



# Rochester Hills

## Minutes - Draft

### City Council Regular Meeting

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

*David J. Blair, Susan M. Bowyer Ph.D., Ryan Deel, Dale A. Hetrick, Stephanie Morita,  
Theresa Mungoli 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."*

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Monday, January 27, 2020

7:00 PM

1000 Rochester Hills Drive

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#### 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** 6 - David Blair, Susan M. Bowyer, Ryan Deel, Stephanie Morita, Theresa Mungoli and David Walker

**Absent** 1 - Dale Hetrick

#### Others Present:

*Bryan Barnett, Mayor  
Tina Barton, City Clerk  
Bill Cook, Assistant Chief/Fire Marshall  
Scott Cope, Building/Ordinance/Facilities Director  
Derek Gardner, Firefighter/Paramedic  
Maya Iyer, Rochester Hills Government Youth Council Representative  
Sara Roediger, Planning and Economic Development Director  
Allan Schneck, Public Services Director  
Leanne Scott, Deputy Clerk  
Joe Snyder, Chief Financial Officer  
John Staran, City Attorney  
Maria Willett, Mayor's Chief of Staff*

*Council Member Hetrick provided previous notice that he would not be in attendance.*

#### 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** 6 - Blair, Bowyer, Deel, Morita, Mungoli and Walker

Absent 1 - Hetrick

## COUNCIL AND YOUTH COMMITTEE REPORTS

### Rochester Hills Government Youth Council (RHGYC):

**President Deel** introduced **Maya Iyer**, RHGYC Representative.

**Ms. Iyer** stated that she is a student at Rochester High School and has been a member of the RHGYC for three years. She reported that the RHGYC will be completing the final planning stages of a service project at their next meeting, as well as begin planning for another larger project for the middle of the year. She announced that the RHGYC's next meeting is set for Monday, February 10, 2020.

**Ms. Morita** commented that approximately one-third of the City is within the Avondale School District. She reported that Blessings in a Backpack will hold a fund raiser on February 6, 2020 to benefit those students in the Avondale District. She stated that Avery's Tavern will host a Trivia Night, with the proceeds to support the charity. She mentioned that Avery's owner, Jeff, is a great contributing member of the community and supports the many organizations that come to him regularly. Tickets to the Trivia Night are \$25.

## PRESENTATIONS

2020-0016 Rochester Hills Professional Firefighters Union Local IAFF #3472 Check Presentation to the Muscular Dystrophy Association; Derek Gardner, Firefighter/Paramedic, presenter

**Attachments:** [011320 Agenda Summary.pdf](#)

**Derek Gardner**, Firefighter/Paramedic, stated that Rochester Hills Professional Firefighters Union #3472 teamed up with the Muscular Dystrophy Association (MDA) in November for a "Fill the Boot" event, collecting donations at various intersections to benefit the MDA. He commented that the partnership between the MDA and the IAFF has gone back decades. He mentioned that it was a below-freezing day, and other organizations were out collecting at the same time; however, the IAFF personnel still managed to raise over \$1,000 in just five hours. He stated that the IAFF was pleased to presented the MDA with a check for \$1,101.00.

**Brian Springer**, representing the Muscular Dystrophy Association, stated that the organization cannot thank Rochester Hills Local Firefighters #3472 enough for their efforts. He commented that all across Metro Detroit, multiple fire departments collect funds for the MDA. He noted that in over 65 years, over \$65 million has been raised for the MDA nationwide. He stressed that the money stays local and introduced a young lady, Andrea, in attendance, who has benefitted from the MDA's help. He commented that funds raised help with research as well as provide specialized health care clinics and durable medical equipment for those who cannot afford it. He thanked the Rochester Hills

*Firefighters as well as the City for being so supportive.*

***President Deel** expressed his thanks to the MDA for their efforts and to the City's firefighters for giving their time for this very worthy cause.*

**Presented.**

## ORDINANCE FOR INTRODUCTION

**2019-0597** Request for Acceptance of First Reading - an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills to rezone portions of two parcels of land totalling .37 acre from B-3 Shopping Center Business to B-5 Automotive Service Business District with an FB-3 Flexible Business Overlay

**Attachments:** [021020 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[012720 Agenda Summary.pdf](#)  
[Staff Report 121719.pdf](#)  
[Cover Letter.pdf](#)  
[Justification Statement.pdf](#)  
[Map.pdf](#)  
[Owner Authorization Letter.pdf](#)  
[Covenant Deed TCF.pdf](#)  
[Minutes PC 121719.pdf](#)  
[012720 Resolution \(Draft\).pdf](#)  
[Resolution \(Draft\).pdf](#)

***Sara Roediger**, Planning and Economic Development Director, introduced **Robert Sweet**, McBride Dale Clarion, representing the Applicant. She stated that the existing Speedway Gas Station on the corner of Avon and Rochester Roads has proposed a plan to modernize. She explained that in order to accomplish the modernization, two small adjacent parcels are proposed for rezoning to B-5, which is the only zoning district in the City that allows for automotive gas stations. She pointed out that it is a very small site with a number of restrictions due to the right-of-way at that intersection. She noted that the expansion had been discussed for some time, working with the neighboring Winchester property as the Kmart site was redeveloped. She mentioned that the site plan has been reviewed by the various City departments, and will hopefully be before the Planning Commission within the next month or so. She explained that the existing gas station has two access driveways on each corner; and she noted that the new site plan will consolidate entries to one driveway on each road to be located as far away from the intersection as possible, limiting turn movements for ease of circulation.*

***President Deel** stated that this is a welcome change, noting that he frequents the station quite a bit.*

***Vice President Bowyer** noted that with the acquisition of the two parcels to the south, access will be available to the strip mall area. She commented that this will relieve some of the traffic attempting to enter the road from the station. She noted that the two existing older awnings will be replaced with one and questioned whether the redevelopment will keep the same number of gas*

pumps. She commented that this is a part of the city that is the same as it has been since the 1980s, and stated that it will be nice to have it upgraded.

**Mr. Sweet** responded that there are currently six pumps, and the proposed redevelopment will result in seven pumps. He added that the building, all canopies and all equipment above and below ground will be replaced.

**Ms. Morita** commented that Planning Commission previously discussed this as a part of the redevelopment of the entire shopping center. She stated that circulation on the site will improve.

**Ms. Roediger** responded that the City has discussed freshening up the entire corner to one cohesive development. She pointed out that there will be two internal connections to the site with one lining up to the Burger King to the south and one connecting to the existing Genisys Credit Union to the west.

**Ms. Morita** questioned what would happen if the rezoning was approved but the reconstruction did not go forward, and if the site would have more entrances that it does now. She questioned whether the applicant would be required to redevelop the property if it were rezoned.

**Ms. Roediger** responded that access improvements and circulation are reviewed as a part of any site plan review, regardless of any rezoning. She noted that if the property were not developed, the site would have the same access points that it does now.

**Ms. Mungoli** stated that she travels that intersection often and sees that it can be challenging for pedestrians. She noted that she is glad to hear that the site plan review will not only consider the number of entrance and exits, but the turn movements as well. She commented that she fully supports the expansion in order to provide better access to other exit and entrance points resulting in a safer intersection.

**Mayor Barnett** expressed his thanks to Speedway for expanding and investing to improve their product. He commented that not only will the expansion improve aesthetics, it will improve safety. He stated that the project is the result of the work done to redevelop the old Kmart property; and stated that Mr. Singer, owner of that property, has been great to work with. He expressed his thanks to the Planning Department for their work with the property owner.

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

**Aye** 6 - Blair, Bowyer, Deel, Morita, Mungoli and Walker

**Absent** 1 - Hetrick

Enactment No: RES0051-2020

**Resolved**, that an Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills to rezone portions of two parcels of land totaling .37 acre from B-3 Shopping Center Business (Parcel Nos. 15-22-226-014 and 15-22-226-021) to B-5 Automotive Service Business District with an FB-3 Flexible Business Overlay, to repeal

conflicting or inconsistent ordinances and prescribe a penalty for violations is hereby accepted for First Reading.

## PUBLIC COMMENT for Items not on the Agenda

*None.*

## 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.

- 2020-0006** Request for Purchase Authorization - DPS/ENG: Agreement for monitoring the City's Supervisory Control and Data Acquisition (SCADA) system in the amount of \$24,624.00 through December 31, 2021; Oakland County Department of Facilities Management, Waterford, MI

**Attachments:** [012720 Agenda Summary.pdf](#)  
[Exhibit I.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0020-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes the Agreement between Oakland County Department of Facilities Management and the City of Rochester Hills to monitor the Rochester Hills Supervisory Control and Data Acquisition (SCADA) system in the amount of \$24,624.00 through December 31, 2021 and further authorizes the Mayor to execute the agreement on behalf of the City.

- 2020-0017** Request for Approval of a Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and F & S Property Management, LLC, a Michigan limited liability company, for KLM Bike & Fitness Renovation

**Attachments:** [012720 Agenda Summary.pdf](#)  
[Storm System Maint Agreement .pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0021-2020

**Resolved**, that the Rochester Hills City Council hereby approves the Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and F & S Property Management, LLC, a Michigan limited liability company, whose address is 1286 Putnam Circle, Rochester, MI 48307, for KLM Bike & Fitness Renovation, Parcel #15-27-477-020.

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

2020-0023 Request for Purchase Authorization - FAC/DPS: Blanket Purchase Order/Contract for On-Call Plumbing Services in the amount not-to-exceed \$27,000.00; Allied Building Service Company of Detroit, Inc., Detroit, MI

**Attachments:** [012720 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0022-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract for On-Call Plumbing Services to Allied Building Service Company of Detroit, Inc., Detroit, Michigan in the amount not-to-exceed \$27,000.00 and further authorizes the Mayor to execute a contract on behalf of the City.

### Passed the Consent Agenda

**A motion was made by Bowyer, 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** 6 - Blair, Bowyer, Deel, Morita, Munglioli and Walker

**Absent** 1 - Hetrick

### LEGISLATIVE & ADMINISTRATIVE COMMENTS

**Ms. Munglioli** noted that there are many activities and events going on in the community and urged anyone interested to visit the websites for Rochester Avon Recreation Authority, <http://rararecreation.org/>, and Rochester Area Youth Assistance, <https://www.raya-mi.org>.

**Mr. Walker** reported that a ribbon-cutting event was held for the F45 Training Center on January 16. The center opened in South Hill Plaza. He announced several events were scheduled at the Older Persons' Commission including Savvy Seniors: Eat Well to Be Well on Wednesday, February 19, and an Aqua Cycle Circuit series of classes on Thursday evenings. More information on these events are available on OPC's website, [opcseniorcenter.org](http://opcseniorcenter.org).

**President Deel** stated that it is the time of the year for interested citizens to submit ideas for Capital Improvement Projects. He noted that a link is available on the City's website explaining the process and linking to the application. Applications are due by February 28, 2020.

**Mayor Barnett** made the following announcements:

- In his position serving as President of the U.S. Conference of Mayors, last week he presided over their conference in Washington D.C. attended by 1,200 leaders. On Friday he was invited by the President to the White House to sit on a panel discussing opportunity zones, as well as to participate in the signing of a Bill that will benefit nonprofits against terrorism. He noted that the U.S. Conference of Mayors covers all his travel expenses as President of the organization.

- He mentioned on a personal note that his sister, who has been ill with a staph infection in Shanghai, China, is out of her coma and is improving. He noted that he and his brother flew to Shanghai after being called there by her doctors. He thanked God for his role and the community for their thoughts and prayers. He commented that while she still has a long road, she is expected to make a full recovery and will hopefully be allowed to return home soon.

## ATTORNEY'S REPORT

*City Attorney John Staran had nothing to report.*

## NEW BUSINESS

**2020-0031** Request for Purchase Authorization - FIRE: Purchase Authorization of three (3) new vehicles in the amount of \$84,437.00; Berger Chevrolet, Inc., Grand Rapids, MI

**Attachments:** [012720 Agenda Summary.pdf](#)  
[Vehicle Backup.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Cooke**, Assistant Fire Chief/Fire Marshall, stated that three new Chevrolet Traverse vehicles are recommended for purchase for members of the Community Risk Reduction Division. He explained that two vehicles are included in this year's budget and will be new to the fleet and assigned to the added fire inspector positions budgeted for 2020. The third vehicle will replace the Fire and Life Safety Educator's Vehicle. He stated that routine maintenance discovered that the bottom half of the vehicle including the structural members are rusting out. He stated that the City's Fleet Manager has recommended replacing rather than attempting a repair of this 2009 Acadia, as repair costs would be substantial. He commented that the vehicle was already budgeted for replacement next year, and would be moved to this fiscal year as a part of the 1st Quarter Budget Amendment. He mentioned that this vehicle would be purchased off the dealer's lot immediately to allow for continuous service, while the other two can be ordered and delivered within the next 11 to 12 weeks.

**President Deel** noted that repair of the rusting vehicle would cost approximately \$5,500, and stated that this is a not cost-effective expenditure on a ten-year-old vehicle.

**Assistant Fire Chief Cooke** pointed out that even with the repair, the resale of the vehicle would be much less. He stated that it makes better sense to purchase new at this point.

**President Deel** commented that he consulted Joe Snyder, Chief Financial Officer, who explained that City administrative vehicles typically have a seven-year life span. He noted that this vehicle has been in service for considerably longer at ten years, and has outlived its useful life.

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

**Aye** 6 - Blair, Bowyer, Deel, Morita, Mungioli and Walker

**Absent** 1 - Hetrick

Enactment No: RES0023-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of three (3) new vehicles from Berger Chevrolet, Inc., Grand Rapids, Michigan in the amount of \$84,437.00.

## **ANY OTHER BUSINESS**

*None.*

## **NEXT MEETING DATE**

*Regular Meeting - Monday, February 10, 2020 - 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 7:35 p.m.*

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*RYAN DEEL, President  
Rochester Hills City Council*

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*TINA BARTON, MMC, Clerk  
City of Rochester Hills*

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*MARYJO PACHLA  
Administrative Assistant II*

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