



# Rochester Hills

## Minutes - Draft

### City Council Regular Meeting

1000 Rochester Hills Dr  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*David J. Blair, Susan M. Bowyer Ph.D., Ryan Deel, Dale A. Hetrick, Stephanie Morita,  
Theresa Mungoli and David Walker*

**Vision Statement:** *The Community of Choice for Families and Business*

**Mission Statement:** *"Our mission is to sustain the City of Rochester Hills as the premier community of choice to live, work and raise a family by enhancing our vibrant residential character complemented by an attractive business community."*

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Monday, February 22, 2021

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

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

#### ROLL CALL

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

#### Others Present:

*Bryan Barnett, Mayor  
Tina Barton, City Clerk  
Sean Canto, Fire Chief/Emergency Services Director  
Scott Cope, Chief Financial Officer  
Courtney Coyle, Human Resources Management Analyst  
Paul Davis, Deputy Public Service Director/City Engineer  
Matt Einheuser, Natural Resources Manager  
Ken Elwert, Parks & Natural Resources Director  
Pamela Gordon, Human Resources Director  
Kristen Kapelanski, Planning Manager  
Denise McDoniel, Financial Analyst  
Sara Roediger, Planning & Economic Development Director  
Allan Schneck, Public Services Director  
Leanne Scott, Deputy Clerk  
Joe Snyder, Chief Financial Officer  
John Staran, City Attorney  
Helen Sultana-Kelly, Human Resources Program Coordinator  
Leslie Turnbull, Human Resources Advisor  
Pam Valentik, Economic Development Manager  
Yitian Zhang, Rochester Hills Government Youth Council Representative*

#### PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

A motion was made by Walker, seconded by Blair, 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

**President Deel** introduced Yitian Zhang , Rochester Hills Government Youth Council (RHGYC) Representative.

**Ms. Zhang** shared that she is a junior at the International Academy and she is serving on the Liquor License Technical Review Committee. She stated that this is her second year serving on Youth Council. She reported that the Youth Council is currently working on a virtual Mental Health Awareness event for the month of May. She announced that the next RHGYC meeting will be held on Wednesday, March 3, 2021.

## PRESENTATIONS

**2021-0066** Proclamation in Recognition of Pamela Gordon, Human Resources Director, on the occasion of her retirement

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Proclamation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mayor Barnett** acknowledged **Pamela Gordon**, Human Resources Director, on her retirement at the end of the week. He shared that Ms. Gordon has been a “rock” for the City, a woman of integrity, a valuable advisor, and a passionate advocate for employees. He extended his congratulations and thanked her for years of leadership.

**Ms. Gordon** expressed her thanks to Mayor Barnett, City Council and to all of the employees of Rochester Hills. She stated that she has had a wonderful experience working for the City over the past 23 years.

*Council extended their sentiments and well wishes for her retirement.*

*The Mayor presented Ms. Gordon with a proclamation.*

**Presented.**

**Whereas**, on the occasion of her retirement, the Mayor and City Council wish to express their sincere appreciation to Pamela M. Gordon for her unwavering professionalism, commitment, and loyalty to the City of Rochester Hills; and

**Whereas**, Pamela has committed her time and talents to the City of Rochester Hills as Human Resources Director and has been a dedicated, trust-worthy and respectable member of the city’s leadership for nearly 23 years; and

**Whereas**, Pamela has worked meticulously to create a safe and fair work environment where City employees are treated with dignity and respect and supported by

comprehensive and inclusive policies, practices, and union agreements; and

**Whereas**, Pamela has effectively met the operational and strategic Human Resources needs of the City of Rochester Hills by implementing and maintaining progressive compensation, benefit, recruitment, training, performance evaluation, wellness and safety programs and initiatives; and

**Whereas**, during her tenure as Human Resources Director, Pamela has witnessed many challenges and triumphs, yet through it all, Pamela has strived for positivity, excellence, compassion, and exemplary leadership, even in a pandemic!

**Now, Therefore, Be It Resolved**, that the Mayor and City Council of Rochester Hills hereby recognize Pamela M. Gordon for her dedication and service to the City of Rochester Hills, and wish her continued success in all her future endeavors.

**Be It Further Resolved**, that on behalf of the department directors and entire city staff, we wish Pamela health, happiness, and the very best in her retirement.

**2021-0078** Presentation of Rochester Area Youth Assistance (RAYA) programs and services; Debbie Jones, Chairperson, presenter

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Presentation.pdf](#)  
[2019-2020 RAYA Annual Report.pdf](#)

**Debbie Jones**, Chairman of the Board for the Rochester Area Youth Assistance (RAYA), thanked the City of Rochester Hills and Council for their support of RAYA and Camp Safari. She stated that Council will receive a hard copy in the mail of the Annual RAYA Report.

**Ms. Jones** made the following presentation:

*Rochester Area Youth Assistance (RAYA) has served the community for over 60 years. RAYA is a youth assistance that is prevention based, non-profit whose goal is to strengthen youth and families in the Rochester Community. Services and programs are available at no cost to school-aged kids in the Rochester Community School District.*

*RAYA Programs and services include:*

- *Short-term Counseling and Casework Services - available to youth and families who reside in the Rochester Community School District from the ages 5-16.*
- *Financial Assistance - provided for sports, dance, academic programs, and tutoring.*
- *Family Education - programming focused on vaping, mindful parenting, suicide, stress resilience and anxiety.*
- *Recognize Outstanding Youth - honor area youth who have overcome obstacles to reach their goals.*
- *Mentors Plus Program.*
- *Camp Safari - field trips, hikes and scavenger hunts at Bloomer Park.*

**Ms. Jones** shared that RAYA has received a grant this year to assemble mental health boxes to pass out to elementary age students who are experiencing more stress during this time of unusual schooling and COVID.

She thanked **Ms. Mungoli**, Rochester Hills City Council Representative and recognized her for being a great asset to the RAYA Board.

**Ms. Mungoli** commended Ms. Jones for her leadership in RAYA this year. She stated that the organization had to adapt to a different type of environment and noted that Ms. Jones has kept the Board focused on helping the families and youth in the community, while being able to continue to offer programming.

Presented.

## PUBLIC HEARINGS

2021-0039 FY 2021 1st Quarter Budget Amendment

**Attachments:** [022221 Agenda Summary.pdf](#)  
[1st Qtr Budget Amendments \(Overview\).pdf](#)  
[1st Qtr Budget Amendments Detail.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, presented the 1st Quarter Budget Amendment for Fiscal Year (FY) 2021, and explained that total revenues are proposed to decrease by \$68,000 and total expenditures are proposed to increase by just under \$12.3 million, leaving a net impact on the Fund Balance of just over \$12.3 million.

He explained that the \$68,000 decrease in total revenue is due to the transfers-out on the furniture side. He noted that of the \$12.3 million increase in total expenditures, of which \$1 million is for operating expenditures for carryovers not completed in 2020, which include LDFA agreement along Hamlin Road, thermal imaging cameras, IT software, and master plan updates for various departments citywide.

He noted that the vast majority of this amendment is due to Capital Projects that were carried over from 2020.

He summarized the Amendments by Fund:

- Facilities Fund is proposing to carry over \$5.5 million for Innovation Hills, Dairy Barn Roof Replacement, Equipment Barn, Borden Office, Auburn Corridor Features and Fire Department Signs.
- Fleet Fund is proposing to carry over \$3.1 million for 18 pieces of equipment and vehicles.
- Water and Sewer Capital is proposing to carry over \$1.4 million for Sanitary Sewer Rehabilitation Program, SCADA Maintenance, and watermain replacement restorations along Tienken, Manor and Glidewell.
- Major Roads Fund is proposing to carry over \$1.4 million for preliminary engineering services related to Hamlin Rd. from Adams to Crooks, Adams Road Widening, Auburn Road, Dequindre, Major Road Bridge Rehab Program,

*Harding and Austin Roads.*

- MIS financial software system upgrade project and network upgrades are carried over.
- Fire Capital has two ambulances proposed to be carried over.
- Local Streets has restoration on 2020 Concrete and Asphalt Program and Bollinger and Michaelson Restoration
- Pathway Construction has the pathway rehab program restoration and the continued engineering of the Clinton River Trail Pathway Crossings.

*He pointed out that the \$78,000 decrease in Transfers-Out is to balance the funding between the funds with the off-setting in reduction of the revenues on the revenue.*

**President Deel Opened the Public Hearing at 7:31 p.m.**

**Seeing No Public Comment, President Deel Closed the Public Hearing at 7:32 p.m.**

*Ms. Morita questioned if the Fire Department signs mentioned in the budget are the signs that are scheduled to be installed in front of the Fire Stations. She mentioned that she believes that it was budgeted for only one sign to be similar to the sign set-up in front of City Hall.*

*Mr. Snyder responded that these are the signs to be installed in front of each of the Fire Stations. He explained that some of them will be standalone gateway signs and believes two of them are marquee signs similar to the one in front of City Hall.*

*Ms. Morita questioned where the second sign will be located.*

*Mayor Barnett stated that he believes the second LED sign is located at Station #4, Walton Blvd.*

**A motion was made by Morita, 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: RES0043-2021

**Whereas**, in accordance with the provisions of Public Act 2 of 1968, the Uniform Budgeting and Accounting Act, and the Charter for the City of Rochester Hills, Chapter III Section 3.7, the City Council may amend the budget during the fiscal year, either on its own initiative or upon recommendation of the Mayor; and

**Whereas**, the Public Hearing for the proposed FY 2021 1st Quarter Budget Amendments was noticed on February 4, 2021; and

**Whereas**, the proposed FY 2021 1st Quarter Budget Amendments were available for public viewing beginning on February 12, 2021; and

**Whereas**, at its February 22, 2021 meeting City Council held a Public Hearing on the proposed FY 2021 1st Quarter Budget Amendments.

***Now, Therefore, Be It Resolved*** that the Rochester Hills City Council hereby approves the following FY 2021 fund totals as amended:

<b>TOTAL BUDGET SUMMARY</b>	<b>2021 Current Budget</b>	<b>Proposed Change</b>	<b>2021 Amended Budget</b>
101 - General Fund	\$ 25,499,510	\$ 10,000	\$ 25,509,510
202 - Major Road Fund	9,659,170	1,407,770	11,066,940
203 - Local Street Fund	10,350,000	217,670	10,567,670
206 - Fire Department Fund	13,092,410	-	13,092,410
207 - Special Police Fund	10,039,540	2,430	10,041,970
213 - RARA Millage Fund	702,590	-	702,590
214 - Pathway Maintenance Fund	689,190	-	689,190
232 - Tree Fund	164,000	-	164,000
244 - Water Resources Fund	701,230	-	701,230
265 - OPC Millage Fund	1,565,100	-	1,565,100
299 - Green Space Fund	318,690	-	318,690
331 - Water Resources Fund	210,120	-	210,120
369 - OPC Building Refunding Debt Fund	726,420	-	726,420
393 - Municipal Building Refunding Debt Fund	892,750	-	892,750
402 - Fire Capital Fund	1,922,870	751,150	2,674,020
403 - Pathway Construction Fund	391,380	29,750	421,130
420 - Capital Improvement Fund	4,453,300	74,750	4,528,050
510 - Sewer Department	15,843,470	11,240	15,854,710
530 - Water Department	21,017,100	11,240	21,028,340
593 - Water & Sewer Capital Fund	15,515,810	1,444,900	16,960,710
595 - Water & Sewer Debt Fund	1,379,380	-	1,379,380
596 - Solid Waste Fund	659,390	-	659,390
631 - Facilities Fund	14,998,720	5,543,820	20,542,540
636 - MIS Fund	2,916,510	815,000	3,731,510
661 - Fleet Fund	4,843,270	1,567,580	6,410,850
677 - Insurance Fund	422,200	-	422,200
736 - Retiree Healthcare Trust Fund	205,790	-	205,790
752 - Cemetery Perpetual Care Trust Fund	-	5,000	5,000
761 - Green Space Perpetual Care Trust Fund	337,710	-	337,710
844 - Brownfield Redevelopment Fund [Legacy]	310,650	-	310,650
848 - LDFA Fund	487,890	403,000	890,890
870 - RH Museum Foundation Fund	100	-	100
<b>GRAND TOTAL - ALL FUNDS</b>	<b>\$ 160,316,260</b>	<b>\$ 12,295,300</b>	<b>\$ 172,611,560</b>

**2021-0040** Community Development Block Grant (CDBG) Program Year 2021 Application

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mr. Walker** stated that he is a Board member of the Older Persons' Commission (OPC). He noted that the OPC receives funds from the Community Development Block Grant and requested that he be recused from the vote on this agenda item.

**Mr. Hetrick** stated that he is also a Board member of the OPC and requested to be recused from the agenda item.

**President Deel** stated that **Mr. Hetrick** and **Mr. Walker** are both recused from voting on the Community Development Block Grant (CDBG) item.

**Denise McDoniel**, Financial Analyst, provided the following overview for the 2021 funding for the Community Development Block Grant (CDBG) Program for the City of Rochester Hills.

She explained that as a part of the application process, communities must hold a public hearing and the governing body must pass a resolution to approve the planned use of funds. She noted that the planning allocation for program year 2021 from Oakland County, which passes down funding from the U.S. Department of Housing Urban Development is \$160,965 which mirrors the planning allocation from both program year and 2019 and 2020. She stated that the administration is recommending the following allocation to programs:

- \$15,000 allocated to services for victims of domestic violence, dating violence, sexual assault or stalking.

- \$10,000 allocated to subsidy payments and emergency services.
- \$10,000 allocated to yard services.
- \$125,965 allocated to minor home repair.

**President Deel Opened the Public Hearing at 7:36 p.m.**

**MiVida Burrus**, Director of Development for Haven, stated that Haven has been a recipient of the CDBG Grant for the last few years and is hoping to again receive the support of Council this year to help secure programming for the year 2021. She shared that Haven recently celebrated 45 years of service to women and children. She noted that despite the pandemic, Haven pivoted and continued to offer programming according to CDC guidelines. She added that they are currently serving 45 people in residence and 15 people in hotels.

**Kathy Losinski**, Executive Director at Rochester Area Neighborhood House, expressed her gratitude to the City of Rochester Hills for assisting with emergency clothing services. She noted that since January of 2020, the citizens of Rochester Hills have represented 62% of the neighborhood house services. She further added that in the last 14 months, Neighborhood House has provided 10,500 clothing items and over 6,000 non-clothing items to residents in Rochester Hills. She stressed that it is very significant that the community donated these items and expressed her appreciation for the support of the CDBG funds that have helped provide emergency assistance to the Rochester Hills community.

**Seeing No Further Public Comment, President Deel Closed the Public Hearing at 7:42 p.m.**

**Council Discussion:**

**Ms. Mungoli** stated that the CDBG was one of the first items she had to vote on when first elected to Council. She noted that she voted no at that time because she was concerned about the transfer of money to Haven and wanted to see the money stay in Rochester Hills. She requested that Ms. Burrus provide information about the number of Rochester Hills' residents that have been served, noting she did not see it in the report.

**Ms. Burrus** responded that on February 17, 2021, Council should have received a packet from Haven that included the cost breakdown and number of Rochester Hills' residents serviced. She explained that a total of 81 residents were served, of which 20 received counseling services, 17 received Personal Protection Orders (PPO), 27 received court advocacy, 4 lived in the shelter during the pandemic period, 9 utilized forensic exam services and 4 utilized the crisis hotline.

She stated that she could forward the document that provides the cost break down of services to Council.

**Ms. Mungoli** expressed her appreciation for Ms. Burrus providing the requested information and mentioned that the agenda packet only reflected how much is allocated to the various buckets, but did not include a report for the number of Rochester Hills' residents served. She stated that she is now more comfortable with moving forward given the information presented.



*Ms. Morita stated that the information that Ms. Burrus presented is consistent with what she has observed as a Board member of the Avondale Youth Assistance (AYA), as it relates to the increase in abuse and neglect cases that have occurred over the last year during the pandemic. She stressed that this is not the time to cut back on services to citizens that need it the most.*

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

**Aye** 5 - Blair, Bowyer, Deel, Morita and Mungioli

**Abstain** 2 - Hetrick and Walker

Enactment No: RES0044-2021

**Whereas**, Oakland County is preparing an Annual Action Plan to meet application requirements for the Community Development Block Grant (CDBG) program, and other Community Planning and Development (CPD) programs; and

**Whereas**, Oakland County has requested CDBG-eligible projects from participating communities for inclusion in the Action Plan; and

**Whereas**, the City of Rochester Hills has duly advertised and conducted a public hearing on February 22, 2021, for the purpose of receiving public comments regarding the proposed use of Program Year 2021 Community Development Block Grant funds (CDBG) in the approximate amount of \$160,965; and

**Whereas**, the City of Rochester Hills found that the following projects meet the federal objectives of the CDBG program and are prioritized by the community as high priority need.

<b>Account Number</b>	<b>Project Name</b>	<b>Amount</b>
731227	Minor Home Repair	\$125,965
732170	Yard Services	\$ 10,000
730137	Services for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking	\$ 15,000
730571	Subsistence Payments	<u>\$ 10,000</u>
		\$160,965

**Resolved**, that the City of Rochester Hills CDBG application is hereby authorized to be submitted to Oakland County for inclusion in Oakland County's Annual Action Plan to the U.S. Department of Housing and Urban Development, and that the Mayor is hereby authorized to execute all documents, agreements, or contracts which result from this application to Oakland County.

## PLANNING AND ECONOMIC DEVELOPMENT

- 2020-0585** Request for Revised Conditional Use Recommendation to construct a 1,205 s.f. addition to the existing 1,221 s.f. auto repair facility for Action One Auto, located at the southwest corner of Auburn and John R Roads, zoned B-5 Automotive Service Business with an FB-2 Flexible Business Overlay; Vito Pampalona,

Pampalona Companies, Applicant

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Staff Report 021621 rev.pdf](#)  
[Review Comments PC.pdf](#)  
[Doors Paint Band Rear.pdf](#)  
[Email Johnson 011921.pdf](#)  
[Response Email Pampalona 012821.pdf](#)  
[Email lwas 012121.pdf](#)  
[Revised Landscape Plan.pdf](#)  
[Site Plans.pdf](#)  
[Minutes PC 011921.pdf](#)  
[Minutes PC 021621.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sara Roediger**, Planning & Economic Development Director, introduced **Kristen Kapelanski**, Planning Manager, and the applicant Vito Pampalona, Pampalona Companies.

**Ms. Kapelanski** stated that the applicant is proposing to add 1,200 square feet to the existing Action One Auto building located in the B-5 District and requires a conditional use approval. She explained that the plans are in compliance with the ordinance and the staff is recommending approval. She stated that this matter appeared before the Planning Commission in February, where they granted approval of the site plan and also recommended approval of the Conditional Use Permit. She explained that the Planning Commission added the condition to their motion, that an additional three to five spaces be added to the open paved area of the parking lot and requested that the accent stripping shown on the rendering is added to the elevations. She stated that the applicant has agreed to both of these conditions.

**Public Comment:**

**Scott Struzik**, 2735 Stonebury Drive, stated that the subject property is approximately 300 yards from his home. He stated his support for this project and shared that the Planning Commission did a great job in obtaining some modifications to improve the look of the building. He noted that the proposed improvements will help a local business thrive and will offer a wider pathway for pedestrians, as well as improve the landscaping and the building's exterior.

**Council Discussion:**

**Vice-President Bowyer** stated that the building is old and outdated. She noted that the project will help modernize the building and be a great enhancement to the Auburn Road Corridor. She further noted that the project will extend the garage bays, thereby decreasing the number of cars parked in the parking lot.

**President Deel** shared that he lives near that intersection and believes that it is a wonderful improvement and beneficial to the community.

A motion was made by Bowyer, 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: RES0045-2021

**Resolved**, that the Rochester Hills City Council hereby approves a Revised Conditional Use for Action One Auto to construct a 1,205 s.f. addition to the existing 1,221 s.f. auto repair facility located at the southwest corner of Auburn and John R, zoned B-5 Automotive Service Business with an FB-2 Flexible Business Overlay, Parcel No. 15-35-226-006, based on plans dated received by the Planning and Economic Development Department on November 17, 2020 and February 3, 2021, Vito Pampalona, Applicant with the following findings and conditions:

**Findings:**

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

**Condition:**

1. That the applicant submit a revised parking plan showing the maximum extra spaces that can be striped at the south property line, prior to final approval by staff.

**2021-0001** Request for Conditional Use Recommendation for Zeenat Plaza, a three-story mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District; Hisham Turk, Applicant

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Staff Report 021621 rev.pdf](#)  
[Review Comments PC.pdf](#)  
[18007 Rearview.pdf](#)  
[Cost Estimate Emails.pdf](#)  
[Material Board.pdf](#)  
[Updated EIS 020321.pdf](#)  
[Email Fazal 021521.pdf](#)  
[Flyer.pdf](#)  
[Email Colling 021521.pdf](#)  
[Zeenat Site Plans Part 1.pdf](#)  
[Zeenat Site Plans Part 2.pdf](#)  
[Minutes PC 011921.pdf](#)  
[Minutes PC 021621.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sara Roediger**, Planning & Economic Development Director, introduced **Kristen Kapelanski**, Planning Manager.

**Ms. Kapelanski** stated that the applicant is proposing a three-story mixed-use building in the BD Brooklands District, located at the southwest corner of Auburn and Gerald Avenue. She explained that retail units will be located on the first floor and multi-family residential units on the second and third floors. She stated that a third story requires a Conditional Use Permit in the BD District. She further explained that the applicant was required to meet the following conditions in order to have a third story; third floor properly stepped back, required site lines be provided and required parking provided. She confirmed that these conditions have been met. She noted that this matter appeared before the Planning Commission at the February meeting where they were granted approval of the site plan and also recommended approval of the Conditional Use Permit, subject to the following conditions: the applicant reach out to their adjacent neighbor on Gerald Avenue to confirm whether additional landscape screening is desired, and that the details of the proposed bike racks and tree grates be provided to match those already present within the Auburn Road Corridor. She noted that the applicant has made a number of attempts via email to contact the adjacent neighbor, but has not received a response. The applicant agreed to the aforementioned conditions. She introduced Ifteqar Fazal, Owner and Haysham Turk, Architect.

The applicants were not present at the time of introduction by Ms. Kapelanski.

**Public Comment:**

**Scott Struzik**, 2735 Stonebury Drive, stated that the subject property is in walking distance of his home and expressed his support for the project. He extended his appreciation for the amount of thought, scrutiny and discussion that the Planning Commission gave to this development prior to recommending it to Council. He stated that the City has made a large investment in the Auburn Road Corridor and he is excited that this project will turn an empty lot into a space for new businesses and ten new homes for families.

**Thomas Yazbeck**, 1707 Devonwood Drive, expressed his support for this development. He stated that both the Auburn Road Corridor and this building are unique, and looking forward to seeing the progress.

**President Deel** stated the Council received two emails from members of the public and shared the following:

1) **Patricia Marchione** expressed her concern about the three-story building being constructed on Auburn Road Corridor. She stated that very little building space remains and none of the existing facilities are more than two stories. She further stated that erecting a three-story building is a negative use of space and believes that the City of Rochester Hills should enact a standard for Auburn Road Corridor related to the height of buildings on a thoroughfare. She stated that she was never under the impression that the parking on Auburn Road was intended for continuous use of a private entity. She requested that Council decrease the size of the structure to two stories, to reflect the appearance of the remainder of the corridor structures.

2) **Shaun Llewellyn**, 442 Willow Grove Lane, stated that he is excited for the first project to come to the newly redeveloped Auburn Road Corridor. He noted the size of the living spaces are generous and will provide ten families the opportunity to live, work and play in a walkable neighborhood. He extended his gratitude to Mr. Fazal for bringing this quality project to the Auburn Road Corridor.

#### **Council Discussion:**

**Ms. Morita** questioned if all of the necessary parking is contained within the parcel that is being developed or if they have to rely on public parking. She further questioned the location of the nearby public parking.

**Ms. Kapelanski** stated that according to the Zoning District all of their residential parking is required to be contained on the site. She mentioned that this site requires 19 residential spaces and they have 29 spaces. She explained that the non-residential portion requires 15 spaces because they get a twenty percent reduction for having nearby public parking. She noted that the nearby parking is located across the street from the building.

**Ms. Roediger** stated that as a part of the parallel on-street parking, they are allowed to count the parallel spaces that directly abut their property.

**Ms. Morita** stated that the parallel on-street parking only accounts for five spaces and questioned where the other ten spaces are located.

**Ms. Kapelanski** explained that they have 29 parking spaces in their parking lot and the additional five on-street spaces, totaling 34 parking spaces required for the building.

**Ms. Morita** questioned if they already have perspective tenants for the commercial space.

*Ms. Kapelanski responded that they have not identified tenants for the commercial spaces. She noted that the commercial space could be split up, providing a maximum of six small retail spaces.*

*Ms. Morita questioned if the property owner was present.*

*Ms. Kapelanski confirmed that the property owners were not currently present and made an effort to contact them via text message during the meeting.*

*Ms. Morita stated that she was on the Planning Commission when this item was being reviewed and one of the concerns was the amount of parking. She expressed her concern for the property not containing enough on-site parking for both residents and commercial units.*

*She requested that Council adjourn this matter until the property owners are present to respond to Council's questions.*

**2021-0001** Motion To Postpone the Request for Conditional Use Recommendation for Zeenat Plaza, a three-story mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District until the applicant can be present

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[Minutes PC 021621.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 2 - Morita and Mungioli

**Nay** 5 - Blair, Bowyer, Deel, Hetrick and Walker

Enactment No: RES0047-2021

**Resolved**, that the Rochester Hills City Council hereby Postpones the Request for Conditional Use Recommendation for Zeenat Plaza, a three-story mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District until the applicant can be present.

**2021-0001** Request for Conditional Use Recommendation for Zeenat Plaza, a three-story mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District; Hisham Turk, Applicant

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Staff Report 021621 rev.pdf](#)  
[Review Comments PC.pdf](#)  
[18007 Rearview.pdf](#)  
[Cost Estimate Emails.pdf](#)  
[Material Board.pdf](#)  
[Updated EIS 020321.pdf](#)  
[Email Fazal 021521.pdf](#)  
[Flyer.pdf](#)  
[Email Colling 021521.pdf](#)  
[Zeenat Site Plans Part 1.pdf](#)  
[Zeenat Site Plans Part 2.pdf](#)  
[Minutes PC 011921.pdf](#)  
[Minutes PC 021621.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Vice-President Bowyer** stated that residents will be at work during the day, allowing more spaces for patrons to park and in the evening the businesses will be closed to allow more spaces for residents to park. She noted that it should be left up to the owner and Planning Commission to determine if at a later point designated spots should be required, otherwise it is shared parking.

**Ms. Mungoli** stated that shared parking is common, but often has designated parking. She explained that it has been found that if there is not enough parking for residents, it causes people to park where prohibited, which could make it dangerous for other commuters. She stated that given the amount of people working from home, one cannot assume that parking spaces will be available during the day. She requested that Council review the ordinance on parking for future mixed-use developments that come into the community, taking into account work-from-home environments. She stated that she is not convinced that there is enough parking for this development or that the City has planned appropriately for it.

**Mr. Blair** stated that Council is not here to solve the builder's parking problem. He stated that Council has a requirement to ensure that the most basic need for parking in this Zoning District is met. He noted that if there is not enough parking for businesses or residents, it creates a problem for the property owner and not the City. He stated that Council can recommend more parking spaces, but cannot unilaterally say it is not going to work. He noted that the applicant has submitted a proposal that adheres to the City's requirements.

**Ms. Roediger** pointed out that the Planning Commission and Council spent quite a bit of time last year reviewing the Parking Ordinance. She explained that the Planning Commission was very concerned about ensuring that the City had enough parking spaces, particularly for multiple family units as it relates to visitor parking. She stated that the Planning Commission thoroughly evaluated

*the parking requirements, specifically multiple family units and made a number of modifications to the Parking Ordinance, including an increase to the amount of parking that is required in the City. She explained that according to a national global trend it is typical to reduce the amount of parking. She further explained that they recognize that Rochester Hills is a car owner community, so they went against the trend and increased the amount of parking. She stated that she is comfortable with the long-term planning related to the parking calculation that the City has, as it was thoroughly evaluated and reconsidered.*

*She again stated that there are ten residential units and 19 parking spaces have been allotted to accommodate more than one driver in most units. She further explained that the on-street parking and public parking are intended to serve the overflow from the retail units.*

**Mr. Hetrick** recognized Haysham Turk, Architect, for being in attendance and asked what type of businesses the owner is intending to attract to the retail space.

**Haysham Turk**, Architect, stated that this Zoning District encourages a downtown feeling and provides other parking options in the area, which has been designed according to the Zoning Ordinance requirements. He stated that it is unknown as to what type of retail businesses will occupy the first floor. He shared that the owner of the property is a pharmacist and may consider opening a pharmacy in one of the retail units.

**Mr. Hetrick** stated that parking spaces are available across the street for the retail location and noted that the property meets the Conditional Use. He noted that there has not been anything else in the proposal that presents a challenge, other than the parking. He stated that unfortunately the owner is not present to respond to some of the questions raised, but reiterated that the property does meet the Conditional Use as prescribed in the City's Ordinance.

**Ms. Morita** complimented the design of the property. She questioned how many patrons may come into a pharmacy at a given time. She asked for clarification whether the owner envisions six commercial units on the first floor.

**Mr. Turk** responded that he does not know the number of patrons that will come into the space at a given time. He noted that there could be a maximum of six commercial units located on the first floor.

**Ms. Morita** expressed her concern for not knowing the type of businesses that will occupy the first floor space and not having the ability to estimate how many parking spaces will be needed to reasonably operate the businesses. She stated that the plan shows it to be five spaces short.

**Mr. Turk** responded that they arrived at the calculated number of parking spaces as outlined in the Zoning Ordinance. He stated that they are not five parking spaces short according to the Zoning Ordinance.

**Ms. Kapelanski** stated that they do meet the parking requirement for the site, 34 spaces are required and 34 are provided including the Auburn Road



*on-street parking, which is permitted by Ordinance.*

**Ms. Morita** questioned if the Planning Commission reviewed what types of businesses will be operating and consider the types of businesses as a part of the approval process.

**Ms. Kapelanski** confirmed that the Planning Commission did ask the architect and property owner what business types will be operating in the space. She stated the property owner did not have a particular business in mind. She explained that the owner set it up so that the space on the bottom could be divided up into six small retail spaces or one large retail space, depending on what type of tenant they ultimately end up getting.

**Ms. Morita** stated that if businesses with high traffic volume such as coffee shops and restaurants occupy the space, it could create a problem for both the property owner and the City. She noted that the design meets every aspect of what was envisioned for the three-story building. She reiterated that Council needs to hear from the property owner and consider placing conditions on the types of businesses that occupy the space. She stated that unfortunately, she cannot support the project as it is proposed, however, should it be revised to include conditions as to the types of businesses or restrict the hours of operation, she would support the project.

**President Deel** stated that this is considered a special district, zoned as the BD Brooklands District and is unique in design. He noted that due to its designation, there are things that can be done in the area that are not permitted in other areas of the City, such as the three-story design and setback. He stated that it was designated as such, with a couple of policy goals in mind; making it a walkable community and promote economic redevelopment. He explained that as part of promoting economic redevelopment, the Zoning Ordinance was written to allow for a reasonable return on investment for the developer to develop the property. He stated that the proposal for this project meets the requirements and restrictions as set forth by the Ordinance.

He stated that the building is exactly what they had in mind, it meets all requirements, and was heavily scrutinized by the Planning Commission. He stated that he is in favor of the project and it would be a welcomed addition to the area.

**Mayor Barnett** stated that each Council member has brought forth valid points. He shared that the City wants to ensure that the community is taken care of for the long term, that we maintain flexibility, and treat everyone as fair and equitable as possible. He concurred with President Deel on the importance of a project like this to be a catalyst for growth and future developments. He noted that it is important to recognize whether this plan fits with the vision for the District and whether it meets the Parking Ordinance. He stated that it does both.

He shared that there are high hopes for this District and the City is always evaluating ways in which to improve parking challenges.

*He stated that what the City will want to avoid is determining what kind of business should be located on the first floor. He noted that the square footage allotted for the units confines the types of businesses that will occupy the space. He explained that the developer is not asking Council for any variances outside of the Conditional Use Permit. He stated that the Planning Commission has closely vetted this project and has received support from the community.*

**Mr. Turk** stated that the owner had joined the meeting and is now available to answer any questions that Council may have.

**President Deel** inquired whether Council had further questions on this matter; they did not.

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

**Aye** 5 - Blair, Bowyer, Deel, Hetrick and Walker

**Nay** 2 - Morita and Mungioli

Enactment No: RES0047-2021

**Resolved**, that the Rochester Hills City Council hereby approves a Conditional Use for Zeenat Plaza, a three-story, mixed-use retail and residential building on .49 acre located at the southwest corner of Auburn and Gerald Ave., zoned BD Brooklands District, Parcel No. 15-36-226-068, based on plans dated received by the Planning and Economic Development Department on December 11, 2020 and February 4, 2021, Hisham Turk, Applicant

**Findings:**

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

community.

**2021-0070** Request for Approval to enter into an Interlocal Agreement with Oakland County for a CVT Grant Program

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Grant Program Overview.pdf](#)  
[Grant Agreement.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sara Roediger**, Planning & Economic Development Director, stated that this Interlocal Agreement is a part of the Economic Development efforts with Oakland County. She introduced **Pam Valentik**, Economic Development Manager, to provide an overview of the grant program.

**Ms. Valentik** stated that this past year, The Oakland County Board of Commissioners along with Oakland County Executive, David Coulter, approved and distributed millions of dollars' worth of products and grants to small businesses. She explained that the City has partnered with Oakland County on a number of those programs, particularly the Personal Protective Equipment (PPE) Kits, Stabilization Grant and Michigan Economic Development Corporation (MEDC) Small Business Recovery Grant.

She shared that Oakland County has launched a new program, the Restaurant Relief Program, The City, Village and Township (CVT) Grant. She explained that with this grant, Oakland County is providing the products and funding to the City, and it is then up to the City to distribute to eligible businesses. She noted that the agenda packet contains a description of the Oakland County Restaurant Relief Program and definition of eligible businesses; targeting restaurants, bars and cafés with in-dining capabilities. She further explained that businesses can be reimbursed for eligible expenses incurred going back to July 1, 2020 for any equipment or supplies purchased for the purposes of maintaining safe dining options.

She stated that the City applied to the program and was awarded a limited number of products, such as sanitation stations and disinfectant sprayers, and will also receive \$110,000 in grants to distribute to eligible businesses. She pointed out that the County has put a cap of \$10,000 given to each business. She stated that they will begin to accept applications from eligible businesses on March 15, 2021 and will close the application process on April 15, 2021. She noted that they plan to have all monies distributed by June 30, 2021. She stated that in order to participate in this program, the City must enter into an Interlocal Agreement with Oakland County.

**President Deel** extended his appreciation to **Ms. Valentik** for her presentation and creating partnerships to assist small businesses within the community.

**Ms. Mungoli** stated that she is pleased to see this program offer assistance to the restaurants in the community. She expressed her appreciation to **Ms. Valentik** for her hard work and obtaining the funds from Oakland County.

**Mr. Walker** stated that this is a great program that targets the most needed businesses in the community. He questioned if the City has reached out to the

*Rochester Regional Chamber of Commerce to help identify and target the businesses most in need.*

**Ms. Valentik** stated that she intends to begin dialogue with the Rochester Regional Chamber of Commerce. She explained that in the City's application to the County, they identified the Chamber of Commerce as a partner to promote the program, share the application and get the word out.

**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: RES0048-2021

**Whereas**, seeing businesses struggle during these difficult times, Oakland County established the Oakland Together Restaurant Relief CVT Grant Program to support dine-in restaurants, bars and cafes impacted by COVID-19 and related health orders; and

**Whereas**, the Restaurant Relief Program offers businesses county-identified products and/or grant funding to reimburse for eligible safety and protocol expenditures; and

**Whereas**, Oakland County works directly with the City of Rochester Hills who ultimately distributes the products and grant funds to awarded businesses; and

**Whereas**, a requirement for the City of Rochester Hills to participate in the program and extend this much needed support to its restaurants, bars and cafes is to approve an Interlocal Agreement with Oakland County.

**Resolved**, that the Rochester Hills City Council hereby approves the Restaurant Relief Program Interlocal Agreement between Oakland County and the City of Rochester Hills and authorizes the Mayor to execute the Agreement on the City's behalf.

**2021-0022** Request for Acceptance of the 2020 Planning and Economic Development Department Annual Report

**Attachments:** [022221 Agenda Summary.pdf](#)  
[PC Annual Report 2020.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ms. Roediger** stated that the 2020 Planning and Economic Development Department Annual Report was presented at the February 1, 2021 Joint Planning Commission/City Council Meeting. She noted that the report was sent to the Michigan Economic Development Corporation (MEDC) as a part of their Redevelopment Ready Community (RRC) requirements and received feedback stating "it was the best planning economic development annual report that they have seen." She acknowledged Michelle Carley, Economic Development Specialist, and the Planning and Economic Development Department for their work on the report. She stated that the Annual Report exhibited the City's accomplishments over the year, despite the turn of events and COVID, the City had new developments and investments in the community.

**Mr. Blair** expressed his appreciation for the quality of publications produced by the Planning and Economic Development staff. He noted that the Development

*Strategy packet was outstanding and acknowledged the professional work put forward by the Department.*

**A motion was made by Blair, seconded by Morita, 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: RES0049-2021

**Resolved**, that the Rochester Hills City Council hereby Accepts the 2020 Planning and Economic Development Department Annual Report

**2021-0023** Request for Endorsement of the Economic Development Strategy - Planning and Economic Development Department

**Attachments:** [022221 Agenda Summary.pdf](#)  
[ED Strategy 2021.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sara Roediger**, Planning & Economic Development Director, stated that the Economic Development Strategy was presented at the February 1, 2021 Joint Planning Commission/City Council Meeting. She introduced **Pam Valentik**, Economic Development Manager, to provide an overview of the request for endorsement of the Economic Development Strategy.

**Ms. Valentik** stated that they have formally presented the Economic Development Strategy. She stated that much of the discussion as a community, is about striving to be the preeminent place to live, work and raise a family. She stated that the "work" piece is where Economic Development plays a key role in making that happen. She thanked Council for their leadership and years of support shown to Economic Development efforts. She explained that as a part of their strategy they worked very closely with community partners and customers. She noted that this is a great communication tool to share with current and prospective businesses, customers, and residents as a way for them to understand the City's goals, initiatives and to ensure a strong economy. She stated that following this endorsement, the objective is to put together an action plan to identify the efforts of how they are going to track their successes and identify necessary resources.

**President Deel** noted that when it comes to Economic Development, business owners have options as to where they can locate their businesses. He stated that it is the City's responsibility to make sure Rochester Hills stands out as the City of choice for business owners. He noted that it starts with partnerships like the ones they have developed.

**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: RES0050-2021

**Resolved**, that the Rochester Hills City Council hereby Endorses the Economic Development Strategy proposed by the Planning and Economic Development Department

## 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.

**2021-0075** Approval of Minutes - City Council Regular Meeting - September 14, 2020

**Attachments:** [CC Min 09142020.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0051-2021

**Resolved**, that the Minutes of a Rochester Hills City Council Regular Meeting held on September 14, 2020 be approved as presented.

**2021-0076** Approval of Minutes - City Council Regular Meeting - September 21, 2020

**Attachments:** [CC Min 09212020.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0052-2021

**Resolved**, that the Minutes of a Rochester Hills City Council Regular Meeting held on September 21, 2020 be approved as presented.

**2021-0077** Approval of Minutes - City Council Regular Meeting - October 19, 2020

**Attachments:** [CC Min 10192020.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0053-2021

**Resolved**, that the Minutes of a Rochester Hills City Council Regular Meeting held on October 19, 2020 be approved as presented.

**2021-0060** Request for Purchase Authorization - DPS/ENG: Approval Standard Agreement for Municipal Street Lighting between the City of Rochester Hills and The Detroit Edison Company for the installation of one (1) community roadway light at the intersection of Tienken and Grandview; The Detroit Edison Company, Belleville, MI

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Purchase Agreement.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0054-2021

**Resolved**, that the Rochester Hills City Council hereby approves the Standard Agreement for Municipal Street Lighting between the City of Rochester Hills and The Detroit Edison Company for the installation of one (1) community roadway light at the intersection of Tienken and Grandview and further authorize the Mayor to execute the Agreement on behalf of 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** recognized the Department of Public Services for their prompt and efficient job in servicing the City during the most recent snow fall.

**Vice-President Bowyer** announced the closure of the section of the Clinton River Trail between Technology Drive and Crooks Road from February 22, 2021 through February 24, 2021 to replace overhead lines. She noted that the City has sent out notifications.

**Mayor Barnett** provided the following updates:

- He announced that working within the orders of the Michigan Department of Health and Human Services Department, City Hall officially re-opened to the public today. He noted that most City services can still be accessed online.
- He stated that the number one call to the Mayor's Office is regarding vaccines. He shared that he met with Oakland County Commissioner Kuhn and Commissioner Kochenderfer last week to advocate support for individuals who want to get the vaccine. He stated that City Hall is disseminating information as it comes in and directing residents to the appropriate place.
- He shared that the Art on Auburn competition started February 1, 2021 and 125 applications have been received. He stated that students are contributing their ideas of what community means to them and is pleased with the interests from the students to be a part of the Auburn Road Corridor project.
- He acknowledged the Department of Public Services for addressing the recent snow nuisance, servicing the City in approximately 24 hours.

**Mr. Blair** announced that NASA's recent Flight Director class had three women, one of whom is Fiona Turett from Rochester Hills, a graduate of Rochester High School and Washington University Alumna. He stated that Fiona is now serving as a Flight Director with NASA to oversee operations of the International Space Station. He shared that individuals can read more about Fiona and other women at NASA mission control at [www.rocketwomen.com](http://www.rocketwomen.com).

## ATTORNEY'S REPORT

*City Attorney John Staran had nothing to report.*

## NOMINATIONS/APPOINTMENTS

- 2021-0049** Request to Confirm the Mayor's appointment of Jason Rewold to the Construction / Fire Prevention Board of Appeals for the remainder of a vacant three (3) year term to expire December 31, 2021

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Allen Decker Letter of Resignation.pdf](#)  
[Jason Rewold CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

**A motion was made by Bowyer, seconded by Walker, 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: RES0055-2021

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's appointment of Jason Rewold to the Construction / Fire Prevention Board of Appeals for the remainder of a vacant three (3) year term to expire December 31, 2021.

- 2021-0069** Request to Confirm the Mayor's Reappointment of Stephan Slavik to the Local Development Finance Authority (LDFA) for a four (4) year term, to expire March 31, 2025

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Slavik CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

**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: RES0056-2021

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's reappointment of Stephan Slavik to the Local Development Finance Authority (LDFA) for a four (4) year term, to expire March 31, 2025.

## NEW BUSINESS

- 2021-0021** Request for Endorsement of the Transportation Master Plan 2021



**Attachments:** [022221 Agenda Summary.pdf](#)  
[Memo 021021.pdf](#)  
[PC memo 012521.pdf](#)  
[Joint PC-CC memo 012521.pdf](#)  
[Questionnaire\\_interactive.pdf](#)  
[Transportation Master Plan 2021.pdf](#)  
[Minutes Joint PC\\_CC 020121.pdf](#)  
[Memo TMP Changes 021021.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sara Roediger**, Planning & Economic Development Director, introduced **Paul Davis**, Deputy Public Service Director/City Engineer.

**Mr. Davis** requested Council's endorsement of the final version of the Transportation Master Plan. He stated that the plan is a good example of Planning and Engineering interdepartmental cooperation.

**Ms. Mungoli** questioned what the next steps will be. She inquired if this is a guiding principle or will projects go out to bid in the next several months.

**Mr. Davis** responded that the staff will use the Master Plan as a guiding tool to help prioritize future road projects and will be used in meetings with the Road Commission of Oakland County (RCOC) and the Michigan Department of Transportation (MDOT) to show where the community's priorities are.

**Ms. Mungoli** clarified that this item is a guiding principle and not an immediate action plan. She questioned if projects listed in the plan will come back to Council for inclusion in a budget, Capital Improvement Plan (CIP) or strategic plan, and will not happen right away.

**Mr. Davis** stated that some of the items might get entered into the Capital Improvement Plan as a suggested project and will go through that process. He explained that this document does not result in the bidding of any projects; but rather is a conceptual recommendation to do some projects.

**Mr. Hetrick** stated that this document was reviewed at the Joint Planning Commission/City Council meeting. He explained that it sets a strategy and direction to ensure traffic flow is improved within the City. He expressed his appreciation for the work done on the Transportation Plan.

**A motion was made by Mungoli, 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: RES0057-2021

**Resolved**, that the Rochester Hills City Council hereby endorses the 2021 Transportation Master Plan as presented.

**2021-0073** Request for Purchase Authorization - FIRE: Purchase Order for the refurbishment of the Fire Department's 2008 Pierce Impel 75' HD Ladder Truck in the amount of \$155,026.00 with a 10% project contingency in the amount of

\$15,502.60 for a total not-to-exceed amount of \$170,528.60; Halt Fire Inc., 50168 Pontiac Trail, Unit 5, Wixom, Michigan and Pierce Manufacturing, Inc., Weyauwega, Wisconsin

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sean Canto**, Fire Chief/Emergency Services Director, stated that back in 2008 the City purchased a 2008 Pierce Truck from Halt Fire. He explained that the Department of Public Services (DPS) and Pierce recently evaluated the truck, finding that the body, engine, pump, transmission and aerial device were all in great shape, however, the chassis frame has significant corrosion. He explained that in 2008, Pierce did not have the e-coat process which protects the truck from corrosion, he noted that all of the Fire Department's new apparatus' does. He stated that the frame is in bad condition and if it is not refurbished, this truck that was scheduled to be replaced in 2028 will have to be replaced in 2023, with a \$940,000 expense, reflecting a three to five percent increase due to inflation. He stated that refurbishing the truck will extend the life for another 10 to 12 years. He explained that it involves taking off the body, removing the engine, transmission, pump, and replacing the entire frame.

**President Deel** stated that it is a cost conscious way in approaching the problem with corrosion on the fire engine.

**Mr. Walker** questioned if the Fire Department has refurbished a fire truck previous to this one.

**Chief Canto** stated that they have not refurbished a fire truck previous to this one as Pierce Manufacturing only started its e-coat process in 2012. He explained that they have examined the ability to refurbish and extend its usable life. He noted that every apparatus that has been purchased after 2012 had the e-coat process done.

**Ms. Mungoli** extended her appreciation to Chief Canto for his efficiency in providing an alternative solution to extending the life of the vehicle and saving money for the residents of the City.

**A motion was made by Mungoli, seconded by Morita, 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: RES0058-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a Purchase Order for the refurbishment of the Fire Department's 2008 Pierce Impel 75' HD Ladder Truck to Halt Fire Inc., 50168 Pontiac Trail, Unit 5, Wixom, Michigan and Pierce Manufacturing, Inc., Weyauwega, Wisconsin in the amount of \$155,026.00 with a 10% project contingency in the amount of \$15,502.60 for a total not-to-exceed amount of \$170,528.60.

**2018-0439** Request for Purchase Authorization - PARKS/NATURAL RESOURCES: Increase to the blanket purchase order for tree maintenance services in the amount of \$61,000.00 for a new not-to-exceed amount of \$361,000.00 through October 31, 2021; JH Hart Urban Forestry, Sterling Heights, MI

**Attachments:** [022221 Agenda Summary.pdf](#)  
[111218 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[111218 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ken Elwert**, Parks & Natural Resources Director, stated that this request is to align the blanket order for tree services with the budget. He noted that the tree services are from JH Hart, who essentially maintains the road right-away trees.

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

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

Enactment No: RES0059-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order for tree maintenance services to JH Hart Urban Forestry, Sterling Heights, Michigan in the amount of \$61,000.00 for a new not-to-exceed amount of \$361,000.00 through October 31, 2021.

**2020-0298** Request for Purchase Authorization - PARKS: Increase to the contract/blanket purchase order, as well as approve an amendment to add additional scope of work to this contract for the design, fabrication/construction, and installation of a unique entrance to the Development and Construction of the Playground at Innovation Hills Project in the amount not-to-exceed \$175,000 for a new total not-to-exceed contract amount of \$3,876,255.07; T.R. Pieprzak Co., Inc., China Township, MI

**Attachments:** [022221 Agenda Summary.pdf](#)  
[08102020 Agenda Summary.pdf](#)  
[Presentation.pdf](#)  
[Proposal Summary.pdf](#)  
[08102020 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ken Elwert**, Parks & Natural Resources Director, stated that in finalizing some of the orders of playground equipment, they realized that the City has unique playgrounds and experiences, but lacks the existence of a unique entrance into Innovation Hills Park. He shared that the park entrance piece is made of glass/fiber reinforced concrete and will be customized to reflect the look and feel of the Innovation Hills Playground. He stated that they are attempting to fundraise \$100,000 for the project and noted that the life of a concrete pipe is 30 years.

**Mayor Barnett** stated that he is passionate about this park and extended his appreciation to everyone who has supported Innovation Hills Park. He explained that they have made an intentional effort to make it a unique and innovative experience. He mentioned that the return on investment for this park are memories, smiles, pictures and a full parking lot. He stated that he has charged himself with raising money to fund Innovation Hills Park and acknowledged the community's generosity having donated approximately \$3.1 million dollars through grants and private donations.

He announced that they will be launching a crowdfunding campaign on April 1st, in efforts to raise money. He stated that the campaign will be a dollar-for-dollar match, for every dollar donated by the community up to \$50,000.

**Vice-President Bowyer** stated that there was a sticker shock over the price, but acknowledged the amount of fundraising that has taken place. She recommended that the design be changed to better reflect the design of Innovation Hills. She shared that she supports moving forward with the entrance piece.

**Ms. Mungoli** stated that the price tag was the tipping point for her, however, mentioned that Mayor Barnett should be commended for the fundraising that he has done. She expressed her concern with expending \$175,000 for the entrance structure, while they are still waiting to ascertain what the Ranger Station will cost. She questioned how this structure will add to the value or reason people are visiting Innovation Hills.

**Mayor Barnett** responded that the structure is an expensive item, but it is a \$3.8 million playground with unique experiences, designed for children with disabilities and the autism community in mind. He shared that it was important to build a park for families who struggle to find safe and accessible places to take their children. He shared that he learned that during the pandemic, park attendance was up by thirty-eight percent from 2019 to 2020 and noted that Innovation Hills reflected most of that number. He stated that he believes they are on the right track with the quality and level of investment that is being put into the park.

**Ms. Mungoli** questioned if the donations that were received went directly to the playground or the park as a whole. She further questioned if the donations that have been received thus far cover the cost of the entrance feature.

**Mayor Barnett** responded that there is a mix. He explained that some of donations and funding were directly tied to the playground such as the Ralph C. Wilson Foundation Grant and the Rochester Musical, and some people donated to the park in general. He stated that they have not solicited donations specifically for the entrance feature.

**Ms. Mungoli** questioned what unique experience will take place in the tunnel/entrance feature.

**Mayor Barnett** stated that there is a functional component of controlling the entrance points of the park and shared that feedback from the community indicates that controlled entrance points and fencing are very important. He shared that unique features such as lighting and glow components will be brought into the feature.

**Ms. Mungoli** questioned if there are unique experience entrances in other parts of the park such as the sledding hill, ice skating area or kayak launch.

**Mayor Barnett** responded that in each particular situation they want to have unique experiences. For example the ice skating rink is designed with specific

specifications and special seating, the kayak launch has signage and provides an accessible ramp to the area. He stated that they continue to learn about the park through usership and hoping to create more unique experiences as they move forward.

**Ms. Mungoli** questioned if there are benches in the playground area for parents to watch their children and if they are included in the \$3 million cost of the park. She noted that it seems that the park project continues to grow and questioned at what point does the project stop.

**Mayor Barnett** responded that benches do exist within the park and are included in the \$3 million cost. He stated that he believes that every dollar put into the park was well placed and has a significant return on investment in the community's quality of life. He shared that they are going to continue to fundraise in hopes to add additional aspects of the park including a bridge and building to house activities.

**Ms. Mungoli** stated that Innovation Hills Park is beautiful and she is proud of the investment made by the City. She expressed her concern for some of the other parks located within the City that may need attention. She stated that it is difficult for her to approve spending additional money, when the Ranger Station cost has yet to be addressed and other park needs in the community exist. She commended Mayor Barnett for the vision he has had with Innovation Hills.

**Mr. Hetrick** stated that he sees this park as a regional destination. He encouraged Council to continue to make investments into Innovation Hills, making it a place where people will continue to go.

**Mr. Blair** shared that the City has approved expensive items that are important but invisible to residents. He stated that the dollars invested in Innovation Hills evokes a powerful emotional response from the residents. He further stated that the City needs to focus on things that improve emotional well-being. He expressed his support for this item.

**President Deel** stated as a father of two children, he envisions his kids playing at Innovation Hills. He stated that the park entrance concept is a unique gateway into the park and is a worthwhile investment in the community.

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

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

**Nay** 1 - Mungoli

Enactment No: RES0060-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the contract/blanket purchase order, as well as approve an amendment to add additional scope of work to this contract for the design, fabrication/construction, and installation of a unique entrance to the Development and Construction of the Playground at Innovation Hills Project to T.R. Pieprzak Co., Inc., China Township, Michigan in the amount not-to-exceed \$175,000 for a new total not-to-exceed contract amount of \$3,876,255.07 and further authorizes the Mayor to execute a contract amendment on behalf of the City.

- 2021-0054** Request for Purchase Authorization - PARKS/NATURAL RESOURCES: Blanket Purchase Order/Contract for 2021 Street Tree Planting in the amount not-to-exceed \$165,000.00; Michigan Lawn Maintenance, Inc., dba Sherman Nursery Farms, Columbus, Michigan

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

*No discussion.*

**A motion was made by Morita, 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: RES0061-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for 2021 Street Tree Planting to Michigan Lawn Maintenance, Inc., dba Sherman Nursery Farms, Columbus, Michigan in the amount not-to-exceed \$165,000.00 and further authorizes the Mayor to execute a contract on behalf of the City.

- 2021-0059** Request for Purchase Authorization - PARKS/NATURAL RESOURCES: Purchase Authorization for application to control gypsy moth populations in the amount of \$31,681.44; AI's Aerial Spraying, LLC., Ovid, MI

**Attachments:** [022221 Agenda Summary.pdf](#)  
[Bid Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

*No discussion.*

**A motion was made by Morita, 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: RES0062-2021

**Resolved**, that the Rochester Hills City Council hereby authorizes a purchase order for the application to control gypsy moth populations to AI's Aerial Spraying, LLC., Ovid, Michigan in the amount of \$31,681.44.

**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.

## ANY OTHER BUSINESS

## NEXT MEETING DATE

*Regular Meeting - Monday, March 8, 2021 - 7:00 p.m.*

## ADJOURNMENT

*There being no further business before Council, it was moved by Munglioli and seconded by Hetrick to adjourn the meeting at 10:03 p.m.*

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*RYAN DEEL, President  
Rochester Hills City Council*

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

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*SHEILA BROWN  
Administrative Secretary  
City Clerk's Office*

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