



# Rochester Hills

## Minutes

### 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 Mungiola 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, August 10, 2020

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

*President Deel called the Regular Rochester Hills City Council Meeting to order at 7:00 p.m. Michigan Time.*

#### ROLL CALL

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

#### Others Present:

*Bryan Barnett, Mayor  
Tina Barton, City Clerk  
Ann Christ, City Attorney  
Scott Cope, Building/Ordinance/Facilities Director  
Ken Elwert, Parks and Natural Resources Director  
Jacqueline Hoist, City Architect  
Tim Hollis, Deputy Director  
Kristen Kapelanski, Planning Manager  
Michael Kazyak, Avondale Youth Assistance Chairperson  
Pat McKay, Museum Director  
Linda Osiecki, Deputy Treasurer  
Aaron St. Dennis, Project Manager  
Allan Schneck, Public Services Director  
Leanne Scott, Deputy Clerk  
Joe Snyder, Chief Financial Officer  
Karen Somerville, Deputy Assessing Director  
Laurie Taylor, Assessing Director*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

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

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungiolli and Walker

## COUNCIL AND YOUTH COMMITTEE REPORTS

### PRESENTATIONS

2020-0312

Status Update on the HEROES Act presented by Congresswoman Elissa Slotkin

**Attachments:** [08102020 Agenda Summary.pdf](#)

**Congresswoman Elissa Slotkin** presented the following Legislative update:

- The Rochester Hills Fire Department received the 2020 Federal Emergency Management Agency (FEMA) Firefighter Grant Program Award in the amount of \$19,000.
- This past spring through the CARES Act, the Rochester Hills Public Library received a grant for \$500. Additionally the Library received \$300 for each bookmobile to cover the cost of Personal Protection Equipment (PPE) and \$5,000 for technology.
- In Rochester Hills there were 306 businesses and non-profits that received loans from the Payroll Protection Program (PPP) ranging from \$150 thousand to \$5 - \$10 million. The Small Business Association estimates that the loan saved 21,000 jobs in the Greater Detroit area.
- Through the CARES Act, Oakland University received \$13.8 million of assistance and 6.8 percent of that will go for toward student loan aid.
- The House, Senate and White House ended their negotiations on the appropriation of new funds within the HEROES Act unsuccessfully. It is the responsibility of Congress, not the President, to appropriate funds; however, the President can move money into and out of funds. This is what President Trump proposed to do by signing four (4) Executive Orders intended to give aid to communities.
- The first Executive Order signed by the President was on the extension of the eviction moratorium. The eviction moratorium in Michigan has expired, but the Federal moratorium is still in effect. The President ordered the Secretary of Health and Human Services (HHS) to consider whether measures temporarily halting residential evictions for failure to pay are necessary to prevent the spread of interstate COVID. He has asked both the HHS and the Centers for Disease Control (CDC) to consider a continued moratorium on evictions.
- The extra \$600 provided by the Federal Government that unemployment check recipients were receiving per check expired at the end of July, 2020. The President's second Executive Order took money from the FEMA emergency fund to add an extra \$400 into each unemployment check, so instead of an additional \$600 in each unemployment check, the recipient will now get an additional \$400. However, in order for a state to receive this \$400 Federal money, the state must provide 25 percent or \$100 of that \$400 and most states do not feel they are in a financial position to be able to do so. Additionally, if the state agrees to contribute the 25 percent, it would have to come from a different means than the traditional Unemployment Insurance Agency (UIA) causing a substantial time lag before a

*new system is developed and implemented.*

*- The third Executive Order signed by the President was the suspension of the payroll tax which is to aid those people who are paying a payroll tax.*

*- The fourth Executive Order signed by the President was an extension until the end of December, 2020 on the temporary cessation of student loan payments for Federal student loans which was set to expire at the end of September, 2020.*

*- A focus is on getting money for cities with a population of 50,000 or more who lost significant revenue due to COVID. While she does not personally support money going toward issues that existed pre-COVID, the State of Michigan does have a \$6 billion hole in its operating budget. If one compares the revenue made in 2019 between March and July with the revenue made this year between March and July, there is a huge difference. Lay-offs of front line workers could become necessary and this is something she seeks to avoid. Additionally this would further exacerbate the State's economic situation.*

*- She thanked the City of Rochester Hills' leadership, particularly Mayor Bryan Barnett, in the way the City has been advocating for the needs of the community and cities with a population of 50,000 and above. Previous bills have passed allocating money for cities with a population of 500,000 and above, but in the State of Michigan that would only include the city of Detroit. It is crucial that smaller cities also receive financial aid.*

**Ms. Mungoli** *inquired what flexibility was being given to states and cities to use Federal money as they see fit instead of being told how they have to spend it.*

**Congresswoman Slotkin** *agreed that more flexibility was needed and that states and cities should be able to decide for themselves what their greatest needs are and how to best spend Federally-provided money such as CARES Act money. She stated that this was supported by the House version of the CARES Act towards the end of May, 2020.*

**Mayor Bryan Barnett** *thanked Congresswoman Slotkin for the help she has given Michigan cities, especially Rochester Hills. He stressed that to date, in spite of all the hard work done to receive funding, the City has not received any money with the exception of a small amount that had to be allocated according to specific guidelines. He stated that, due to COVID, the City had to pay hazard pay and purchase many items that it would not normally purchase.*

**Congresswoman Slotkin** *responded that she would inquire about additional funding for the City and the anticipated wait times to receive that money.*

**Mayor Bryan Barnett** *reiterated that the City closed its doors to the public on March 13, 2020 and it is almost five (5) months later and still has not received any money despite keeping meticulous records of all COVID-related expenses and submitting them to the County and State. He stressed that even if decisions are made now to give financial aid, it takes a while for the cities to see this money, and in the meantime, businesses are struggling and some might not make it.*

**Ms. Mungoli** *reported that the Older Persons' Commission (OPC) and Rochester Avon Recreation Authority (RARA) are both very large, non-profit organizations which service the community and they are severely feeling the financial impact of*

COVID-related restrictions and shut downs. She stated that consequently they cannot offer their usual level of services and this is where they make their money. She stated that lifting some of the restrictions on how the money is spent will enable the community to support these organizations and give them a much-needed financial boost.

**Congresswoman Slotkin** explained that originally when the Payroll Protection Program (PPP) was designed, non-profit organizations did not qualify for money; however, the non-profits complained that they also provided services to the public and, as a result, the program design was amended to include them. She stated that additional adjustments to PPP had to be made when smaller businesses were having difficulty acquiring these PPP loans or not having an adequate amount of time to pay them off. She encouraged everyone to contact her with any feedback or issues and she would take them to Washington where one (1) more COVID bill will be introduced.

**City Clerk Tina Barton** thanked Congresswoman Slotkin for her past and continued help in funding elections. She stated that while the CARES Act might address some of the financial concerns of the August Primary Election, it will not provide enough funding to get through the November General Election. She stressed that flexible election funding with no strings attached is necessary not just for Rochester Hills, but for communities and states Country-wide. She emphasized that the Rochester Hills Clerks' Office has already processed a record-setting 17,000 Absentee Voter Ballots. She stressed that this number will significantly rise for the November General Election and more people and equipment will be needed.

**Congresswoman Slotkin** stated that the House proposal currently in negotiation provides for an additional amount of money for the State and an expansion on how the money can be used. She thanked Clerk Barton and her team for the great job they did in the August Primary. She stated she is passionate about maintaining our democratic right to vote and she will keep working toward more flexibility and the amount of monetary allocations provided.

**Presented.**

**2020-0276** Presentation on Avondale Youth Assistance (AYA) Annual Year in Review; Michael Kazyak, Chairperson, presenter

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[2019-2020 Year In Review.pdf](#)  
[Presentation .pdf](#)

**Michael Kazyak**, AYA Chairperson, gave the following updates:

- Avondale Youth Assistance (AYA) handles four (4) communities: the City of Troy, the City of Auburn Hills, Bloomfield Township, and the City of Rochester Hills. AYA's caseworker handled 50 cases this year ranging from students aged as young as five years old up to age 16 years old.
- Over 200 families attended AYA's skill-building activities which were held at the Auburn Hills Fire Station in conjunction with their open house and the Auburn Hills Downtown Spooktacular. This program was held the Saturday before Halloween and the town businesses came together to deliver candy to the children.

- August 20, 2020 AYA is holding its annual back-to-school event at Riverside Park and 22 families-in-need have been invited to participate. Last year 11 families participated and were given school supplies, back packs and clothing. This year the back-to-school event is changed a bit because of COVID but school supplies, back packs, socks and underwear will still be distributed.
- AYA programs and activities are designed to keep at-risk children on track and out of trouble. Last year 44 children attended day care activities, sports activities, field trips, and after school enrichment programs. Twenty-five (25) students went to an after school program called Kids' Academic Mentoring Program (KAMP) at Deerfield Elementary School where they worked on homework for approximately two (2) hours. This program is a huge success and the students are doing wonderfully.
- AYA is working to help families-in-need acquire more laptop computers. With COVID-mandatory on-line learning, some families with more than one (1) child cannot afford a laptop for each child.
- AYA will be hosting a Christmas Shop-with-A-Hero program. Last year, with the help of the Auburn Hills Police and Fire Departments, Youth Assistance and some deputies from the Oakland County Sheriff's Department, AYA was able to take approximately 55 children from Pontiac Youth Assistance and Avondale Youth Assistance shopping. They got a chance to shop with their heroes and mentors and buy gifts for their family and friends at Target. Target was wonderful in helping the students to walk out with coats, gloves, mittens and hats.
- At the suggestion of Councilwoman Stephanie Morita, AYA held a Student Recognition Award program for approximately 15 students who were nominated by the principals of the elementary, middle and high schools for their many outstanding achievements and potential to be the leaders of tomorrow. Because of COVID, the program could not be held in Avondale Auditorium as it was in the past, but AYA was still able to give the students their awards.
- As in past years, AYA gave a monetary contribution to Blessings in a Backpack. Usually they donate \$2,000, but this year many of their programs were cut short because of COVID, so they had an additional \$3,000 they wished to donate for a total contribution of \$5,000. They went on Facebook and presented the challenge of matching funds to their Facebook friends and acquaintances. The challenge was met with the \$3,000 being matched, and they were able to donate a little over \$8000 to Blessings in a Backpack.

**Ms. Morita** thanked Mayor Bryan Barnett for going out of his way to help Blessings in a Backpack get that \$3,000 match. She reported that because COVID forced them to cut much of their programming by three (3) months, AYA has some unused money left over for this current year which will go toward charitable contributions. She noted that next year they are anticipating having double those expenses, especially if on-line school continues and more people seek aid from Blessings in a Backpack. She thanked Mr. Kazyak for his hard work.

**Ms. Mungoli** stated that serving on the Rochester area Youth Assistance has shown her what a great job AYA is doing and she thanked Ms. Morita and Mr. Kazyak for their dedicated work.

*President Deel* thanked Mr. Kazyak and Councilwomen Ms. Morita and Ms. Munglioli for all their hard work with Youth Assistance and aiding those children who are at risk.

Presented.

## PLANNING AND ECONOMIC DEVELOPMENT

(The following four (4) Legislative Files pertain to The Groves)

**2020-0163** Request for approval of the PUD Agreement - Rochester University Townhomes PUD, a proposed 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant

Attachments: [08102020 Agenda Summary.pdf](#)  
[Staff Report 07212020.pdf](#)  
[PUD Agreement.pdf](#)  
[Staran Email 04202020.pdf](#)  
[Shumejko Email 04302020.pdf](#)  
[2020 Eng Rev.pdf](#)  
[Minutes PC 07212020.pdf](#)  
[Minutes PC 02182020.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Kristin Kapelanski*, Planning Manager, stated that the applicant is proposing a development of 70 residential townhomes on the campus of Rochester University. She noted that City Council approved the preliminary PUD on March 16, 2020, and she stated the plans being presented this evening are in compliance with the approved preliminary PUD and all of the applicable ordinance requirements. She stated the applicant is requesting consideration of the final PUD, the PUD Agreement and the Wetland Use Permit. She noted those items were recommended for approval by the Planning Commission on July 21, 2020, where they also approved the Tree Removal Permit, the Steep Slope Permit and the Natural Features Setback modification. She noted the modifications and sign detail which the Planning Commission requested on the PUD agreement have been incorporated. She stated this property would need to be split off from the existing Rochester University campus and removed from the existing Rochester University PUD. She stressed that this item is part of the packet of agenda items related to this particular project and that the required land division has been submitted with that as well. She reported that staff is recommending approval of the previously noted items.

*Ms. Kapelanski* introduced *Michael Noles*, representing Pulte Homes, and *Jaymes Vettrano* and *Tom Rellinger* representing Rochester University.

*Mr. Noles* remarked that The Groves is a 70-unit for-sale townhome development on 7.9 acres. He stated this final PUD meets all the City's tree preservation and tree replacement requirements and that the plan offered tonight is consistent with the concept PUD previously approved by City Council

and unanimously recommended for approval by the Planning Commission. He reported the PUD includes maintaining the benefits from the 2006 College PUD agreement such as the preservation of historic farm buildings and silo, the right-of-way easement on west Avon Road, and the recorded 8.79 acre conservation easement along the Clinton River. He continued that the additional public benefits that the Groves provides includes nature path access to the Clinton River and City green space property, a new 4.11 acre conservation easement, a pedestrian connection to the Clinton River Trail, and completion of missing pedestrian links along the College frontage. He stated that while these benefits are wonderful aspects of the plan, the real benefit is providing a newly diversified housing opportunity in the City of Rochester Hills that is well-located with access to community amenities and will have amazing views of the preserved natural features. He explained that the PUD is consistent with the intent and criteria of the PUD option, is consistent with the approved PUD concept plan, and does not create unacceptable impacts. He added that it promotes the goals and objectives of the master plan and provides an appropriate transition from adjacent land uses. He stated they have worked with the City to provide double the required parking, completion of parcel-split, and access for appropriate emergency fire vehicles and life safety components. He noted the site access easement has been worked out, a pedestrian walkway has been rerouted to avoid disturbing the historic barn and silo, and the nature trail has been routed outside of the wet areas. He expressed thanks to everyone who worked from home during these unusual times to bring this comprehensive final PUD to fruition.

**Vice President Bowyer** agreed that this is a very nice development. She explained that building will take place on half of the eight (8) acres of property as the other half is going to become a conservation easement. She continued that this will allow access to the Cloverport Green Spaces that in the past have been landlocked and difficult to get to. In addition she mentioned that parking will be available on the University for people to park their cars and walk and enjoy those open, green spaces that will now be easily accessible. She thanked the Pulte team for a beautiful development.

**Ms. Mungoli** concurred that this will be a beautiful development when completed and thanked all who contributed to the immense amount of work involved in this project. She addressed tree permits and mentioned that when she ran for Council last year, the thing people most often asked about was trees. She pointed out that approximately 737 trees were going to be removed as part of the development and she wants to be sure that when the tree replacement is done, whether through the Tree Fund or planting on site, that the City lets residents know that these trees have been replaced and that they did not allow the developer to just come in and wipe out trees without putting them back. She remarked that the residents should know the City is making good use of the money in the Tree Fund and they should be able to see where these trees are being planted.

She asked the developers for a time line for completion of the development and how long they anticipate it will take to get all the condo units bought and sold. She further asked for clarification on the impact COVID had on their development schedule.

**Mr. Noles** stated that for a development such as this it typically takes about three (3) months to complete work such as street paving, landscaping and restoration. He stated that they would proforma this around a pace of 35 units a year in this 70-unit development, so it will take two (2) years to get through the construction. He remarked that the best case scenario is from start to finish the job will take three (3) years. He reiterated that the Pulte team is very excited and confident about this development and that it will be very beautiful when completed.

**Ms. Mungoli** inquired about the target customer and asked if they will be affiliated with Rochester University, or if this development will be open to those in the community-at-large who may want to live in an environment with more green space.

**Mr. Noles** responded that this project appeals to a wide range of buyers and will run the whole gamut. He stated it will appeal to millennials who cannot afford the big homes in Rochester Hills and to empty-nesters who want to downsize from their estate home to something of equal quality. He remarked that Mr. Tom Rellinger, Executive Vice President of Rochester University, has indicated in a letter to City Council and the Planning Commission that staff and faculty, as well as some students, will find this an attractive living option.

**Ms. Mungoli** thanked them for investing in the community and for all the work they have done in order to make this development possible and for preserving green spaces as well.

**Mayor Barnett** stated that both Pulte and Rochester University have been great partners for the City. He thanked the University in particular for being there when the City asked for help with elections and for allowing the use of their property and facilities whenever asked. He thanked Rochester University President Dr. Brian Stogner, Rochester University Executive Vice President Tom Rellinger and Jaymes Vettraino, Rochester University Director of the Center for Social Engagement, for their leadership and support.

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

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

Enactment No: RES0190-2020

**Resolved**, that the Rochester Hills City Council hereby approves the PUD Agreement for Rochester University Townhomes PUD, a 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose with a PUD Overlay, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant, based on the PUD Agreement received on July 27, 2020 with the following findings.

**Findings:**

1. The proposed Final PUD is consistent with the proposed intent and criteria of the PUD option.

2. The proposed Final PUD is consistent with the approved PUC Concept Plan.
3. The PUD will not create an unacceptable impact on public utility and circulation systems, surrounding properties, or the environment.
4. The proposed PUD promotes the goals and objectives of the Master Plan as the relate to providing varied housing for the residents of the City.
5. The proposed plan provides appropriate transition between the existing land uses surrounding the property.

**Conditions:**

1. The appropriate sheets from the approved final plan set shall be attached to the PUD Agreement as exhibits, including the building elevations.
2. All other conditions specifically listed in the agreement shall be met prior to final approval by city staff.

**2020-0164** Request for approval of a Wetland Use Permit - The Groves PUD (aka Rochester University Townhomes) for impacts up to approximately 3,175 s.f. for development activities associated with construction of a 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[07092020 ASTI Letter.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

*(See Legislative File 2020-0163 for Council Discussion.)*

**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: RES0191-2020

**Resolved**, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts up to approximately 3,175 s.f. for development activities associated with the construction of The Groves PUD (aka Rochester University Townhomes), a 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose with a PUD Overlay, Parcel No. 15-15-451-008, Pulte Homes of Michigan, Applicant, based on plans dated received by the Planning and Economic Development Department on June 8, 2020 with the following findings and conditions.

**Findings:**

1. Of the 5,227 s.f. of wetland area on site, the applicant is proposing to impact approximately 3,175 s.f.
2. Because the wetland areas are mostly low quality and the small, higher quality wetland will be minimally impacted, the City's Wetland consultant, ASTI, recommends approval.

**Conditions:**

1. If required, that the applicant receives and 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.

**2020-0257** Request for approval of the Final Site Plans - The Groves PUD (aka Rochester University Townhomes), a proposed 70-unit, for sale development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose, currently part of Parcel 15-15-451-008, Pulte Homes of Michigan, Applicant

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Review Comments.pdf](#)  
[Response Letter 07012020.pdf](#)  
[Pulte - Rochester College - Parking agreement .pdf](#)  
[Email - No Parking Warrior Way.pdf](#)  
[Site Plans 1.pdf](#)  
[Site Plans 2.pdf](#)  
[Site Plans 3.pdf](#)  
[Site Plans 4.pdf](#)  
[Site Plans 5.pdf](#)  
[Site Plans 6.pdf](#)  
[Site Plans 7.pdf](#)  
[Colored Renderings.pdf](#)  
[Sign Detail.pdf](#)  
[Resolution \(Draft\).pdf](#)

*(See Legislative File 2020-0163 for Council Discussion.)*

**A motion was made by Mungioli, 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: RES0192-2020

***Resolved***, that the Rochester Hills City Council hereby approves the Final Site Plans for The Groves PUD (aka Rochester University Townhomes), a 70-unit residential development on 7.9 acres located on the Rochester University campus on Avon, east of Livernois, zoned SP Special Purpose with a PUD Overlay, Parcel No. 15-15-452-008, Pulte Homes of Michigan, Applicant, based on plans dated received by the Planning and Economic Development Department on June 8, 2020 with the following findings and conditions.

**Findings:**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of the driveway providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent development.
4. The proposed development does not have an unreasonably detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed Final Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option.

**Conditions:**

1. Provide landscape bond in the amount of \$131,885.00, plus inspection fees, for landscaping and provide irrigation plan and its cost estimate, as adjusted as necessary by the City, prior to the preconstruction meeting with Engineering Services.
2. Provide Master Deed with Exhibit B to the Department of Public Services/Engineering for review and approval prior to the Engineering Department issuing Preliminary Acceptance of any site improvements.
3. Address all applicable comments from City department and outside agency review letters, prior to final approval by staff.

**2020-0261** Request for approval of the First Amendment to the PUD Agreement between Rochester University and the City of Rochester Hills to allow the 7.9-acre development of The Groves (aka Rochester University Townhomes) PUD, a 70-unit development on 7.9 acres on the Rochester University campus on Avon, east of Livernois, Rochester University, Applicant

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Staff Report 07212020.pdf](#)  
[Amended PUD.pdf](#)  
[Staran email 04292020.pdf](#)  
[04242020 Planning Review #1.pdf](#)  
[04202020 Eng Rev.pdf](#)  
[Rochester University Letter of Support.pdf](#)  
[Original PUD Agreement.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

*(See Legislative File 2020-0163 for Council Discussion.)*

**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, Munglioli and Walker

Enactment No: RES0193-2020

**Resolved**, that the Rochester Hills City Council hereby approves the First Amendment to the PUD Agreement between Rochester University and the City of Rochester Hills to allow the 7.9 acre development. The Groves (aka Rochester University Townhomes) PUD, a 70-unit residential development on the Rochester University campus on Avon, east of Livernois, Rochester University, Applicant, based on the amended PUD Agreement dated received April 13, 2020 with the following findings.

**Findings:**

1. The proposed amended PUD Agreement is consistent with the proposed intent and criteria of the PUD option.
2. A new PUD Agreement between Pulte Homes and the City of Rochester Hills requires removal of 7.9 acres of land on the campus to be sold for a 70-unit townhome development.
3. The proposed amended PUD Agreement is consistent with the approved Final PUD plan for The Groves/Rochester University Townhomes.
4. The proposed amended PUD Agreement will not create an unacceptable impact on the public utility systems, surrounding properties or the environment.
5. The proposed amended PUD Agreement promotes the goals and objectives of the Rochester University Master Plan and the City's Master Plan as they relate to providing varied housing for the residents of the City.
6. The proposed Agreement provides for an appropriate transition between the subject site and existing land uses to properties to the east and west.

**(The following three (3) Legislative Files pertain to Redwood at Rochester Hills)**

**2020-0267** Request for approval of the PUD Agreement - Redwood at Rochester Hills PUD, 121-unit ranch style apartments located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Redwood USA, Applicant

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Staff Report 07212020.pdf](#)  
[PUD Agreement.pdf](#)  
[Staran Approval Email 03302020.pdf](#)  
[Email Shumejko 02272020.pdf](#)  
[Minutes PC 07212020.pdf](#)  
[Minutes PC 10152019.pdf](#)  
[Minutes PC 11192019.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

***Kristen Kapelanski, Planning Manager, stated that the applicant is proposing the development of a 121-unit ranch-style, single-story apartment located near the southwest corner of Avon and Dequindre. She stated that City Council approved the PUD in December, 2019 and the plans presented this evening are compliant with the preliminary PUD and all applicable ordinances. She stated the applicant is requesting consideration of the final PUD, the PUD Agreement and a Wetland***

*Use Permit.* She noted the Planning Commission recommended approval of all three (3) of those items and also approved the Tree Removal Permit, the Steep Slope Permit and a Natural Features Setback Modification at the July 21, 2020 meeting. She stated some minor changes to the language of the PUD Agreement as outlined in the Planning Commission minutes were requested and those have been made. She noted that staff is recommending approval of the previously noted items as well. She introduced **Richard Batt**, representing Redwood.

**Richard Batt**, Redwood representative, stated that Redwood is looking for approval for the 121-unit attached rental community on approximately 30 acres. He emphasized that they are preserving approximately five (5) acres of wetlands, most of which will have a conservation easement over them, as well as providing community benefits. He stated they are making a cash contribution for the work being done on Avon Road by the Road Commission for Oakland County (RCOC) and for the new water main. He noted empty-nester housing and affordable rental housing are two (2) major needs in the community and this development will meet both of these. He stated the changes the Planning Commission requested have been made and have met with their approval.

**Ms. Munglioli** thanked Mr. Batt for not removing the 45 trees that are on the site and for all his hard work. She encouraged Mr. Batt to return in one (1) year to update City Council on the progress of this development. She also thanked the Planning Commission for their due diligence and preparation.

**Vice President Bowyer** thanked Mr. Batt for building such a beautiful development with the wetlands and open spaces preserved. She inquired what the price range would start at for one of the rental units.

**Mr. Batt** replied approximately \$1,800/month.

**A motion was made by Munglioli, seconded by Hetrick, 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: RES0194-2020

**Resolved**, that the Rochester Hills City Council hereby approves the PUD Agreement for Redwood at Rochester Hills, a 121-unit ranch style apartment development located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant, based on the Agreement received by the Planning and Economic Development Department on July 28, 2020 with the following findings.

**Findings:**

1. The proposed Final PUD is consistent with the proposed intent and criteria of the PUD option.
2. The proposed Final PUD is consistent with the approved PUD Concept Plan.
3. The PUD will not create an unacceptable impact on public utility and circulation

systems, surrounding properties, or the environment.

4. The proposed PUD promotes the goals and objectives of the Master Plan as they relate to providing varied housing for the residents of the City.

5. The proposed plan provides appropriate transition between the existing land uses surrounding the property.

**Conditions:**

1. The appropriate sheets from the approved final plan set shall be attached to the PUD Agreement as exhibits, including the building elevations.

2. All other conditions specifically listed in the agreement shall be met prior to final approval by city staff.

**2020-0266** Request for approval of a Wetland Use Permit for impacts of up to 11,700 s.f. for construction activities associated with development of Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[ASTI Ltr 011420.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

*(See Legislative File 2020-0267 for Council Discussion.)*

**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: RES0195-2020

**Resolved**, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts of up to 11,700 s.f. for construction activities associated with development of Redwood at Rochester Hills PUD, 121 ranch style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant, based on plans dated received by the Planning and Economic Development on December 30, 2019 with the following findings and conditions.

**Findings:**

1. Of the 5.25 acres of wetland area on site, the applicant is proposing to impact approximately 11,700 s.f.

2. Because the wetland areas are mostly low quality and will be minimally impacted, the City's Wetland consultant, ASTI, recommends approval.

**Conditions:**

1. If required, that the applicant receives and 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 practices, prior to final approval by staff.

**2020-0268** Request for approval of the Final Site Plans - Redwood at Rochester Hills PUD, 121-unit attached, ranch-style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel No. 15-13-476-005, Redwood USA, Applicant

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Review Comments.pdf](#)  
[Response letter 07092020.pdf](#)  
[Letter SOCCRA Attorney.pdf](#)  
[Site Plans \(Partial Set - 1 of 13\).pdf](#)  
[Site Plans \(Partial Set - 2 of 13\).pdf](#)  
[Site Plans \(Partial Set - 3 of 13\).pdf](#)  
[Site Plans \(Partial Set - 4 of 13\).pdf](#)  
[Site Plans \(Partial Set - 5 of 13\).pdf](#)  
[Site Plans \(Partial Set - 6 of 13\).pdf](#)  
[Site Plans \(Partial Set - 7 of 13\).pdf](#)  
[Site Plans \(Partial Set - 8 of 13\).pdf](#)  
[Site Plans \(Partial Set - 9 of 13\).pdf](#)  
[Site Plans \(Partial Set - 10 of 13\).pdf](#)  
[Site Plans \(Partial Set - 11 of 13\).pdf](#)  
[Site Plans \(Partial Set - 12 of 13\).pdf](#)  
[Site Plans \(Partial Set - 13 of 13\).pdf](#)  
[Resolution \(Draft\).pdf](#)

*(See Legislative File 2020-0267 for Council Discussion.)*

**President Deel** expressed thanks to both Kristen Kapelanski, Planning Manager, and Richard Batt, Redwood Representative for all the work they put forth on this development presentation.

**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: RES0196-2020

**Resolved**, that the Rochester Hills City Council hereby approves the Final Site Plans for Redwood at Rochester Hills PUD, 121-unit attached, ranch-style rental units on 29.9 acres located near the southwest corner of Avon and Dequindre, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel 15-13-476-005, Redwood USA, Applicant, based on plans dated received by the Planning and Economic Development Department on June 15, 2020 with the following findings and conditions.

**Findings:**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City ordinances, standards and requirements can be met subject to the conditions noted below.
2. The location and design of the driveway providing vehicular ingress to and egress from the site will promote safety and convenience of both vehicular and pedestrian traffic both within the site and on adjoining streets.
3. There will be a satisfactory and harmonious relationship between the development on the site and the existing and prospective development of contiguous land and adjacent development.
4. The proposed development does not have an unreasonable detrimental, nor an injurious, effect upon the natural characteristics and features of the parcels being developed and the larger area of which the parcels are a part.
5. The proposed final Plan promotes the goals and objectives of the Master Plan by providing an alternative housing option.

**Conditions:**

1. Provide landscape bond in the amount of \$603,600.00, plus inspection fees, for landscaping and irrigation costs, as adjusted as necessary by the City, prior to the preconstruction meeting with Engineering Services.
2. Address all applicable comments from City departments and outside agency review letters, prior to final approval by staff.
3. Applicant submits revised plans for staff approval that updates and upgrades Building M's rear elevation on A-410 to match the rest of the buildings facing Dequindre that have an upgraded facade.

**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.

- 2020-0290** Request for Purchase Authorization - MIS: Blanket Purchase Order for a one-year renewal of hosted Google Apps email services and BetterCloud management application in the amount not-to-exceed \$50,000.00; Onix Networking Corporation, Lakewood, OH

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Renewal Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0197-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for hosted Google Apps email services and BetterCloud management application to Onix Networking Corporation, Lakewood, Ohio in the amount not-to-exceed \$50,000.00 through August 30, 2021.

- 2020-0297** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for City's Telecommunications Services including voice, data, and cable TV for a one-year term in the amount not-to-exceed \$65,000.00; Wide Open West (WOW) Business, Inc., Taylor, MI

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0198-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the City's Telecommunications Services including voice, data, and cable TV to Wide Open West (WOW) Business, Inc., Taylor, Michigan in the amount not-to-exceed \$65,000.00 for a one-year term.

**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.

**Passed the Consent Agenda**

**A motion was made by Walker, seconded by Blair, 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** thanked City Clerk Tina Barton, Deputy Clerk Leanne Scott and the staff in the Clerks' Office for running a flawless Election in very uncertain, unprecedented, challenging times.

**Ms. Morita** expressed thanks to Mike Moran, Bob Lawson, Alex Smith and Ken Elwert for taking time out of their Saturday to help make the opening of Turtle Trail at Innovation Hills a huge success. She encouraged those interested to check out her Facebook page.

**Vice President Bowyer** stated the benches that Councilwoman Morita placed at Innovation Hills in honor of her mother and mother-in-law are beautiful and will provide a nice seating area for people to sit and view the river. She thanked Congresswoman Slotkin for taking time out of her busy schedule to give City Council a Legislative update on the CARES Act and how local government is

being impacted by COVID. She expressed thanks to City Clerk Tina Barton and Deputy Clerk Leanne Scott for running such a safe, secure and flawless Election.

**Mr. Hetrick** concurred that the Clerks' Office did a great job running the Election.

**Ms. Mungoli** thanked the Clerks' Office as well and reminded all that the General Election in November falls on a vacation day for GM, Ford and Chrysler and that it would be a great idea to invite the automotive company employees to come in and work the election, as she herself will do.

**City Clerk Tina Barton** thanked all for their kind words and made special mention of Deputy Clerk Leanne Scott, Mayor Bryan Barnett, City Council and City staff who gave of their time to help make the Election a success. She stated that this Election was a Herculean effort because of all of the unknowns and new processes and she is grateful for everyone's support and confidence.

**Mayor Bryan Barnett** thanked the Morita family for their generous donation of benches to Innovation Hills and noted that this has sparked public interest in donating benches to the Park. He stated the City of Rochester Hills is very fortunate to have such a great team in Tina Barton and Leanne Scott.

## ATTORNEY'S REPORT

*City Attorney Dan Christ had nothing to report.*

## NOMINATIONS/APPOINTMENTS

2020-0305 Acceptance of Resignation of Tim Gauthier from the Green Space Advisory Board

**Attachments:** [09142020 Agenda Summary.pdf](#)  
[Appointment Form.pdf](#)  
[Bagley CQ.pdf](#)  
[McCracken CQ.pdf](#)  
[08242020 Agenda Summary.pdf](#)  
[Nomination Form.pdf](#)  
[Duperon CQ.pdf](#)  
[Long CQ.pdf](#)  
[Lyons CQ.pdf](#)  
[Notice of Vacancy.pdf](#)  
[08102020 Agenda Summary.pdf](#)  
[Gauthier Resignation.pdf](#)  
[08102020 Resolution.pdf](#)  
[08242020 Resolution.pdf](#)  
[SUPPL Ivanaj CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Vice President Bowyer** thanked Tim Gauthier for his dedication and commitment to the Green Space Advisory Board. She congratulated him on moving up north to be near his grandchildren.

**A motion was made by Bowyer, seconded by Blair, 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: RES0238-2020

**Resolved**, that the Rochester Hills City Council hereby accepts the resignation of Tim Gauthier as a member of the Green Space Advisory Board effective July 29, 2020.

**2020-0313** Appointment of Youth Members to the 2020/2021 Rochester Hills Government Youth Council (RHGYC)

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**President Deel** announced that he is the City Council representative to the Rochester Hills Government Youth Council (RHGYC) and he, Zoe Pizzuti, outgoing Youth Council Representative, and Christine Wissbrun, Administrative Associate II, interviewed 23 applicants seeking to fill the four (4) vacancies left by graduating seniors. He noted that when filling the seats, the City tries to get representation from each of the four (4) Rochester Hills high schools, each of the four (4) Council Districts, and students from various grades. He reported that this year in Council District 1 there are three (3) returning students and one (1) new student; in Council District 2 there are three (3) returning students and one (1) new student; in Council District 3 there are three (3) returning students; and in District 4 there are two (2) returning students and two (2) new students. He stated that this year for the first time a home-schooled student was a member of RHGYC.

**Ms. Morita** requested an explanation on waiving the RHGYC Bylaws and Rules of Procedure as seen on the Resolution.

**Deputy Clerk Leanne Scott** explained that the Bylaws allow for 13 members and it is requested that they be waived to allow for 15 members.

**President Deel** noted that has been the practice for many years.

**Ms. Morita** maintained she appreciates that City Council wants to put these students on the Youth Council, but she does not feel comfortable voting in favor of a resolution when she does not understand what Bylaw is being waived, why it is being waived, or what the condition is for approval.

**Deputy Clerk Leanne Scott** responded that the words "to waive the Bylaws of appointing 13 Youth Council members to increase it to 15" can be added.

**President Deel** emphasized that RHGYC has always had 15 members.

**Ms. Morita** asked why there are Bylaws if RHGYC has always had 15 members.

**Deputy Clerk Leanne Scott** explained that she has worked with City Council

since 2007 and there has not always been 15 members, but around 2009-2010 it increased to 15 members and has remained so. She stated that in the past the Bylaws were never formally changed to increase the number of members to 15. Instead, the Bylaws were just waived.

**Ms. Morita** suggested that perhaps an amendment could be made to the Bylaws stating that 15 members will remain consistent.

**President Deel** concurred that a Bylaw rule amendment would be in order.

**A motion was made by Hetrick, seconded by Walker, 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: RES0200-2020

**Resolved**, that the Rochester Hills City Council hereby concurs with the recommendation of the Rochester Hills Government Youth Council (RHGYC) Interview Team and waives Article II, Membership and Terms, Section 1.a. of the RHGYC Bylaws and Rules of Procedure to allow the appointment of fifteen (15) members to the RHGYC for the 2020/2021 term.

**Be It Further Resolved**, that the Rochester Hills City Council concurs with the recommendation of the RHGYC Interview Team and appoints the following students to the 2020/2021 term beginning September 1, 2020 and ending August 31, 2021.

Representative	School	District
Ryan Barrett	Rochester HS	4
Aman Dosnjh	Rochester HS	3
Shreya Pillai	Rochester HS	3
Numair Haq	Adams HS	1
Yitian Zhang	International Academy	1
Hannah Bennett	Rochester HS	2
Jessica Hrynkiw	Rochester HS	2
Maya Iyer	Rochester HS	3
Zena Nasiri	Adams HS	1
Aden Smith	Stoney Creek HS	2
Dana Williams	Rochester HS	4
Henry Hall	Adams HS	4
Maya Vijayakumar	International Academy	1
Bella Morris	HomeSchool Connections	4
Caroline Bull	Adams HS	2

## NEW BUSINESS

- 2017-0548** Request for Purchase Authorization - BUILDING: Increase to Blanket Purchase Order/Contract for Fire Suppression and Fire Alarm Plan Review and Inspection Services in the amount of \$30,000.00 for a new not-to-exceed contract amount of \$285,000.00 through July 31, 2020; Fire Safety Consultants, Inc., Elgin, IL

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[120219 Agenda Summary.pdf](#)  
[120417 Agenda Summary.pdf](#)  
[120417 Resolution \(Draft\).pdf](#)  
[120219 Resolution \(Draft\).pdf](#)  
[Resolution \(Draft\).pdf](#)

**Tim Hollis**, Deputy Director, stated this is a request to authorize an increase in the blanket purchase order to Fire Safety Consultants, Inc. for fire suppression and fire alarm plan review and inspection services. He stated that due to the pandemic, the evaluation process could not be completed until recently, but Fire Safety Consultants agreed to extend their existing contract through July 31, 2020. He noted that this is a pass-through cost that is paid by the fire suppression or fire alarm contractor receiving the services. He noted there is also a request for award of a new contract beginning August, 2020.

**A motion was made by Mungioli, 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: RES0201-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the Blanket Purchase Order/Contract for Fire Suppression and Fire Alarm Plan Review and Inspection Services to Fire Safety Consultants, Inc., Elgin, Illinois in the amount of \$30,000.00 for a new not-to-exceed contract amount of \$285,000.00 through July 31, 2020.

**2020-0303** Request for Purchase Authorization - BUILDING: Contract/Blanket Purchase Order for Commercial and Industrial Plan Review Services in the amount of \$120,000.00 through August 30, 2022; Code Enforcement Services, Ann Arbor, MI

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Proposals Tabulation..pdf](#)  
[Resolution \(Draft\).pdf](#)

**Tim Hollis**, Deputy Director, stated that this is a request to authorize a contract/blanket purchase order to Code Enforcement Services for commercial and industrial plan review services. He noted this is a three (3) year contract through August 30, 2022 and the consultant would be used on an as needed basis. He explained that Code Enforcement Services was selected based of their experience and qualifications, the variable projects they have reviewed, the capacity to perform their work and their cost proposal aligns with the Building Department's current fee schedule. He noted that this is a pass-through cost which is paid for by the current applicant receiving the services.

**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: RES0202-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for Commercial and Industrial Plan Review Services to Code Enforcement Services, Ann Arbor, Michigan in the amount of \$120,000 through August 30, 2022 and further authorizes the Mayor to execute an agreement on behalf of the City.

- 2020-0311** Request for Purchase Authorization - BUILDING: Contract/Blanket Purchase Order for fire suppression and fire alarm plan review and inspection services in the amount not-to-exceed \$250,000.00 through July 31, 2022; Fire Safety Consultants, Inc., Elgin, IL

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Proposal Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Tim Hollis**, Deputy Director, stated that this is a request to authorize the contract/blanket purchase order to Fire Safety Consultants, Inc. for fire suppression and fire alarm plan review and inspection services. He stated this consultant is used for plan review and inspections of commercial fire suppression and fire alarm inspections that requires a higher level of certification than currently exists in-house. He mentioned this is a two (2) year contract through July, 2022. He explained that Fire Safety Consultants, Inc. was selected based on their experience and qualifications, their capacity to perform their work, their ability to meet the City's turnaround requirements and their ability to provide electronic fire reviews when needed. He noted this is a pass-through cost which is paid for by the current applicant receiving the services.

**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, Mungiola and Walker

Enactment No: RES0203-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for fire suppression and fire alarm plan review and inspection services to Fire Safety Consultants, Inc., Elgin, Illinois in the amount not-to-exceed \$250,000.00 through July 31, 2022 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.

- 2020-0306** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for construction management services at Van Hoosen Farm for the reconstruction of the Dairy Barn Roof in the amount of \$2,410,944.00 and reconstruction of an Equipment Barn in the amount of \$1,098,966.00 for a total not-to-exceed project amount of \$3,509,910.00; The George W. Auch Company, Pontiac, MI

**Attachments:** [08242020 Agenda Summary.pdf](#)  
[Equipment Barn Site Paving & Steel.pdf](#)  
[Dairy Barn Roof Reconstruction Steel.pdf](#)  
[08102020 Agenda Summary.pdf](#)  
[AuchZ Dairy Barn Roof.pdf](#)  
[Auch Equipment Barn.pdf](#)  
[08102020 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Scott Cope**, Building/Ordinance/Facilities Director, introduced **Pat McKay**, Museum Manager, **Jacqueline Hoist**, City Architect and **Aaron St. Dennis**, Project Manager.

**Mr. Cope** stated that there are two (2) projects before City Council this evening and both are located at the Rochester Hills Museum at Van Hoosen Farm. The first project is the Dairy Barn roof replacement. The second project is the reconstruction of the Equipment Barn.

**Ms. Hoist** reported that the Dairy Barn, which has housed the Museum for several years, and the Equipment Barn are the two (2) main buildings at Van Hoosen Farm. She stated the Dairy Barn roof has been deteriorating for some time and needs to be removed from the building and replaced. She explained that there is approximately 7500 square feet of roof on the building that needs to be replaced along with the trusses and ceiling vents which encapsulate the HVAC and electrical systems of the building. She noted the plans have been prepared to systematically take the roof off a portion at a time and sequentially work across the building removing trusses and sheeting and replacing them with new ones. She noted that historic features, such as the cupolas, will be removed and stored and put back onto the building upon completion of the work. She stated this project was leased out for bid through the George W. Auch Company.

**Mr. St. Dennis** reported that local and statewide contractors were invited and approximately 70 bids were attracted. He stated the City collected all the bids, did a vetting process, held interviews and reviewed the contractors' financial and safety records to obtain a recommendation for each contractor. He stated the cost for the Equipment Barn reconstruction will be \$1,098,966.00 and the cost for the Dairy Barn roof replacement will be \$2,410,944.00. He stressed that this does not include the asphalt and steel portions of the project. He stated work will begin in the early fall with an anticipated end-date in June, 2021.

**Mr. Cope** stated that much time was put into these two (2) projects, especially the Dairy Barn roof as it presented several challenges.

**Ms. Mungoli** inquired if the roof replacement had a warranty.

**Ms. Hoist** replied that the workmanship has an automatic one (1) year warranty, but the roofing itself will have a longer warranty. She stated that a wood-shaped roof should survive at least 25-40 years because the fire retardants, treatments and wood used today tend to give roofing a longer life-expectancy than in years past.

**Ms. Mungiola** requested that City Council be sent the warranty information. She stated that Rochester Hills has been very fortunate to have and keep historical structures in the community and she wants to make sure that a future City Council does not have to reinvest in roof replacement earlier than it should be necessary to do so.

**Mr. Cope** explained that Facilities has a regular maintenance schedule for cleaning cedar roofs to extend their life-expectancy and the same is planned for this roof.

**Ms. Hoist** stated the specifications on the Dairy Barn roof indicate a limited life-time warranty and, as with most life-time warranties, the company will have some particular restrictions on it.

**Mr. Blair** acknowledged that while \$3.5 million is a huge price tag for this project, the Museum is an amazing facility and tells a story about the history of our community and the people like Bertha Van Hoosen who helped shape what it is today. He commends the City's commitment in putting forth the funding to maintain its history.

**Mr. Walker** noted that the diagram shows two (2) cross sections of roof trusses at the top. He questioned if one was the old cross section and the other the new cross section

**Ms. Hoist** explained that the old truss configuration is on the left and it does not contain the typical diagonal reinforcing members that are present with the new trusses depicted on the right hand side of the diagram. She explained that modern trusses are based on engineering principles, while the older style roof trusses were built by trial and error.

**Mr. Walker** remarked that in the past, the Museum used the attic for storage. He questioned if usable attic storage space was being lost with the installation of the new roof truss system.

**Ms. Hoist** explained that some HVAC equipment will be located in the attic, but that this attic is not designed for storage. She noted that although the diagram makes it look like there is a lot of attic space, there are only a few centralized areas which will house duct work, sprinkler piping and electrical conduits.

**Ms. Morita** stated that this is a great project that will make the building secure for decades to come and will provide a space for the kids in the community to learn about its past.

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

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

Enactment No: RES0223-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for construction management services to The George W. Auch Company,

Pontiac, Michigan for construction management services at Van Hoosen Farm for the reconstruction of the Dairy Barn Roof in the amount of \$2,410,944.00 and construction of an Equipment Barn in the amount of \$1,098,966.00 for a total not-to-exceed project amount of \$3,509,910.00 and further authorized the Mayor to execute a contract on behalf of the City.

**2020-0298**

Request for Purchase Authorization - PARKS: Blanket Purchase Order/Contract for development and construction of playground at Innovation Hills in the amount of \$3,364,777.34 with a 10% project contingency in the amount of \$336,477.73 for a total not-to-exceed project amount of \$3,701,255.07; T.R. Pieprzak Co, Inc., China Township, MI

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Presentation.pdf](#)  
[Proposal Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mayor Barnett** announced he is very excited about this next Agenda item which is the playground component, or Phase Two, of Innovation Hills. He shared that the park that was there before Innovation Hills was called Riverside Park and had not been updated in 25 years. He stated that it was a very beautiful, but fallow, piece of property, used only as a connection to an easement and that not many people knew about it. He noted that this area of Rochester Hills was in need of a new place where people could go and be among family and friends, appreciate nature, and have an enjoyable time. He shared that a generous person contributed money to begin the construction of the park and that to date over \$1.1 million has been donated. He stated the City consulted some of the best planners, architects and landscapers from across the Country to envision a park that was unique, innovative, recreational, respectful of its natural features, and would make Rochester Hills a sought after regional destination. He stressed that the colors used and the walking paths and boardwalks throughout the park were purposely designed that way to give visitors an experience they cannot get in any other park in the area. He emphasized that there has been a positive community response to Phase One and that all ages can enjoy this park because there is something for everyone. He stated that during the summer there are approximately 20,000 visits to the park each month and that the park already has 80 percent as many visits as Bloomer Park, which is the City's oldest and largest park.

He stated that the vision for the playground is to have a play area that is truly unique and not the same old playground that is seen in many other parks. He explained that the central focus of the playground is a massive tree very similar to Disney's Tree of Life at Animal Kingdom. He explained that the tree was designed to not stick out, but to subtly depict the historic, natural components that surround Rochester Hills such as the bridge over the Clinton River behind Rochester University. He stated that an exact replica of the Clinton River as it runs through Innovation Hills is going to be incorporated into the playground. He explained that this will create a moving water experience where children can turn on the Clinton River and watch it flow throughout the playground just as it does in real life a few hundred yards away. He explained that the reason behind this is to have something fun for the children to do while teaching them the importance of

ecology and the part water plays in our community. He expressed that music will also be a teaching tool used in the park to teach children how music and play can interact and be fun. He shared that the City partnered with Rochester Musicale to incorporate musical elements such as wind chimes and flowers that play music. He stressed that when designing this playground, the City looked at some of the best playgrounds and play experiences around to make Innovation Hills a truly one-of-a-kind and exceptional experience. He stated that COVID has set the completion date of the playground back a bit, but the anticipated completion is spring 2021, or at the very latest, early summer 2021.

**Ken Elwert**, Director of Parks & Natural Resources, expressed that this is a very unique playground and, at three acres, possibly the largest in the region. He noted there will be approximately 1000 plants planted and, along with the trees, shrubs, ground cover and grasses, will make for a beautifully landscaped park. He stated that plans are to begin construction of the playground this week and hopefully to be on the ground before the end of August, 2020 or early September, 2020.

**President Deel** agreed that Innovation Hills is a very unique and enjoyable experience. He noted that many of his neighbors, family members and friends have gone to Innovation Hills and have mentioned to him how much they liked it. He thanked both Mayor Barnett and Mr. Elwert for their hard work in planning a park that will be unparalleled in Southeastern Michigan.

**Ms. Morita** inquired how much of the cost of the park is donation and how much is City contribution.

**Mr. Elwert** stated that the target was to raise donations for 50 percent of the cost. He noted that, to date, the playground has received approximately \$1,100,000 in donations and the park, as a whole, has received over \$2,300,000 in donations.

**Ms. Morita** remarked that if the total construction cost for the park is \$5,300,000 and only \$2,300,000 in donations have been received so far, then that means only 25-27 percent of the cost is being covered by donations. She stated that Council agreed to approve this project if 50 percent of the cost would be covered by donations, but so far donations are falling short of this. She stressed that for that reason she does not feel comfortable approving this request tonight.

**Mr. Elwert** acknowledged that donations have not yet matched to 50 percent. He stated that, at his prior request to City Council, he thought it was stated that 50 percent was a target goal and that individual phases of construction within the park would be brought before City Council for approval as donations were raised to cover them.

**Mayor Barnett** stated that fundraising has been aggressively on-going. He noted that until recently the City was tracking at 50 percent but then COVID happened and fundraising meetings had to be rescheduled and many corporate sponsors did not feel comfortable contributing funds in the midst of COVID financial uncertainty. He stated that while the City has fallen behind its target of 50 percent, he is very confident that more donations will be raised to meet the goal. He noted the City is working on several grant possibilities and will find out if the grant money will be

awarded before the end of the year. He agreed that the playground component does have a very high overall cost and the City is tracking below its 50 percent estimate, but he encouraged all not to lose focus. He stated that he and his team are hard at work trying to raise 50 percent for a project that could have a grand total of \$10 million. He maintained that he believes people will be generous enough and be enthusiastic enough about the park to contribute toward the 50 percent match.

**Ms. Morita** responded that the resolution before City Council tonight does not specifically address the 50 percent match or ask City Council to override it. She stressed that this is a question for the City Attorney.

**Mayor Barnett** announced that Council's prior directive on the playground construction is being pulled right now, but he asserted it stated that the City would try to raise as much money as possible from donations with the goal being a 50 percent match. He stressed his team is diligently trying to raise private money to supplement the City funding. He stated fundraising becomes a bit of a challenge when an individual donates money and the City holds on to it for over one (1) year because the project grew and consequently requires more funding. He stated this is what happened with several significant donations made for this project. He maintained he is proud of the park and proud of raising \$2 million in the last two (2) years. He thanked City Council for their past support and looks forward to their future support.

**Ms. Morita** asserted that her comments are not a criticism on what the City team has done concerning fundraising or how they are doing it. She stated she appreciates that they have been working very hard to bring in donations. She asked if the playground is inclusive of handicapped children who might be dependent on a wheelchair or walker.

**Mr. Elwert** responded that the entire playground is of a universal design meaning it is designed with many different needs in mind. He stated children who are wheelchair-bound will be able to wheel up along the surface of the slide or the model of the Clinton River Bridge and climb onto it without assistance or very little assistance. He noted it was a major focus to construct the playground to be handicap-accessible. He stated that additionally the playground colors are toned down to avoid over-stimulation for those children who are autistic and special fencing was installed to keep them safely contained. The playground will have some "cool down" areas where children can relax and be quiet.

**Ms. Morita** pointed out that the noise from the children playing the musical flowers and chimes could be a nuisance to those who are at the park to enjoy some peace and quiet or to the surrounding neighbors. She inquired what the ~~decimal~~ decibel level is of the music produced by the chimes and flowers.

**Mr. Elwert** responded that the chimes are counter-based chimes meaning they have a lower tone than chimes typically have. He stated xylophones were purposely not put into the park because their sound is too harsh. He pointed out that the musical flowers produce different tones and are spaced apart from each other so there would not be a big blast of sound at one time. He stated that he

does not have on hand the information on the ~~decimal~~ decibel level of the music or an engineering study determining how far the noise would travel, but he would get that information to Council.

**Mayor Barnett** asserted that the sound people will most likely hear the most is the sound of children happily at play.

**Ms. Mungoli** asked how many trees will be removed during the playground's construction and if the trees that will be replanted will be coming from the Tree Fund or donations.

**Mr. Elwert** replied that 67 trees will be removed and 157 will be planted in their place. He stated that whether the replanted trees will be coming from the Tree Fund or donations is still under discussion. He pointed out that it is an overall budget so no donation was made specifically for trees. He noted the Tree Fund was used to plant the 287 trees in the water features area. He stated that currently it is not budgeted to replace the 157 trees from the Tree Fund, but if it is decided to use the Tree Fund, it would bring the cost down approximately \$100,000.

**Ms. Mungoli** inquired if the playground equipment had a warranty and what the on-going cost would be to maintain the playground equipment.

**Mr. Elwert** replied that he thought it had a ten (10)-year warranty, but he would get that information and send it to Council. He stated that the City will not have to pay for annual equipment inspections because there is a certified safety inspector on City staff who will inspect the equipment routinely and replace any worn or broken parts. He pointed out that there is a small maintenance fund to cover this. He noted another full-time ranger is not needed as a full-time ranger from another park has been moved to Innovation Hills. He stated one (1) additional groundskeeper is needed who will maintain all the City's parks. He noted one (1) part-time position has been eliminated along with several seasonal positions in order to bring this person onto the Maintenance staff. He noted that it is not budgeted to add any staff exclusively for this park, but it is in the budget to replace seasonal staff.

**Ms. Mungoli** stated that she went to the City's website to make a donation for Innovation Hills and found the site to be unclear. She stated it would only allow you to make a donation in the amounts of \$5000, \$2500 or \$1000 without the option to spread out your payments over several months. She pointed out the site also did not specify if the donation was tax-free. She suggested that a charitable foundation be set up to help fund the park and that a donor be given the option to make a smaller donation and to pay in increments.

**Mr. Elwert** replied that the City does have a parks fund set up with the Community Foundation and that the City's website will take you to it. He pointed out there is the option to make donations in different amounts, as well as the option to spread the payments out. He noted that for donations that are above a certain amount, a lunch meeting is set up to find out what that donor's needs are and to build a custom plan for them. He noted that if a donation is made through the Community

*Foundation, it is tax-deductible; however, if a check is written to the City, it is not tax-deductible. He stated that the current button on the website is provided through the Community Foundation, but he stressed the City can look at different options to include tax-deductible information on the website.*

**Vice President Bowyer** pointed out that there are two yellow buttons on the City's website page and the second button which says "Community Foundation" is the general donation button and goes directly to the Community Foundation where it is possible to put in any dollar amount you choose.

*She pointed out that on July 30, 2018 City Council made its previous decision about the construction of the playground. She stated that at that time the City had only raised \$3.2 million, but Council approved \$3.8 million. She stated that because there was a shortfall Council approved beyond 50 percent, but that is not locked in.*

*She voiced concern about the amount of parking available and asked if there was a plan to increase it.*

**Mr. Elwert** stated that in the spring a request for a modified garage will come before City Council. He stated that the whole area to the west of the current parking lot is planned to be a parking expansion.

**Mr. Hetrick** asked for clarification on the cost of the playground.

**Mr. Elwert** explained that a new cost estimate was done as the cost has increased since the playground was first planned three (3) years ago. He stated that originally the cost estimate was between \$2.5-\$2.75 million and that would have brought the City close to a 50 percent match. He noted the costs were higher than expected so some of the landscaping and water features planned had to be omitted or reduced.

**President Deel** asserted that Innovation Hills is a worthy investment in the community. He stressed that phase one is extraordinarily popular and is talked about on social media. He stated he gets many emails and questions asking when the playground will be completed. He stressed that the value this park will add to the community far exceeds the price tag and it is a great legacy that will be remembered for years to come.

**Mayor Barnett** reiterated that the park has been very well-received and has been a good investment and one which the residents really appreciate. He emphasized that Innovation Hills is a way for kids to unplug from their devices and commune with nature and experience the natural world.

**Ms. Morita** stated that she is supportive of this project but Council needs to look at the anticipated cost of the project and determine whether or not they are remaining true to the prior agreement.

**A motion was made by Bowyer, seconded by Blair, 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: RES0205-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract for the development and construction of the playground at Innovation Hills to T.R. Pieprzak Co., Inc., China Township, Michigan in the amount of \$3,364,777.34 with a 10% project contingency in the amount of \$336,477.73 for a total not-to-exceed project amount of \$3,701,255.07 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.

**2020-0310** Request for Approval of submission of Special License Application to the State of Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission for The Big Green Tractor Beer Fest fundraising event at the Rochester Hills Museum at Van Hoosen Farm on September 26, 2020

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Application.pdf](#)  
[Flyer.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ken Elwert**, Director of Parks & Natural Resources, introduced **Pat McKay**, Museum Manager. He stated that this event began last year and is coordinated by the Young Professionals of Rochester Hills. He stressed that the event will be socially distanced and that it can be held mostly outdoors.

**Mr. McKay** stated that The Big Green Tractor Beer Fest is a great way to fund raise and to engage people. He stated he is requesting approval to submit an application for a special license because alcohol will be sold at this event. He maintained that the event will be held safely following all the COVID guidelines. He noted that this event was sold out last year.

**Ms. Munglioli** remarked that last year the event was very popular and is a fantastic way to support the Museum and the community. She encouraged everyone to attend.

**A motion was made by Munglioli, seconded by Morita, 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: RES0206-2020

**Resolved**, that the Rochester Hills City Council hereby approves the submission of a Special License Application to the State of Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission for The Big Green Tractor Beer Fest at the Rochester Hills Museum at Van Hoosen Farm on September 26, 2020, and authorizes the Mayor to execute the application on behalf of the City.

**Further Resolved**, that the Rochester Hills City Council hereby concurs that the application for a Special License to serve alcohol on September 26, 2020 to be located at 1005 Van Hoosen Road, Rochester Hills, Michigan 48306 be recommended for issuance.

- 2020-0208** Request for Purchase Authorization - DPS/ENG: Cost Participation Agreement approval between the Board of Commissioners (BOARD) for the County of Oakland and the City of Rochester Hills for Local Road Improvement Matching Fund Pilot Program in the amount of \$250,428.00.

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[RH Cost Participation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Allen Schneck**, Director of Public Services, stated that this is a cost participation agreement whereby the Oakland County Commissioner sets up a fund that allows local agencies to enter into a contract and have a matching program. He stated that with Council's approval tonight, an application will be submitted that will bring \$125,214.00 to the City to be placed in its Local Road program. He thanked Commissioner Adam Kochenderfer and Commissioner Thomas Kuhn for their quick response and effort to bring this to the County Commissioners for a vote.

**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: RES0207-2020

**Resolved**, that the Rochester Hills City Council hereby approves the Cost Participation Agreement between the City of Rochester Hills and the Board of Commissioners (BOARD) for the County of Oakland for Local Road Improvement Matching Fund Pilot Program in the amount of \$250,428.00 and further authorizes the Mayor to execute the agreement on behalf of the City.

- 2020-0271** Request for Purchase Authorization - DPS/FLEET: Purchase of one (1) combination sewer truck in the amount of \$421,571.40; Southeastern Equipment Co., Inc., Novi, MI

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Price Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Allan Schneck**, Director of Public Services, stated that this is a scheduled replacement for one (1) of the two (2) vactor trucks at the Department of Public Services. He stated this is a consortium of cooperative purchasing with the City of Farmington Hills.

**A motion was made by Blair, 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: RES0208-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of one (1) combination sewer truck in the amount of \$421,571.40 to Southeastern Equipment Co., Inc., Novi, Michigan.

- 2020-0304** Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order for as-needed construction inspection and surveying services in the amount

not-to-exceed \$970,000.00 through December 31, 2023; Spalding DeDecker Associates, Inc., Rochester Hills, MI; Nowak & Fraus, Pontiac, MI

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Allan Schneck**, Director of Public Services, stated that this request is for as-needed services and the expense has an off-setting revenue through development escrows. He noted that there will be times when some minor engineering work will need to be performed, but the majority of the expenses will be pass-through.

**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: RES0209-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for as-needed construction inspection and surveying services to Spalding DeDecker Associates Inc., Rochester Hills, Michigan and Nowak & Fraus, Pontiac, Michigan in the amount not-to-exceed \$970,000.00 through December 31, 2023.

**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.

**2020-0314** Request for Approval of the Resolution to follow the updated Rules and Regulations regarding the Industrial Pretreatment Program as adopted by the Great Lakes Water Authority

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[IPP Update Summary-Nov 2019.pdf](#)  
[GLWA Updated IPP Rules.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Allan Schneck**, Director of Public Services, stated that, at President Deel's request, he reached out to Great Lakes Water Authority (GLWA) and has provided several pages of material to Council giving clarification on this Agenda item. He noted that the only change to the current program is its relation to polyfluoroalkyl substances (PFAS). He stated that State Legislation required GLWA to update their Invoice Processing Platform (IPP) Program and, in turn, GLWA is requiring all of their contract providers to have their individual IPP programs recognize these changes and updates.

**A motion was made by Walker, 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: RES0210-2020

**Whereas**, the Great Lakes Water Authority ("GLWA") is a Michigan municipal authority and public body corporate organized and existing pursuant to the provisions of Michigan Public Act No.233 of 1955, as amended, MCL 124.281, et seq. ("Act 233"), for the purpose of establishing a regional sewage disposal system to operate, control, and

improve the sewage disposal system leased from the City of Detroit; and

**Whereas**, pursuant to Act 233, the City of Rochester Hills is a constituent municipality of GLWA; and

**Whereas**, as authorized by Act 233, GLWA and the constituent municipalities are required by state and federal law to adopt binding rules and regulations (Exhibit A, attached hereto and incorporated herein by reference) as part of an Industrial Pretreatment Program (IPP) in order to comply with all applicable state and federal laws, including, without limitation, the requirements of the Federal Water Pollution Control Act, 33 USC Section 1251, et. seq., the General Pretreatment Regulations for Existing and New Sources of Pollution, 40 CFR 403, and the National Categorical Pretreatment Standards contained in 40 CFR Sections 405-471; and

**Whereas**, these rules and regulations were adopted by GLWA as a uniform code to: (1) regulate wastes and wastewaters discharged into the collection system for all participating municipalities; (2) prevent the introduction of pollutants into the wastewater systems which will interfere with the operation of the system, contaminate the resulting sludge, or pose a hazard to the health, safety or welfare of the people, the communities or to employees of GLWA; (3) prevent the introduction of pollutants into the wastewater system which will pass inadequately treated through the system and into the receiving waters, the atmosphere, and the environment, or will otherwise be incompatible with the system; (4) provide for the recovery of costs from users of the wastewater collection system sufficient to administer regulatory activities and meet the costs of operation, maintenance, improvement and replacement of the system; and

**Whereas**, after a 45-day public comment period and public hearing, the Board of the GLWA approved the IPP Rules on November 13, 2019.

**Now, Therefore, Be It Resolved**, that the governing body of the City of Rochester Hills, in compliance with Act 233 and state and federal law, hereby concur in the IPP rules and regulations attached hereto as Exhibit A; including any subsequent amendments thereto, which amendments, if any, shall not require the approval of this governing body; and

**Be It Further Resolved**, that the adoption and approval of the rules and regulations contained in Exhibit A shall be contractually binding on the parties, and no governing body of the City of Rochester Hills shall be authorized or empowered to rescind or change the approval granted in this resolution without 180 days prior written notice to the GLWA.

**2020-0307** Request for Purchase Authorization - TREASURY/ASSESSING: Blanket Purchase Order for printing and mailing of Treasurer property tax billings and various Assessor reports and forms in the amount not-to-exceed \$151,500.00 through July 31, 2023; The Master's Touch, LLC, Spokane, WA

**Attachments:** [08102020 Agenda Summary.pdf](#)  
[Proposals Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Laurie Taylor**, Assessing Director, introduced **Karen Sommerville**, Deputy Assessing Director, **Linda Osiecki**, Deputy Treasurer, and **Joe Snyder**, Chief Financial Officer.

*She stated she is requesting an authorization of a three (3)-year blanket*

*purchase order to Master's Touch, LLC, for the printing of mailing of Treasury Property Tax Bills and various Assessing reports and forms. She pointed out Master's Touch was one (1) of four (4) respondents to the proposal request and that they were chosen for their experience and because they offered the best value.*

**A motion was made by Walker, 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: RES0211-2020

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order to The Master's Touch, LLC, Spokane, Washington for printing and mailing of Treasurer property tax billings and various Assessor reports and forms in the amount not-to-exceed \$151,500.00 through July 31, 2023.

**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.

**2020-0299**

Mayor's 2021 Proposed Budget and the 2022-2023 Projected Budgets

- a. Presentation
- b. Adoption of Resolution acknowledging receipt of the 2021 Proposed Budget and the 2022-2023 Projected Budgets and establishing a Budget Public Hearing for September 14, 2020

**Attachments:** [09212020 Agenda Summary.pdf](#)  
[09142020 Agenda Summary.pdf](#)  
[Budget Questions-Responses.pdf](#)  
[Public Hearing Notice.pdf](#)  
[08172020 Agenda Summary.pdf](#)  
[08172020 Budget Presentation Schedule.pdf](#)  
[08102020 Agenda Summary.pdf](#)  
[08102020 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, stated that he is submitting to City Council the City of Rochester Hills 2021 Proposed Budget and 2022-2023 Projected Three (3)-Year Budget. He stated that this budget was put together with the goals and objectives established by City Council in May, 2020 and approved by City Council in June, 2020. He pointed out that per the City Charter, Administration shall present the budget for the upcoming fiscal year to City Council at the first regularly scheduled meeting in August, which is tonight. He noted that a budget workshop is scheduled for next Monday, August 17, 2020 at 5:30 p.m., where each department will give more detail of their specific budget plan and will provide an opportunity for City Council and the public to ask questions and/or comment. He stated that City Council may email their questions to Staff who will collect the emails and reply back to them with a detailed answer. He pointed out that all the questions and responses for this budget item will be included in the budget package as it is moved through the budget process. He requested that City Council establish a Public Hearing for this budget plan for the September 14, 2020 City Council Meeting.

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

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

Enactment No: RES0248-2020

**Whereas**, the City of Rochester Hills City Council has worked to develop City Goals for the Fiscal Year 2021; and

**Whereas**, based on those City Goals, the 2021 Proposed Budget and the 2022-2023 Projected Budget was developed; and

**Whereas**, at the August 10, 2020 City Council Meeting, the Mayor delivered the 2021 Proposed Budget and the 2022-2023 Projected Budget Plan for the Fiscal Year beginning January 1, 2021; and

**Whereas**, at the August 10, 2020 City Council Meeting, the City Council set the Budget Public Hearing date for September 14, 2020.

**Resolved**, that the Rochester Hills City Council acknowledges receipt of the 2021 Proposed Budget and the 2022-2023 Projected Budget and hereby gives notice of Public Hearing to be held at 7:00 p.m. on Monday, September 14, 2020, at the Rochester Hills City Hall, 1000 Rochester Hills Drive, for the purpose of discussing the 2021 Budget and providing opportunity to all interested parties to present comments thereon prior to formal adoption by the Rochester Hills City Council.

**Be It Further Resolved**, that the publication of the Notice of Public Hearing is hereby authorized.

- 2020-0308** 2021 OPC Proposed Budget and the 2022-2023 Projected Budgets
- a. Presentation
  - b. Adoption of Resolution acknowledging receipt of the 2021 Proposed Budget and establishing a Budget Public Hearing for September 14, 2020

**Attachments:** [09212020 Agenda Summary.pdf](#)  
[09142020 Agenda Summary.pdf](#)  
[Public Hearing Notice.pdf](#)  
[08172020 Budget Presentation Schedule.pdf](#)  
[08102020 Agenda Summary.pdf](#)  
[FY 2021-23 - OPC Budget Package.pdf](#)  
[08102020 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, stated he is submitting to City Council the Older Persons' Commission (OPC) 2020-2021 Proposed Budget and the 2022-2023 Projected Three (3)-Year Budget. He pointed out that, per the OPC Interlocal Agreement, OPC shall present its budget for the upcoming fiscal year to the Rochester Hills City Council at the first regularly scheduled meeting in August, which is tonight. He pointed out that the OPC Board unanimously adopted the proposed budget at their June 25, 2020 meeting. He noted that there is a budget workshop scheduled for Monday, August 17, 2020 at 5:30 p.m. to provide an opportunity for City Council and the public to ask questions and comment on the proposed budget plan. He stated he is requesting City Council to establish a Public Hearing on OPC's budget plan for the September 14, 2020 City Council

*Meeting.*

**A motion was made by Walker, 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: RES0249-2020

**Whereas**, at the August 10, 2020 City Council Meeting the OPC 2021 Proposed Budget was delivered for the Fiscal Year beginning October 1, 2021.

**Whereas**, at the August 10, 2020 City Council Meeting the City Council set the Budget Public Hearing date for September 14, 2020.

**Resolved**, that the Rochester Hills City Council acknowledges receipt of the OPC 2021 Proposed Budget for the Fiscal Year beginning October 1, 2021 and hereby gives notice of Public Hearing to be held at 7:00 p.m. on Monday, September 14, 2020 at the Rochester Hills City Hall, 1000 Rochester Hills Drive, for the purpose of discussing the OPC 2021 Budget and providing opportunity to all interested parties to present comments thereon prior to formal adoption by the Rochester Hills City Council.

**Be It Further Resolved**, that the publication of the Notice of Public Hearing is hereby authorized.

- 2020-0309** 2021 RARA Proposed Budget and the 2022-2023 Projected Budgets
- a. Presentation
  - b. Adoption of Resolution acknowledging receipt of the 2021 Proposed Budget and establishing a Budget Public Hearing for September 14, 2020.

**Attachments:** [09212020 Agenda Summary.pdf](#)  
[09142020 Agenda Summary.pdf](#)  
[Public Hearing Notice.pdf](#)  
[08172020 Budget Presentation Schedule.pdf](#)  
[08102020 Agenda Summary.pdf](#)  
[2021-2023 RARA Budget Package.pdf](#)  
[08102020 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, stated he is submitting the Rochester Avon Recreation Authority (RARA) 2021 Proposed Budget and the 2022-2023 Projected Three (3)-Year Budget. He pointed out that, per the RARA Interlocal Agreement, RARA shall present its budget for the upcoming fiscal year to the Rochester Hills City Council at the first regularly scheduled meeting in August, which is tonight. He pointed out that the RARA proposed budget plan was unanimously adopted by the RARA Board at their July 28, 2020 meeting. He noted that there is a budget workshop scheduled for Monday, August 17, 2020 at 5:30 p.m. to provide an opportunity for City Council and the public to ask questions and comment on the proposed budget plan. He stated he is requesting City Council to establish a Public Hearing on RARA's budget plan for the September 14, 2020 City Council Meeting.

**Ms. Mungioli** stated that as a representative to the RARA Board, she is publically thanking Mr. Snyder for all his hard work on this budget.

**A motion was made by Mungioli, 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: RES0250-2020

**Whereas**, at the August 10, 2020 City Council Meeting the RARA 2021 Proposed Budget was delivered for the Fiscal Year beginning January 1, 2020.

**Whereas**, at the August 11, 2020 City Council Meeting the City Council set the Budget Public Hearing date for September 14, 2020.

**Resolved**, that the Rochester Hills City Council acknowledges receipt of the RARA 2021 Proposed Budget for the Fiscal Year beginning January 1, 2020 and hereby gives notice of Public Hearing to be held at 7:00 p.m. on Monday, September 14, 202 at the Rochester Hills City Hall, 1000 Rochester Hills Drive, for the purpose of discussing the OPC 2021 Budget and providing opportunity to all interested parties to present comments thereon prior to formal adoption by the Rochester Hills City Council.

**Be It Further Resolved**, that the publication of the Notice of Public Hearing is hereby authorized.

## ANY OTHER BUSINESS

*None.*

## NEXT MEETING DATE

*Special Budget Meeting - Monday, August 17, 2020 - 5:30 p.m.; Regular Meeting - Monday, August 24, 2020 - 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 10:57 p.m.*

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*RYAN DEEL, President  
Rochester Hills City Council*

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

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*MARY FRONCZAK  
Administrative Coordinator  
City Clerk's Office*

*Approved as presented at the December 7, 2020 Regular City Council Meeting.*