



# Rochester Hills Minutes City Council

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Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Melinda Hill, Bryan K. Barnett, John L. Dalton, Jim Duistermars,  
Barbara L. Holder, Linda Raschke, Gerald Robbins*

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Wednesday, March 2, 2005

7:30 PM

1000 Rochester Hills Drive

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**DRAFT**

## CALL TO ORDER

*President Hill called the Regular Rochester Hills City Council Meeting to order at 7:37 p.m. Michigan Time.*

## ROLL CALL

**Present:** Melinda Hill, Bryan Barnett, John Dalton, Jim Duistermars, Barbara Holder, Linda Raschke and Gerald Robbins

Others Present:

*John Staran, City Attorney  
Bev Jasinski, City Clerk  
Ed Anzek, Director of Planning/Development  
Dan Casey, Economic Development Manager  
Julie Jenuwine, Director of Finance  
Pam Lee, Director of Human Resources*

## PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

**A motion was made by Dalton, seconded by Holder, to Approve the Agenda as Presented.**

**The motion carried by the following vote:**

**Aye:** Hill, Barnett, Dalton, Duistermars, Holder, Raschke and Robbins

## PUBLIC COMMENT

*Mr. Lee Zendel, 1575 Dutton Road, indicated what he characterized as several misquotes in a recent Detroit News article regarding the rumor that the City may close some of its parks. He then referenced a Wall Street Journal article that noted the increase in satellite dish subscriptions, thus threatening the amount of revenue the City receives from cable television franchise fees. Mr. Zendel noted that, although the Mayor stressed in her recent State of the City address that increased community growth creates a greater demand for police and fire services, "the administration has failed to add at least one deputy per year, which once was the policy."*

*Ms. Barbara Zimmerman, 1321 East Horseshoe Boulevard, noting she is a sixteen-year resident of Rochester Hills, described a problem she has been experiencing for several years wherein her neighbor's sump pump causes flooding on her property. She noted that she has worked with the City's Engineering Department and they have tried to address the problem, however, she is to the point where a civil suit against her neighbor may be necessary.*

*President Hill* noted that the City has ordinances that should address this situation and that all subdivisions have approved site plans to ensure that this type of situation does not occur. She recommended that Ms. Zimmerman speak to Mr. Ed Anzek, Director of Planning/Development.

*Ms. Lois Golden*, 645 Apple Hill Lane, called on the Council to improve communication regarding the Adams Road/M-59 interchange project.

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

*President Hill* offered the condolences of the Mayor and City Council to the family of William Thurston, a long-time City employee who passed away while plowing the City streets. She announced that there would be a lecture on March 8th regarding the natural features inventory portion of the Master Land Use Plan update. She also noted that the Clinton River Watershed would be hosting training workshops for its Adopt a Stream Program on March 5th and March 10th. Finally, she stated that the Oakland Land Conservancy would be holding its annual meeting on March 14th at the Southfield Library.

*Ms. Holder* indicated that there were flyers at the back of the auditorium regarding the Vegas Night fundraiser for the Muscular Dystrophy Association and advised interested parties to call 586-274-9000 for more information.

*Mr. Barnett* praised the City's Fire Department for their quick response to a fire at his residence on Monday. He then noted that a Rochester Hills resident had been killed while serving in the military in Iraq. Mr. Barnett expressed his condolences to the soldier's family and his appreciate for his service and sacrifice.

*Ms. Raschke* noted that she is "very saddened" that a department director was responsible for the rumor regarding possible closure of City parks. She expressed her hope that there is a policy prohibiting this type of thing from occurring again.

## ATTORNEY MATTERS

*City Attorney John Staran* had nothing to report.

## NEW BUSINESS

**2005-0040** Request to Schedule Public Hearing on Amended LDFA Plan for April 20, 2005

**Attachments:** Agenda Summary.pdf; 021605 Agenda Summary.pdf; TIF New Dev Chart.pdf; TIF Existing Chart.pdf; Properties Eligible for Capture by Jurisdiction.pdf; Capture by Jurisdiction.pdf; 021605 Public Hearing Notice.pdf; 021605 Master Report ver 2.pdf; 011905 Adopte

*Mr. Dan Casey*, Economic Development Manager, noted that this is one of the many steps in the process of amending the boundaries of the LDFA and drafting a different plan for the City's SmartZone. He stressed the "tight time frame" of the entire process.

**A motion was made by Robbins, seconded by Dalton, that this matter be Adopted by Resolution.**

**Whereas, Public Act 281 of 1986 is an act to prevent urban deterioration and encourage economic development including, but not limited to, high-technology industries and activity and to encourage neighborhood revitalization and historic preservation and to provide a mechanism for developing and implementing plans within a development area; and**

Whereas, the City of Rochester Hills and Michigan Economic Development Corporation have entered into an agreement that establishes the boundaries of a certified technology park within the City of Rochester Hills; and

Whereas, the Rochester Hills Local Development Finance Authority was established On May 4, 1994; and a Development Plan and Tax Increment Financing Plan, "the Plan", were approved by City Council on May 3, 1995; and

Whereas, the Plan was amended and adopted by the City Council on July 15, 1998; and

Whereas, the board of a Local Development Finance Authority may amend a development plan and financing plan, pursuant to Public Act 281 of 1986, as amended, Section 17 [MCL 125.2167].

Now, Therefore, Be It Resolved, that the Council of the City of Rochester Hills intends to hold a public hearing regarding the adoption of an amended development plan and financing plan for the Rochester Hills Certified Technology Park, a "business development area" and eligible district in which the Local Development Finance Authority exercises its powers, further described as:

Part of sections 17, 18, 19, 21, 28, 29 and 30, T. 3 N., R. 11 E., City of Rochester Hills, Oakland County, Michigan.

More particularly described as being all of section 18 and that part of sections 17 and 19, described as beginning at the northwest corner of said section 18; thence easterly along the north line of said section 18, also being the centerline of Walton Boulevard, to the northeast corner of said section 18; thence southerly 2044.63 feet along the east line of said section 18, also being the centerline of Adams Road, to the southwest corner of Spring Hill Subdivision; thence easterly 1491.99 feet along the south line of said Spring Hill Subdivision to the southeast corner of said Spring Hill Subdivision, said point being on the west line of Spring Hill Subdivision No.2; thence southerly 820.73 feet to the southwest corner of said Spring Hill Subdivision No.2; thence easterly 727.90 feet along the south line of said Spring Hill Subdivision No.2 to the northwest corner of Meadowbrook Valley Sub No.2; thence southerly 1076.05 feet along the west line of said Meadowbrook Valley Sub No.2 to the southwest corner of said Meadowbrook Valley Sub No.2, said point being the northwest corner of Meadowbrook Valley Sub No.1; thence continuing southerly 698.07 feet along the westerly line of said Meadowbrook Valley Sub No.1; thence westerly 407.80 feet along the north line of lots 15, 16, 17 and 18 of said Meadowbrook Valley Sub No.1 to a point on the westerly line of said Meadowbrook Valley Sub No.1; thence southerly 1036.25 feet along said westerly line of Meadowbrook Valley Sub No.1 to the southwest corner of said Meadowbrook Valley Sub No.1 and the south line of said section 17, also being the centerline of Avon Road; thence westerly along said south line of section 17 to the southwest corner of said section 17; thence southerly along the east line of said section 19, also being the centerline of Adams Road, to the centerline of Butler Road; thence westerly and southwesterly along said centerline of Butler Road to the west line of said section 19; thence northerly along said west line of section 19 and along the west line of said section 18 the point of beginning.

Also that part of section 19, 21, 28, 29 and 30 described as beginning at the southwest corner of said section 30; thence northerly along said west line of section 30 to the northwest corner of said section 30; thence North 00 degrees 22 minutes 28 seconds West, 225 feet along the west line of said section 19; thence North 52 degrees 09

minutes North 52 degrees 09 minutes 50 seconds East, 260 feet; thence North 74 degrees 23 minutes 50 seconds East, 580 feet; thence North 64 degrees 33 minutes 42 seconds East 277.28 feet; thence southerly, in part along the west line of Rookery Woods Subdivision No.2 to a point on the centerline of Hamlin Road; thence easterly along said centerline of Hamlin Road to the centerline of Adams Road; thence continuing easterly along said centerline of Hamlin Road to the centerline of Crooks Road; thence continuing easterly along the centerline of Hamlin Road to the centerline of the Trail Corridor (formally Grand Trunk Western Railway); thence northeasterly along the centerline of said Trail Corridor to the centerline of Livernois Road; thence southerly along said centerline of Livernois Road to the centerline of Hamlin Road; thence continuing southerly along said centerline of Livernois Road to the centerline of Auburn Road; thence westerly along the centerline of said Auburn Road to the centerline of Crooks Road; thence continuing westerly along said centerline of Auburn Road to the point of beginning; and

Be It Further Resolved, that the public hearing will be held in the City Council Chambers at 1000 Rochester Hills Dr. in the City of Rochester Hills at 7:30 p.m. on April 20, 2005; and

Be It Further Resolved, that notice of the public hearing shall be published twice in a newspaper of general circulation in the City of Rochester Hills, the first of which will not be less than twenty (20) days before the date of the hearing; and

Be It Further Resolved, that a copy of the development plan and financing plan, including maps and plats, shall be available for public review with the City Clerk as of April 1, 2005; and

Be It Further Resolved, that a plan for the relocation of businesses or residents is included in the development plan; and

Be It Finally Resolved, that the City Clerk's office should publish notice of the public hearing on Sunday, March 20, 2005 and Sunday, April 3, 2005.

The motion carried by the following vote:

**Aye:** Hill, Barnett, Dalton, Duistermars, Holder, Raschke and Robbins

**Enactment No:** RES0127-2005

**2005-0162**

Request to Schedule Public Hearing for the SmartZone Development and Finance Plan as Developed by the Rochester Hills Local Development Finance Authority for April 20, 2005

**Attachments:** Agenda Summary.pdf; SmartZone Development Plan and TIF.pdf; LDFA SZ Resolution.pdf; Public Hearing Notice.pdf; 031605 Agenda Summary to Schedule PH for SZ Plan1.pdf; 0162 Resolution to Set PH.pdf; 0162 Resolution.pdf

A motion was made by Robbins, seconded by Duistermars, that this matter be Adopted by Resolution.

Whereas, Public Act 281 of 1986 is an act to prevent urban deterioration and encourage economic development including, but not limited to, high-technology industries and activity and to encourage neighborhood revitalization and historic preservation and to provide a mechanism for developing and implementing plans within a development area; and

Whereas, the City of Rochester Hills and Michigan Economic Development Corporation entered into an agreement on December 17, 2002 that established the boundaries of a certified technology park within the City of Rochester Hills; and

Whereas, the Rochester Hills Local Development Finance Authority was established on May 4, 1994; and the boundaries of the Authority District were expanded on April 20, 2005 to be "coterminous" with those of the certified technology park; and

Whereas, the board of a Local Development Finance Authority may adopt a development plan and financing plan, pursuant to Public Act 281 of 1986, as amended, Section 15 [MCL 125.2165].

Now, Therefore, Be It Resolved, that the Council of the City of Rochester Hills intends to hold a public hearing regarding the adoption of a development plan and financing plan for the Rochester Hills SmartZone, a certified technology park and eligible district in which the Local Development Finance Authority exercises its powers, further described as:

Part of sections 17, 18, 19, 21, 28, 29 and 30, T. 3 N., R. 11 E., City of Rochester Hills, Oakland County, Michigan.

More particularly described as being all of section 18 and that part of sections 17 and 19, described as beginning at the northwest corner of said section 18; thence easterly along the north line of said section 18, also being the centerline of Walton Boulevard, to the northeast corner of said section 18; thence southerly 2044.63 feet along the east line of said section 18, also being the centerline of Adams Road, to the southwest corner of Spring Hill Subdivision; thence easterly 1491.99 feet along the south line of said Spring Hill Subdivision to the southeast corner of said Spring Hill Subdivision, said point being on the west line of Spring Hill Subdivision No.2; thence southerly 820.73 feet to the southwest corner of said Spring Hill Subdivision No.2; thence easterly 727.90 feet along the south line of said Spring Hill Subdivision No.2 to the northwest corner of Meadowbrook Valley Sub No.2; thence southerly 1076.05 feet along the west line of said Meadowbrook Valley Sub No.2 to the southwest corner of said Meadowbrook Valley Sub No.2, said point being the northwest corner of Meadowbrook Valley Sub No.1; thence continuing southerly 698.07 feet along the westerly line of said Meadowbrook Valley Sub No.1; thence westerly 407.80 feet along the north line of lots 15, 16, 17 and 18 of said Meadowbrook Valley Sub No.1 to a point on the westerly line of said Meadowbrook Valley Sub No.1; thence southerly 1036.25 feet along said westerly line of Meadowbrook Valley Sub No.1 to the southwest corner of said Meadowbrook Valley Sub No.1 and the south line of said section 17, also being the centerline of Avon Road; thence westerly along said south line of section 17 to the southwest corner of said section 17; thence southerly along the east line of said section 19, also being the centerline of Adams Road, to the centerline of Butler Road; thence westerly and southwesterly along said centerline of Butler Road to the west line of said section 19; thence northerly along said west line of section 19 and along the west line of said section 18 the point of beginning.

Also that part of section 19, 21, 28, 29 and 30 described as beginning at the southwest corner of said section 30; thence northerly along said west line of section 30 to the northwest corner of said section 30; thence North 00 degrees 22 minutes 28 seconds West, 225 feet along the west line of said section 19; thence North 52 degrees 09 minutes 50 seconds East, 260 feet; thence North 74 degrees 23 minutes 50 seconds East, 580 feet; thence North 64 degrees 33 minutes 42 seconds East 277.28 feet; thence southerly, in part along the west line of Rookery Woods Subdivision No.2 to a point on the centerline of Hamlin Road; thence easterly along said centerline of

Hamlin Road to the centerline of Adams Road; thence continuing easterly along said centerline of Hamlin Road to the centerline of Crooks Road; thence continuing easterly along the centerline of Hamlin Road to the centerline of the Trail Corridor (formally Grand Trunk Western Railway); thence northeasterly along the centerline of said Trail Corridor to the centerline of Livernois Road; thence southerly along said centerline of Livernois Road to the centerline of Hamlin Road; thence continuing southerly along said centerline of Livernois Road to the centerline of Auburn Road; thence westerly along the centerline of said Auburn Road to the centerline of Crooks Road; thence continuing westerly along said centerline of Auburn Road to the point of beginning; and

Be It Further Resolved, that the public hearing will be held in the City Council Chambers at 1000 Rochester Hills Dr. in the City of Rochester Hills at 7:30 p.m. on April 20, 2005; and

Be It Further Resolved, that notice of the public hearing shall be published twice in a newspaper of general circulation in the City of Rochester Hills, the first of which will not be less than twenty (20) days before the date of the hearing; and

Be It Further Resolved, that a copy of the development plan and financing plan, including maps and plats, shall be available for public review with the City Clerk as of April 1, 2005; and

Be It Further Resolved, that the development plan does not require the relocation of families or individuals; and

Be It Finally Resolved, that the City Clerk's office should publish notice of the public hearing on Sunday, March 20, 2005 and Sunday, April 3, 2005.

The motion carried by the following vote:

**Aye:** Hill, Barnett, Dalton, Duistermars, Holder, Raschke and Robbins

**Enactment No:** RES0129-2005

**2005-0167**

Discussion regarding City Clerk Vacancy

**Attachments:** Leslie Application Packet.pdf; Agenda Summary.pdf; 030205 Agenda Summary.pdf; Clerk Memo P. Lee 022405.pdf; City Clerk Job Description.pdf; Selection Process Flowchart.pdf; Salary Data.pdf; 022105 EMail Staran.pdf; Requisition Form.pdf

***President Hill*** indicated that Council would have to determine if they wanted to 1) choose between the two eligible candidates in the Clerk's Department, 2) open the job posting to all City employees or 3) include an external search to fill the vacant City Clerk position.

*Council members expressed their desire to open the job posting to all City employees while acknowledging that the qualifications will likely eliminate all but the two known interested parties.*

***Ms. Pam Lee***, Director of Human Resources, noted that the City Council has a great deal of leeway in determining their appointment process, including setting stipulations requiring any certifications for successful appointees.

*It was noted that following an evaluation of internal candidates, City Council may determine that an external search is warranted.*

***Ms. Lee*** indicated that she would post the position internally for a five-day period beginning Monday, March 7th.

A motion was made by Dalton, seconded by Robbins, that this matter be Adopted by Resolution.

Resolved that the Rochester Hills City Council hereby directs the Director of Human Resources to post the City Clerk vacancy for five days beginning Monday, March 7 through Friday, March 11, to solicit candidates among all current City of Rochester Hills employees.

The motion carried by the following vote:

**Aye:** Hill, Barnett, Dalton, Duistermars, Holder, Raschke and Robbins

**Enactment No:** RES0113-2005

## COUNCIL COMMITTEE REPORTS

### Community Development & Viability (CDV) Committee

**Mr. Barnett**, Chairman of the CDV Committee, noted the following items currently under discussion at the committee:

- \* Stalker speed bumps.
- \* Creating an ad hoc committee to examine the Open Space issue.

### Financial Services Committee

**Mr. Dalton**, Chairman of the Financial Services Committee, commented on the following item under discussion at the committee:

- \* Water and sewer rates.

### Leisure Activities Committee

**Mr. Duistermars**, Chairman of the Leisure Activities Committee, noted the following items currently under discussion:

- \* Monitoring the development of the Clinton River Trail.
- \* Discussion of possible surfacing materials for the trail.
- \* New facility at Spencer Park.
- \* Publicizing the City's parks.

**(Recess 8:40 p.m. - 8:55 p.m.)**

## BUDGET DISCUSSIONS

**2005-0054** Discussions Regarding 2006 Budget

**Attachments:** Agenda Summary.pdf; 050705 Agenda summary.pdf; Mayor.pdf; Fiscal.pdf; Planning 1.pdf; Planning 2.pdf; Planning 3.pdf; Planning 4.pdf; Planning 5.pdf; DPS and Engineering.pdf; Building.pdf; Parks.pdf; Forestry.pdf; Fire.pdf; OCSD.pdf; MIS.pdf; Clerks.pdf;

**President Hill** explained that Council would examine the 2005 budget goals to make a determination of what would be discussed at the upcoming budget work session on March 9th.

**Mr. Ed Anzek**, Director of Planning/Development, provided the list of eight goals Council

determined were priorities during the budget process the previous year:

### **Goals for 2005**

- \* *Improve Economic Development*
- \* *Enhance/Maintain Infrastructure*
- \* *Enhance Quality of Life*
- \* *Enhance Communication with Residents*
- \* *Improve Technology*
- \* *Enhance/Maintain Public Safety Levels*
- \* *Efficient Government*
- \* *Maintain Financial Stability*

Council members stressed that all of these goals were still worthy of pursuit and that, in most cases, were so broad in nature that they would likely be ongoing indefinitely. **Mr. Barnett** indicated that these were the goals of any community.

It was determined that the specific long- and short-term objectives for reaching these goals were what would need to be prioritized at the next budget work session.

**Mr. Anzek** explained that the process is for Council to prioritize their objectives, then staff meets to discuss the specific techniques for tackling these objectives and refining the list.

**Discussed**

## **ANY OTHER BUSINESS**

**2005-0181**

Request that Council Member Pagers Receive Emergency Response Calls

**Ms. Raschke** requested that the City Administration provide Council members with the option of being paged for all high priority Fire Department emergency calls. She noted that, as Chairperson of the Public Safety Committee, she believes Council members should "be aware of what's going on in the community as far as call volume."

**Mr. Robbins** stated that he has had this service on his City pager since the Public Safety Committee was formed and it does not result in an added expense to the City or a need for a different pager than Council members already use.

**Mr. Dalton** further noted that the information requested is available to the general public through the use of inexpensive scanners.

**A motion was made by Raschke, seconded by Dalton, that this matter be Referred by Resolution to the Mayor's Office.**

**Whereas, the safety of Rochester Hills residents is a priority of the Rochester Hills City Council; and**

**Whereas, all Rochester Hills Fire Department emergency calls are available to the general public through the use of inexpensive scanning devices.**

**Be It Resolved that the Rochester Hills City Council hereby requests that the City Administration permit those Council members who so choose to receive high priority Fire Department emergency calls on their City pagers.**

**The motion carried by the following vote:**

**Aye:** Hill, Barnett, Dalton, Duistermars, Holder, Raschke and Robbins

## **NEXT MEETING DATE**

*Rescheduled Work Session Meeting - Wednesday, March 9, 2005 at 7:30 p.m.*

## **ADJOURNMENT**

*There being no further business before Council, President Hill adjourned the meeting at 9:23 p.m.*

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*MELINDA HILL, President  
Rochester Hills City Council*

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*BEVERLY A. JASINSKI, Clerk  
City of Rochester Hills*

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*MARGARET A. STRATE  
Administrative Secretary  
City Clerk's Office*

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