



Rochester Hills

Minutes - Draft

City Council Regular Meeting

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

*David J. Blair, Susan M. Bowyer Ph.D., Ryan Deel, Dale A. Hetrick, Carol Morlan,
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, January 10, 2022

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

President Deel called the Regular Rochester Hills City Council Meeting to order at 7:01 p.m. Michigan Time.

ROLL CALL

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

Others Present:

*Bryan Barnett, Mayor
Ken Elwert, Parks and Natural Resources Director
Tim Hollis, Deputy Building Director
Bella Morris, Rochester Hills Government Youth Council
Sara Roediger, Planning and Economic Development Director
Allan Schneck, Public Services Director
Leanne Scott, City Clerk
John Staran, City Attorney*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

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

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC Representative Bella Morris

Miss Morris mentioned the RHGYC recently had its Christmas celebration at

the Rochester Hills Museum at Van Hoosen Farm. In addition to the celebration, they were given a tour of the Museum. She stated the RHGYC has started planning a cultural event that will take place this spring.

Rochester Avon Recreation Authority (RARA):

Ms. Mungoli shared that RARA has mailed postcards to residents that contain a QR Code to allow individuals to gain access to its digital program book. She encouraged everyone to look for that postcard or to go to the RARA website to see all the different activities available.

Green Space Advisory Board (GSAB):

Vice President Bowyer reminded residents that on the second Saturday of the month, the GSAB hikes Green Space properties in the City. She shared that the last hike was at the Ruby Green Space that consists of almost 15 acres, adding that although it was cold, it was fun. She stated the next hike will take place at Innovation Hills Green Space, and pointed out that this Green Space is 48 acres located on the north side of Clinton River. She encouraged individuals interested to join her at the next hike.

PLANNING AND ECONOMIC DEVELOPMENT

- 2021-0276** Request to Schedule a Public Hearing for the Regular Meeting of City Council on February 7, 2022, to consider the request for approval of a Brownfield Plan for the remediation of property for a proposed retail development on 2.2 acres located at the northeast corner of Rochester and Avon Rds., zoned B-2 General Business and B-5 Automotive Service Business with an FB-3 Flexible Business Overlay, Rochester Avon Partners, LLC, Applicant

Attachments: [020722 Agenda Summary.pdf](#)
[Public Hearing Notice.pdf](#)
[Notice to Taxing Jurisdictions.pdf](#)
[011022 Agenda Summary.pdf](#)
[Memo Roediger 111121 Mtg.pdf](#)
[Memo Wackerman 110421.pdf](#)
[Memo PM Environmental 091721.pdf](#)
[Memo Assessing 100421.pdf](#)
[Brownfield Plan Revised 110221.pdf](#)
[975 S. Rochester Proforma Version 5.pdf](#)
[Brownfield Application 061121.pdf](#)
[Brownfield Policy.pdf](#)
[Minutes BRA 111821.pdf](#)
[Public Hearing Notice 111821.pdf](#)
[Minutes BRA 071521.pdf](#)
[Memo Roediger 070821 Mtg..pdf](#)
[Memo Wackerman 070721.pdf](#)
[Draft Brownfield Plan 070621.pdf](#)
[975 S. Rochester Proforma Version 3.pdf](#)
[Phase I ESA E-report 092520.pdf](#)
[Asbestos Survey 060921.pdf](#)
[BEA 091019 Part 1.pdf](#)
[BEA 091019 Part 2.pdf](#)
[BEA 091019 Part 3.pdf](#)
[Phase 1 ESA 091019 Part 1.pdf](#)
[Phase 1 ESA 091019 Part 2.pdf](#)
[Phase 1 ESA 091019 Part 3.pdf](#)
[011022 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

***Sara Roediger**, Planning and Economic Development Director, explained that late last year, a drive-thru conditional use for a mixed use building was approved by Council; however, there is site clean-up work that needs to be completed due to the existing gas station removal. She shared that the Applicant has gone before the Brownfield Redevelopment Authority (BRA) and proposed a Brownfield Plan to assist financially with the clean-up costs on this property. She stated that the BRA has made a recommendation, however, a public hearing is required in order for Council to receive the recommendation. She stated that she is requesting a public hearing at the February 7, 2022 Rochester Hills City Council meeting.*

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

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Munglioli and Walker

Enactment No: RES0012-2022

Whereas, Act 381 of 1996, the Brownfield Redevelopment Financing Act, requires the City's Brownfield Redevelopment Authority to recommend to City Council approval of a Brownfield Redevelopment Plan; and

Whereas, the City of Rochester Hills Brownfield Redevelopment Authority recommended approval of a Brownfield Redevelopment Plan for Rochester/Avon Retail Development on November 18, 2021; and

Whereas, Act 381 of 1996, the Brownfield Redevelopment Financing Act, Title 125.2663, Section 12 (10) requires a Public Hearing to consider the request for approval of a Brownfield Redevelopment Plan.

Resolved, that the Rochester Hills City Council hereby sets a Public Hearing on February 7, 2022 to consider the request for approval of a Brownfield Redevelopment Plan for the Rochester/Avon Retail Development.

PUBLIC COMMENT for Items not on the Agenda

Lee Zendel, 1575 Dutton Road, mentioned the Borden Park Office Building was initiated in 2005 as a new Capital Improvement Project (CIP) with an estimated cost of \$200,000, and then in 2017, the estimated cost was \$529,000. He added the project was listed in the CIP in 2020 with an estimated cost of \$1,125,000 and in 2021 it was estimated to cost \$1,500,000, which is a 33 percent increase over the prior year. He pointed out in January 2021 a revised estimate of \$1,686,648 for a 2076 square foot building. He explained with inflation, and labor shortages and material price increases, this project will be estimated at \$2,000,000. He stated Council needs to inquire specifically as to why this project is so costly.

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.

2021-0570 Approval of Minutes - City Council Regular Meeting - October 11, 2021

Attachments: [CC Min 101121.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0003-2022

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on October 11, 2021 be approved as presented.

2021-0225 Request for Purchase Authorization - PARKS: Increase to Blanket Purchase Order/Contract for engineering services for the Phase II development of the Innovation Hills Playground Area related to grant funding in the amount of \$2,700.00 for a new not-to-exceed amount of \$29,560.00; Spalding DeDecker Associates, Rochester Hills, MI

Attachments: [011022 Agenda Summary.pdf](#)
[062121 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[062121 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0004-2022

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order/contract for engineering services for the Phase II development of Innovation Hills Playground Area related to grant funding to Spalding DeDecker, Rochester Hills, Michigan in the amount of \$2,700.00 for a new not-to-exceed contract amount of \$29,560.00.

2021-0576 Request for Purchase Authorization - FACILITIES: Purchase authorization of non-fixed chairs for the City's Auditorium in the amount of \$55,562.60; NBS Commercial Interiors, Troy, MI

Attachments: [011022 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0005-2022

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of non-fixed chairs for the City's Auditorium in the amount of \$55,562.60 to NBS Commercial Interiors, Troy, Michigan.

2021-0574 Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for water service repair parts in the total amount not-to-exceed \$86,000.00 through December 31, 2022; Ferguson Waterworks, Warren, MI

Attachments: [011022 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0006-2022

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for water service repair parts to Ferguson Waterworks, Warren, Michigan in the total amount not-to-exceed \$86,000.00 through December 31, 2022.

2021-0575 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for as-needed professional services for the management, integration, upgrade and repair of the City's SCADA System including communications in the amount not-to-exceed \$60,000.00 through December 31, 2022; Decima LLC., Dearborn, MI

Attachments: [011022 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0007-2022

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for as-needed professional services for the management, integration, upgrade and repair of the City's SCADA system including communications to Decima, LLC., Dearborn, Michigan in the amount not-to-exceed \$60,000.00 through December 31, 2022 and further authorizes the Mayor to execute the contract addendum on behalf of the City.

2021-0579 Request for Purchase Authorization - FLEET: Purchase of eleven (11) Boss Snow Plows and four (4) sets of Plow Wings in the amount of \$69,160.00; Weingartz, Utica, MI

Attachments: [011022 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0008-2022

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of eleven (11) Boss Snow Plows and four (4) sets of Plow Wings to Weingartz, Utica, Michigan in the amount of \$69,160.00.

Passed the Consent Agenda

A motion was made by Blair, seconded by Walker, 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, Morlan, Munglioli and Walker

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mayor Barnett wished everyone a Happy New Year and gave the following updates:

- For the second year in a row, an anonymous individual has donated \$50,000 to be used to help non-profit organizations in the Community. He thanked the generous people in the Community that come together during the Holidays and support local organizations.
- Jodi Welch is a newer member of the Rochester Hills Team and was recognized as the first Code Officer Safety Specialist (COSS) in the State of Michigan. He recognized this achievement and stated his appreciation of her hard work.
- Rochester Hills won the 2021 Concrete Awards of Excellence for the Hamlin Road Project between Crooks and Adams.
- The City received a Michigan Transportation Alternatives (TAP) Grant for Drexelgate Parkway Pathway Project. He stated the grant was just over \$338,000 from SEMCOG and \$290,000 from Michigan Department of Transportation for this project.
- Rochester has a digital tool for residents to stay up to date on the snow plows throughout the City. He encouraged individuals to visit rochesterhills.plowtracker.com to get the latest snow plow information.

ATTORNEY'S REPORT

City Attorney **Ann Christ** had nothing to report.

NEW BUSINESS

- 2021-0577** Request for Purchase Authorization - DPS/ENG: Increase to blanket purchase order for on-call professional engineering plan review services in the amount of \$155,000.00 for a new not-to-exceed amount of \$200,000.00 through July 30, 2023; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Attachments: [011022 Agenda Summary.pdf](#)
[HRC Contract.pdf](#)
[Resolution \(Draft\).pdf](#)

Allan Schneck, Director of Public Services, stated that this purchase order request is for "as needed" engineering services provided by Hubbell, Roth, and Clark (HBC). He explained that these services provide expertise that may not be attainable by Staff. He provided an example of a retaining wall that requires Soil Analysis; noting that it can be done by HBC much more cost effectively than hiring Staff to do this study in house.

Ms. Mugioli thanked Mr. Schneck for addressing her questions regarding the specialized services that HRC offers to the City as opposed to hiring these services in house.

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

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

Enactment No: RES0009-2022

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order for on-call professional engineering plan review services to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount of \$155,000.00 for a new not-to-exceed amount of \$200,000.00 through July 30, 2023.

- 2021-0578** Request for Purchase Authorization - FLEET: Blanket purchase order for unleaded gasoline and diesel fuel in the amount not-to-exceed \$827,390.00 through January 31, 2024; RKA Petroleum Companies, Inc., Romulus, MI

Attachments: [011022 Agenda Summary.pdf](#)
[Sterling Heights - Bid Award Extension.pdf](#)
[Resolution \(Draft\).pdf](#)

Allan Schneck, Director of Public Services, explained that every year the purchase of fuel comes before Council. He added that this is a cooperative purchase along with the City of Sterling Heights and that Rochester Hills is the benefactor of the favorable pricing per gallon of fuel. He stated that a fixed fuel price can not be set for the year due to oil prices changing; however, the City pays approximately ninety cents to one dollar lower than retail pricing.

Ms. Mungioli thanked Mr. Schneck and the purchasing team for providing the best cost savings to the residents by being able to purchase the fuel in bulk. She added this allows for a better price per gallon and keeps the City economically prudent with taxpayers' dollars.

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

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

Enactment No: RES0010-2022

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for unleaded gasoline and diesel fuel to RKA Petroleum Companies, Inc., Romulus, Michigan in the amount not-to-exceed \$827,390.00 through January 31, 2024.

2022-0001

Request for Purchase Authorization - FLEET: Purchase of two (2) Tandem Axle Dump Truck Chassis in the amount of \$211,278.00 and the purchase of two (2) Tandem Axle Dump Body Trucks equipped with various snow and ice control systems in the amount of \$276,714.00. The combined purchase of the two (2) truck chassis and two (2) tandem axle dump body trucks will provide two (2) complete tandem axle dump body trucks equipped with various snow and ice control systems for a total not-to-exceed purchase price of \$487,992.00; Wolverine Freightliner-Eastside, Inc., Mount Clemens, MI; Truck and Trailer Specialties, Dutton, MI

Attachments: [011022 Agenda Summary.pdf](#)
[Truck and Trailer Spec. Quote.pdf](#)
[Wolverine Quote.pdf](#)
[Wolverine Pricing.pdf](#)
[Resolution \(Draft\).pdf](#)

Allan Schneck, Director of Public Services, stated the request is for two anticipated replacement tandem dump trucks, and added that the design and life of these trucks do not last forever. He explained that they will sell the two trucks that are being replaced and that these trucks are in high demand currently.

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

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

Enactment No: RES0011-2022

Resolved, that the Rochester Hills City Council authorize the purchase of two (2) Tandem Axle Dump Truck Chassis in the amount of \$211,278.00 to Wolverine Freightliner-Eastside, Inc., Mount Clemens, Michigan and the purchase of two (2) tandem axle dump body trucks equipped with various snow and ice control systems to Truck and Trailer Specialties, Dutton, Michigan for a not-to-exceed amount of \$276,714.00. The combined purchase of the two (2) truck chassis and two (2) dump body systems will provide two (2) complete tandem axle dump body trucks equipped with various snow and ice control systems for a total not-to-exceed purchase price of \$487,992.00.

ANY OTHER BUSINESS

NEXT MEETING DATE

- *Joint Planning Commission/City Council Meeting - Monday, January 31, 2022 - 7:00 p.m.*
- *Regular Meeting - Monday, February 7, 2022 - 7:00 p.m.*

ADJOURNMENT

There being no further business before Council, it was moved by Mungioli and seconded by walker to adjourn the meeting at 7:30 p.m.

*RYAN DEEL, President
Rochester Hills City Council*

*LEANNE SCOTT, MMC, Clerk
City of Rochester Hills*

*AMBER BEAUCHAMP
Administrative Coordinator
City Clerk's Office*

Approved as presented at the (insert date, or dates) Regular City Council Meeting.