



Royal Oak City Commission Meeting

January 13, 2025, 7:30 p.m.
City Hall Commission Chambers Room 121
203 South Troy Street
Royal Oak, MI 48067

Present: Mayor Fournier
Commissioner Cheezum
Commissioner Douglas
Commissioner Herzog
Mayor Pro Tem Hunt
Commissioner Kolo
Commissioner Macey

1. Call to Order by Mayor Fournier

The meeting was called to order by Mayor Fournier at 7:34 p.m.

2. Invocation by Commissioner Kolo

3. Pledge of Allegiance

4. Legislative Update From Representative Natalie Price

State Representative Natalie Price provided a legislative update to the commission. She mainly focused on money budgeted for revenue sharing, school aid, higher education, affordable housing, public health, transportation, the environment, labor and economic opportunity, agriculture and natural resources and health and human/veteran services. She can be contacted via email at NataliePrice@house.mi.gov and via phone at (517) 373-0823. Representative Price finished by taking questions from the city commission.

5. 2023-24 Royal Oak Public Library Annual Report

Library Director Sandy Irwin shared the Royal Oak Public Library's annual report. In her presentation, she highlighted key points including the capital improvement plan to upgrade library facilities, upgrades to the boiler room, two new board members, digital initiatives and community partnerships and programs. She discussed the library's revenue, expenditures, statistics and database and computer uses.

6. Approval of Agenda

Moved by: Commissioner Macey
Seconded by: Commissioner Herzog

Be it resolved, the city commission hereby approves the agenda for the January 13, 2025 meeting.

Motion Adopted

7. Public Comment

Joel Gumbetter, Madison Heights, voiced concerns about the Senior Center.

Trish Oliver spoke about the legacy trees at 4704 Rochester Road being removed and the projects located at 111 North Alexander and 723 North Main.

Rick Karlowski, 419 Virginia, spoke about a lawsuit against the city and the planned unit development at 111 North Alexander.

Dave Bach, 3317 Normandy, spoke of problems with short term rentals near his residence.

Shellay Cremen, 618 North Gainsborough, spoke against the rezoning of 111 North Alexander.

Gena Olson, 4246 Sheridan, loves the character of the neighborhoods in Royal Oak and was against the rezoning of 111 North Alexander.

Phil Baciak, 1210 Diamond Court, spoke about the Royal Treatment retail establishment and their site plan violations.

Thomas Hoermann, 914 Genesee, spoke on the 4704 Rochester development and the mature trees that were removed.

Phyllis Salter spoke about quick decisions being made about homes and residents not having any additional input at the meetings.

Mark Nelson, 354 Detroit Avenue, felt that the commission was not listening to the complaints and wishes of the residents.

Nancy Poprafsky spoke about the legacy trees that were removed at the 4704 Rochester Road development.

Bob Stuglin, 4404 Rochester Road, felt that no one on the commission represented northeast Royal Oak and was upset by the removal of the trees at 4704 Rochester Road.

8. Consent Agenda

Item n was removed from the consent agenda.

Moved by: Commissioner Douglas
Seconded by: Commissioner Herzog

Be it resolved, the city commission hereby approves the consent agenda as follows:

Motion Adopted

8.a City Commission Special Meeting Minutes December 16, 2024

Be it resolved, the city commission special meeting minutes of December 16, 2024 are hereby approved.

8.b City Commission Meeting Minutes December 16, 2024

Be it resolved, the city commission meeting minutes of December 16, 2024 are hereby approved.

8.c Confirmation of Mayoral Appointments

Be it resolved, the city commission hereby confirms the Mayor's appointments and reappointments listed below:

Appointments:

Robert Wilson	Commission for the Arts	12/31/2025
Elaine Asher	Library Board	12/31/2026

Reappointments

Shannon Carlson	Library Board	12/31/2027
Christine Jones	Library Board	12/31/2027
Joshua Sipes	Library Board	12/31/2027
Brian Cooper	Planning Commission/Brownfield	12/31/2027

Be it finally resolved, the city commission hereby approves the following reappointment recognizing that they are currently term limited, however, the special expertise and experience required for this board makes it inherent that they remain in place:

Gary Quesada	Planning Commission/Brownfield	12/31/2027
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8.d Appointments Committee Rotation

Be it resolved, that the appointments committee members rotate to Commissioner Herzog, Mayor Pro Tem Hunt and Commissioner Kolo effective immediately.

8.e Claims

8.e.1 December 23 2024

Be it resolved, the claims of December 23 2024 are hereby approved.

8.e.2 December 27 2024

Be it resolved, the claims of December 27 2024 are hereby approved.

8.e.3 January 7 2025

Be it resolved, the claims of January 7 2025 are hereby approved.

8.e.4 January 10 2025

Be it resolved, the claims of January 10 2025 are hereby approved.

8.f Approval of Purchase Orders

Be it resolved, the city commission approves the following requisition/purchase orders for fiscal year 2024-25:

Requisition # R008744

Vendor: Janssen Refrigeration

Requesting approval for: \$41,900

Price Source: estimation

Budgeted: \$41,900

Department / Fund: ice arena / ice arena

Description: ice arena repairs

Requisition # R008480

Vendor: First Choice Services

Requesting approval for: \$30,000

Price Source: estimation (all individual purchases are less than \$1,000)

Budgeted: \$30,000

Department / Fund: community promotion & court / general

Description: coffee services

Requisition # R008436

Vendor: Cintas Corporation

Requesting approval for: \$30,000

Price Source: Omnia Partners/contract #222886

Budgeted: \$30,000

Department / Fund: multiple / multiple

Description: cleaning service for floor mats at city hall and other various city buildings

Requisition # R008577

Vendor: Cascade Engineering

Requesting approval for: \$28,040

Price Source: Sourcewell pricing (contract # 041521-CEI)

Budgeted: \$28,040

Department / Fund: solid waste / solid waste
Description: additional refuse carts for public sale

8.g Approval of Declaration and Disposal of Surplus Property

BE IT RESOLVED, the city commission declares the above property surplus and authorizes the disposal of the items by auction. Any net proceeds from the sale of items listed under “library” will be deposited into the general fund miscellaneous revenue account 271.000.67100.

BE IT RESOLVED, the city commission declares the above property surplus and authorizes the disposal of the items by auction. Any net proceeds from the sale of items listed under “senior center” will be deposited into the general fund miscellaneous revenue account 296.000.67100.

8.h Request to Fill Parking Meter Technician Vacancy

Be it resolved, the Royal Oak City Commission hereby approves filling the vacant Parking Meter Technician position, and further approves filling any position vacancies directly resulting from internal promotions related to this request.

8.i Contract Modification to Contract CAP2315 for 2023 Asphalt Resurfacing Improvements

BE IT RESOLVED, the Royal Oak City Commission hereby approves contract modification 3 under the Royal Oak 2023 Asphalt Resurfacing Improvements Contract CAP2315 with Ajax Paving Industries, Inc. of Troy, Michigan for the additional amount of \$477,637.55 and directs staff to issue a purchase order in the amount of the contract modification.

8.j Contract Modification CAP2315 for 2023 Asphalt Resurfacing Improvements

BE IT RESOLVED, the Royal Oak City Commission hereby approves contract modification 3 under the Royal Oak 2023 Asphalt Resurfacing Improvements Contract CAP2315 with Ajax Paving Industries, Inc. of Troy, Michigan for the additional amount of \$477,637.55 and directs staff to issue a purchase order in the amount of the contract modification.

8.k Grant of Easement for Stormwater Detention Facilities 4710 Rochester Road

BE IT RESOLVED, the Royal Oak City Commission hereby authorizes the mayor and city clerk to execute the easement agreement with North RO Apartments, LLC of Auburn Hills, Michigan for the installation of a stormwater detention facilities at 4710 Rochester Road.

8.l Michigan Department of Transportation Construction Funding Agreement for 2025 13 Mile Road Improvements

BE IT RESOLVED, the Royal Oak City Commission hereby authorizes the mayor and city clerk to execute the construction funding agreement for Contract 24-5506 with the Michigan Department of Transportation for the federally funded 13 Mile Road Resurfacing Improvements project and directs staff to issue a purchase order in the amount of the estimated cost.

8.m Rezoning of 723 North Main Street to Planned Unit Development – Second Reading

Whereas the Royal Oak Planning Commission held a public hearing November 12, 2024, and recommends approval of an amendment to the Zoning Map for the purpose of rezoning 723 North Main Street (parcel no. 25-16-430-012) from “Neighborhood Business” to “Planned Unit Development” (PUD), along with approval of a final planned unit development site plan (SP 24-11-13) to construct a multiple-family building with four stories and 24 dwellings at 723 North Main Street (parcel no. 25-16-430-012); and

Whereas the Royal Oak City Commission has determined that the planned unit development will result in a recognizable and material benefit to the residents of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; and

Whereas the City Commission has determined that the proposed multiple-family dwellings will not result in an unreasonable increase in the need for or burden upon public services, facilities, streets, and utilities; and

Whereas the City Commission has determined that the proposed development will be consistent with the public health, safety, and welfare of the city, and will not result in an unreasonable negative economic impact upon surrounding properties; and

Whereas the City Commission has determined that the proposed development is under single ownership and/or control such that there is a single entity having responsibility for completing the project in conformity with the Zoning Ordinance; and

Whereas the City Commission has determined that the Zoning Map amendment to “Planned Unit Development” and associated final planned unit development site plan are consistent with the goals and objectives of the Master Plan and received the record of public comments taken at the public hearing held at the Planning Commission meeting of November 12, 2024.

Therefore, be it resolved, that Ordinance 2024-16, entitled an ordinance to amend the Zoning Map of the City of Royal Oak is hereby adopted on second reading.

The City of Royal Oak ordains:

Section 1 Ordinance. Pursuant to the provisions of the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, and pursuant to all applicable provisions of law, the Zoning Map of the City of Royal Oak is hereby amended to rezone 723 North Main Street (parcel no. 25-16-430-012) from “Neighborhood Business” to “Planned Unit Development,” and the final planned unit development site plan (SP 24-11-13) to construct a multiple-family building with four stories and 24 dwellings at 723 North Main Street (parcel no. 25-16-430-012), is hereby approved, subject to the associated “development agreement.”

Section 2 – Severability. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held invalid or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion of this ordinance, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 3 – Savings. As proceedings pending and all rights and liabilities existing, acquired or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force when they are commenced.

Section 4 – Repealer. All ordinance or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 5 – Effective Date. This ordinance shall be published in a newspaper of general circulation in the City of Royal Oak and shall become effective ten (10) days after publication, as provided by law.

Be it further resolved that the associated development agreement required under Article VIII of the Zoning Ordinance is hereby approved, pending any final revisions from the City Attorney, and that the Mayor and City Clerk are hereby authorized to execute the development agreement.

8.n Approval of 24-25 Tentative Agreements with Royal Police Command Officers, Detectives, and Patrol Officers Associations

This item was removed from the consent agenda.

Moved by: Commissioner Macey
Seconded by: Mayor Pro Tem Hunt

BE IT RESOLVED, the Royal Oak City Commission hereby approves the 2025-2026 tentative agreement with the Police Officers Labor Council representing the Royal Oak Police Command Officers Association.

And;

BE IT RESOLVED, the Royal Oak City Commission hereby approves the 2025-2026 tentative agreement with the Police Officers Labor Council representing the Royal Oak Police Detectives Association.

And;

BE IT RESOLVED, the Royal Oak City Commission hereby approves the 2025-2026 tentative agreement with the Police Officers Labor Council representing the Royal Oak Police Patrol Officers Association.

Motion Adopted

8.o Receive and File

8.o.1 2024 Fourth Quarter Training Evaluation Forms

9. Rezoning of 111 North Alexander Avenue to Planned Unit Development, First Reading

Dennis Cowan, on behalf of the petitioner Ed Metko, spoke about the project. Project architect, Jim Schneider, discussed the design and took questions from the commissioners.

Moved by: Commissioner Kolo

Seconded by: Commissioner Macey

Be it resolved, the city commission sends the item back to the planning commission.

Ayes (2): Commissioner Kolo, and Commissioner Herzog

Nays (5): Mayor Fournier, Commissioner Cheezum, Commissioner Douglas, Commissioner Macey, and Mayor Pro Tem Hunt

Motion Failed (2 to 5)

Moved by: Commissioner Kolo

Seconded by: Commissioner Cheezum

Be it resolved, the city commission tables the item.

Ayes (6): Mayor Fournier, Commissioner Cheezum, Commissioner Douglas, Commissioner Herzog, Commissioner Kolo, and Commissioner Macey

Nays (1): Mayor Pro Tem Hunt

Motion Adopted (6 to 1)

10. Charter Review Committee Recommendations for Three Charter Amendments

The city commission took a recess at 10:05 p.m. The meeting reconvened at 10:17 p.m.

Moved by: Commissioner Kolo
Seconded by: Commissioner Macey

Be it resolved, the city commission sends the three charter amendments back to the charter review committee with the direction to work with the city attorney and city manager on next steps.

Motion Adopted

11. Adjournment

Moved by: Commissioner Kolo
Seconded by: Commissioner Herzog

Motion to adjourn at 10:44 p.m.

Motion Adopted

Melanie Halas, City Clerk

Michael C. Fournier, Mayor