



Rochester Hills

Minutes - Draft

City Council Regular Meeting

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
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 24, 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:

*Dan Christ, City Attorney
Tim Hollis, Deputy Building/Ordinance/Facilities Director
Christina McCaskey, Human Resources Manager
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Erin Sudrovech, Chief of Staff
Christina Wang, 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 **Christina Wang**.

Ms. Wang stated that she is an 11th grader at Rochester Adams High School and that she is in her third year of serving on the Youth Council and also serves

on the Green Space Advisory Board and the Human Resources Technical Review Committee. She reported that this past month, the Youth Council volunteered at the Brooklands Block Party, where they helped attendees at their tie-dye station; held their August Regular Meeting; swore in the members of their 2026-2027 term; and held their Youth Council Orientation, where they had time to chat and have lunch with City Council Members. She announced that they will be participating in the State of the City address on September 17th and that their next meeting will be on September 9th.

Ms. Neubauer voiced how exciting it is to have all the Youth Council Members sworn in, adding that they are excited for the upcoming year. She commented that she cannot wait to see the students grow and contribute to the City and how City Council is going to support them. She encouraged the Youth Council Members to reach out to City Council, noting that they would like to do whatever they can for them.

Vice President Mungoli shared that she has seen an influx of lawn marker flags in her neighborhood, as Ezee Fiber is now coming through and putting in fiber lines. She underscored that Ezee Fiber is a legal company and that if residents have not seen the little flags show up in their yard, they will soon. She stated that Ezee Fiber sent out a card and left door hangs to inform residents of their work, distinguishing them from the City's first vendor, who simply came through and started digging up front lawns. She stressed that the correspondence from Ezee is not junk mail, and urged residents to be aware of this Citywide work.

Paint Creek Trailways Commission:

Ms. Mannino invited the public to attend the Paint Creek Trail Labor Day Bridge 5K Run/Walk. She provided the following information:

- Monday, September 7th
- Rochester Municipal Park - Kiwanis Pavilion
- 5K and 1 Mile Fun Run/Walk
- Visit paintcreektrail.org to sign up

Rochester Hills Museum Foundation:

Ms. Mannino highlighted the following Museum happenings:

- Van Hoosen Farm Cornhole Classic and Cookout
 - Saturday, September 26th from 3:00 to 8:00 p.m.
- Scarecrows in the City
 - Tuesday, September 29th from 11:00 a.m. to 2:00 p.m.
- Stone Wall Pumpkin Festival
 - Saturday, October 10th from 10:00 a.m. to 4:00 p.m.; Lighting 7:00 to 9:00 p.m.

OPC Social & Activity Center Committee:

Ms. Mannino encouraged the public to attend the following OPC events:

- Food Truck Rally
 - Thursday, September 8th from 4:00 to 8:00 p.m.
 - Food truck lineup
 - Beer/wine and beverages
 - Live music
 - Kids' zone
 - Open to the public
 - Free admission and shuttle service
- Villainy in the Vineyard
 - A live musical melodrama presented by 650 Players
 - Multiple dates for Luncheon Shows and Dessert Shows throughout October

Ms. Neubauer announced that the Planning Department, in conjunction with the Parks Department, is asking residents to participate in the Blueprint 4 Innovation survey. She stated that the survey is accessible through the City's website, and revealed that of the City's nearly 80,000 residents, only 573 have taken the survey. She emphasized the importance of sharing your opinion so that the City is guided in the right direction.

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.

2026-0349 Approval of Minutes - City Council Regular Meeting - July 27, 2026

Attachments: [CC Min 072726.pdf](#)
[Resolution \(Draft\).pdf](#)

Enactment No: RES0221-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on July 27, 2026 be approved as presented.

2025-0500 Update to Designation of City Depositories for FY 2026

Attachments: [082426 Agenda Summary.pdf](#)
[121525 Agenda Summary.pdf](#)
[121525 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0222-2026

Whereas, under the laws of Michigan and the City's Investment Policy, the Rochester Hills City Council is required to provide by resolution for the deposit of all public monies coming into the hands of the Treasurer of the City of Rochester Hills, in one or more bank(s).

Now, Therefore Be It Resolved, that the following financial institution(s) be added as depository institutions for City funds and other public monies coming into the hands of said Treasurer during the Fiscal Year beginning January 1, 2026 and ending December 31, 2026.

Broker/Dealer/Safekeeping:

Bank of America Merrill Lynch
Fifth Third Securities
Hilltop Securities
Huntington Bank
J.P. Morgan Securities LLC/J.P. Morgan Clearing Corp.
Morgan Stanley
Multi-Bank Securities Inc.
PNC Financial Services Group
Raymond James & Associates, Inc.
Robert W. Baird & Co.
Robinson Capital
Truist Securities, Inc.
UBS Financial Services, Inc.

Pooled Accounts:

Michigan CLASS / Public Trust Advisors, LLC
Michigan Liquid Asset Fund / PFM Asset Management
Oakland County / Local Governmental Investment Pool (LGIP)

Banks:

Bank of America
Chief Financial Credit Union
CIBC Bank
Citizens Bank
Citizen's State Bank
Community Choice Credit Union
Community Unity Bank
Dort Federal Credit Union
F&M Bank
Fifth Third Bank
Financial Plus Credit Union
First Merchant's Bank
First State Bank
Flagstar Bank
Genisys Credit Union
Horizon Bank
Huntington Bank
Independent Bank
JP Morgan Chase Bank
Lake Michigan Credit Union
Mercantile Bank
Michigan Schools and Government Credit Union
Michigan State University Federal Credit Union
Northstar Bank
Oxford Bank
PNC Bank, N.A.
Superior National Bank
Waterford Bank N.A.

Be It Further Resolved, that each of the above depositories designated are hereby requested, directed, and authorized to honor all checks for payment of monies drawn on the various accounts when bearing the actual or facsimile signature of persons authorized by the City of Rochester Hills to sign said checks and orders.

2026-0359 Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for service and overhead door maintenance services at City-owned properties in the amount not-to-exceed \$55,000 through September 30, 2027; Garrett Door Company, Pontiac, MI

Attachments: [082426 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0223-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for service and overhead door maintenance services at City-owned properties to Garrett Door Company, Pontiac, Michigan in the amount not-to-exceed \$55,000.00 through September 30, 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.

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 ADOPTION

2026-0070 Request for Acceptance for Second Reading and Adoption - 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 this request is for the Second Reading of the extension to the City's moratorium on data centers as they continue to work and research to provide an ordinance for City Council's consideration in six months.

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

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

Enactment No: RES0224-2026

Resolved, that the Rochester Hills City Council hereby Accepts for Second Reading and Adoption 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.

PUBLIC COMMENT for Items not on the Agenda

None.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

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

- She thanked the residents and Council Members who came out to the annual Brooklands Block Party on August 12th. An estimated 2,000 people stopped by to enjoy everything from face painting and foam parties to reptiles and the RHising Market.

- A group of 16 young vendors participated in the block party this year, and Maggie Bobitz, President of the Rochester Regional Chamber of Commerce, presented \$250 checks to two of the outstanding entrepreneurs:

- Adhrit Mishra with Helping Elders Adapt to Recent Technologies (HEART)

- Callan Pero with Callan & Co, who makes toys, ornaments, bookmarks, and more with Perler Beads
- Exciting new improvements continue to happen within the City's parks system. The playground replacement at Avondale Park should be complete by October 1st.
- The latest episode of the City's Right Down the Street podcast dropped last week and features a conversation with Shaun Hayes, the Executive Director of the Paint Creek Center for the Arts. Mayor Barnett and Mr. Hayes discussed, among other things, the Art and Apples Festival, which is celebrating its 60th year this fall and will take place September 11th through 13th.
- Today is the first day of school for the Rochester and Avondale School Districts. The City would like to offer a big welcome back to all the students, teachers, and staff, and wishes them the best for the new school year.
- Adhrit Mishra from the Avondale GATE Magnet School was the 2026 Michigan State Merit Winner for the 3M Young Scientist Lab with his CocoScrub. He received the 3M Award for his sustainable idea of replacing plastic- and polymer-based dish scrubs with 100 percent natural scrubs made from coconut husks.
- With school back in session, the City is hiring for crossing guards. Interested individuals can apply online at rochesterhills.org/jobs.
- She congratulated Ann Echols, Assistant Chief/Fire Marshal, who recently graduated from the National Fire Academy Executive Fire Officer Program. The program spans four years and consists of two week-long courses each year.
- This year marks the 25th anniversary of Patriot Day. To commemorate the occasion, the Rochester Hills Fire Department will host a special event on Friday, September 11th at 9:00 a.m. at Station One.

President Carlock urged drivers to slow down in school zones now that school is back in session. He commented that he sees drivers speed by Hamlin Elementary every day, and noted that the Sheriff's Department is watching and will write tickets.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

- 2026-0358** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for snow removal services for the 2026-2027 winter season for City-owned properties in the amount not-to-exceed \$210,000.00 through June 30, 2027; Russell Landscaping Inc., Troy, MI

Attachments: [082426 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tim Hollis, Deputy Building/Ordinance/Facilities Director, stated that an evaluation committee composed of the Facilities Department staff thoroughly reviewed the proposals that were obtained, and based on their vendor experience, positive references, demonstrated operational capacity, and competitive pricing, Russell Landscaping was determined to offer the best overall value to the City for the

2026-2027 winter season.

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: RES0225-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for snow removal services for the 2026-2027 winter season for City-owned properties to Russell Landscaping Inc., Troy, Michigan in the amount not-to-exceed \$210,000.00 through June 30, 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.

2026-0374 Request for Approval of Proposed Revisions to the Council Attendance and Per Diem Compensation Policy

Attachments: [082426 Agenda Summary.pdf](#)
[Policy \(Draft\).pdf](#)
[Resolution \(Draft\).pdf](#)

Christina McCaskey, Human Resources Manager, stated that following a series of meetings by the Council Policy and Procedure Technical Review Committee and a formal recommendation from the Human Resources Technical Review Committee (HRTTC) on August 10th, 2026, these updates were designed to foster greater accountability, transparency, and public trust in municipal leadership. She explained that the revised policy clearly delineates routine duties covered by annual base salary from qualifying activities eligible for per diem compensation. She added that it establishes explicit criteria for non-qualifying events and introduces a good faith standard for claiming per diem compensation.

Vice President Mungoli shared that she sits on the Council Policy and Procedure Technical Review Committee with President Carlock and Ms. Neubauer, and as they were going through City Council's Rules and Procedures, they found a line that dictated that the Council Attendance/Per Diem Compensation Policy should cover City Council's salary. She stated that they debated this matter over many hours and meetings before bringing it to the HRTTC for their review and support, detailing that it went from a one-page to a five-page document to account for all the things City Council does. She revealed that the policy had not been updated in 20 years, which is why, at the Budget Workshop, she had asked Directors when they last updated their policies and procedures. She commented that she would like to ensure that all the Council Members support these changes, adding that the policy outlines a number of activities they engage in on a regular basis. She noted that although City Council receives a base salary, the Council Policy and Procedure Technical Review Committee sought to ensure that Council Members are meeting with residents and listening to their opinions so they can actively vote at Council Meetings on what the community wants. She explained that it was extremely important to them to define the opportunities that provide Council Members the

chance to get out and meet with the community and to recognize the time they spend doing so. She voiced her gratitude for the work that President Carlock and Ms. Neubauer went through with her to develop this updated policy, and acknowledged the HRTRC for fine-tuning the policy.

A motion was made by Mungiolli, seconded by Blair, 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: RES0226-2026

Resolved, that the proposed modifications to the Council Attendance and Per Diem Compensation Policy, as recommended by the Human Resources Technical Review Committee, are hereby approved.

2026-0375 Resolution in Support of Establishing a Second Early Voting Site for the City of Rochester Hills

Attachments: [082426 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Clerk Scott stated that she is requesting Council support in asking Oakland County Clerk Lisa Brown to authorize and approve a second Early Voting site for this November. She shared that during the Presidential Election in 2024, the City saw extremely long lines at their one Early Voting site. She emphasized that they are at capacity at the Rochester Hills Public Library and physically cannot bring in another piece of voting equipment or voting booth. She noted that November is a month with unpredictable weather, explaining that it could be raining, sleeting, snowing, or sunny. She added that the residents have asked for a second Early Voting site and that although this would not be necessary for non-State or federal elections, it would be necessary for busy elections.

President Carlock commented that Michigan could experience all of those types of weather in one day.

Ms. Mannino questioned whether Clerk Brown will decide the location of the requested second Early Voting site.

Clerk Scott explained that the City is in contract with Oakland County, as are most of the local clerks in Oakland County, to hold Early Voting sites; thus, she must obtain Clerk Brown's approval to have a second site.

Ms. Mannino sought confirmation that Clerk Scott will request a location and that Clerk Brown will not assign it.

Clerk Scott confirmed Ms. Mannino's understanding. She shared that after the 2024 Presidential Election, she had proposed that the City offer a second Early Voting site at City Hall for the upcoming election, and she is now seeking Council support to encourage Clerk Brown to look favorably upon that.

Ms. Neubauer thanked Clerk Scott for bringing this item to Council so they can show their support for a second Early Voting site. She noted that a second site helps with election integrity and fair opportunity, expressing how disappointing it was to see people leave the long lines and not vote. She underscored that it is a

privilege to be able to vote and that it is the job of every clerk to encourage their citizens to exercise their right to vote. She voiced her belief that there is no reason that a second Early Voting site should not be supported.

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: RES0227-2026

Whereas, pursuant to Article II, Section 4 of the Michigan Constitution, registered electors have the right to vote in person during early voting periods prior to statewide and federal elections; and

Whereas, the City of Rochester Hills currently participates in an inter-local agreement for early voting operations to serve electors within the municipality; and

Whereas, during prior elections, the designated early voting site experienced sustained high voter volume and continuous long lines throughout the early voting window; and

Whereas, the current early voting facility has reached maximum physical capacity within its designated room, preventing further expansion of voting equipment, check-in stations, or election personnel at that location; and

Whereas, the City of Rochester Hills has demonstrated they are a willing partner when asked by Oakland County to manage joint early voting operations for neighboring communities during the May 2026 Special Election; and

Whereas, securing authorization for a second early voting site within the City of Rochester Hills will significantly alleviate congestion, reduce voter wait times, expand accessible parking, and ensure equitable voting access for all residents; and

Whereas, the Mayor and the City Council of Rochester Hills fully support the City Clerk's effort to establish an additional early voting location to accommodate turnout demands for the upcoming general election;

Now, Therefore, Be It Resolved, that the Mayor and the City Council of the City of Rochester Hills hereby formally request that Oakland County Clerk Lisa Brown and the Oakland County Election Commission authorize and approve a second Early Voting site within the City of Rochester Hills for the upcoming general election; and

Be It Further Resolved, that certified copies of this resolution be formally transmitted to Oakland County Clerk Lisa Brown, the Oakland County Board of Election Commissioners, and relevant state election officials.

ANY OTHER BUSINESS

NEXT MEETING DATE

- Regular Meeting - Monday - September 14, 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 7:28 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.