Easement granted by Louis R. and Janice L. Lekich, as Co-Trustees of the Lekich Family Trust dated June 6, 2023, for Auburn Angara Oaks

Attachments: [081026 Agenda Summary.pdf](#)
[Amended Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

***Tracey Balint**, Public Services Director/City Engineer, stated that DPS is requesting City Council's acceptance of an amendment to the Sanitary Sewer Easement for the Lekich Family Trust. She shared that this off-site amendment modifies a legal description to allow the Auburn Angara Oaks development to connect to the existing Sanitary Sewer at a revised location. She added that the document has been reviewed and approved by the City Attorney.*

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: RES0214-2026

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts an Amendment to Sanitary Sewer Easement for the construction, operation, maintenance, repair and/or replacement of a sanitary sewer on, under, through and across land more particularly described as Parcel #15-32-201-023, granted by Louis R. and Janice L. Lekich, as Co-Trustees of the Lekich Family Trust dated June 6, 2023, whose address is 5074 Belmonte Drive, Oakland Township, MI 48306, for Auburn Angara Oaks.

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

ORDINANCE FOR INTRODUCTION

- 2026-0070** Request for Acceptance for First Reading - An ordinance to amend Article 5 - Schedule of Regulations, Chapter 3 - Temporary Moratorium, Section 138-5.301 Temporary Moratorium for Data Centers, to extend the 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: [082426 Agenda Summary.pdf](#)
[Ordinance Extension.pdf](#)
[Ordinance.pdf](#)
[081026 Agenda Summary.pdf](#)
[030926 Agenda Summary.pdf](#)
[022326 Agenda Summary.pdf](#)
[Minutes PC 051926.pdf](#)
[Minutes PC 042126.pdf](#)
[Minutes PC 031726.pdf](#)
[Minutes Joint PC-CC 020226.pdf](#)
[022326 Resolution.pdf](#)
[030926 Resolution.pdf](#)
[081026 Resolution.pdf](#)
[SUPPL Public Comment.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, stated that at the beginning of the year, they held a City Council / Planning Commission Joint Meeting, where they discussed the need to further investigate data centers and protect the City. She noted that back in February, City Council approved a 180-day moratorium, and since that time, the Planning Department has been studying what other communities are doing. She noted that they are now requesting a 180-day extension, which would expire next March, so that they can continue to investigate data centers and their associated technology and ensure that if and when an ordinance is adopted, it is thorough, complete, and in the best interest of the City.

Public Comment:

Taara Donley, 1388 Olympia Dr, thanked City Council and the Planning Department for their proactiveness in implementing the moratorium and looking at what other communities are doing. She shared that she is extremely concerned about the proliferation of data centers across the nation, and requested that City Council let the citizens know how they can assist the City. She also brought up the data center at Oakland University, recognizing that although it is outside of the jurisdiction of Rochester Hills, the City should monitor how this matter unfolds. She concluded by sharing that the Michigan Zoning Enabling Act prohibits the outright ban of data centers and that if citizens can speak with people in Lansing, they need to communicate the need to look at that piece of legislation.

Matthew Isopi, 1715 Christian Hills Dr, shared that he is in favor of extending the moratorium and that he is thankful for the City's desire to do so as well. He acknowledged that there are many factors up in the air, and extended his gratitude to City Council for wanting to ensure they have all the necessary information before making any concrete decisions. He also praised the City's desire to ensure they have their legal frameworks in order, referencing the possibility of lawsuits. He pointed out that 180 days may be an annoyance to deal with, but taking the extra time now may prevent decades worth of headaches. He concluded by thanking the Planning Commission for their time, effort, and diligence on this matter.

John Huffman, 180 W Auburn Rd, noted that he had a whole speech written out but that the City resolved all the concerns he had coming into tonight's meeting regarding the data center moratorium. He commented that the tri-county area is much more politically relevant in the State than people realize, and voiced his desire to start a coalition with some of the neighboring cities and townships to take action with regard to the State's current legislation problems. He expressed his appreciation for City Council putting the right foot down.

Christine Kempa, 3385 Bathurst Ave, commented that while there are some positive aspects of advancing data centers, the negative aspects must be taken into consideration. She emphasized that finding the right balance is critical to the well-being of future generations, and urged City Council to approve the extension of the moratorium. She also requested that future considerations, including mandating that AI firms collect and desalinate the rising ocean waters in lieu of tapping into the inland life-sustaining fresh waters, be made.

Pamela Wallace, 168 Cloverport Ave, voiced her delight to see that City Council is considering extending the moratorium. She shared that for the last 15 years, she has worked with the leading environmental, scientific, tech, and legal professionals on environmental policy and law at the federal level, and they are expecting preemptive legislation that is going to significantly limit local control over the data center issue within the next couple of months. She advised the City that the needs of big industry are becoming unsustainable and outpacing people's ability to get educated and create meaningful policy. She also pointed out that all of the data on people's smartwatches and smart meters is monetized and sold by the industry or used by the industry. She underscored the need to retain local control.

Rhonda Yates, 56 Texas Ave, expressed her support for the 180-day extension of the data center moratorium. She acknowledged that the Michigan Zoning Enabling Act prohibits the City from outright banning data centers, and noted that this makes it even more important for the City to take the time to create strong zoning regulations before any proposals are introduced. She highlighted the following concerns:

- AI data centers consume enormous amounts of water for cooling.

- The 500-foot buffer from residential property does not go far enough; the setback should be at least 1,000 feet.
- Some data centers can use the same amount of electricity as 1,500 private homes, and residents should not bear the cost of increased demand through reduced reliability and higher utility bills.
- Data centers should be prohibited on former landfill sites, as combining methane gas with large industrial facilities creates an unnecessary risk to the community.

Annette Gilson, 559 McGill Dr, introduced herself as a Professor of English at Oakland University, and echoed previous sentiments regarding the need to carefully study the implications of data centers. She noted that in terms of creating policy, the City could mandate clean power. She cited Bill McKibben, explaining that they could “create policies that force data center developers to help finance and deploy clean tech to supply local grids.” She expressed her excitement at the possibility of bringing solar into the community, sharing that she and her husband got solar this past December and it is wonderful to pay only 31 cents to DTE. She added that McKibben points out that solar is the cheapest electricity in human history, and encouraged the City to explore this matter further.

Stephan Poag, 559 McGill Dr, stated that he would like City Council to support the moratorium.

Kim Zonca, 3629 Old Creek Rd, thanked City Council for listening to the residents' concerns. She shared that she is a second-generation Rochester Hills resident and that she is against data center moratoriums and is asking for support of a full ban. She commented that data centers would negatively impact all of their lives forever, and posed the question of whether people want their kids and grandkids to have water to drink, clean air to breathe, fresh food to eat, wildlife to enjoy, and lakes to swim in, or flock camera-surveilled streets that record their every move and eliminate all expectation of privacy. She also mentioned the cost aspect, and implored the City to fight data centers.

Theresa Pounders, 2866 Avalon Rd, shared that she is completely against data centers, explaining that people do not truly know the environmental impacts they will have. She noted that data centers will destroy property values, and likened the profit-before-people mindset to the plastic industry. She also brought up the current El Niño pattern, and stated that the last time this happened, famine and water shortages resulted. She emphasized that the Great Lakes are the State's biggest resources and that they should not risk polluting them. She concluded by voicing her desire to slow down the progress of data centers as much as possible until the City knows the extent of their consequences.

Council Discussion:

Vice President Mungoli stated that she has many different resources for the residents, including a publication from the University of Michigan Center for Empowering Communities and a draft version of what the Mackinac Center will

be putting out regarding data centers. She requested information from Attorney Christ regarding lawsuits during a moratorium.

Attorney Christ responded that the issue is the question of reasonableness with respect to a duration of a moratorium. He noted that the best recommendation is that the moratorium be for the period of time in which an active study on the particular regulation is taking place. He continued that the six-month length has been upheld by the Michigan appellate courts and that, based on the record that has been developed with what the Planning Commission has done thus far and continues to do with respect to exploring the types of regulation that might be appropriate for the City, the proposed six-month extension of the moratorium is more reasonable and more defensible from a potential challenge.

Vice President Mungoli revealed that she originally wanted to implement a year-long moratorium but changed her mind because she wanted to have the ordinance in place as soon as possible.

She highlighted her personal requirements for data centers:

- Data center types
 - Define based on size, generation, and consumption
- Size
 - Restriction on size
- Zoning
 - Not near residential
 - Height must comply with current zoning
- Water
 - Closed loop system
 - Must adhere to EGLE standards
- Heat
 - Limit on amount of heat dissipation
- Sound
 - Limit on decibel level
- Power
 - Data centers must create their own electrical power source; cannot tap into the local grid and use power needed for residential or commercial business or cause power rates to increase
- Fire
 - All fire suppression must be in-house, with support from local Fire Department
- Local employees
 - A percentage of employees must reside in Rochester Hills or support an existing commercial business
- Decommissioning
 - Facility must have an after-use life
 - Not residential
- Air quality
- Penalty for non-compliance

- Escrow account
- Noise, air quality, water quality, etc. cannot be impacted by backup systems (i.e., generators)

She urged residents to use their technology responsibly so they do not contribute to the data center burden in the community. She concluded by thanking Ms. Roediger for all the work that she and the Planning team are doing on this issue.

Mr. Blair thanked the residents who voiced their opinions tonight, and pointed out that while hyperscale data centers are new, data centers have been around for a long time. He explained that people likely do not know that they drive by one every single day, and noted that he would like to keep it that way for Rochester Hills. He further explained that hyperscale data centers consume large amounts of power and water and vibrate the nearby communities, making them devastating to the local environment. He stated that the developers for these massive facilities want cheap land; large, undeveloped parcels; and a government that is going to give them a subsidy, which is why they are disproportionately targeting rural communities. He commented that Rochester Hills does not have any of those factors, and voiced his confidence that there will never be a hyperscale data center in the City. Regarding more modest data centers, he shared that he would not want the City's legislation to prohibit, for example, FANUC Robotics from putting in a computer center that they will use to continue innovating, or Henry Ford Health from putting in a data center to do radiological AI. He stated that this would be terrible for the local economy. He continued that he spoke with Attorney Christ about some of the legal challenges the City faces, summarizing that an applicant would need to demonstrate that a data center needs to be in a particular area. He opined that it would be very difficult for a developer to demonstrate that they need to have a facility in Rochester Hills. He also expressed his anticipation to see the proposed restrictions or ordinance, adding that he is hopeful that other Michigan communities can look at what the City is doing so they can protect themselves from developments that might harm their residents. He concluded by thanking Ms. Roediger; Chris McLeod, Planning Manager; and all of the City teammates who have been working on this matter.

Ms. Neubauer shared that this item came before the Planning Commission in May and that she was the one who made the motion to extend the moratorium because she was not comfortable with passing an ordinance. In response to Ms. Donley's comment regarding what residents can do, she urged residents to attend Planning Commission and City Council meetings and to write to their Planning Commissioners and City Council Representatives. She also noted that this moratorium will allow the City to conduct research so that they do not have to be in fear when they take a position. She expressed her appreciation for the Planning Department's work, and stated that there will be public meetings when this item comes back before the Planning Commission. She added that as of 4:20 p.m. today, the City did not have a single data center application. She underscored her support of extending the moratorium, noting that the community has spoken and that she is confident their representatives will listen.

Mr. Skelcy expressed his understanding that there are currently no data centers in Rochester Hills.

Mr. Blair clarified that there are at least four.

Mr. Skelcy brought up Vice President Mungoli's comment regarding what they would do with buildings that become obsolete in 30 years, and pointed out that this is something they may have to worry about in as little as five years. He voiced his concern over the speed at which technology is progressing and the environmental impacts of data centers, specifically with regard to water access. He also noted that all politics begin locally and that local individuals can make a difference. He concluded by encouraging residents to hang in there while the City works to obtain more information.

Ms. Mannino thanked the residents who came out to the meeting and provided a public comment, noting that there is a lot of passion on this issue and that Council would like to go about it the right way. She requested information regarding how the City is addressing the need to obtain technical expertise on data centers, and emphasized that Council is here to support in any way they can.

Ms. Roediger shared that they have been in discussions with a noise engineering firm in Rochester Hills regarding the vibrations and frequencies associated with data centers. She also noted that they have access to ASTI, their environmental consultants, and their legal consultant. She added that the City is lucky to be located in the SEMCOG region and that they are reviewing publications like the one from the University of Michigan. She expressed her belief that the communities that have enacted ordinances are making them Conditional Uses, which is likely the direction the City will go as well. She specified that any proposed data centers would have to undergo a Discretionary Review as part of a Conditional Review, and noted that the City will be thorough in whatever they do.

Mr. Limberg echoed his gratitude for all of the residents who took the time to attend the meeting and voice their concerns, adding that as a resident, he shares those concerns. He commented that he loves living in Rochester Hills and would like their way of life to remain as wonderful as it is, but acknowledged that they are living in a rapidly changing world. He reiterated sentiments that the City is going to take the time to get this matter right the first time and protect the Rochester Hills that they have all come to know and love.

Mr. Blair displayed an AI-generated image of deer working in a data center, joking that this is how the City can solve both their deer problem and the data center issue.

President Carlock reiterated that City Council is not taking this matter lightly. He expressed his faith in the City's Planning Commissioners to ensure that what the City puts together will be thorough, in line with legal frameworks they can work

within, and in the best interest of the community. He continued by pointing out that everything people do on their devices is stored in a data center somewhere, meaning that as consumers, they are the reason data centers are being built. He urged people to be judicious citizens and to go outside and enjoy the natural beauty the City has to offer, emphasizing that they can influence whether or not they need a data center in Rochester Hills by reducing their technology use.

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

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

Enactment No: RES0224-2026

Resolved, that the Rochester Hills City Council hereby Accepts for First Reading an ordinance to amend Article 5 - Schedule of Regulations, Chapter 3 - Temporary Moratorium, Section 138-5.301 Temporary Moratorium for Data Centers, to extend the 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

2026-0318 Request for Conditional Use Approval for Adagio Dance, a health, recreation and physical education facility under 5,000 square feet, to occupy space within the EC Employment Center zoning district at 1775 W. Hamlin Rd., Unit B, located on the south side of Hamlin and east of Crooks; Tony Haddad, Adagio Dance LLC, Applicant

Attachments: [081026 Agenda Summary.pdf](#)
[Staff Report 071426.pdf](#)
[Applicant's Letter, Application, Plans, LLC Documents, EIS.pdf](#)
[PC Presentation.pdf](#)
[Minutes PC 072126 \(Draft\).pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Presentation.pdf](#)

Sara Roediger, Planning & Economic Development Director, and **Tony Haddad**, Adagio Dance, were present.

Mr. Haddad stated that Adagio Dance currently resides at 1659 West Hamlin, and they are requesting recreational zoning to open a secondary studio at 1775B West Hamlin, which is one turn before where they are currently located. He explained that their current location does not have any more space to grow into, so they are looking to expand to another spot and continue growth.

Ms. Roediger provided the following information regarding the current request:

- Site

- Adagio Dance is located on the south side of Hamlin, east of Crooks

- Tenant space is in rear building of three-building complex that totals 46,000 square feet
- Request
 - Conditional Use for health, recreation, and physical education facilities under 5,000 square feet within the EC Employment Center zoning district
 - Planning Commission recommended approval at July meeting
- Hours of Operation
 - The applicant has noted that they will be open 2:00 p.m. to 9:30 p.m.
- Size/Seating
 - Proposed space 3,400 square feet (in addition to current 2,800 square feet at 1659 W Hamlin)
 - Children ages 5-18 years
 - Approximately 25 students plus four to five teachers
 - Expansion would allow essentially double the number of students who could be enrolled
 - No outdoor activities
- Experience
 - Adagio Dance has been in existence since 2008, currently located at 1659 Hamlin

Ms. Neubauer stated that one of the reasons the Planning Commission believed that this business promoted the intent and purpose of the ordinance and was harmonious with the area was that Mr. Haddad is already in the area with a similar business, and it is not a disruption. She added that there are waiting lists for kids to receive this kind of training in Rochester Hills, and voiced her belief that the Planning Commission's recommendation for approval was unanimous.

Mr. Limberg shared that his oldest daughter, who is now away at college, used to dance at the Adagio Dance Company when she was in elementary school, and he and Mr. Haddad were dance dads together. He requested confirmation that Adagio Dance is going to have two separate sites and that dancers will not be moving between them.

Mr. Haddad confirmed Mr. Limberg's understanding, explaining that the only time they will be using both sites will be when they have the heaviest load, which is on Wednesdays. He detailed that the younger kids (ages four and five) will be in the old studio, and all the other dancers will be in the new studio.

Mr. Blair thanked Mr. Haddad for being in attendance and for continuing to invest in the community, noting that he could have opened a second studio in Shelby Township or a different area. He commented that the City made dance and gymnastics businesses a Conditional Use in industrial zones, mainly for safety and parking reasons. He wished Mr. Haddad all the best, and inquired about what type of dance the company offers.

Mr. Haddad explained that Adagio Dance is a competition studio and that the dancers compete in a variety of genres, including tap, hip hop, contemporary, and lyrical.

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, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0215-2026

Resolved, the Rochester Hills City Council hereby Approves of the Conditional Use to allow for a health, recreation and physical education facility, Adagio Dance at 1775 W. Hamlin Rd., Unit B, based on documents received by the Planning Department on July 2, 2026 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 addition of a health, recreation, and physical education facility will provide expanded services being sought within the greater Rochester Hills community. The proposed use at this location represents an existing City of Rochester Hills business that is already located in the City and due to its success is seeking a larger, more efficient and effective building.
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 as the existing building and the surrounding buildings already include several other health, recreation and physical education type uses. Those other uses are of such a nature that they shouldn't necessarily be impacted by the introduction of the proposed use, as there is no proposed outdoor activity area, and the proposed limited number of persons to be serviced within the building largely do not directly conflict with normal business hours for the existing industrial type tenants.
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 outdoor use areas are proposed or if the intensity of the use increases to include operations such as competitions or occupancy greater than 45 people (based on available dedicated parking) for other events or uses inconsistent as those presented as part of this application (etc.), 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.

PUBLIC COMMENT for Items not on the Agenda

None.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Ms. Neubauer thanked Clerk Scott and her team for all the amazing work they did on the recent election, noting that the hours are long and that there is a lot of work involved. She also thanked the residents for supporting the City's first responders and their safety with the Fire Millage.

Vice President Mungoli stated that she is the former Council Representative to the Rochester Area Youth Assistance (RAYA), a nonprofit that helps families in need and reaches out to students to deter them from legal issues. She shared that RAYA has several openings on their Board, and encouraged interested individuals to contact Lindsay Wood, the current Chair of RAYA. She specified that the Board meets once a month and holds different community events throughout the year. She also promoted RAYA'S Business Card Placemat Fundraiser, explaining that RAYA puts placemats on the tables at their community events that allow people to advertise their business or let the community know who they are. She noted that interested individuals should reach out to Ms. Wood or raya@rochester.k12.mi.us.

Clerk Scott expressed her appreciation for all the "thank you's" for the job well done on the election. She stated that it takes an enormous team, and thanked the hundreds of individuals who work elections in the City, detailing that she and Sheila Brown, Deputy City Clerk, spend two full weeks training election workers to work at Early Voting, in the Absentee Counting Room, and in the precincts on Election Day. She extended her gratitude to the DPS team for delivering and picking up the election equipment; the MIS team for assisting with troubleshooting on Election Day; the Facilities team for going above and beyond helping with various needs; and the City staff for stuffing ballots and working on the Receiving Team. She noted that Vice President Mungoli and former Council Member Carol Morlan both worked on the Receiving Team, and added that the City has a great partnership with the Rochester Hills Public Library for Early Voting. She concluded by thanking her Clerk's Office team for all their work and City Council and the Mayor for their continued support.

President Carlock informed residents that the City has added a page to their website containing information regarding Amazon drone deliveries: <https://www.rochesterhills.org/residents/dronedelivery.php>. He explained that there are residents who are in the flight path for Troy out of Auburn Hills, and they see many drones flying over their homes. He shared that the City has zero control over these drones, as they are completely under the jurisdiction of the Federal Aviation Administration (FAA). He added that the State of Michigan has a law in place dictating that local cities and townships cannot create more restrictive ordinances for these drones. He detailed that the webpage contains information regarding how to email Amazon directly, and shared that he has heard that Amazon will adjust flight paths depending on the frequency of concerns in an area.

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

- She thanked residents for voting in the August 4th Primary Election, and extended her gratitude to Clerk Scott and her team for ensuring that the City's elections are fair and that the residents' voices are heard. The City is thrilled that both of the Rochester Hills millage items on the ballot passed; the Pathway Millage renewal passed with 74 percent of the vote, and the Fire Millage passed with 71 percent of the vote. This represents the highest support of any Fire Millage in the County.*
- Wet and Wild Wednesdays at the Museum hit a record high of 4,511 attendees this July. This is now the Museum's largest annual event.*
- Stream Science is happening through August at the Museum.*
- The Brooklands Block Party is this Wednesday, August 12th, from 6:00 to 9:00 p.m. in the Brooklands neighborhood on Auburn Road. There will be a climbing wall, putt-putt golf, a foam party, live music, food trucks, and more. The RHising Market is also returning this year.*

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NOMINATIONS/APPOINTMENTS

2026-0360 Designation of Voting Delegates to Michigan Municipal League business meeting to be held in Traverse City, Michigan, on Wednesday, October 7, 2026

Attachments: [081026 Agenda Summary.pdf](#)
[Annual Meeting Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

***President Carlock** stated that for the Michigan Municipal League (MML) Annual Meeting, the Mayor is typically the Delegate, and the Council President is the Alternate.*

A motion was made by Mungioli, seconded by Blair, that this matter be Adopted by Resolution to appoint Mayor Bryan K. Barnett as the City of Rochester Hills Official Representative and Voting Delegate and Council President Jason Carlock as Alternate for the Annual Meeting of the members of the Michigan Municipal League to be held in Traverse City, Michigan, on Wednesday, October 7, 2026. The motion carried by the following vote:

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

Enactment No: RES0216-2026

Resolved, that the Rochester Hills City Council hereby names Mayor Bryan K. Barnett as the City of Rochester Hills Official Representative and Voting Delegate and Council President Jason Carlock as Alternate for the Annual Meeting of the members of the Michigan Municipal League to be held in Traverse City, Michigan, on Wednesday, October 7, 2026.

NEW BUSINESS

2026-0341 Request for Acknowledgment of Receipt of FY 2027 Proposed Budget and FY 2028-29 Projected Budget, and establishment of a Budget Public Hearing Date

Attachments: [091426 Agenda Summary.pdf](#)
[Public Hearing Notice.pdf](#)
[081726 Agenda Summary.pdf](#)
[Budget Presentation Schedule.pdf](#)
[081026 Agenda Summary.pdf](#)
[081026 Resolution.pdf](#)

Joe Snyder, Chief Financial Officer, stated that in accordance with the City Charter, whereby the budget is to be delivered to City Council at their first meeting in August, he is pleased to present and submit the City of Rochester Hills FY 2027 Proposed Budget and FY 2028-2029 Projected Three-Year Budget. He shared that in Rochester Hills, the budget process starts and ends with City Council, explaining that City Council started this process with the approval of their FY 2027 Goals and Objectives back in June, and Department Directors then used that strategic vision to develop their departmental budget requests, which were then presented to the Mayor. He continued that after discussion and deliberation, the Mayor utilized the departmental requests to craft the Proposed Budget that is presented tonight. He noted that the Proposed Budget is now in the hands of the residents of City of Rochester Hills and City Council for additional discussion, deliberation, and public input, and tonight's submittal marks the start of the formal public review process.

He provided the following financial highlights contained within this plan:

- *The FY 2027 Proposed Budget totals \$213 million across all funds*
 - *This represents a net decrease of (12.8 percent) or a (\$31 million) reduction as compared to the current FY 2026 Baseline Budget*
- *In keeping with the success of the prior City Budgets, 66 percent of the Budget is dedicated towards the City's three (3) core operational pillars*
 - *Public Safety, Public Service, and Capital Outlay*
- *Regarding Public Safety:*
 - *To match growing service demands, this budget incorporates the 0.5 mill Fire Millage increase approved by voters on August 4th*
 - *This dedicated funding allows the Fire Department to add twelve (12) additional full-time Firefighter/Paramedics.*
 - *This addition puts an extra ambulance in service in the City 24/7, with the intent to significantly reduce the frequency of times the Fire Department is without an available unit to respond to an emergency.*
- *With this 0.5 mill adjustment, the City's total bottom-line millage rate is proposed at 11.7753 mills*
 - *Rochester Hills continues to hold the third lowest millage rate among the 21 cities in Oakland County with a population over 5,000.*
 - *The City of Rochester is number four at 12.8 mills, so the City of Rochester Hills remains over one full mill below their nearest neighboring community)*
- *Regarding Public Service:*
 - *In addition to the 12 Firefighters, there is only one (1) other full-time*

position proposed in FY 2027:

- A new full-time Park Ranger at Nowicki Park as Nowicki Park is anticipated to open to the public in fall of FY 2027
- A few part-time Seasonal staff are also proposed for Nowicki Park
- Regarding Capital Outlay:
 - The City is proposing \$40 million in cash-funded Infrastructure improvements for next year including:
 - Over \$12 million of Water and Sewer system replacements and improvements
 - Over \$6 million in Major Road improvements
 - Includes funding for the MDOT-led reconstruction of Rochester Road
 - \$6 million in Local Street improvements
 - \$7 million in City Facility and Park improvements
 - Including a new playground at Bloomer Park
- Major initiative for the City Pathway network
 - Thanks to voters approving the Pathway Millage renewal on August 4th, funding is secured to operate and maintain the 100-mile network for the next ten years
 - As shared during July's Long-Term Forecast, the City is also receiving increased Act 51 Gasoline Tax revenues from the State of Michigan, which can be utilized for non-motorized thoroughfares (i.e., pathways)
 - Combining the renewed Pathway millage with this new Act 51 revenue allows the City to quadruple their annual Pathway Rehabilitation budget from \$400,000 to \$1.6 million per year
 - This expands their rehabilitation capacity from one mile per year to at least four miles per year, placing Rochester Hills on a sustainable 20-to-25-year cycle to continually rehabilitate their entire 100-mile pathway system

He shared that the City looks forward to meeting next Monday, August 17th, at 5:30 p.m. for their public Budget Workshop, where Department Directors will present their respective operational budgets and address any questions. He stated that tonight, he respectfully asks City Council to formally acknowledge receipt of the FY 2027 Proposed Budget and FY 2028-2029 Projected Three-Year Budget and to set a Public Hearing on the Proposed Budget Plan for September 14th, 2026.

Vice President Mungoli noted that residents comment on social media about different things the City could do, but they do not realize that projects like the Nowicki Park design were in the budget that was approved a year or two ago. She encouraged people who want to understand what the City is planning for 2027 to attend the City's Budget Meeting next Monday at 5:30 p.m. She emphasized that the City spends taxpayer money the way residents tell them they would like it spent.

Ms. Mannino inquired whether Council's questions should be sent directly to the Department Directors or whether they should be run through Mr. Snyder.

Mr. Snyder clarified that Council can ask the Directors questions directly, but requested that they copy him on the emails. He explained that they will not reply to the questions as they come in; they will collect all of the questions and send the

answers out mid-afternoon on Monday.

Ms. Mannino questioned whether a budget summary will be provided, highlighting a desire to see a high-level overview of the budget changes.

Mr. Snyder shared that the “Significant Notes” section in the Budget Plan document will be helpful, advising Council to review this portion with the technical appendix open. He explained that the Significant Notes section is organized by department and calls attention to anything they deem significant; specifically, anything greater than five percent or \$5,000. He also mentioned that the Budget Plan document will be available on the City’s website, at the Library, in the City Hall Resource Center, and in the Clerk’s Office tomorrow. He added that the website will contain a tool called the Budget Transparency Portal, which will link the Budget Plan document to an AI software, allowing residents to ask questions about the City’s budget via chat.

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

Whereas, the City of Rochester Hills City Council has worked to develop City Goals for the Fiscal Year 2027; and

Whereas, based on those City Goals, the Fiscal Year 2027 Proposed Budget and the Fiscal Year 2028-29 Projected Budget was developed; and

Whereas, per City Charter, at the August 10, 2026 City Council Meeting, the Mayor delivered the Fiscal Year 2027 Proposed Budget and the Fiscal Year 2028-29 Projected Budget Plan beginning January 1, 2027; and

Whereas, at the August 10, 2026 City Council Meeting, the City Council set the Budget Public Hearing date for September 14, 2026.

Resolved, that the Rochester Hills City Council acknowledges receipt of the Fiscal Year 2027 Proposed Budget and the Fiscal Year 2028-29 Projected Budget and hereby gives notice of a Public Hearing to be held at 7:00 p.m. on Monday, September 14, 2026, at the Rochester Hills City Hall, 1000 Rochester Hills Drive, for the purpose of discussing the Fiscal Year 2027 Proposed Budget and Fiscal Year 2028-29 Projected Budget and providing an opportunity to all interested parties to present comments thereon prior to formal adoption by the Rochester Hills City Council.

Be It Further Resolved, that the publication of the Notice of Public Hearing is hereby authorized.

ANY OTHER BUSINESS

NEXT MEETING DATE

- City Council Special Meeting - Monday - August 17, 2026 - 5:30 p.m.
- City Council Regular Meeting - Monday - August 24, 2026 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungioli to adjourn the meeting at 9:40 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.