



# 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 11, 2021

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 7:02 p.m. Michigan Time.*

#### ROLL CALL

**Present** 7 - David Blair, Susan M. Bowyer, Ryan Deel, Dale Hetrick, Stephanie Morita, Theresa Mungoli and David Walker

#### Others Present:

*Bryan Barnett, Mayor  
Tina Barton, City Clerk  
Sean Canto, Fire Chief/Emergency Services Director  
Ann Christ, City Attorney  
Rogers Claussen, Battalion Chief  
Bill Cooke, Assistant Chief/Fire Marshall  
Scott Cope, Building/Ordinance/Facilities Director  
Ken Elwert, Parks & Natural Resources Director  
Vince Foisy, Communications Systems Administrator  
Larry Gambotto, Captain/Training Officer  
Kristen Kapelanski, Planning Manager  
Shreya Pillai, Rochester Hills Government Youth Council Representative  
Sara Roediger, Planning & Economic Development Director  
Allan Schneck, Public Services Director  
Leanne Scott, Deputy Clerk*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungoli and Walker

## COUNCIL AND YOUTH COMMITTEE REPORTS

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

**President Deel** introduced Shreya Pillai, Rochester Hills Government Youth Council (RHGYC) Representative.

**Ms. Pillai** shared that she is a sophomore and in her second year on the Rochester Hills Government Youth Council. She stated that she currently serves on the Public Safety Infrastructure and Technical Review Committee as the RHGYC Representative. She announced that RHGYC is working on their teacher appreciation project for the month of January to create a short video from RHGYC to send out to the Rochester Community Schools teachers and staff.

**President Deel** thanked the Youth Council for their work for the Month of December. He shared that RHGYC prepared cards of encouragement for the senior residents at Medilodge of Rochester Hills, created hand-painted ornaments for families at the Rainbow Connection and adopted three (3) families from the New Day Foundation providing Christmas gifts.

### Rochester Avon Recreation Authority (RARA):

**Ms. Mungoli** reported that the Rochester Avon Recreation Authority (RARA) is ready to operate for the year and currently accepting program registrations. She encouraged individuals who are interested to refer to RARA's website at [www.rararecreation.org](http://www.rararecreation.org) to view program availability.

### Avondale Youth Assistance (AYA):

**Ms. Morita** reported that the Avondale Youth Assistance (AYA) hosted a Cop Parade in lieu of the "Shop with a Cop" program due to COVID restrictions. She shared that police officers caravanned and personally delivered gifts to children in Auburn Hills, Pontiac and Rochester Hills. She announced that AYA received a grant from Oakland County under the CARES Act for reimbursement to cover expenses related to the pandemic. She acknowledged the administration at AYA for their hard work and expressed her appreciation for the Oakland County Youth Assistance for their assistance with programming.

## PRESENTATIONS

2020-0577 Swearing-In Ceremony for new Firefighter/EMT Alejandro Gutierrez

**Attachments:** [01112021 Agenda Summary.pdf](#)

**Sean Canto**, Fire/Chief Emergency Services Director introduced candidate Firefighter/EMT Alejandro Gutierrez.

*Clerk Tina Barton administered the Oath of Office to Firefighter/EMT Alejandro Gutierrez.*

*Council congratulated and welcomed Firefighter/EMT Alejandro Gutierrez.*

**Presented.**

## ORDINANCE FOR INTRODUCTION

**2020-0574** Request for Acceptance for First Reading - An Ordinance to amend Division 4, Article VI of Chapter 70, E-Cigarettes, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify the age limits and to repeal conflicting or inconsistent Ordinances

**Attachments:** [Ordinance.pdf](#)  
[01112021 Agenda Summary.pdf](#)  
[01112021 Resolution.pdf](#)

***Ann Christ**, City Attorney, stated that the Ordinance before Council is a request to consider, for First Reading, a proposed amendment to Division 4, Article VI, of Chapter 70, E-Cigarettes, of the Code of Ordinances. She explained that it will amend the age from 18 to 21 years of age to be in accordance with Federal Law and that the remainder of the Ordinance will remain the same.*

***President Deel** stated that amending the Ordinance to comply with Federal Law will allow the local Sheriff's Department to write citations for any violations.*

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungoli and Walker

Enactment No: RES0018-2021

**Resolved**, that an Ordinance to amend Division 4, Article VI of Chapter 70, E-Cigarettes, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify the age limits and to repeal conflicting or inconsistent Ordinances is hereby Accepted for First Reading.

## PLANNING AND ECONOMIC DEVELOPMENT

**2020-0201** Request for Approval of a Wetland Use Permit for impacts to approximately .181 acre related to construction activities for North Row Development, a proposed 20-unit apartment development on 2.4 acres located on Old Orion Ct. west of Rochester, zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay, Kevin Baird, North Row, LLC, Applicant

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Staff Report 12152020.pdf](#)  
[ASTI Letter 11042020.pdf](#)  
[EIS.pdf](#)  
[Review Comments 11062020.pdf](#)  
[Site Plan Pt 1.pdf](#)  
[Site Plan Pt 2.pdf](#)  
[Site Plan Pt 3.pdf](#)  
[Minutes PC 06022020 \(Excerpt\).pdf](#)  
[Minutes PC 12152020 \(Excerpt\).pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Kristen Kapelanski**, Planning Manager, stated that the request before Council is to approve a Wetland Use Permit related to the North Row Development on Old Orion Court. She explained that the applicant is proposing to construct a 20-unit attached development, located on the west side of Old Orion Court, zoned R-1 with a Flexible Business Overlay, which the applicant intends to utilize to develop the site.

She stated that the Site Plan, Tree Removal, Natural Features Setback Modification and Wetland Permits were recommended for approval by the Planning Commission in June of 2020. She noted, following the approval, the Michigan Department of Environment, Great Lakes and Energy (EGLE) indicated that modifications would be necessary before the State would release the Wetland Permit. She shared that the applicant has made the necessary modifications to address the mentioned concerns. She stated that the Planning Commission approved the Revised Site Plan, Features Setback Modifications, Tree Removal, and Wetland Permits on December 15, 2020.

**Ms. Kapelanski** introduced **Kevin Baird**, North Row, LLC; **Jeff Klatt**, Krieger Klatt Architects; and **Paul Tulikangas**, Nowak & Fraus Engineers.

**Jeff Klatt** provided the following presentation:

He stated that approval from the Planning Commission was received on June 2, 2020, as all of the conditions were met.

*Planning Commission Comments/Requests:*

1. Extend second floor balconies to three (3) feet.
2. A "right-turn only" sign has been added at the Maplehill Road approach.
3. Minor landscaping revisions.

*Minor Revisions to Site Plan after the June 6, 2020 EGLE On-Site Review:*

1. Wetland boundary was extended north to the ditch/culvert along Maplehill.
2. The hardscape pavers of the amenities were adjusted to minimize the Wetland impact.
3. To meet the area requirement, a second amenity space was added to meet the overall square footage requirements per the Ordinance.
4. A swale was added on the adjacent property to the west, also owned by the applicant, to maintain hydraulic connection between the Maplehill ditch and the Wetland, as suggested by EGLE.

*Original Outdoor Amenity Area*

- Initial area provided 2,102 square feet
- Two seating areas at the north and south ends of the space
- Outdoor dining/BBQ area located in the center

*Updated Outdoor Area*

- Reduced area by 630 square feet
- New area provides 1,471.99 square feet
- Removed south seating area: other components remain as is

*Community Garden Area*

- Added 696.57 square feet
- Intent is to utilize gardens for harvesting crops
- If Community garden is not feasible per outside factors, the applicant will work with the City Staff to develop an alternate solution
- Total area provided between both amenity areas: 2,268.56 square feet

**President Deel** reiterated that the applicants were approved by the Planning Commission in June with conditions and approved in December by the Planning Commission, as having met the required conditions.

**Mr. Blair** expressed his appreciation to the applicants for their detailed presentation of the modifications that were made to the plans.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Munglioli and Walker

Enactment No: RES0001-2021

**Resolved**, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts to approximately .181 acre related to construction activities for North Row Development, a proposed 20-unit apartment development on 2.4 acres located on Old Orion Ct., west of Rochester, zoned R-1 One Family Residential with an FB-1 Flexible Business Overlay, Parcel No. 15-03-476-016, based on plans dated received by the Planning and Economic Development Department on October 22, 2020, Kevin Baird, North Row, LLC, Applicant with the following findings and conditions.

**Findings:**

1. Of the .35 acre of wetland area on site, the applicant is proposing to impact approximately .181 acre.
2. Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, the City's Wetland consultant, ASTI, recommends approval.
3. Construction of a retaining wall should prevent unintended impacts to the wetlands and preserve the City's aesthetics, per ASTI.

**Conditions:**

1. That the applicant receives an applicable EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.

2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.

3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible and implement best management practices, prior to final approval by staff.

**2020-0550** Request for a Conditional Use Approval to construct a drive-through associated with Chief Financial Credit Union, a proposed 7,425 s.f. building on 1.36 acres located at the northeast corner of Rochester and Diversion in Rochester and Rochester Hills, zoned B-2 General Business with an FB-3 Flexible Business Overlay in Rochester Hills and B-1 General Business in Rochester, Tom Dluzen, Chief Financial Credit Union, Applicant

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Staff Report 12152020.pdf](#)  
[Signed Interlocal Agreement 11112020.pdf](#)  
[EIS.pdf](#)  
[Review Comments 10262020.pdf](#)  
[CBI Response Ltr 12222020.pdf](#)  
[Rendering 12222020.pdf](#)  
[Site Plan 12212020.pdf](#)  
[CBI Response Letter 11242020.pdf](#)  
[Site Plan.pdf](#)  
[Minutes PC 12152020 \(Excerpt\).pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

***Kristen Kapelanski, Planning Manager, stated that the property located at the northeast corner of Rochester Rd. and Diversion is situated in both the City of Rochester and the City of Rochester Hills.***

*She explained that the applicant is proposing to redevelop the site as a drive thru credit union, utilizing the building's existing foot print. She stated that the majority of the building will be located in the City of Rochester. She noted that Council recently approved an Interlocal Agreement that allows for the site to be designed and reviewed under the development standards of the City of Rochester. She explained that areas of inconsistencies between the two (2) communities' Ordinances will be resolved by the City of Rochester's standards, superseding the City of Rochester Hills Ordinances.*

*She stated that the City of Rochester Hills staff have reviewed the plans and provided advisory comments as outlined in the review letters. She explained that the Site Plan, Conditional Use, and Tree Removal Permits will need to be considered and approved by the relevant City of Rochester Hills Boards and Commissions per the Interlocal Agreement, but they do not have the jurisdiction to require plan adjustments.*

*She stated that the Planning Commission reviewed the Site Plan, Tree Removal and Conditional Use Permits, made some minor advisory comments; and approved the Site Plan, Tree Removal permit and recommended approval of the Conditional Use Permit on December 20, 2020. She requested that Council*

*approve the Conditional Use Permit presented.*

**Ms. Kapelanski** introduced **Tom Dluzen**, President and CEO of Chief Financial Credit Union.

**Mr. Dluzen** expressed his excitement about the project and owning the block on which the building is located. He shared that corporate offices will be located in the building behind the Scuba Center and the Credit Union Branch will be located at the front of the building.

**Mr. Dluzen** introduced **Rob Clarke**, Owner of CBI Design Professionals, Inc.

**Mr. Clarke** shared the following presentation:

- The site is unusual as it is located in two municipalities, occupying the space of the former Scuba Center.
- The building stays essentially as is, with the exception of a couple of changes:
  - Will need approval from Council for the drive-thru which will be added to the southeast corner of the building.
  - The addition of a raised patio to the north side of the building.
- The entrance will remain the same off of Rochester Road, however, an exit point leading to Diversion will be added to the north end of the property to allow traffic to exit at the light.

**President Deel** expressed his appreciation for the presentation and thanked Chief Financial Credit Union for their investment in the City of Rochester Hills.

**Vice President Bowyer** acknowledged the Chief Financial Credit Union team for a job well done with the drive thru and design of the building.

**Mr. Blair** questioned where customers would park during construction and if the ATM will be moved to the drive thru structure.

**Mr. Clarke** responded that the Credit Union will not be in operation during construction and the ATM located at 200 Diversion will be relocated to the drive-thru area.

**Mayor Barnett** expressed his appreciation to the Chief Financial Credit Union team for their engagement with the Rochester Regional Chamber of Commerce and the City of Rochester Hills. He shared that Chief Financial Credit Union has partnered with the City in several ways, one being the Water Feature at Innovation Hills and stated that he is grateful for their investment in the City.

**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, Morita, Mungioli and Walker

Enactment No: RES0002-2021

**Resolved**, that the Rochester Hills City Council hereby approves a Conditional Use to construct a drive-through for Chief Financial Credit Union, a proposed 7,425 s.f. building on 1.36 acres located at the northeast corner of Rochester and Diversion in Rochester and

Rochester Hills, zoned B-2 General Business with an FB-3 Flexible Business Overlay in Rochester Hills, Parcel No. 15-14-301-007, Tom Dluzen, Chief Financial Credit Union, Applicant, based on plans dated received by the Planning and Economic Development Department on October 1, 2020 with the following findings.

**Findings:**

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The building has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering jobs and another financial institution.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

## **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.

- 2020-0570** Request for Purchase Authorization - DPS/GAR: 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, 2021; Decima, LLC, Dearborn, MI

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0003-2021

**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 in the amount not-to-exceed \$60,000.00 through December 31, 2021 to Decima, LLC, Dearborn, Michigan and further authorizes the Mayor to execute a contract on behalf of the City.

**Further Resolved**, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

- 2020-0566** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for On-Call Roofing Services in the amount not-to-exceed \$35,000.00 for a one-year term to expire January 31, 2022; Butcher & Butcher Construction Co., Inc., Rochester Hills, MI

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0004-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract for On-Call Roofing Services in the amount not-to-exceed \$35,000.00 through January 31, 2022 to Butcher & Butcher Construction Co., Inc., Rochester Hills, Michigan and further authorizes the Mayor to execute an agreement on behalf of the City.

**Further Resolved**, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

- 2020-0567** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for On-Call HVAC (other sites) Repair Services in the amount not-to-exceed \$40,000.00 through January 31, 2023; K&S Ventures, Inc., Auburn Hills, MI

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Proposal Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0005-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract for On-Call HVAC (other sites) repair services to K7S Ventures, Inc., Auburn Hills, Michigan in the amount not-to-exceed \$40,000.00 through January 31, 2023 and further authorizes the Mayor to execute a contract on behalf of the City.

**Further Resolved**, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

- 2020-0568** Request for Purchase Authorization - FACILITIES: Increase to Blanket Purchase Order for FirstNet Services and Equipment in the amount of \$2,000.00 for a new not-to-exceed amount of \$26,000.00 through December 31, 2020; AT&T Mobility, Carol Stream, IL

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0006-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the Blanket Purchase Order for FirstNet Services and Equipment to AT&T Mobility, Carol Stream, Illinois in the amount of \$2,000.00 for a new not-to-exceed amount of \$26,000.00 through December 31, 2020.

**2020-0569** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for FirstNet Services and Equipment (2021-2023) in the amount not-to-exceed \$60,000.00 through December 31, 2023; AT&T Mobility, Carol Stream, IL

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0007-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for FirstNet Services and Equipment (2021-2023) to AT&T Mobility, Carol Stream, Illinois in the amount not-to-exceed \$60,000.00 through December 31, 2023.

## Passed the Consent Agenda

A motion was made by Walker, seconded by Morita, 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, Morita, Mungioli and Walker

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

*President Deel wished everyone a happy and healthy New Year.*

*Mayor Barnett made the following announcements:*

*- He offered the City's condolences to Dr. Robert Shaner, Superintendent, Rochester Community Schools on the passing of his son.*

*- He shared the recent passing of former Rochester Community School Board Member, Lisa Nowak. He stated thoughts and prayers go out to both the Shaner and Nowak families.*

*- He expressed his appreciation to Council for their support of local businesses, specifically in the last quarter of 2020 due to the COVID environment. He stated that with the guidance of Council, the City eliminated and modified fees for local business owners. He stated that President Deel, Vice-President Bowyer and Mr. Hetrick donated gift cards to encourage the community to shop local.*

*Approximately 50 local businesses were provided free billboard advertisement on M-59. He noted that he is in regular communication with David Hodgkins from Midwest Strategy Group who is keeping the City well informed of the Governor's and Health Department's updates to share with local business owners and school district.*

- He shared his article published on December 20, 2020 in *The Oakland Press*, *Bryan Barnett: 2020 and the Value of Leadership*. He highlighted the successful outcomes from the City of Rochester Hills despite the challenges brought about from COVID and how important local leadership is, in such a time.
- He shared an article published on January 10, 2021 in the *Detroit Free Press*, *People of the Lie*. Clerk Tina Barton was recognized in a positive light as one of eight individuals who played critical roles discrediting false rumors and provided authoritative reassurance that no election altering fraud had occurred in the November 2020 General Election. He expressed his appreciation for Clerk Barton and Deputy Clerk Scott for their continued leadership and representation of the City.
- He stated that over the last few weeks the City has focused on providing credible vaccine information to the community. He noted that Oakland County is currently taking appointments for residents over the age of 65.
- He announced that the Recycle Bank Green Schools Program has once again been successful, it recently donated \$10,000.00 to Rochester Community Schools.
- He shared that the Art on Auburn Program has partnered with the Paint Creek Center for the Arts and will kick off in late January. He explained that students from Rochester and Avondale Schools will be invited to submit artwork to be selected and placed on the Auburn Road Corridor roadway during the spring/summer 2021.
- He stated that City Hall will be open to the public on January 19, 2021, dependent upon the direction from the Michigan Department of Health and Human Services (MDHHS). He noted that City Hall is currently open for appointments only.

**Tina Barton**, City Clerk, expressed her appreciation to Mayor Barnett for his kind words. She stated that it was a monumental effort from every single department in City Hall taking part in ensuring the November 2020 General Election ran smoothly in Rochester Hills.

She stated that the January 11, 2021 Press Release from Michigan Secretary of State, Jocelyn Benson announced they will begin the process of conducting the statewide Risk-Limiting Audit (RLA) of the November 2020 General Election. She explained that in the month of December approximately 200 communities in Michigan have been undergoing robust post-election audits.

She shared that in 2018, she and Deputy Clerk Scott were invited by the Secretary of State to Denver, Colorado to observe their risk-limiting audit process. Following that visit, the City of Rochester Hills became the first community in Michigan to pilot a risk-limiting audit.

She stated that on January 12, 2021, The Rochester Hills Clerk's Office will begin the RLA process, pulling 157 ballots to review specifically who the vote was cast for in the presidential race. She explained the results will be put into Arlo, an open source software program where it will be documented and gathered across the State. She noted that a large segment of the RLA process will be recorded and available on the City's website to help educate the general public. She stated that the Secretary of State's Press Release is available to view on the Rochester Hills website and residents who signed up for election alerts will receive an email informing them of the results.

## ATTORNEY'S REPORT

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

## NOMINATIONS/APPOINTMENTS

**2020-0515** Nomination/Appointment of one (1) Citizen Representative to the Green Space Advisory Board, to fill the unexpired term of Andrea Merritt ending December 31, 2022

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Bagley CQ.pdf](#)  
[Bante CQ.pdf](#)  
[Braun CQ.pdf](#)  
[Carrio, Jr, CQ.pdf](#)  
[Frederiksen CQ.pdf](#)  
[Granader CQ.pdf](#)  
[Harris CQ.pdf](#)  
[Jacob CQ.pdf](#)  
[Long CQ.pdf](#)  
[Minton CQ.pdf](#)  
[Moore CQ.pdf](#)  
[Notice of Vacancy.pdf](#)  
[12072020 Agenda Summary.pdf](#)  
[Merritt Resignation.pdf](#)  
[12072020 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

***Vice President Bowyer** expressed her appreciation for the candidates expressing interest in serving on the Green Space Advisory Board. She nominated Lewis Carrio, Jr. and noted that he is passionate about preserving green spaces and trails.*

**A motion was made by Bowyer, seconded by Mungioli, that this matter be Adopted by Resolution to appoint Louis S. Carrio, Jr. to the Green Space Advisory Board to fill the unexpired term of Andrea Merritt ending December 31, 2022. The motion carried by the following vote:**

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0008-2021

**Resolved**, that the Rochester Hills City Council hereby appoints Louis Carrio, Jr. to the Green Space Advisory Board, to fill the unexpired term of Andrea Merritt ending December 31, 2022.

## NEW BUSINESS

**2020-0572** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for the Delivery of Electric Energy for City Facilities in the not-to-exceed amount of \$410,000.00 through December 31, 2021; DTE Energy, Detroit, MI, Michigan Municipal Risk Management Authority, Livonia, MI

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Scott Cope**, Building/Ordinance/Facilities Director, stated that the City is a part of the Michigan Municipal Risk Management Authority (MMRMA) Electric Customer Choice Program that provides a reduction in costs to the City for electric energy services to City facilities.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0009-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for the Delivery of Electric Energy for City Facilities to DTE Energy, Detroit, Michigan and Michigan Municipal Risk Management Authority, Livonia, Michigan in the not-to-exceed amount of \$410,000.00 through December 31, 2021.

**2020-0575** Request for Purchase Authorization - FIRE: Purchase of four (4) new vehicles, two (2) vehicles for Community Risk Reduction Division in the amount of \$61,704.00 and two (2) utility pick-up trucks that will be utilized for day-to-day activities in the amount of \$72,544.00 for a total not-to-exceed purchase price of \$134,248.00; Berger Chevrolet, Inc., Grand Rapids, MI, Todd Wenzel Buick GMC, Westland, MI

**Attachments:** [01112021 Agenda Summary \(Revised\).pdf](#)  
[01112021 Agenda Summary.pdf](#)  
[GMC 2500 \(Corrected\).pdf](#)  
[GMC 2500.pdf](#)  
[Traverse.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[Resolution \(Draft Revised\).pdf](#)

**Sean Canto**, Fire Chief/Emergency Services Director, requested that City Council approve the purchase of four (4) new vehicles; two (2) vehicles for Community Risk Reduction Division and two (2) utility pick-up trucks to be utilized for day-to-day activities. He explained that the Fire Department has established a ten (10) year useful life for vehicles, although vehicles that are being replaced have a life of 11 to fourteen 14 years.

**President Deel** expressed his appreciation to **Chief Canto** in obtaining the maximum useful life out of the vehicles.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0010-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of four (4) new vehicles, two (2) of which will be utilized by members of the Community Risk Reduction Division (Fire Prevention) purchased from Berger Chevrolet, Inc., Grand Rapids, Michigan in the amount of \$61,704.00, and two (2) Utility Pick-up trucks that will be utilized for day-to-day activities purchased from Todd Wenzel Buick GMC Westland,

Michigan in the amount of \$72,544.00 for a total not-to-exceed purchase price of \$134,248.00.

- 2020-0541** Request for Purchase Authorization - FIRE: Purchase of Handheld Thermal Imaging Cameras and related equipment and accessories in the amount of \$131,125.00; Dinges Fire Company, Roscommon, MI

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Cost Proposal Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sean Canto**, Fire Chief/Emergency Services Director, introduced **Batallion Chief Rogers Clawson**.

**Batallion Chief Clawson** presented the request for the purchase of 50 Handheld Thermal Imaging Cameras. He stated as the Rochester Hills Fire Department continues to be forward thinking and seeks to remain one of the safest communities in Michigan, the goal is to equip each firefighter on duty with an imaging camera. He explained that the imaging camera will provide a better sense of crew integrity during limited visibility situations, key insight to situational awareness, and recognize potential victims through darkness and smoke during rescue operations.

He explained that by breaking up the purchase as highlighted in the cost proposal summary, the Fire Department can purchase 50 cameras with primary batteries, 30 additional spare batteries, apparatus chargers, retractable lanyards, and bank chargers for the fire stations.

**President Deel** shared that he participated in the Fire Ops 101 Training where he had an opportunity to operate the Thermal Imaging Camera. He stated that utility and benefit of the device is evident.

**Vice President Bowyer** stated that she had the opportunity to operate the device during the Fire Ops 101 Training Program as well and attested to the benefits of the device.

**Ms. Mungioli** stated that The Rochester Hills Firefighters take pride in having the best equipment to ensure their safety. She expressed her appreciation for the Department's due diligence in researching the most efficient device and cost effective option.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0011-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of handheld thermal imaging cameras, related equipment and accessories in the amount of \$131,125.00 to Dinges Fire Company, Roscommon, Michigan.

**Further Resolved**, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

**2020-0564** Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for Water Meters and Equipment in the amount not-to-exceed \$295,000.00 through December 31, 2021; ETNA Supply Company, Grand Rapids, MI

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[ETNA 2021 Pricing.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Allan Schneck**, Director of Public Services, explained that this request will allow for the purchase of new water meters, meter reading technology and replacement of approximately 35,000 water meters in the community.

He referred to a question raised by Mr. Hetrick prior to the meeting concerning the selection of SENSUS water meters. He explained that in utility operations, it is typical to select one manufacturer due to the large quantity of water meters in the community's system. He stated that SENSUS uses a representative through ETNA to ensure quality of product and service.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0012-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for Water Meters and Equipment in the amount not-to-exceed \$295,000.00 through December 31, 2021 to ETNA Supply Company, Grand Rapids, Michigan

**2020-0571** Request for Purchase Authorization - FLEET: Purchase of five (5) new vehicles (replacements for 39-525, 396-526, 39-551, 39-536, 39-531) in the amount of \$134,347.00 and one (1) new vehicle (replacement for 39-550) in the amount of \$27,499.00 for a total purchase cost not-to-exceed \$161,846.00; Todd Wenzel Buick GMC, Westland, MI, and Berger Chevrolet, Grand Rapids,

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[2021 Vehicle Purchase Summary.pdf](#)  
[Berger Chevrolet - Traverse.pdf](#)  
[Todd Wenzel - GMC Sierra 2500HD.pdf](#)  
[Todd Wenzel - GMC Sierra 3500HD.pdf](#)  
[Todd Wenzel - GMC Terrain.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Allan Schneck**, Director of Public Services, explained that this request is for five (5) new vehicles to replace vehicles that have reached their design life and scheduled for surplus. He shared that the Department of Public Services (DPS) is working cooperatively with Purchasing to acquire the vehicles through the Oakland County Cooperative Purchasing Program which provides favorable pricing on vehicles. He explained that the life cycle cost is advantageous to the City, due to receiving almost forty percent back on the original purchase price of the vehicles.

**Ms. Mungioli** thanked Mr. Schneck for his explanation of the useful life of a vehicle being seven (7) years to obtain maximum residual value as appose to using mileage to determine vehicle replacement.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Munglioli and Walker

Enactment No: RES0013-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of five (5) new vehicles (replacements for 39-525, 39-526, 39-551, 39-536, and 39-531 from Todd Wenzel Buick GMC, Westland, Michigan in the amount of \$134,347, and one (1) new additional vehicle (replacement for 39-550) in the amount of \$27,499.00 from Berger Chevrolet, Grand Rapids, Michigan for a total purchase cost not-to-exceed \$161,846.00.

**2020-0562** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for Architectural/Engineering Services for the development of construction documents for the new Borden Park Office in the amount not-to-exceed \$86,735.00; H2A Architects, Davison, MI

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Presentation.pdf](#)  
[Office Design Option 2B \(without soccer\).pdf](#)  
[Proposal Letter for Office Construction.pdf](#)  
[Service Fee Agrmnt Detail Park Office 2B Construction Documents.pdf](#)  
[Service Fee Agrmnt Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Scott Cope**, Building/Ordinance/Facilities Director, introduced **Ken Elwert**, Parks Director and **Jackie Hoist**, H2A Architects and **Aaron St. Dennis**, AUCH Construction.

**Mr. Cope** stated this agenda item is for Architectural/Engineering Services only, related to the new Borden Park Office Building. He explained that the current office building at Borden Park is an old house that is in need of an extensive amount of maintenance. He shared that the cost to do so will exceed the value of the building, therefore they are asking to replace the structure. He noted that the current building does not function well as an office and believes what they are proposing is a good option and will function well for both residents and Parks Staff.

**Jacqueline Hoist** provided the following presentation:

She stated that Borden Park is one of the busiest parks within the City of Rochester Hills. She provided a satellite view of the park area outlining the location of the new office. She noted that after an analysis of the park, it indicated that the selected central location for the new office will allow for visibility of park activities and the ability to respond appropriately to park activities.

She reviewed the design features:

- Preserve existing restroom building until new building is ready
- Existing storage building to remain
- Large covered entrance/gathering space
- Preserves pedestrian way
- Good connection with vehicular traffic
- Good visibility, centrally located

- Creates outdoor covered gathering space
- 2,076 square feet interior space
- 3,424 square feet footprint

She explained that they have developed a modern design using sustainable materials to ensure an extensive life cycle to serve the City and the Park for a long time.

**Ms. Hoist** introduced **Aaron St. Dennis**, Construction Manager, AUCH Construction.

**Mr. St. Dennis** stated that the team has met multiple times to develop a conceptual estimate on the design. He explained that based on the drawings, elevations and locations the estimate is \$1,686,648.00. He noted that this is a high-level estimate and explained that as the design evolves and becomes more detailed, estimates will continue in order to ensure it stays on budget.

### **Council Discussion**

**President Deel** complimented the aesthetics of the building, however, questioned the design of the roof noting that it hides the building upon approach.

**Ms. Hoist** shared that there were three (3) different roof designs for the building. She explained one design was modern and expensive, one was less expensive but a bid mundane, and the decision was made to go with the hybrid of the two designs. She pointed out that the design chosen gives height to the room, is a modern design and is in line with the budget.

**Mr. Hetrick** questioned where the project budget is in relation to the \$1,600,000.00 approved in the Capital Improvement Plan (CIP).

**Mr. Cope** responded that he discussed the difference of approximately \$200,000 from what is budgeted and the preliminary budget with Joe Snyder, Chief Financial Officer. He stated that Mr. Snyder indicated there will be budget amendments coming forward and felt confident there are sufficient funds in the CIP to allow for this modification to the cost as being presented.

**Mr. Hetrick** acknowledged that it appears that there may be some project refinement that will take place, which may decrease the difference in the budget.

**Ms. Mungoli** commented on the larger design of the building and questioned what it will cost to run and maintain this building.

**Mr. Cope** stated that he does not expect to see a big difference in the cost of operating the new building. He explained it will be a better situation for the Park's Department.

**Ms. Mungoli** stressed her concern for the operating costs of the new building. She requested that the operating costs are tracked for the existing building in 2021 and used as a baseline to compare to the new facility in 2022 to analyze and determine the cost difference, if any.

*She questioned the cost of the construction administration and requested that the firm be more consistent in their description and labeling of budget components to allow for easy comparison of line items among projects. She further questioned who will be managing this project to ensure the project is completed to its specs.*

**Mr. Cope** stated that Gary Nauts, Facilities Manager, will represent the City and H2A Architects will have representation on site to monitor and ensure proper project completion.

**Mr. St. Dennis** stated that he is the Project Manager, and will oversee this project from bidding through construction and close-out. He explained that he will also work closely with Mr. Cope, Mr. Nauts and Ms. Hoist throughout construction and have a Project Superintendent on site to ensure that the schedule, quality, production and safety is met.

**Ms. Morita** questioned the square foot cost of construction and how it compares to other single-story office buildings of approximately 2,000 square feet.

**Mr. St. Dennis** explained that it has do with economy of scale. He stated that unfortunately he does not have a cost comparison readily available, but will contact his cost estimators to obtain the information and provide it to City Council.

**Ms. Morita** questioned if City Staff did a comparison of the cost of construction on comparable 2,000 square foot office buildings.

**Mr. Cope** stated that the City did not conduct a cost comparison as they rely on their construction managers, who are professionals in the field to perform estimates on square footage cost. He attributed the high costs to the economies of scale, existing site issues, the removal of existing electrical, and the location of utilities. He noted that there is a cost difference in Government projects compared to private entities.

**Ms. Morita** stated that in her 25 years of experience with private and public construction, she understands government projects tend to be more costly, however, she wants to ensure that the City is conducting its due diligence in making sure it is cost effective. She requested the City conduct a cost comparison, similar to that done for the Fire Station project.

**Ms. Hoist** stated that one of the things to consider is that approximately twenty-five percent of the interior footprint is dedicated to restrooms, which is the most expensive portion of a building. She explained that it cannot be compared directly to an office building, as this park building requires more restrooms than a general office building.

**Mr. Blair** stressed his concern for the high cost associated with this project, related to the scope only being offices for staff and restrooms.

**Mayor Barnett** stated that Mr. Elwert and Mr. Cope have questioned the cost and squeezed out any efficiencies they can. He concurred that the cost of the project is expensive, however, he feels the City has done their due diligence in hiring professionals with a proven track record of operating municipal projects, while ensuring cost effectiveness.

He explained that projects become more expensive with each passing year, and if the City waits, it may get costlier. He stated that the City's park professionals have identified the need, worked with outside consultants to make sure the need is addressed and outside consultants have done their due diligence to bring in the cost as low as possible. He requested Council's support, stressing the importance of the project moving forward as the City has already hired trained professionals in their fields to accomplish the project at the lowest cost possible.

**Ken Elwert**, Parks & Natural Resources Director, explained that the project also entails demolishing the old farmhouse. He stated that Borden Park is the largest in volume serving 300,000 individuals a year. He explained that although expensive, it is a good investment as they typically occupy their buildings beyond their useful life, expanding 30 to 40 years. He stated that this project is a basic needs building with heated restrooms for residents year-round, which they do not currently have.

**Ms. Mungoli** stated what Council is being asked to vote on is the hiring of the firm to do the work, not the costs associated with the facility. She requested the team consider the concerns and input from Council prior to requesting approval for final cost.

**Vice President Bowyer** stated that she is aware that construction cost increase ten percent each year and does not believe the project will be cheaper in the future. She complimented the design of the building and the long-term sustainability.

**Mr. Hetrick** stated that Council's objective is to approve a contract for architectural services. He requested that the cost associated with this project be decreased, or that they be able to clearly explain the costs prior to the request for approval of the construction budget.

**President Deel** stated that the request presented is to approve Architectural Services for the Borden Park Office Project. He referred to Council's 2021 Goals and Objectives, highlighting Infrastructure Management: to provide reliable, safe, effective infrastructure roadways, utilities and buildings throughout the City. He explained that one of Council's specific objectives is the ongoing review of existing City facilities to ensure they are aesthetically pleasing and optimize administrative efficiency, so both residents and employees feel valued. He noted that he believes it is clear that the City's desire is to manage and maintain costs on this project.

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

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

**Nay** 1 - Morita

Enactment No: RES0014-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract for Architectural/Engineering Services for the development of construction documents for the new Borden Park Office in the amount not-to-exceed \$86,735.00 to H2A Architects, Davison, Michigan and further authorizes the Mayor to execute the agreement on behalf of the City.

**Further Resolved**, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

**2020-0563**

Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for Architectural and Engineering Services for the development of construction documents for the Innovation Hills Ranger Station in the amount not-to-exceed \$40,405.00; H2A Architects, Davison, MI

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Presentation.pdf](#)  
[Proposal Letter Re-envisioning Phase 2.pdf](#)  
[Service Fee Agrmnt Re-envisioning Phases 2-5.pdf](#)  
[Service Fee Agrmnt Summary Re-envisioning Phases 2-5.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Scott Cope**, Building/Ordinance/Facilities Director, stated this request is for architectural and engineering services. He explained the project was presented to City Council in September of 2019, at that time the Department presented a basic garage Rangers Station, where City Council gave direction to make some improvements and be innovative. He further explained the comments and concerns were shared with architect, Jacqueline Hoist, who will be sharing design plans.

**Jacqueline Hoist**, H2A Architects, stated that two (2) designs are being presented. She explained that H2A took into consideration innovative design, sustainability, energy savings items, environment and the landscape of the area.

Ms. Hoist made the following presentation of two (2) Rangers Station Options:

*Innovation Hills Park Rangers Station - Option 1 - Conventional Site Built Features:*

- Metal and concrete walls
- Metal roof
- Clerestory daylighting
- Skylight - sun tunnel office
- Carport
- Green Screen/Living wall
- Rainwater collection irrigation for green screen/living wall
- Conventional panel construction (or sips)

*Innovation Hills Park Rangers Station - Option 2 - Conventional & Shipping Container*

*Features:*

- Metal and concrete walls
- Skylight - garage
- Green Screen/living wall screen
- Carport
- Metal and rubber roofs
- Rainwater collection irrigation for green screen/Living wall
- Conventional and Shipping container construction

*She noted that both are viable options with unique features.*

**Aaron St. Dennis**, Project Manager, George W. Auch Company, presented the cost analysis for both designs. He explained that they did a detailed estimate on the current drawings and information reviewed resulting in the pricing provided in the agenda packet.

**Mr. Cope** stated that after review of the designs and discussion with the Mayor, City Administration and Mr. Elwert; the consensus is for Option Two: Conventional & Shipping Container, but noted they are open to either option presented.

**Council Discussion**

**Ms. Mungoli** stressed her concern for the cost of the project. She requested that the costs be reviewed in order to decrease the overall expense of the project, such as furniture, technology, and TBD line items of the budget.

**Mr. Hetrick** asked for clarification on the request before Council, questioning if Council is to make a selection on the design option as well.

**Mr. Cope** explained that the services are to provide the construction drawings for one of the Rangers Station options. He reiterated that the City Administration is recommending Option Two. He further explained that clear direction on which building design will need to be provided by Council, as the construction drawings will be based on that particular design option.

**Mr. Hetrick** stated that Council did reject the original design because it was too utilitarian. He questioned the change in construction cost from the original design to the two options presented this evening.

**Mr. Cope** stated that there is a significant difference in cost of the original design and the two options presented this evening. He explained that the original construction cost presented in September of 2019 was between \$150,000.00 and \$200,000.00 for a basic garage building. He noted that the two designs presented this evening are a result of Council's direction to come up with something innovative.

**Mr. Hetrick** stated his understanding of approving the Architectural and Engineering Services, but expressed concern that Council is being asked to

*give direction on a design that is nearly \$800,000.00 in construction costs. He questioned what other options were considered before the options presented were agreed upon by the team.*

**Mr. Cope** stated that after presenting to Council in September of 2019, the team met and discussed all design variations based on the recommendations from Council, specifically to be more innovative. He questioned as to what direction Council would like to provide moving forward.

**Mr. Hetrick** expressed concern that the original project was proposed at \$200,000.00, and tonight what is being presented is \$800,000.00. He questioned why they are not able to offer something in between.

**Mr. Elwert** explained that the original project proposal was approximately \$150,000.00 for a basic building with non-heated restrooms. He stated that the proposal was essentially four (4) walls, windows, desk and a garage with no bathroom. He noted that employees are working out of their trucks and using portable bathrooms. He explained that innovation can be costly and a functioning Rangers Station that will last 40 years will cost no less than \$500,000.00.

**Mr. Hetrick** expressed his appreciation for the additional insight that Mr. Elwert provided. He requested that further negotiations are made to get the project closer to \$500,000.00.

**Vice President Bowyer** questioned why Option Two, the Conventional and Shipping Container was selected.

**Mr. Elwert** explained that the Parks Department thought it was in line with the environmental ethic built in and around the park. He stated that this selection would send a message to the residents that they are reusing items already built rather than cutting down trees.

**Vice President Bowyer** stated that she does not believe that the message of being environmental friendly will be assumed by residents unless indicated by signs. She stated there is a difference between the two projects as it relates to cost and the size of the restrooms. She questioned as to why this project is more than the Borden Park Project.

**Mr. St. Dennis** stated that both projects are similar as it relates to putting in sewer lines and rough plumbing. He explained the line items for plumbing, electrical, and drywall are typically higher in cost when divided by a smaller square foot area. He stated they competitively bid the projects, noting they contract with sub-contractors with the goal of presenting the lowest cost possible.

**Vice President Bowyer** stated she prefers Option One: Conventional Site Build design due to its size. She noted that this design should also result in reduced heating costs.

*She stated that the project is expensive, but pointed out that if the project came*

back a year from now, it will be at least ten percent more in price. She noted her understanding of the concerns expressed by the other Council members.

**Ms. Morita** questioned whether the carport separating the office and garage was the best configuration for Option Two: Conventional & Shipping Container. She recommended that the garage be located next to the office to allow staff to pull into the garage and directly access the office.

**Mr. Elwert** responded that staff is outside most of the time and that particular issue probably does not matter as much operationally. He stated that the preference from Administration is Option Two: Conventional & Shipping Container, but noted the Administration would be willing to go with Option One: Conventional Site Build if preferred by Council.

**Ms. Morita** questioned if the garage will be heated.

**Ms. Hoist** stated that the garage would be equipped with a unit heater which will allow to heat the area to approximately 50 degrees. She noted that the unit does not have an air conditioning function.

**Ms. Morita** questioned if the unit is electric or gas heat.

**Ms. Hoist** responded that the unit is gas heat.

**Ms. Morita** stated that she prefers the look of Option One: Conventional Site Build and would like to see a different set of plans that is less costly. She stressed her concern for the price of construction per square footage for both options. She explained that Council did not intend for the design to be at a premium cost, but more of a mid-grade option, which may not be as nice, but stressed the importance of being good stewards of tax dollars.

**Mr. Walker** questioned if Council is to make a recommendation to pursue one of the design options presented and then subsequent to that the recommendation, the request is to approve Architectural and Engineering Services.

**Mr. Cope** concurred with Mr. Walker's understanding.

**Mr. Walker** questioned the measurement calculations of the two (2) buildings noting that when he does the calculations of the enclosed space it does not equal those numbers.

**Ms. Hoist** responded that when calculating cost for the building, the cost per square footage includes the measurement to the outside roof overhang. She explained that the difference in square footage measurements is one being the interior space and the other accounting for the outer footprint.

**Mr. Walker** stated that he considers storage rooms, offices, and restrooms as usable space and is a nominal percentage of the overall perimeter footprint. He expressed concern in considering the perimeter footprint as a 900 square foot building, when only 100 to 200 square feet is usable space. He stressed his

*difficulty in choosing either option, as it is a high price for a small usable space.*

**Mr. Hetrick** questioned which of the two (2) options would be most efficient in decreasing the construction costs.

**Mr. St. Dennis** responded that Option One: Conventional Build would allow for cost adjustment. He stated that there are a lot of unknowns in Option Two: Conventional & Shipping Container. He stated that the Conventional Build is going to be the fastest and most cost efficient.

**Ms. Hoist** stated that they have not done a container build before. She noted that the container build is the highest risk, presenting several unknowns such as price hold of the container, foundation, and alterations of the containers.

**Mr. Hetrick** stated that he is in support of Option One: Conventional Site Build due to a better chance in bringing the cost down. He recommended that Council may need to consider postponing the vote and allowing Ms. Hoist, Mr. St. Dennis and the team come up with a game plan that puts the project in a mid-range price point for Option One: Conventional Site Build.

**Ms. Mungoli** stated that she prefers Option One: Conventional Site Build, due to its larger size and the ability to convert it, with the caveat of reducing the cost. She stated that when the project originally came to Council in 2019, she was not on Council. She recommended they be innovative and use the art from Auburn Corridor and place it on the side of the building. She noted that using the art embraces the community and reflects the City.

**Ms. Morita** stated that she is in favor of postponing this item to allow for the team to consider other options, as it relates to providing a mid-range cost plan. She noted that it will eliminate the need for budget amendments coming forward in the first quarter for construction related to a specific plan. She stressed that Council needs to understand that if the request is approved, it will be approving the services for one of these two plans.

**Mayor Barnett** stated that the Parks and Facilities Departments have tried to bring this request forward with consideration of Council's comments on this item, along with the professionals who have worked in conjunction with the City to accomplish what was at the time Council's direction. He shared that relative to the project, Council's direction to the team in September of 2019 was to provide "something better" than what was originally presented. He noted that the City has invested in every other employee group with the exception of Parks.

He pointed out that the budget reflects a lot of fixed costs to design a basic building with an office and bathroom. He explained that the Administration would like to continue to move forward with the project as it is an optimal time to bid and secure contracts to get the best prices possible. He noted that if the project is delayed and bid at a later date, the cost per line item will increase resulting in getting less for our dollars.

He assured that he and Mr. Cope understand their concerns and will be meeting to produce an Option Three, that takes into consideration cost savings wherever

*possible.*

*He questioned if Council is willing to support his request in moving forward, while working to provide a more cost effective design.*

**Mr. Cope** stated that he would support any type of compromise and stressed the importance of moving the project forward.

**Mr. Elwert** acknowledged Council's desire to make things better and willing to explore other options.

**President Deel** stated that Council was presented with a project in September of 2019 for a garage at Innovation Hills, and noted that Council's direction was to come up with "something better" for the staff. He noted that the park ranger is currently working out of his truck and using a portable bathroom. He stressed the importance of ensuring that they are respected and appreciated for the service they provide to the residents and City.

*He recommended that Council approves the Architectural and Engineering Services, adding a proviso that the cost is kept to a certain budget amount, to enable moving forward with the design, plans, architectural and mechanical work.*

**Ms. Hoist** stated that the design work can begin and they will work closely with AUCH Construction on the value engineering component of it. She cautioned Council that the project is not value engineered to the point it will not last 40 years. She stated that one of Council's concerns in the 2019 design was the longevity of the Home Depot/Menards garage package presented.

*She explained that there are various dynamics going on in the construction bidding world and is not able to project what is going to happen as it relates to COVID, which may result in a back log of work.*

**Mr. St. Dennis** concurred there is a significant back log related to construction in Southeast Michigan due to COVID affecting material supplies and costs across the board.

**Mr. Hetrick** stated that Council's objective is to approve a contract for Architectural Services with it being clear that Council is not in agreement with the price of the project for either of the two (2) options. He stressed that the team will need to come back with a mid-range price option for approval of a construction budget, otherwise, if not acceptable, it will not be approved for construction.

**Vice President Bowyer** questioned whether the project could be completed in two phases; phase one being the building and carport and phase two adding the garage at a later date. She questioned if this would bring the cost down to mid-range.

**Mr. St. Dennis** stated that completing the project in two phases would not cut cost by \$200,000.00 of the total project. He stated that the City would be paying

for remobilization in the future to construct that portion of the project. He noted that it is not a large building and they have their work cut out for them on value engineering the project.

He explained that it would assist AUCH Construction in moving forward if they have an established budget to work with. He explained that drawings are submitted to estimators and a cost estimate is calculated based upon what was submitted as it relates to the drawings. The design team is then challenged to create a design within that budget.

**Ms. Morita** pointed out that the Innovation Hills building will cost more per square foot than the Borden Park Office, due to the need to run lines for water, gas, electric and concrete to support heavy equipment.

**Ms. Mungioli** stated that if Council is approving a contract for Architectural and Engineering Services and not approving the cost of the facility, she is okay moving forward. She questioned the timeframe for construction for this building at Innovation Hills.

**Mr. St. Dennis** stated that the timeframe is similar to Borden Park as the design phase will be a couple of months, once completed it takes four (4) to six (6) weeks for the bidding process. He noted that bidding in the Spring would not be good due to the current situation with construction in Southeast Michigan. He explained that the best price would typically be obtained in the fall of 2021 with plans to build in the Spring of 2022. He shared that by using the same Superintendent for both jobs it will help lower the management cost of both Borden Park and Innovation Hills Projects.

**A motion was made by Morita, seconded by Hetrick, that this matter be Adopted by Resolution with staff only looking at Option 1 as provided in the packet, and that staff and the architect are to look at cost savings wherever possible. The motion carried by the following vote:**

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0015-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract for Architectural and Engineering Services for the development of construction documents for the Innovation Hills Ranger Station in the amount not-to-exceed \$40,405.00 to H2A Architects, Davison, Michigan and further authorizes the Mayor to execute an agreement on behalf of the City.

**Further Resolved**, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

**2020-0565** Request for Purchase Authorization - CLERKS: Blanket Purchase Order for Postage in the amount not-to-exceed \$158,700.00 through December 31, 2023; Pitney Bowes, Inc., Louisville, KY

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Tina Barton**, City Clerk, stated that the Pitney Bowes postage equipment is

*housed in the Clerk's Office for postage and dissemination of mail throughout City Hall. She requested that Council authorize this Blanket Purchase Order for Postage, noting that funding is available in the projected budgets.*

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0016-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for Postage in the amount not-to-exceed \$158,700.00 through December 31, 2023 to Pitney Bowes, Inc., Louisville, Kentucky.

**2020-0578** Discussion regarding the proposed amendment to City Council Rules of Procedure Article X. Electronic Meetings

**Attachments:** [01112021 Agenda Summary.pdf](#)  
[Proposed Resolution Amendment](#)  
[2020-PA-0254.pdf](#)

**Ann Christ**, City Attorney, stated that this Amendment to the City Council Rules of Procedures is to bring Council in conformance with Public Act 254 of 2020, as it relates to the use of electronic meetings through March 31, 2021.

**Discussed.**

## ANY OTHER BUSINESS

### NEXT MEETING DATE

- Regular Meeting - Monday, January 25, 2021 - 7:00 p.m.

### ADJOURNMENT

*There being no further business before Council, it was moved by Mungioli and seconded by Hetrick to adjourn the meeting at 10:07 p.m.*

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RYAN DEEL, President  
Rochester Hills City Council

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

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SHEILA BROWN  
Administrative Secretary  
City Clerk's Office

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