



# Rochester Hills

## Minutes - Draft

### Public Safety and Infrastructure Technical Review Committee

*Jason Carlock, Jayson Graves, Greg Hooper, Walter Johnson, Jenny McCardell, Tom Stephens  
and Scott Struzik*

*Council Members: Dale A. Hetrick,  
Mark A. Tisdell*

*Youth Representatives: Lea Schulz and Natalie Vaglia*

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Wednesday, January 18, 2017

6:00 PM

1000 Rochester Hills Drive

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#### Conference Room #130 (Clerks)

### CALL TO ORDER

*Vice Chairperson Johnson called the Public Safety and Infrastructure  
Technical Review Committee to order at 6:00 p.m.*

### ROLL CALL

**Present** 9 - Jason Carlock, Dale Hetrick, Greg Hooper, Walter Johnson, Jenny McCardell,  
Scott Struzik, Tom Stephens, Jayson Graves and Mark A. Tisdell

#### Others Present:

*Paul Davis, City Engineer  
Stephanie Morita, City Council Member  
Allan Schneck, Director of Public Services  
Joe Snyder, Chief Financial Officer  
Natalie Vaglia, Rochester Hills Government Youth Council Representative*

### PUBLIC COMMENTS

*None.*

### APPROVAL OF MINUTES

**2016-0518** Approval of Meeting Minutes - October 12, 2016

**Attachments:** [101216 Minutes.pdf](#)  
[Resolution \(Draft\).pdf](#)

**A motion was made by Carlock, seconded by Struzik, that this matter be Approved as Presented. The motion carried by the following vote:**

**Aye** 9 - Carlock, Hetrick, Hooper, Johnson, McCardell, Struzik, Stephens, Graves and Tisdell

**Resolved**, that the Minutes of the Public Safety and Infrastructure Technical Review Committee meeting held on October 12, 2016 to be approved as presented.

## DISCUSSION ITEM

### 2017-0028 Election of Chairperson

**Attachments:** [Resolution.pdf](#)

**A motion was made by Struzik, seconded by Hooper, that Walter Johnson be appointed as Chairperson of the Public Safety and Infrastructure Technical Review Committee. The motion carried by the following vote:**

**Aye** 9 - Carlock, Hetrick, Hooper, Johnson, McCardell, Struzik, Stephens, Graves and Tidel

Resolved, that Walter Johnson is appointed Chairperson of the Public Safety and Infrastructure Technical Review Committee for 2017.

### 2017-0030 Election of Vice Chairperson

**Attachments:** [Resolution.pdf](#)

**A motion was made by Stephens, seconded by Struzik, that Greg Hooper be appointed as Vice Chairperson of the Public Safety and Infrastructure Technical Review Committee. The motion carried by the following vote:**

**Aye** 9 - Carlock, Hetrick, Hooper, Johnson, McCardell, Struzik, Stephens, Graves and Tidel

Resolved, that Greg Hooper is appointed Vice Chairperson of the Public Safety and Infrastructure Technical Review Committee for 2017.

### 2016-0519 Proposed Revision to the SAD policy on paving gravel roads

**Attachments:** [SAD Study Group Policy Review 2.7.17.pdf](#)  
[Proposed Schedule for Special Assessment District Gravel to Pavement Projects.pdf](#)  
[SUPP Considerations for Initiating SAD Policy Review.pdf](#)  
[Current Gravel Road Policy.pdf](#)  
[Walter Johnson SAD Policy Commentary.pdf](#)  
[Current & Proposed Paving Gravel Roads Policy.pdf](#)  
[Final Draft Postcard.pdf](#)  
[Paul Davis Memo.pdf](#)  
[Revised Gravel Road Policy.pdf](#)

**Chairperson Johnson** stated that he had sent a memo (attached to this file) to the Committee Members which discussed his 'three-prong' approach to gravel roads: what is the demand, what is the equitable sharing of resources and what are the financing options.

*The following City residents indicated that they would like their gravel roads*

*paved and expressed their concerns about the dust and the effect of the gravel roads on their lawns and yards. The residents had filed Special Assessment District (SAD) petitions with the City to request paving their gravel roads and requested that their SADs be 'grandfathered' under the City's current SAD policy:*

*Kevin Hamera - 1326 Kingsview, Rochester Hills, MI 48309  
Gordon Morris - 3371 Greenwood, Rochester Hills, MI 48309  
Audrey Pratt - 1347 Kingsview, Rochester Hills, MI 48309  
Dick Pratt - 1347 Kingsview, Rochester Hills, MI 48309  
Gary Conat - 1365 Kingsview, Rochester Hills, MI 48309  
Linda Conat - 1365 Kingsview, Rochester Hills, MI 48309  
Ron Postiff - 905 Bolinger, Rochester Hills, MI 48307  
Michele Postiff - 905 Bolinger, Rochester Hills, MI 48307  
Maureen Sharp - 3350 Greenwood Drive, Rochester Hills, MI 48309  
David Duncanson - 1166 Kingsview, Rochester Hills, MI 48309  
Alfred J. Harzewski - 3470 Greenwood, Rochester Hills, MI 48309*

*The Committee Members discussed whether consideration for 'grandfathering' the submitted SAD petitions could be possible. It was then discussed that 'grandfathering' might fall under City Council's purview and not the Committee's.*

**Council Member Tisdell** gave a brief history of how the Committee came to be in the discussion of the City's SAD Policy. He introduced Stephanie Morita, City Council Member to the Committee and to the residents and explained that she was part of the study group to assist the process in moving forward.

**Council Member Morita** stated that the study group had two (2) objectives: to make sure that the SADs proceed in a manner that was financially manageable by the City and did not come up by surprise. She stated that the study group came up with the following steps:

- Analyze the policy and insert some timing mechanisms in regard to the acceptance of petitions; and
- To provide parity for all the residents requesting gravel to paved, that everyone receives the same benefit.

*She reminded the Committee to take into consideration that most of the City's subdivisions are paved and were a built in cost for the purchasers of those homes. She stated that she specializes in property tax law in her practice. She explained the importance of defensibility and protection of homeowners when SAD protests are filed with the Michigan Tax Tribunal. She discussed the impact of protest 'wins' on the remaining homeowners and suggested that language be placed into the SAD policy to address the impact concerns.*

*The Committee discussed defensible SAD amounts and the formulas to determine a fair SAD amount that would benefit all City residents.*

**Council Member Hetrick** thanked the residents for their attendance and comments and asked them to give the Committee a chance to work through all

*of the specifics of a revised SAD policy so it can be done fairly.*

*Discussion ensued by the Committee to determine the calculation formula to be used in a revised SAD policy and how the City would handle the impact of increased construction costs.*

**Council Member Hetrick** commented that Capital Improvement Plan projects go through the budgeting process, including timing the project for smoother implementation.

**Council Member Tisdell** stated his understanding that the essential elements would be: identifying the split, the cap for both the City and for residents, amortization, submission for the capital improvement plan, proposed budget and budget approval.

**Member Hooper** stated his support of a 50/50 split between the City and the residents being capped at a dollar figure. He noted that the residents are petitioning for a SAD process but that the City assumes the risk of controlling the contracts for design and construction.

**Council Member Hetrick** suggested that the Committee work on some action items to prepare for its next meeting.

*Discussion ensued as to which Committee Members would be able to attend a group subcommittee meeting to discuss specifics relative to potential gravel to asphalt SADs.*

## ANY OTHER BUSINESS

**Chairperson Johnson** reported that he had followed up with city staff about the storm water sewer consultant. He stated that the storm water sewer item would be ready for discussion in the Spring.

## NEXT MEETING DATE

- Thursday, February 9, 2017 - 6:00 p.m

## ADJOURNMENT

*There being no further business before the Public Safety and Infrastructure Technical Review Committee, Chairperson Johnson adjourned the meeting at 8:30 p.m.*

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Walter Johnson, Chairperson

Prepared by Christine A. Wissbrun  
Recording Secretary, City Clerk's Office