

ENVIRONMENTAL OVERSIGHT COMMITTEE
Thursday, May 3, 2007
(9:00 AM)

Present: Jim Rosen, City Council
Ravi Yalamanchi, City Council (*Arrive 9:25 AM*)
Derek Delacourt, Deputy Director, Planning & Development Department
Paul Davis, City Engineer, Department of Engineering Services
Roger Moore, Professional Surveyor, Department of Engineering Services

Absent: Jim Duistermars, City Council

General Discussion

Draft Letter – Upcoming Testing:

Review draft letter regarding upcoming testing on NE Corner Hamlin/Adams Development.

Have not received a firm time frame as of yet for testing to begin.

Jim Anderson (STS Consultants) reviewed proposed testing

- no issues
- confirmed under eligible expenses

If additional testing required by DEQ, will be eligible item

- make sure DEQ agrees

When date is known, will send out notification

- who should be contacted?
- work hours?
- dispatch number for emergency services

Jim Anderson will meet with field staff and inspectors

- Jim Anderson gave them his number

For general information and questions, call City Hall between 8:00 AM and 5:00 PM

- Planning & Development Department during business hours

During non-business hours

- if something happens
- if something out of the ordinary
- if something causes concern
 - call 9-1-1

Revise notification letter to include paragraph to call Planning & Development Department during normal business hours

Already met with Fire Department

- meet with Oakland County Sheriff's Department

Jim Anderson will prepare a summary when he receives a schedule

What type of work, in what area

- give an idea of the known
- what type of material in other areas of site

Send notice letter to

- Homeowner Associations
- Management Company of Apartment Complex
- 13 adjacent neighbors

Need to decide

- if another brownfield project starts
 - will similar notice be given when anything starts
- handle all brownfield projects in the same manner
 - be consistent

Set up a policy?

- anytime work starts on a brownfield in the City
 - follow same procedure
- depends on basis of how operated
 - may have to do something differently

Discussed use of 300-foot mailings

- dictated by Ordinance for notice of specific items
 - no notice requirements for Brownfield projects

Criteria for mailing notice letter

- 300' of site
- adjacent subdivisions
- homeowner association and apartment complex

Consent Judgment requires 3 days notice to City before start work

If had email addresses, could send by email

If get schedule, could include date(s) work being done

- may not have that information when letter goes out

Still determining what additional air quality is included as eligible activity

Planning & Development will:

- prepare letter
- prepare mailing list
- prepare labels

Clerk's Office

- will print letter on Clerk's Office letterhead
- will assemble and mail

DEQ has been adding and taking away air quality for the site

- costs are up - appears to be eligible
- adjust 381 – additional work
- applicant is willing to do
- DEQ approved line item and then asked that the scope be revised
- residents asked for this testing

When results come in and are analyzed

- where came from
 - on-site or off-site
- may only have a general idea where came from
 - PCBs would be clear
 - methane – will not be clear where coming from

Test results will be used as a reference point when do remediation

DEQ does quarterly testing on the wells

- checked manholes this time
- contacted REI
 - City Staff has not been contacted by REI

REI – trying to justify making more sewer capacity available to their development in the future

- City has ability to take more (so City does not agree with request)
- basis of design – sized for anticipated future development
- need estimates of how much is enough
 - based on past zoning
 - changed through Consent Judgment
- want to intensify
- retail/commercial development
- language in Consent Judgment

sewer capacity

- looking at target
 - could use all available capacity on the site
- no matter what they come back with, will need more

Large, big-box retailers

- not a big water user
 - big box will take allotted capacity

Office Building

- would use more sewer

Sanitary sewer issue

- stormwater primary
- project rezoned

Example: Rochdale and Walton

- 3/4th's higher than originally planned

Redevelopment intensifying

- will be watching this

MDEQ on site

- methane
 - four existing wells along Hamlin Road
 - DEQ wells
- monitor quarterly
- just inside the pathway
 - south side of Hamlin Road
- checked manholes
 - DPS advised of situation

No legal requirements to notify

- made sure anyone who might come in contact with is aware
- just as a precaution
 - DEQ wrote to REI

Brownfield Policy:

Does City Council/Brownfield Redevelopment Authority want to develop policy guidelines

Could ask Tom Wackerman to create a Rochester Hills Policy based on Ann Arbor's policy

- cost would be about \$4,000 to \$5,000

Start with policy

- then decide if City-wide plan should be developed

Ann Arbor

- has to coordinate with Washtenaw County
- Ann Arbor does not have a Brownfield Redevelopment Authority
 - Washtenaw County does

How does that work?

- Plans submitted to County
 - not approved without resolution from Ann Arbor
- County deals with revolving fund, administrative fees, administration of the plan
- County is aware of Ann Arbor's policy
 - any plan County approves would meet policy

If Rochester Hills implements a City-wide plan

- BRA and CC would approve the plan

Rochester Hills decided to have its own BRA

- because of the number of sites

Plan for budget item

- this committee would have to make recommendation to include line item
 - recognize the need for a policy for the long-term
- perhaps a not-to-exceed contract

If City Policy

- City Council would have to establish and approve

Perhaps Council work session item

Does City's BRA agree with idea of establishing a policy

- would provide direction to the Authority

Move ahead with sample policy

- Rosen will give a report to Council
 - update from EOC
- City will start on policy
- notify BRA
- ASTI will prepare a draft for the City and make recommendations
- bring to EOC and BRA to review
- bring to CC when final draft is ready

Good idea to have a policy in place

- when developers come to the City, will know what to expect

BRA and CC process is already established by law

- how does the EOC fit into this process
 - advisory

General State Law about City Council sitting on boards and commissions

- discussion w/Staran

Get process started

- will decide if formal or informal role

EOC recommends Staff go ahead with draft policy

- change structure of EOC to include BRA Member
 - CC has to change the structure of the committee
- would BRA member be appointed by BRA or CC
 - could have BRA select and recommend; CC would appoint
- need CC resolution to change structure of EOC

Update to Council:

- start on policy
- make recommendation to allow BRA member on EOC

Next Meeting:

Draft of policy