Rochester Hills
Synopsis
City Council Regular Meeting

David J. Blair, Susan M. Bowyer Ph.D., Ryan Deel, Dale A. Hetrick, Stephanie Morita,
Theresa Mungioli and David Walker

Vision Statement:  The Community of Choice for Families and Business

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

Monday, February 22, 2021  7:00 PM  1000 Rochester Hills Drive

SYNOPSIS of the Regular Rochester Hills City Council Meeting held via Zoom
video conference in accordance with the Open Meetings Act on Monday, February
22, 2021.

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

ROLL CALL

Present 7 - David Blair, Susan M. Bowyer, Ryan Deel, Dale Hetrick, Stephanie Morita,
Theresa Mungioli and David Walker

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

COUNCIL AND YOUTH COMMITTEE REPORTS

PRESENTATIONS

2021-0066  Proclamation in Recognition of Pamela Gordon, Human Resources Director, on
the occasion of her retirement

Presented.

2021-0078  Presentation of Rochester Area Youth Assistance (RAYA) programs and
services; Debbie Jones, Chairperson, presenter

Presented.
PUBLIC HEARINGS

(Opened Public Hearing at 7:31 p.m. / Closed Public Hearing at 7:32 p.m.)

2021-0039  FY 2021 1st Quarter Budget Amendment

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

- **Aye**  7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0043-2021

(Opened Public Hearing at 7:36 p.m. / Closed Public Hearing at 7:42 p.m.)

2021-0040  Community Development Block Grant (CDBG) Program Year 2021 Application

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

- **Aye**  5 - Blair, Bowyer, Deel, Morita and Mungioli
- **Abstain**  2 - Hetrick and Walker

Enactment No: RES0044-2021

PLANNING AND ECONOMIC DEVELOPMENT

2020-0585  Request for Revised Conditional Use Recommendation to construct a 1,205 s.f. addition to the existing 1,221 s.f. auto repair facility for Action One Auto, located at the southwest corner of Auburn and John R Roads, zoned B-5 Automotive Service Business with an FB-2 Flexible Business Overlay; Vito Pampalona, Pampalona Companies, Applicant

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

- **Aye**  7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0045-2021

2021-0001  Motion To Postpone the Request for Conditional Use Recommendation for Zeenat Plaza, a three-story mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District until the applicant can be present

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

- **Aye**  2 - Morita and Mungioli
- **Nay**  5 - Blair, Bowyer, Deel, Hetrick and Walker

Enactment No: RES0047-2021
2021-0001  Request for Conditional Use Recommendation for Zeenat Plaza, a three-story mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District; Hisham Turk, Applicant

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

Aye  5 - Blair, Bowyer, Deel, Hetrick and Walker

Nay  2 - Morita and Mungioli

Enactment No: RES0047-2021

2021-0070  Request for Approval to enter into an Interlocal Agreement with Oakland County for a CVT Grant Program

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

Aye  7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0048-2021

2021-0022  Request for Acceptance of the 2020 Planning and Economic Development Department Annual Report

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

Aye  7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0049-2021

2021-0023  Request for Endorsement of the Economic Development Strategy - Planning and Economic Development Department

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

Aye  7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0050-2021

PUBLIC COMMENT for Items not on the Agenda

CONSENT AGENDA

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

2021-0075  Approval of Minutes - City Council Regular Meeting - September 14, 2020

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0051-2021
2021-0076 Approval of Minutes - City Council Regular Meeting - September 21, 2020

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0052-2021

2021-0077 Approval of Minutes - City Council Regular Meeting - October 19, 2020

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0053-2021

2021-0060 Request for Purchase Authorization - DPS/ENG: Approval Standard Agreement for Municipal Street Lighting between the City of Rochester Hills and The Detroit Edison Company for the installation of one (1) community roadway light at the intersection of Tienken and Grandview; The Detroit Edison Company, Belleville, MI

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0054-2021

Passed the Consent Agenda

A motion was made by Walker, 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, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

LEGISLATIVE & ADMINISTRATIVE COMMENTS

ATTORNEY’S REPORT

NOMINATIONS/APPOINTMENTS

2021-0049 Request to Confirm the Mayor’s appointment of Jason Rewold to the Construction / Fire Prevention Board of Appeals for the remainder of a vacant three (3) year term to expire December 31, 2021

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

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0055-2021
**NEW BUSINESS**

**2021-0069**  
Request to Confirm the Mayor’s Reappointment of Stephan Slavik to the Local Development Finance Authority (LDFA) for a four (4) year term, to expire March 31, 2025

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

- **Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0056-2021

**2021-0021**  
Request for Endorsement of the Transportation Master Plan 2021

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

- **Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0057-2021

**2021-0073**  
Request for Purchase Authorization - FIRE: Purchase Order for the refurbishment of the Fire Department’s 2008 Pierce Impel 75’ HD Ladder Truck in the amount of $155,026.00 with a 10% project contingency in the amount of $15,502.60 for a total not-to-exceed amount of $170,528.60; Halt Fire Inc., 50168 Pontiac Trail, Unit 5, Wixom, Michigan and Pierce Manufacturing, Inc., Weyauwega, Wisconsin

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

- **Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0058-2021

**2018-0439**  
Request for Purchase Authorization - PARKS/NATURAL RESOURCES: Increase to the blanket purchase order for tree maintenance services in the amount of $61,000.00 for a new not-to-exceed amount of $361,000.00 through October 31, 2021; JH Hart Urban Forestry, Sterling Heights, MI

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

- **Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0059-2021
Request for Purchase Authorization - PARKS: Increase to the contract/blanket purchase order, as well as approve an amendment to add additional scope of work to this contract for the design, fabrication/construction, and installation of a unique entrance to the Development and Construction of the Playground at Innovation Hills Project in the amount not-to-exceed $175,000 for a new total not-to-exceed contract amount of $3,876,255.07; T.R. Pieprzak Co., Inc., China Township, MI

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

Aye  6 - Blair, Bowyer, Deel, Hetrick, Morita and Walker
Nay  1 - Mungioli

Enactment No: RES0060-2021

Request for Purchase Authorization - PARKS/NATURAL RESOURCES: Blanket Purchase Order/Contract for 2021 Street Tree Planting in the amount not-to-exceed $165,000.00; Michigan Lawn Maintenance, Inc., dba Sherman Nursery Farms, Columbus, Michigan

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

Aye  7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0061-2021

Request for Purchase Authorization - PARKS/NATURAL RESOURCES: Purchase Authorization for application to control gypsy moth populations in the amount of $31,681.44; Al's Aerial Spraying, LLC., Ovid, MI

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

Aye  7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0062-2021

ANY OTHER BUSINESS

NEXT MEETING DATE - Regular Meeting - Monday, March 8, 2021 - 7:00 p.m.

ADJOURNMENT - There being no further business before Council, it was moved by Mungioli and seconded by Hetrick to adjourn the meeting at 10:03 p.m.