



# Rochester Hills Minutes City Council Work Session

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

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Wednesday, September 28, 2005

7:30 PM

1000 Rochester Hills Drive

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DRAFT

## CALL TO ORDER

*President Hill called the Rochester Hills City Council Work Session Meeting to order at 7:35 p.m. Michigan Time.*

## ROLL CALL

**Present:** Melinda Hill, Bryan Barnett, Barbara Holder and Linda Raschke

**Absent:** John Dalton, Jim Duistermars and Gerald Robbins

Others Present:

*Pat Somerville, Mayor  
John Staran, City Attorney  
Susan Galeczka, Deputy Clerk*

*Council Members Dalton and Duistermars provided previous notice they would be unable to attend and asked to be excused.*

## PLEDGE OF ALLEGIANCE

## PUBLIC COMMENTS

*Ms. Beth Tilove, 769 Snowmass Drive, after noting that she was speaking on her own behalf and not as a representative of the Residential Streets Ad Hoc Committee, corrected several "inaccurate statements" made by speakers at previous Council meetings about the Committee and the road millage request. She specifically noted that the overall millage request was lower than the previous year's millage request and that the Committee was not "fed the information that Council wanted" but rather came to independent conclusions about the need for more road funding.*

## CITY COUNCIL

*President Hill assured residents that recent construction repairs on Rochester Road were taking place only during the evening and on weekends.*

*Ms. Holder thanked Ms. Tilove for her clarifying comments.*

2005-0617

Review of "Speak-Up" Strategic Plan

**Attachments:** Agenda Summary.pdf; Speak Up information.pdf

**Strategic Implementation Areas**

- Land Preservation

- Government Efficiency
- Community Enrichment
- Transportation Options
- Civic Leadership

### **Land Preservation - Key Strategy**

- Limit and control building to redevelop the community while maintaining country/small-town atmosphere (revamp zoning ordinance)
- Organize referendum on a bond proposal to identify and purchase open land
  - \* Open Space Millage (Passed - 2005 - 0.3 mill for ten years)

**Mr. Barnett** described the passage of this millage as a "great example of working together" noting that the involved residents were key to the success of this vote.

- Implement ten-year green space master plan
  - \* Greenways Plan - 2003
  - \* Natural Features Inventory 2004/2005
  - \* Pathways Study - Proposed 2006

**President Hill** indicated that much has been done to include citizens in the green space master plan process.

- Develop and fund a plan to maintain, preserve and enhance our historic districts, homes, buildings and heritage
  - \* HDC Inventory study in 2003
  - \* Designated properties to be shown on the MLUP

### **Community Enrichment - Key Strategy**

- Create drug free community center that provides activities at affordable rates.
  - \* Community Center - CIP Companion Project

**Mr. Barnett** noted that the need and desire for a community center still exists, however, other pressing issues, such as local road funding, have taken precedence in recent years.

- Increase the sense of community by creating a partnership between the City and schools that would make school facilities available to the public in a safe environment during after school hours.
  - \* Enhance partnership with schools.

Council members discussed the increase in fees the schools are charging RARA for use of their facilities. RARA is attempting to broker a compromise in order to keep their programs affordable.

- Ensure a high standard of maintenance for all facilities within the school system by targeting school buildings that need renovations and maintaining all buildings.
  - \* School renovations
  - \* Stoney Creek High School
- Provide affordable housing to allow lifelong residents to stay in the area in which they were born and raised.
  - \* Danish Village and Cliff View Tax Abatements
  - \* Meadowfield PUD
- Work with other area communities to publish and promote a year-round calendar of festivals and performances.

- \* City Calendar
- \* City Web Page

**President Hill** noted that the City's web site has been enhanced to include a calendar of meetings and events.

- Offer a wide variety of classes that provide opportunities for students to become involved in internships and organizations outside of the school system.
  - \* Have some; could be enhanced through RHGYC

**Mr. Barnett** noted that a former youth council representative worked as an intern in the Planning Department during the summer.

- Develop a partnership among businesses, schools and community to encourage the development of job skills and opportunities for citizens of all ages.

**Ms. Holder** discussed the new committee focused on economic development forming through the local chamber of commerce involving local communities and businesses.

- Develop small neighborhood parks within subdivisions to create a sense of community.

**Mr. Barnett** described an effort by one of the subdivisions to enhance the park area in their neighborhood.

#### **Government Efficiency - Key Strategy**

- Change the City Charter to replace the strong mayor with a city manager
  - \* Ballot proposal failed in 2003
- Coordinate and consolidate refuse collection and recycling.
  - \* Council failed to approve a single hauler system in 2004.
- Continue to enhance police and fire services as economically as possible.
  - \* 1 additional police officer proposed for 2006.
  - \* 7 additional fire fighters proposed for 2006.

#### **Transportation - Key Strategy**

- Establish center turn lanes in lieu of widening roads and creating boulevards; widen roads at intersections and lengthen left and right turns.
  - \* Adams/M-59 interchange and realignment
  - \* Tienken/Rochester Road
  - \* Crooks Boulevard
  - \* Master Thoroughfare Update - proposed 2005
- Develop a convenient and reliable community/inter-community mass transit system that incorporates the current system and learns from previous experience.

**President Hill** indicated that SMART funds were given to the OPC to fund their mini-bus transportation services for seniors and the handicapped.

- Complete the network of bike paths to connect with other communities.
  - \* Pathways study proposed for 2006

#### **Civil Leadership - Key Strategy**

- Require citizen votes whenever public land is to be leased by private business.
  - \* Successful leases - Velodrome and Pine Trace

- Hold "true" town meetings to encourage genuine two-way communication.
- \* Residential Street Committee - 2005

Council members discussed the difficulty of motivating residents to attend town hall meetings or volunteer to serve on various committees. **Mr. Barnett** hypothesized that this was an indication that most Rochester Hills residents are satisfied with City services.

**Mayor Somerville** noted that during her tenure on City Council, town hall meetings were held in different areas of the City and attendance was very encouraging. She suggested employing this technique in the future.

**PUBLIC COMMENT:**

**Ms. Debbie Geen**, 3128 Walton Boulevard, Chairperson of the Residential Vision Committee, made the following comments:

- \* Her committee feels that the City "has an over abundance of recreational facilities."
- \* Local roads have always been plowed on a smaller budget.
- \* Special Assessment Districts (SAD) should be used to resolve the local roads issue.
- \* Questioned how the City can spend \$50,000 on a consultant with regard to the local roads millage but cannot plow local roads.
- \* Does not consider approval of a Wal-Mart an effort to maintain the City's small-town atmosphere.
- \* Questioned why the City is working on pathways when local roads are not being plowed.
- \* Questioned why the new M-59 and Adams Road interchange is not being used.
- \* Noted that the REI development is not viewed by residents as a success on the part of Council.

**Ms. Holder** noted that an SAD would cost residents more than the millage proposal to repair and maintain local roads.

**President Hill** explained that the interchange at M-59 and Adams Road is not yet complete.

**Discussed**

**2005-0618**

City Council Accomplishments: 1997 - Present

**Attachments:** Development and Redevelopment within the City.pdf; Roads 5 year projects.pdf; Planned Unit Developments.pdf; Litigation.pdf; Overview 1997 to Present.pdf

**City Council Accomplishments 1997 - Present**

***Development and Redevelopment within the Community***

***Residential:***

- \* Hazelwood
- \* Cross Creek
- \* Clear Creek

- \* Kingston Point
- \* Quail Ridge
- \* East Hampton
- \* Covington
- \* Butler Ridge
- \* Heathers
- \* Manchester Knolls
- \* Hillside Creek
- \* Eddington Woods
- \* Pine Creek Estates
- \* Falcon Estates
- \* North Oaks
- \* Arcadia
- \* Avon Lakes
- \* Grandview
- \* Cider Mill

**President Hill** indicated that the residential development is in keeping with the desire of the community to maintain the residential feel of the City.

**Commercial - Completed:**

- \* Home Depot
- \* Bavarian Audi
- \* Lifetime Fitness
- \* Auburn Plaza
- \* The Village of Rochester Hills
- \* Spaulding DeDecker
- \* Walgreens
- \* Kohl's
- \* Auto Dealerships
- \* CVS
- \* Volkswagen
- \* Hamlin Tool
- \* Trade Joe's
- \* Tienken Medical Office
- \* Barclay Plaza
- \* Charter One Bank
- \* Winchester Mall
- \* Belle Tire
- \* Barnes & Noble
- \* TCF Bank/Meijer

**President Hill** noted that this does not represent all new development; some is redevelopment.

**Commercial - Under Construction:**

- \* Art Van/Walgreens
- \* Grand Sakwa
- \* Papa Joe's
- \* City Walk
- \* City Place/Fifth Third Bank
- \* Madison Park

**President Hill** explained that the development under construction is located in areas that were zoned for commercial development.

**Senior Housing:**

- \* American House
- \* All Seasons of Rochester Hills
- \* Waltonwood North
- \* Cliffview (tax relief)
- \* Danish Village (tax relief)

**School Development:**

- \* Stoney Creek High School
- \* Redevelopment of Existing School Facilities

**Places of Worship:**

- \* Latter Day Saints
- \* Albanian Church
- \* Church of the Nazarene
- \* Mosques -
  - AHD expansion
  - Ahmadiy'ya development
- \* Abiding Presence (expansion)

**Other:**

- \* Leader Dogs for the Blind
- \* Crittenton Hospital
- \* Rochester College
- \* Memorial Pointe
- \* Clinton River Trail
- \* Cell Towers

**President Hill** noted that other service providers are "co-mingled" with the cell tower, thus limiting the number of towers in the City.

**Mr. Barnett** further noted that the cell tower has actually provided revenue to the City.

**Road Improvements:****Residential Streets: 1999 - 2003**

- \* Reconstruction - 26.74 miles
- \* Overlay - 22.19 Miles
- \* SAD Paving of Gravel - 6.32 miles
- \* Bridge Replacement - Shagbark Bridge
- \* Construction - Sheldon & Letica Drive (0.056 mile)

**Major Roads: 1999 - 2003**

- \* Reconstruction - 1.48 miles
- \* Overlay - 7.74 miles
- \* Bridge - Rochdale Bridge
- \* Construction - Tienken Roundabout (with Road Commission for Oakland County) - 0.5 mile

**Roads: 1996 to 1997**

- \* Road Projects 1996 and 1997 - 25.6 miles of residential resurfacing
  - 1996 - six subdivision
  - 1997 - six subdivision

**City Council Accomplishments 1997 to Present****Planned Unit Developments (PUD)**

- \* Mill Stream
- \* Hidden Ridge
- \* Meadowfield
- \* Lorna Stone
- \* Rochester College
- \* Papa Joe's
- \* City Walk
- \* City Place

**Litigation: Consent Judgments**

- \* The Village of Rochester Hills
- \* All Seasons of Rochester Hills
- \* Sanctuary
- \* Grand Sakwa/Adams Road right-of-way
- \* Madison Park/Suburban Softball
- \* Country Market
- \* Finsilver/Friedman Medical Office Parking

**President Hill** noted that although public hearings are not required for these matters, the City makes every effort to keep the residents informed.

**Accomplishments: 1997**

- \* Fall/Spring clean-up for Seniors

**Accomplishments: 1998**

- \* Off Street Parking Dimensions
- \* "Speak Up" Strategic Planning
- \* Local Road Policy
- \* Festival of the Hills - Fireworks Display
- \* PUD Ordinance
- \* First "Rotary" Roundabout
- \* Paint Creek Trail Bike Patrol
- \* M-59/Rochester Road ramp construction

**Accomplishments: 1999**

- \* City Calendar
- \* Gypsy Moth Program
- \* Commitment to Five-Year Street Improvement Plan
- \* CIP
- \* Sidewalks in subdivisions
- \* Country Market
- \* Revamp Purchasing Ordinance
- \* Vote to remove Adams Road bridge on completion of new bridge/interchange
- \* Purchase Hamlin Road property for Joint Venture with Schools
- \* Kings Cove Bridge
- \* Velodrome
- \* Albanian Church
- \* Van Hoosen Farm Dairy Barn Adaptive Reuse

**Accomplishments: 2000**

- \* Bloomer Stone Shelter
- \* Lifetime Fitness
- \* Fire Department Five-Year Plan/EMS Service
- \* Storm Water Policy Study
- \* Tienken Road Corridor Study discussion
- \* Meadowfield Property Purchase
- \* Clinton River Trail/Greenway Initiative
- \* Recreational Vehicle Ordinance Revision
- \* Gateways

**Accomplishments: 2001**

- \* CRT/Michigan Trust Land Grant
- \* Rails to Trails Development planning
- \* City Hall/DPS renovations
- \* Village of Rochester Hills
- \* OPC land purchase, building bonds
- \* Abandon Orion Court to the City
- \* Retirement Health Care

**Accomplishments: 2002**

- \* DPS - Maximus Study
- \* Determined DPS location
- \* New OCSD Substation
- \* Crittenton Hospital Expansion
- \* SOCCRA land development
- \* Rochdale & Shagbark bridges
- \* Cemetery Gates
- \* Police Millage (failed)
- \* Wage & Class Study
- \* SCADDA
- \* Hamlin Road design approval
- \* OPC sale of existing building
- \* Hazardous Waste Local Government Agreement

**PUBLIC COMMENT:**

**Mr. Paul Franklin**, 2136 Elkhorn, commended Council for "not making Hamlin Road a boulevard." He stated that it indicates that Council does listen to the residents of Rochester Hills.

**Accomplishments: 2003**

- \* HDC Inventory Study
- \* Adopt Greenways Plan
- \* CRT Development Plan
- \* Grand Sakwa Consent Judgment
- \* Adams/M-59 Interchange
- \* West Nile catch basin cleaning
- \* Brownfield Authority
- \* Youth Reps on Communication Committees
- \* Burning Ordinance
- \* Police Millage renewal
- \* City Manager proposal (failed)
- \* DPS renovation discussion
- \* Road Consultant for Millage Proposal
- \* Hamlin/Crooks property purchase (7 acre wetland)
- \* Brookwood detention redevelopment



**Accomplishments: 2004**

- \* Rezone Barclay Plaza
- \* Rezone Hertz
- \* Rezone Letica property
- \* Denied rezoning of southwest Hamlin/Livernois
- \* Denied Hamlin Road rezone
- \* Papa Joe's PUD
- \* City Walk PUD
- \* City Place PUD
- \* Madison Park Consent Judgment
- \* Finsilver/Friedman Consent Judgment
- \* Begin discussions with Rochester College on Historical District/PUD
- \* MDOT contract for Adams/M-59 interchange
- \* Vacate Orion Court to Curtis Property
- \* False Alarm discussion
- \* Revised Liquor Ordinance
- \* Revised Sign Ordinance
- \* Zoning Ordinance rewrite (postponed to 2006)
- \* Begin Master Land Use Plan (five-year update)
- \* Local Road Millage
- \* Develop single waste hauler program
- \* Reject revision to OPC inter-local agreement
- \* DPS architectural services
- \* Support grant funding for DPS
- \* Vault toilets at Bloomer and Memorial Pointe
- \* Paint Creek Trail resurface
- \* Spencer Park Beach House
- \* Fire Safety House

**Accomplishments: 2005**

- \* Rezone Rochdale property
- \* Denied conditional rezone for northeast John R/School
- \* Designate Smart Zone/LDFA boundaries
- \* Rochester College PUD
- \* Meadowfield and Nowicki Park expansion
- \* Tax Abatement relief to BMD Avon Broach
- \* Reestablish Grand Sakwa Consent Judgment
- \* Tienken bridge redesign
- \* John R East Ferry Drain improvement
- \* Energy Quest oil and gas lease
- \* Radio Read (water meter)
- \* CMN funding
- \* Created Youth Council (RHGYC)
- \* Sign Ordinance rewrite
- \* Begin documents and records management program
- \* Parks and Recreation Master Plan
- \* OPC Transportation millage (passed)
- \* Open Space millage (passed)
- \* RARA millage (failed)
- \* Local Road millage (November)
- \* Develop Open Space Advisory Board

**Where Are We Going - Vision for the Future**

**President Hill** asked Council members to share their suggestions for the future of the City.

*Ms. Holder suggested that the City have more town hall-type meetings, noting that perhaps they could be scheduled in conjunction with neighborhood association meetings. She further noted that a solution must be found for the residents' hesitance to increase taxes in conjunction with their resistance to new development to increase the tax base.*

*President Hill suggested that City Council and the administration may examine the possibility of sharing costs regionally perhaps through more inter-local agreements.*

*Ms. Holder noted that the Fire Department meets with those departments of other communities to share ideas and training techniques. She also noted that the new economic development committee launched by the local chamber is bringing several communities together.*

*President Hill voiced her hope that many of these issues will be incorporated into the Master Land Use Update currently in progress so that Rochester Hills can remain a viable community that maintains its varied population.*

**Discussed**

## COMMENTS & ANNOUNCEMENTS

*None.*

## ANY OTHER BUSINESS

*None.*

## NEXT MEETING DATE

*Regular Meeting - Wednesday, October 5, 2005 at 7:30 p.m.*

## ADJOURNMENT

*There being no further business before Council, President Hill adjourned the meeting at 9:28 p.m.*

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*MELINDA HILL, President  
Rochester Hills City Council*

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*JANE LESLIE, Clerk  
City of Rochester Hills*

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

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