



Rochester Hills

Minutes

City Council Regular Meeting

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

*Kevin S. Brown, Greg Hooper, Adam Kochenderfer, Stephanie Morita, Mark A. Tisdel,
Michael Webber and Thomas W. Wiggins*

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."*

Monday, July 21, 2014

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

*President Hooper called the Regular Rochester Hills City Council Meeting to order
at 7:02 p.m. Michigan Time.*

ROLL CALL

Present 7 - Kevin S. Brown, Greg Hooper, Adam Kochenderfer, Stephanie Morita, Mark
A. Tisdel, Michael Webber and Thomas W. Wiggins

Others Present:

Ed Anzek, Director of Planning and Economic Development

Bryan Barnett, Mayor

Tina Barton, City Clerk

Sean Canto, Chief of Fire and Emergency Services

Scott Cope, Director of Building/Ordinance Compliance

Ron Crowell, Deputy Fire Chief

Kurt Dawson, Director of Assessing/Treasury

Vince Foisy, Supervisor of Communication Services

Tara Presta, Chief Assistant

Keith Sawdon, Director of Finance

Allan Schneck, Director of DPS/Engineering

Joe Snyder, Senior Financial Analyst

John Staran, City Attorney

Taylor Thorpe, Rochester Hills Government Youth Council Representative

Kelly Winters, Deputy Director of Building/Ordinance Compliance

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Webber, seconded by Morita, that the Agenda be Approved as Amended to remove Legislative File 2014-0277 Approval of Minutes - City Council Regular Meeting - June 16, 2014; and to move Legislative File 2014-0297 Request for Purchase Authorization - TREASURY: Contract for banking services in the amount not-to-exceed \$90,000.00 through September 30 2014; Bank of America, Troy, MI to New Business. The motion carried by the following vote:

Aye 7 - Brown, Hooper, Kochenderfer, Morita, Tisdell, Webber and Wiggins

PUBLIC COMMENT

Robert Kendig, 2484 Wortham Drive, spoke on the topic of oil and gas drilling. He stated that risk assessment is one of the responsibilities of government and commented that the pros and cons should have been reviewed prior to signing a lease. He mentioned the Exxon Valdez oil spill and the Deep Water Horizon well accident resulted from unforeseen occurrences or human error. He spoke of the recent Malaysian Airline accidents and stated that no one expected a bad pilot or a missile would attack a plane.

Mike Powers, 3632 Aynsley Drive, expressed his frustration over City leadership's decision to allow hydraulic fracturing or horizontal oil and gas drilling in Rochester Hills. He stated that the right to vote on the use of parkland has been ignored, with the result of that being a lawsuit. He commented that instead of working the conflict out in a spirit of community, the matter has ended up in court with no conversation or honest attempt to compromise. He stated that there is an opportunity to reverse course and take advantage of a nationwide pushback against this type of gas and oil drilling in bedroom communities.

Jon Pope, 1035 Clear Creek Drive, commented that he had not heard about the possibility of gas and oil drilling in Rochester Hills until he began attending meetings two-and-a-half months ago. He noted that he attended his first meeting at that time and heard Council addressing resident questions and providing information. Since the lawsuit has been filed, Council will no longer comment or respond. He stated that Council works for the residents and should respond to resident questions.

Mahir Osman, 1730 West Auburn Road, stated that he represents the Ahmadiyya Muslim Youth Association (AMYA) of Metro Detroit, part of a nationwide youth group that works with young Muslim men and boys around the country. He explained that the organization is comprised of more than 3,000 men and boys age seven to 40, spread across 70 chapters around the country, and provides community service projects including blood, food and clothing drives, and support to at-risk families around the United States. AMYA Metro Detroit works with local non-profit charities such as the American Red Cross, Detroit Rescue Mission, Humanity First, Volunteers of America, and HAVEN Women's Shelter of Oakland County, undertaking fundraising and organizing events to support their causes. He offered the organization's services to the community of Rochester Hills, noting that volunteer manpower is available when a need arises. He expressed his appreciation to the Mayor and Council, noting that holding public office is not an easy task.

Lee Zendel, 1575 Dutton Road, noted that public comment regarding gas and oil drilling included concern over the number of trucks that might travel the roads. He pointed out that an item on the last agenda included the approval of a truck terminal proposed to be built on top of one of the city's old landfills, which could add at least 50 trucks each day to the roads; however, no one who spoke on the topic of gas and oil exploration stayed for this item. He noted that no one attended the Council meetings when the leases were reviewed and approved. He added that he supports the truck terminal project. He mentioned that Council's agenda is posted online at 5:00 p.m. the Wednesday before each Council meeting and stated that individuals should access the agenda to see what items might affect them.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

City Attorney John Staran noted that a number of individuals spoke during Public Comment regarding transparency and their inability to get answers and explanations to questions they have posed. He stated that while he understands that people are concerned, the record in this matter and circumstances simply do not support those kinds of statements. He pointed out that the discussion of oil and gas in the city go back to 2012. He added that it is only oil and no discussions regarding gas have been held. He noted that several meetings have been held in City Hall in 2012 about oil and gas, which were also cablecast and included an extensive presentation, attended by representatives from the Michigan Department of Environmental Quality (MDEQ) and representatives from the proposed oil developer, Jordan Oil. He mentioned that these meetings were attended by nowhere near the number of individuals in attendance tonight. He stated that if one would have attended those meetings, or numerous meetings since, they would note that there had been a dialogue at every City Council Meeting at least up until the lawsuit was filed back in May, addressing and repeating answers to numerous questions.

He commented that even more recently, the City held a workshop at Rochester College, where the Mayor arranged to have the entire hierarchy of the MDEQ Oil and Gas Division, including the Supervisor of Wells who is the person in charge of issuing permits. In addition, representatives of Jordan Oil and West Bay were in attendance at the workshop, as well as various City Staff, providing an opportunity to ask questions and get answers with the facts and circumstances as the City and those officials understand them. He noted that while there were a number of individuals who attended that meeting, it was just as noticeable the number of people who did not take advantage of the opportunity to attend the workshop.

He stated that a lawsuit has been filed. He noted that there was a statement made that City Council has aggressively interpreted its Charter to keep this matter from going to a vote of the people. He stated that he would submit that it is quite the opposite; that the City very conservatively interpreted its Charter and the aggressive position is the one that is being asserted by those who have filed the lawsuit. He commented that one of the things that makes this country and this state great is that reasonable people can have reasonable differences

of opinion and disputes can be ironed out in the courts. He pointed out that the City's legal position is contained in documents filed with the court, available for review by visiting the court or viewing the County website. He stressed that in the meantime, this City Council and the Mayor will not be commenting on issues that are involved in pending litigation, noting that it is foolish, unwise and imprudent to do so. He stated that decisions will be made on the issues at the appropriate time in the Court by the Judge, and he noted that this is where the matter will ultimately be resolved.

Mr. Brown commented that it is good to be back from a couple of global trips. He stated that a week traveling in China can give one an appreciation for being back in the states.

Mr. Kochenderfer extended his thanks to everyone for coming out tonight. He mentioned that there have been a number of power outages in the northeast corner of the City in District 2. He stated that he has been talking to DTE Energy regarding those outages and DTE's Engineering Department is working on getting answers as to why they have occurred and what the plans are to avoid outages in the future.

Ms. Morita noted that she has received a number of phone calls and emails regarding cut-through traffic in Christian Hills resulting from the construction on Avon Road. She stated that this is something that is being looked at by the Administration. She mentioned that some private signage has been put out by the subdivision and noted that their signs should not be confused with the signs placed by the contractor and the City.

Mr. Tisdell extended his appreciation to Mr. Osman for his offer of support of the Ahmadiyya youth group to work with the Rochester Hills Government Youth Council (RHGYC). He mentioned that eight members of the Ahmadiyya youth group volunteered as trail marshals during the RHGYC's 5K. He stated that Charnele Sanders, RHGYC Adult Advisor, would be following up to take advantage of their offer.

Mr. Wiggins expressed his thanks to Mr. Osman for the Ahmadiyya youth group's involvement in the community.

Taylor Thorpe, RHGYC representative, reported that the group has been working hard on the City's Community Garden. She noted that new members for the 2014-2015 year would be sworn in at the August 11th Council Meeting. Their orientation session is scheduled for August 14th.

Mayor Barnett expressed his appreciation to Mr. Kochenderfer for his attention to the power outage problems. He mentioned the following activities and events:

- The Rochester Hills Museum at Van Hoosen Farm hosts Terrific Tuesdays, for children ages three to five and six to ten. Stories, snacks, crafting, planting and harvesting activities in the Children's Garden are in store for attendees. Admission is \$5.
- Over 1,100 participated in last week's Wet and Wild Wednesday. Activities run through the end of July, each Wednesday from 10:00 a.m. to noon. From

1:00 p.m. to 2:00 p.m., Rochester Hills' firefighters help with the fun, setting up a slip-and-slide on the hill.

- The Rochester Hills Fire Department is rewarding those children seen wearing their bike helmets with coupons for free ice cream.
- Road construction activities are ongoing throughout the city, including:
 - * The intersection of Tienken and Livernois Roads was closed today.
 - * Avon from Crooks to Adams is closed.
 - * Dequindre near Yates Cider Mill is closed for bridge work.

He stated that the City is trying to reprioritize and complete projects as quickly as possible. He commented that Council allocated twice as much funding for road work this year, which is evident in the amount of projects underway. He asked drivers to be patient, watch for construction workers, and follow posted detour routes.

ATTORNEY MATTERS

City Attorney John Staran had nothing to report.

RECOGNITIONS

2014-0299 Presentation of Summer Golf Scholarships

Attachments: [Agenda Summary.pdf](#)
[Erika Yang Scholarship.pdf](#)
[Alivia Hayes Scholarship.pdf](#)

Mr. Tisdell commented that Mr. Webber serves with him on the Pine Trace Committee and was instrumental in getting the summer golf scholarship program up and running. He noted that Pine Trace Manager Mike Bylen was unable to attend this evening. He stated that the relationship between the City and Pine Trace Golf Club presents a unique opportunity to award select and deserving students a summer golf scholarship. He commented that golf is a life-long sport, which requires etiquette, self-policing of the game's rules and places men and women of very different ages and social backgrounds as equal participants for hours at a time. He noted that last year's golf scholarship recipients were, Stoney Creek High graduate Phillip Mai, Stoney Creek Junior Annica Steen, and Rochester High School graduate Allison Friebe.

He announced that this year's recipients are Alivia Hayes and Erica Yang.

Mr. Tisdell stated that Alivia will be sophomore at Rochester Adams High, and was a member of the Junior Varsity Golf Team as a freshman. Alivia has a 3.2 grade point average (GPA), is an active volunteer at Kensington Community Church and is an American Red Cross certified babysitter. Recommendations were received from Jeff Kutschman, Alivia's high school golf coach, and Jennifer Todd, Alivia's Kensington Bible Study Leader.

He stated that Erica Yang will be a sophomore at Rochester High School and was a member of the Varsity Golf Team as freshman. Erica has a 3.9 GPA and is a Kingdom Kids volunteer at the Korean United Methodist Church. He

stated that Jeff Haney, Erica's golf coach, noted that she is a very hard worker, a great teammate, an excellent student and a person of high character.

He commented that the game of golf teaches lessons that apply directly to life, and relies on character and integrity in the absence of umpires. It is a game that requires etiquette and respect. Golf's participants must treat their opponents with respect ensuring everyone has the opportunity to compete at their absolute best. Golfers must also respect the golf course itself, replacing divots, repairing ball marks on the green, raking the sand traps.

He presented Alivia and Erica with Pine Trace Summer Golf Scholarships and wished them success in their high school careers and beyond.

Council congratulated Alivia Hayes and Erica Yang.

Presented.

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.

2014-0276 Approval of Minutes - City Council Special Meeting - June 16, 2014

Attachments: [CC Special Mtg Min 061614.pdf](#)
[Resolution.pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0169-2014

Resolved, that the Minutes of a Rochester Hills City Council Special Meeting held on June 16, 2014 be approved as presented.

2014-0284 Request for Acceptance of a Pedestrian Pathway Easement granted by Mahal of Rochester Hills, L.L.C. for 938 Taj Drive

Attachments: [Agenda Summary.pdf](#)
[Ped Pathway Easement.pdf](#)
[Resolution.pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0170-2014

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills, hereby accepts a Pedestrian Pathway Easement granted by Mahal of Rochester Hills, L.L.C., a limited liability company, of 696 Brookwood Lane E., Rochester Hills, MI 48307-1540, for 938 Taj Dr., City File #99-011, for Parcel No. 15-27-151-008.

Passed the Consent Agenda

A motion was made by Webber, seconded by Brown, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Aye 7 - Brown, Hooper, Kochenderfer, Morita, Tisdell, Webber and Wiggins

The following Consent Agenda Item was removed at the request of Council.

2014-0277 Approval of Minutes - City Council Regular Meeting - June 16, 2014

Attachments: [CC Min 061614.pdf](#)
[Resolution.pdf](#)

Removed from Agenda.

PUBLIC HEARINGS

2014-0271 FY 2014 2nd Quarter Budget Amendments

Attachments: [Agenda Summary.pdf](#)
[2014 - 2nd Qtr BA - Overview.pdf](#)
[2014 - 2nd Qtr BA - Adjustment Detail.pdf](#)
[2014 - 2nd Qtr BA - Amendment Detail.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution.pdf](#)

Joe Snyder, Senior Financial Analyst, reviewed the proposed 2014 2nd Quarter Budget Amendment, noting that total revenues increase citywide by \$1.76 million, and expenses increase by \$32,000, resulting in a net reduction in Fund Balance used of \$1.73 million.

He explained that approximately \$1 million of the Revenue increase consists of transfer-ins from other interdepartmental funds. He added that property tax collections are increased to reflect actual collections. Adjustments were made to Cable Revenue fees and State Revenue Sharing amounts. He stated that Act 51 Revenues affect Major Roads and Local Street funds. He mentioned that the State's budget surplus is being used to provide relief to some municipalities for expenses encountered during the terrible winter months. Rochester Hills will receive approximately \$278,000, as a one-time reimbursement to help replenish and offset winter snow plowing expenses.

He reviewed changes in Operational Expenses, pointing out changes to Winter 2014 Maintenance. He stated that the past winter season affected both the Major Roads and Local Street budget. The Major Road Winter Maintenance budget is at 97 percent, and the Local Street Winter Maintenance is at 110 percent of the budgeted amount. He pointed out that Winter Maintenance overall will increase by \$374,000 to cover what is expected for this coming November and December.

Mr. Snyder highlighted Capital Projects, pointing out that the Capital Project Budget is being reduced by \$1.49 million. He mentioned that a few areas are increasing, including Major Roads, Local Streets and Pathways, and contain items that have already been to Council for approval. He noted that the Tienken Road Construction from Livernois to Rochester was more than budgeted, and the Preliminary Engineering for Tienken Road from Adams to Livernois is being included. He added that the amount for the Local Street Concrete Program is increasing, along with the Sheldon Road Paving. He pointed out that the Local Street Asphalt Rehabilitation is decreasing, as work in one subdivision is being deferred to next year.

He noted that the Christian Hills Watermain project is being deferred to 2015 to be incorporated along with the street work. He mentioned that there are increases to the Sanitary Sewer Rehabilitation Program and the Tienken Road Watermain work to be done between Livernois and Rochester Roads.

He stated that Facilities expenditures will decrease as some fire station renovations planned will be deferred in lieu of a proposed larger scope for fire station renovations. He pointed out that the Spencer Park Maintenance Building is being removed at this time. A new proposal is being reviewed to address Parks needs.

He recapped the proposed Amendment, noting that Capital Outlay proposed will drop from \$20.5 million to \$19 million, with the draw from Fund Balance dropping from \$15.6 to \$13.8. He commented that the City's operational spread will increase from \$4.9 million to \$5.2 million, and he explained that the City will fare better if these Amendments proceed.

President Hooper Opened the Public Hearing at 7:42 p.m. Seeing no Public Comment, President Hooper Closed the Public Hearing at 7:43 p.m.

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

Aye 7 - Brown, Hooper, Kochenderfer, Morita, Tisdell, Webber and Wiggins

Enactment No: RES0171-2014

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 2014 2nd Quarter Budget Amendments was noticed on July 3, 2014; and

Whereas, the proposed FY 2014 2nd Quarter Budget Amendments were available for public viewing beginning on July 11, 2014; and

Whereas, at its July 21, 2014 meeting City Council held a Public Hearing on the proposed FY 2014 2nd Quarter Budget Amendments.

Now, Therefore, Be It Resolved, that the Rochester Hills City Council hereby approves the following FY 2014 fund totals as amended:

101 - General Fund	\$27,725,690
202 - Major Road Fund	8,215,550
203 - Local Street Fund	12,531,200
206 - Fire Fund	7,454,340
207 - Special Police Fund	9,197,870
213 - RARA Millage Fund	580,550
214 - Pathway Maintenance Fund	554,340
232 - Tree Fund	56,240
244 - Water Resources Fund	557,590
265 - OPC Millage Fund	980,640
299 - Green Space Millage Fund	907,260
331 - Drain Debt Fund	312,590
369 - OPC Building Debt Fund	759,010
402 - Fire Capital Fund	842,460
403 - Pathway Construction Fund	759,900
420 - Capital Improvement Fund	204,150
592 - W&S Operating Fund	33,201,400
593 - W&S Capital Fund	5,298,260
631 - Facilities Fund	5,998,580
636 - MIS Fund	3,721,380
661 - Fleet Equipment Fund	3,722,540
736 - Retiree Healthcare Trust Fund	303,750
752 - Perpetual Care Trust Fund	114,150
848 - LDFA Fund	655,840

and, Therefore, Be It Further Resolved, the Mayor is authorized to administratively adjust the operating budget line-items up to \$25,000 per event, but in no case may total expenditures of a particular fund exceed that which is appropriated by the City Council without a budget amendment.

NEW BUSINESS

The following Consent Agenda Item was moved to New Business at the request of Council.

2014-0297 Request for Purchase Authorization - TREASURY: Contract for banking services in the amount not-to-exceed \$90,000.00 through September 30, 2014; Bank of America, Troy, MI

Attachments: [Agenda Summary.pdf](#)
[2011 Bank Basic Cost Report.pdf](#)
[Resolution.pdf](#)

Ms. Morita questioned why the banking services contract was not rebid.

Kurt Dawson, Director of Assessing/Treasury, responded that the contract was bid three years ago. He explained that it is a major undertaking to bid the contract, and noted that a two-year renewal opportunity was included to ensure that the City was pleased with the service the bank provides. He stated that the City has been happy with the services for the past three years, and he noted that the bank has

agreed to the two-year extension with no increase in its fees. He commented that the upcoming budget will reflect charges based on the volumes of the various services provided.

President Hooper noted that the draft resolution supplied in the packet contained a typographical error which needed to be corrected to reflect a contract date through 2016.

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

Aye 6 - Brown, Hooper, Kochenderfer, Tisdell, Webber and Wiggins

Nay 1 - Morita

Enactment No: RES0172-2014

Resolved, that the Rochester Hills City Council hereby authorizes a contract for banking services to Bank of America, Troy, Michigan in the amount not-to-exceed \$90,000.00 through September 30, 2016, and further authorizes the Mayor to execute a contract on behalf of the City.

- 2008-0302** Request for Approval of an Extension of the Final Site Condominium Plan until July 14, 2015 - Pine Woods Site Condominiums, a proposed 29-unit development on 9.6 acres, located south of Auburn, east of Livernois, zoned R-4, One-Family Residential, L&R Homes, Inc., Applicant

Attachments: [Agenda Summary.pdf](#)
[Extension Letter 060914.pdf](#)
[Map.pdf](#)
[Site Plans.pdf](#)
[Memo Anzek 061314.pdf](#)
[Minutes PC 061714.pdf](#)
[072913 Agenda Summary.pdf](#)
[Minutes PC 071613.pdf](#)
[Letter Vito Ext 061313.pdf](#)
[Memo Anzek 071213.pdf](#)
[071612 Agenda Summary.pdf](#)
[V. Randazzo Ltr 060712.pdf](#)
[Minutes PC 062612 \(Excerpt\).pdf](#)
[Memo Anzek 062212.pdf](#)
[080811 Agenda Summary.pdf](#)
[Minutes PC 071911.pdf](#)
[Memo Anzek 071911.pdf](#)
[080910 Agenda Summary.pdf](#)
[Letter Randazzo 060211.pdf](#)
[Signed Request for Extension.pdf](#)
[Memo Delacourt 072010.pdf](#)
[Minutes PC 072710.pdf](#)
[Minutes PC 061708.pdf](#)
[Minutes PC 032007.pdf](#)
[Minutes PC 020706.pdf](#)
[071408 Agenda Summary.pdf](#)
[Staff Report 061708.pdf](#)
[Review Comments.pdf](#)
[071408 Resolution.pdf](#)
[080910 Resolution.pdf](#)
[080811 Resolution.pdf](#)
[071612 Resolution.pdf](#)
[072913 Resolution.pdf](#)
[Resolution.pdf](#)

Vito Randazzo, representing L&R Homes, the Applicant, requested approval of a one-year extension of the final Pine Woods site plan for the 29-unit condominium development located south of Auburn and East of Livernois. He commented that L&R Homes is working through the necessary engineering and hopes to break ground on the development soon.

President Hooper questioned whether groundbreaking was expected sometime this year.

Mr. Randazzo responded that it is hoped that groundbreaking will occur this year. He noted that there is a significant amount of red tape to make it through and he commented that the engineering work has caused the slowdown.

President Hooper mentioned that this has been a six year process.

Mr. Randazzo stated that the slow down of the economy previously caused the delay. He commented that the project is being pushed.

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

Aye 7 - Brown, Hooper, Kochenderfer, Morita, Tisdell, Webber and Wiggins

Enactment No: RES0173-2014

Resolved, that the Rochester Hills City Council hereby approves an Extension of the Final Site Condominium Plan until July 14, 2015 for Pine Woods Site Condominiums, a proposed 29-unit development on 9.6 acres, located south of Auburn, east of Livernois, zoned R-4, One Family Residential, Parcel Nos. 15-34-101-073, -074 and -075, L & R Homes, Applicant.

2014-0083 Request for Approval of Preliminary Planned Unit Development (PUD) and Conceptual Site Plan - Sanctuary at Rivers Edge, a proposed 20-unit residential development on 6.1 acres, located north of Avon, east of Livernois and south of Harding, zoned RCD, One-Family Cluster, MJ Ridgepoint, LLC, Applicant

Attachments: [Agenda Summary.pdf](#)
[Map Aerial.pdf](#)
[Concept Plans.pdf](#)
[Review Comments.pdf](#)
[Minutes PC 061714.pdf](#)
[Minutes PC 022514.pdf](#)
[Pre Staff Report 061314.pdf](#)
[ASTI rev 060214.pdf](#)
[Eng Rev 061014.pdf](#)
[Fire Rev 061214.pdf](#)
[Cover Memo 022114.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution.pdf](#)

Present for the applicant were **Jim Polyzois**, MJ Ridgepointe, LLC, and **Ralph Nunez**, Design Team Plus.

Mr. Nunez stated that the proposed project consists of a six-acre site off of Helmand Street. The west side of the property is adjacent to City open space property and the south side abuts the Clinton River Trail. The property is also adjacent to the City of Rochester boundary. The property was originally zoned RCD, and the applicant is proposing a Planned Unit Development (PUD), in keeping with the smaller lots in the adjacent neighborhood in the City of Rochester. He noted that a test plan shows that up to 30 attached product homes could be accommodated on the site; however, the developer is instead proposing 20 detached homes. He displayed proposed elevations which were submitted to the Planning Commission. He displayed aerial photographs of the site, pointing out that a meat packing plant was originally adjacent in the 1960s. Photographs noted vegetation coverage over time, and included substantial fill in the northern portion of the property. He discussed a tree survey, which found out of 570 trees surveyed on the site, 529 are low quality and of a variety not recommended for planting in the City. He stated that 44 trees, including some offsite, are high quality trees. He pointed out two small wetland pockets consisting of less than one-third acre and stated that a Michigan Department of Environmental Quality (MDEQ) permit is being sought to fill those areas.

He displayed a rendering showing how a water collection system is proposed running parallel to both north and south property lines to keep that water on the

property. He explained that the homeowners would not be allowed to disrupt the water collection and plantings would be set up to protect the natural systems. He noted that the plant material proposed to be removed will be replanted through the incorporation of street trees along the perimeter buffer and the natural systems. He pointed out that the road would be improved from Peach Street within Rochester's boundary to the site. He mentioned that the developer has been in conversation with adjacent property owners at the corner and it is proposed to vacate a current easement to allow the property to revert back to that particular owner. The developer's intention is to work with the Fire Department and City Engineering to propose a gate to act as a barrier, restricting traffic to the paved area.

He mentioned a letter received from the Friends of the Clinton River, and noted that the developer has addressed the concerns expressed in the letter. Any fenced or gate installed along a walkway from the development to the Clinton River Trail would be contained within the property of the development and would not be within the trail system. Any connection to the trail would have to be approved by the City of Rochester Hills, and the developer would work with Mike Hartner, Director of Parks and Forestry, to ensure that the trail and its materials are appropriate. He addressed another concern regarding detention overflow by displaying a cross section of the low swale which is adjacent to the raised railroad bed which is the Trail. He explained site elevations and demonstrated how the rainwater currently travels and will travel after development. He noted that the proposed detention basin would be regulated by the guidelines and standards approved by the City's Engineering Department. The stormwater detention would restrict the water at the rate that it is currently leaving the property and any emergency overflow would allow water to discharge where it is going right now down to the river. He commented that the developer would be taking care of the trail access as well as maintenance. He added that there will not be any signs for the development along the trail, nor would construction activities for the project access the trail by any means. The bio-swales will be on the property. He stated that another concern expressed noted the two different plans presented. He noted that the test plan shows possible allowable density only and SP-1 is the site plan being used for the PUD agreement.

He noted that originally a 20 foot setback was proposed, and stated that the Planning Commission requested that setback be pushed to 25 feet. He noted that a plan is included showing that the requested setback would be accomplished.

Ed Anzek, Director of Planning and Economic Development, explained that this is a preliminary PUD. He noted that the City's Ordinance was revised in 2009 to take the PUD process to two steps. The first step is a concept stage, to show enough information that the development is viable and meets the test of what qualifies for a PUD. He added that this step is also in place to show that the drawings are viable before the developer becomes too invested. He commented that once approved, the development will go on to very detailed technical compliance reviews for all ordinances and by all departments, along with development of the PUD agreement.

Public Comment:

George Snow, 505 Harding, noted that he owns the house just to the west of the proposed development. He stated that the applicants have been very accommodating to the three current owners being affected by the proposed development. He requested that additional controls for speeders down Harding Road be incorporated such as radar speed signs or speed bumps. He pointed out that the section of Castell at Helmand services seven homes and is nonconforming at only 25 feet in width. He stated that even though access should be through Peach, most cars travel to Castell. He mentioned that the corner of Castell and Helmand as it travels to Harding encroaches eight to ten feet onto his property and makes a very tight turn. He expressed concern over the potential for accidents.

Cleat Lindsey, 368 Helmand, displayed photos which showed the narrow 90 degree turn at Castell and Helmand. He added that his property has been damaged by traffic.

President Hooper commented that if development traffic is prohibited from accessing Castell, it would limit use of the unimproved roadway to the three homes on that section of roadway.

Council Discussion:

Mr. Wiggins questioned whether only three homes are impacted.

Mr. Nunez responded that this is correct and stated that a gate would restrict residents from going westbound at that point. He noted that the improved roadway would be from Peach to the development and added that in an emergency, the Fire Department could access the development via a gate.

Mr. Wiggins questioned whether the current residents wish to continue accessing Castell.

Mr. Nunez responded that they do.

Mr. Wiggins questioned whether the homeowner's association or the actual adjacent homeowner maintain the bio-swaes.

Mr. Nunez responded that there would be a maintenance agreement to show the homeowner's association how to maintain the bio-swale. He noted that maintenance for the first two years consists of ensuring that there are no invasive species. He pointed out that plants would be arranged to stay to a certain height. He noted that front tier plants will be selected for color and size; larger plants and trees would be placed toward the back. He stressed that the homeowners will be required to keep the bio-swale and cannot remove it.

Mr. Wiggins questioned what other options could be incorporated instead of bio-swaes.

Mr. Nunez responded that drains installed to the back consisting of engineered concrete pipes could be used which would head to the stormwater detention

basin faster. He pointed out that the proposed bio-swale will allow water to percolate into the ground in the location that it is supposed to be. He mentioned that in a high storm event, water will flow down to the underlying drain, which will also contain rip rap to hold it.

Mr. Wiggins questioned whether trail flooding would increase without the bio-swales.

Mr. Nunez responded that stormwater currently flows toward the ditch, continues to the northeast, and a city drain takes it and allows its release to the river. He noted that the railroad bed is raised up.

Ms. Morita questioned whether the proposed plantings are deer resistant. She mentioned that she noted Coneflowers and Dianthus in the rendering.

Mr. Nunez listed several of the plants.

Ms. Morita stated that she would assume next to the trail that deer run through the property and commented that deer resistant plantings should be considered.

Mr. Nunez responded that the plant list is preliminary. He mentioned that the area will go from very wet to very dry in a short period of time and plants must be tolerant of the changing conditions. He stated that the developer will ensure that the plant material selected is appropriate.

Ms. Morita stated that Coneflowers and Black-Eyed Susans would be gone in a weekend and commented that more deer resistant plants should be chosen.

President Hooper stated that the developer should have a landscape architect plant the appropriate species.

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

Aye 7 - Brown, Hooper, Kochenderfer, Morita, Tisdell, Webber and Wiggins

Enactment No: RES0174-2014

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Planned Unit Development and Conceptual Site Plans for Sanctuary at Rivers Edge, a proposed 20-unit residential development on 6.1 acres, located north of Avon, east of Livernois, zoned RCD, One-Family Cluster, Parcel No. 15-15-403-010, based on plans dated received by the Planning and Economic Development Department on May 16, 2014 with the following findings and conditions:

Findings:

1. The proposed PUD Concept plan meets the criteria for use of the Planned Unit Development option.
2. The proposed PUD Concept plan meets the submittal requirements for a PUD concept plan.
3. The proposed development should have a satisfactory and harmonious relationship

with the development on-site as well as existing development in the adjacent vicinity.

4. The proposed development is not expected to have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.

Conditions

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the PUD Concept plan.
2. The site plans, including but not limited to landscaping, engineering, tree removal and wetland use/buffer modification plans will meet all applicable City ordinances and requirements while remaining consistent with the PUD Concept layout plan.
3. The architectural quality of building plans submitted with the site plans and PUD Agreement in step 2 of the PUD process will be equal to or better than that approved with the PUD Concept plan.
4. Recommendation by the Planning Commission and approval by City Council of a Wetland Use Permit and submittal of an MDEQ Wetland Permit at Final PUD review, with the plans to address comments from ASTI's letter dated June 2, 2014.
5. Approval of a Tree Removal Permit by Planning Commission at Final PUD review.
6. Recommendation by the Planning Commission and approval by City Council of a PUD Agreement, as approved by the City Attorney, at Final PUD review.
7. Obtain a Sidewalk Waiver from City Council for the south side of Helmand at Final PUD Review.
8. Address comments from the Engineering memo dated June 10, 2014 applicable to Final PUD submittal, including obtaining a Steep Slope and Flood Plain determination and from the Fire Department memo dated June 12, 2014 .
9. Submittal of an Environmental Impact Statement with Final PUD review.

2012-0355 Request for Approval of Revised Site Plan Elevations - Holiday Inn Express & Suites, a three-story, 45,981 square-foot hotel on 2.82 acres on Marketplace Circle, south of M-59 and west of Adams, zoned Consent Judgment, Starbest Construction, LLC, Applicant

Attachments: [Agenda Summary.pdf](#)
[Letter Malik 071114.pdf](#)
[North & East Elevations, Finishes Table.pdf](#)
[South & West Elevations, Finishes Table.pdf](#)
[View A \(revised\).pdf](#)
[View B \(revised\).pdf](#)
[View C \(revised\).pdf](#)
[View D \(revised\).pdf](#)
[View E.pdf](#)
[Chesterfield Exterior Day.pdf](#)
[Colored Prototype.pdf](#)
[Revised Elevations 070114.pdf](#)
[Revised North & East Exterior Elevations.pdf](#)
[111212 Agenda Summary.pdf](#)
[Exterior Daytime.pdf](#)
[Site Plans.pdf](#)
[Technical Compliance Memo.pdf](#)
[111212 Resolution.pdf](#)
[Resolution.pdf](#)

Asad Malik, CEO and President, Amerilodge Hospitality Group, stated that since coming to Council a year-and-a-half ago to propose the Holiday Inn Express project, Holiday Inn decided to revise the prototype design of their hotel. He explained that for the last eight months, the prototype committee has been working on a revised hotel design, incorporating an opened-up lobby area. He added that bedrooms are being designed to be quieter and more conducive to technology. He displayed renderings of the new prototype design, and stated that his group is currently developing three new hotels, all currently under construction and all with designs revised to reflect the new prototype. He mentioned that the biggest change is incorporating a flat roof. He added that a color change is being implemented, which national architectural leaders see as the future of the hotel chain. He noted that in the process of redesign, the developers are working with the Planning Department to modify some of the color scheme. In addition, some flexibility for changing to a brick design was approved. He noted that the request is for approval of a change in design to reflect a flat roof and a color scheme that is mutually acceptable.

Mr. Anzek stated that Council approval is sought because the land is governed by a Consent Judgment the City entered into in 2003. He explained that the Consent Judgment calls out building materials and calls for the entire development to be compatible and harmonious. He stated that when the plan was first presented to him, he liked the shape of the building; however, he was not certain the white, gray and red colors would be compatible with the adjacent buildings, including Meijer and Grand Tavern. Subsequent to his concerns, Mr. Malik approached Holiday Inn to look at changes. He commented that the proposed changes are more in keeping with current development in that area.

President Hooper questioned whether the hotel would be three or four stories.

Mr. Malik responded it would be three story. He stated that the prototype is a four story building; however, the design is being altered to reflect three stories.

President Hooper questioned whether it would be brick on all exterior sides.

Mr. Malik displayed a rendering noting that it reflected the older type design, and the colors could change.

Mr. Anzek noted that the building is the same footprint and height as was proposed. He commented that construction can begin now; however, a decision is requested on the exterior scheme.

President Hooper questioned whether Council was to approve the earthtone brick colors.

Toufik Bentahar, Starbest Construction, stated that the original colors submitted were more industrial. He explained that the prototype is all Exterior Insulation and Finish Systems (EFIS) on all facades. He noted that Rochester Hills has a preference for brick instead of EFIS, or a combination of some EFIS with brick. He stated that this is a change that is being negotiated with InterContinental Hotels Group (IHG), along with changes to the colors.

Mr. Malik stated that his group will have flexibility as it will be the first one in the country to build the hotel.

Council Discussion:

Ms. Morita questioned what the hotel will look like from the highway and to the residents who live on the other side of the highway.

Mr. Bentahar responded that the rear of the building will look the same as the other sides, with the exception of having no porte cochere.

Ms. Morita stated that her opinion is that the shape of the building looks institutional, and reminds her of a courthouse built in the 1950s. She expressed concern for the adjacent residents' views from across the highway, and commented that the other office buildings in the area are more attractive compared to something like this which is very boxy. She stated that the previous elevation looked more friendly than this design.

Mr. Malik commented that he is one of the neighbors that will view the buildings, as he lives in Rookery Woods. He stated that it is their intent to have the building fit into the surroundings and ensure that the design is conducive to the environment it is around. He commented that the InterContinental Hotel Group will help them work with the design.

Ms. Morita questioned whether a tree line will be planted along the highway, similar to WalMart.

Mr. Malik responded that there would be many trees.

Mr. Webber stated that he is excited about the project and appreciates the investment being made in the community.

President Hooper suggested a reference be incorporated to a requirement for earth tone brick.

Mr. Anzek stated that he would be in agreement with such a condition being incorporated. He stated that the developers have made that commitment to him and he believes they will see it through.

Mr. Malik noted that some stone will also be incorporated on the columns.

After the vote, **Mayor Barnett** noted that Mr. Malik has been a wonderful breath of fresh air in the community and the City welcomes this investment. He commented that the hotel will create many jobs. He noted that the owner of the adjacent Grand Tavern is in support as well.

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

Aye 6 - Brown, Hooper, Kochenderfer, Tisdell, Webber and Wiggins

Nay 1 - Morita

Enactment No: RES0175-2014

Resolved, that the Rochester Hills City Council hereby approves the Revised Elevations for Holiday Inn Express & Suites, City File No. 12-011, a 45,981 square-foot hotel located south of M-59 and west of Adams on Marketplace Circle, on Parcel No. 15-30-176-007, zoned by Consent Judgment, based on plans dated received by the Planning and Economic Development Department on July 2, 2014, based on the following condition:

1. That the exterior facade will be an earth-tone brick or stone masonry for the entire facade.

2014-0300 Request for Authorization to sell excess city-owned land on John R

Attachments: [Agenda Summary.pdf](#)
[Aerial Map.pdf](#)
[Ltr from DEI 062113.pdf](#)
[Offer to Purchase Real Estate 070214.pdf](#)
[Offer to Purchase Real Estate - blacklined.pdf](#)
[Release and Hold Harmless Agreement.pdf](#)
[Letter of Intent 080713 signed 090413.pdf](#)
[Resolution.pdf](#)

Ed Anzek, Director of Planning and Economic Development, explained that last summer, the City was approached by a land developer to purchase a piece of surplus property that was once identified for a use that did not come to fruition. He stated that the land is on John R and is part of a regional detention system serving multiple properties. Originally purchased as a potential future water reservoir site, after further analysis by the City Engineer, it was deemed not the best site for a water reservoir. He stated that there is no anticipated public need for southernmost 2.18 acres of the L-shaped parcel. He added that the individuals who approached the City have acquired the lands to the south and were looking to purchase a portion of this property to square up their land and make a better design of the land for a residential single-family layout.

He stated that after discussion, the purchaser submitted a letter of intent to the City asking for consideration. He noted that the Assessing Department conducted an analysis of land values in this area of the city and they came up with a narrow value range. Without disclosure, the purchaser made an offer within this price range. While the purchase agreement went dormant last year, it was reactivated five or six weeks ago. Assessing staff subsequently determined that there had been a seven percent increase in property values in the City, and the purchaser agreed to increase their offer by seven percent. He noted that the purchaser is offering \$133,750 for the 2.18 acre parcel, and Council's approval is recommended.

***John Staran**, City Attorney, stated that he would stress that this is excess property that the City has held for a while; and is not park or open space land, nor was it purchased with bond or Green Space money. He added that the property is not deed restricted or otherwise encumbered in a way that prevents the sale or ultimate anticipated use for residential purposes.*

***Mr. Anzek** noted that the property was purchased by Drain Funds and the proceeds from the sale will be returned to the Drain Fund.*

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

Aye 7 - Brown, Hooper, Kochenderfer, Morita, Tisdell, Webber and Wiggins

Enactment No: RES0176-2014

Whereas, in June of 1988, the City of Rochester Hills purchased a 6.74 acre parcel of land, located east of John R Road and north of Avon Road, to develop a regional storm water detention facility, and;

Whereas, Completion of the facility, left excess land of approximately two acres that remains vacant and unused, and;

Whereas, S.E. Michigan Land Holding, LLC approached the City about purchasing the City's two acre parcel to assemble and use together with S.E. Michigan Land Holding's adjacent property for a residential housing development, and;

Whereas, an Offer to Purchase Real Estate has been negotiated and presented by S.E. Michigan Land offering to purchase the City's two-acre parcel for \$133,750.00, which the City Assessor has determined to be the market value for the land.

Resolved, that the Rochester Hills City Council hereby accepts the Offer to Purchase Real Estate as presented in the amount of \$133,750.00 with S.E. Michigan Land Holding, LLC, Shelby Township, Michigan for the sale of City-owned land totaling 2.18 acres, located on the east side of John R, north of Avon, part of Parcel No. 15-13-301-050, and further authorizes the Mayor to sign the agreement on behalf of the City and to undertake and all further necessary and appropriate actions to consummate the transaction.

2014-0303 Public Safety and Infrastructure Technical Review Committee recommendations for Fire Station Renovations

Attachments: [Agenda Summary.pdf](#)
[CHMP Report.pdf](#)
[PSITRC Fire Station Presentation.pdf](#)
[Suppl Preliminary Design Report.pdf](#)
[Resolution.pdf](#)

President Hooper stated that Chief Sean Canto presented an analysis of Fire Department Facilities and Staffing at the May 19th Council Meeting. At that meeting, Council directed that the report be taken back to the Public Safety and Infrastructure Technical Review Committee (PSITRC) for further review, analysis and recommendations. He noted that tonight Council will hear their recommendations for Facilities Improvement. He explained that the PSITRC would present their report, Greg Mason, CHMP, the Architectural consultant would review his facility report, and Chief Canto would present his report.

Dale Hetrick, PSITRC Chairperson, noted that committee members Tom Stephens and Thomas Blackstone were also in attendance, along with a number of Fire Department officials. He presented the PSITRC's report and recommendations, noting the following:

- The Police and Road Funding Technical Review Committee is a citizen-driven committee in existence since 2007 and has been a very active group with a number of major accomplishments. The committee's charge was changed and renamed the Public Safety and Infrastructure Technical Review Committee earlier this year and its scope was revised to include public safety, including the Fire Department.
- Major accomplishments include repurposing millages for Local Roads and recommending funding for Police Services.
- The Fire Station Facilities Improvement Objective is to find a means to maintain adequate facilities for the current and future needs for Rochester Hills.
- The five current fire stations are strategically located around the city to cover various quadrants, with Station 1 being the Headquarters location.
 - * The stations were built and designed for lower population and call volume
 - * The stations cannot handle changing Fire/Emergency Medical demographics. Many of the facilities have male-only sleeping quarters. Space is limited and 24/7 operation is affected. Station 5 does not currently operate 24/7.
 - * Safety and Efficiency concerns include inadequate bay doors for modern equipment.
 - * Signage does not support prevention education.

He reviewed each Fire Station location's proposed renovation, noting the following:

- Station 1 includes addressing inadequate sleeping quarters, relocation of the fitness area, renovation of the Fire Inspector's offices and improved signage. Estimate: \$200,000.
- Station 2 includes addressing inadequate sleeping quarters, allowing for separate women's facilities, incorporating a fitness area, addressing inadequate kitchen facilities, office areas and storage space, addressing inadequate height of bay doors and improved signage. Estimate: \$1,500,000.
- Station 3 includes addressing the lack of sleeping quarters, inadequate

women's bathroom facilities, inadequate kitchen for full-time use, incorporating a fitness area and improving signage. Estimate: \$1,380,000.

- Station 4 includes addressing the need for an entirely new facility; the current station has inadequate sleeping quarters and women's bathroom facilities, no fitness area, inadequate kitchen for full-time use, inadequate fire gear area, and inadequate height to the bay doors to accommodate modern equipment and deployment. A new facility is recommended, with an estimate of \$2,160,000.

- Station 5 includes addressing the lack of sleeping quarters, women's facilities and fitness area, and inadequate kitchen facilities for full-time use, along with improving signage. Estimate: \$1,435,000.

Mr. Hetrick noted the proposed timeline recommended with concurrent construction at all five stations from March to November of 2015, and project completion of November 30, 2015. He explained that the total cost of the upgrades of all five stations is estimated at \$6,675,000, and includes Architecture/Engineering, Surveys, Temporary Living and Contingencies. The PSITRC recommends the following funding sources:

Capital Fund	Current Balance	Capital Required
General Fund	\$28,000,000	\$2,300,000
Capital Improvement Fund	\$ 3,900,000	\$2,300,000
Facilities Fund	\$ 6,600,000	\$2,200,000
Total Capital		\$6,800,000

He pointed out that the Fire Capital fund is reserved for equipment purchases.

He noted that the PSITRC requests Council approve the Budget and Construction Plan as recommended, along with the proposed funding sources.

Greg Mason, CHMP, noted that his firm was engaged in this process at an early phase. Before the development of preliminary plans for renovations, CHMP went through each station individually and developed an assessment, a detailed deficiencies report for each station, and programmed the needs of each of the stations to ensure that the program needs for each station would be consistent. He stated that the facilities needs include supplying facilities for men and women firefighters, and providing equal space needs for each of Stations 2 through 5.

Sean Canto, Fire Chief, noted that plans for Station 1 are not included, as the Building Department had already began looking at renovations within Station 1 prior to the CHMP's evaluation of the properties. He stated that the total cost is included as one cost for budgeting purposes.

Mr. Mason stated that the original numbers that were presented were budget numbers based on preliminary space programming. He noted that his report includes more refined totals.

He reviewed the report station-by station, explaining that work is recommended with a goal of uniformity with all stations both inside and outside, painting some metal roofing, detailing exterior finishes and upgrading interior finishes. He noted the following:

- *Station 2: To meet program needs, a small 741 square foot addition is proposed, along with renovations for both interior and exterior as well as site improvements to address all deficiencies. Additional dormitories are added to the northwest corner along with a fitness room, day room, and a kitchen set up for three shifts, each shift having their own refrigerator and pantry. Offices are planned below, along with men and women locker and toilet facilities. Each bay would be upgraded with gear racks, and an epoxy floor finish.*

Chief Canto noted that the current height of Station 2's bay doors limit the capability to back apparatus in if snow or ice is on the apron approach. He noted that currently the ladder housed at Station 1 does not fit into that building.

Mr. Mason continued:

- *Station 3: This station is landlocked and presents more of a challenge to meet program needs. The building is landlocked by the way the parking and drives are configured. The station has a vaulted ceiling inside; to accommodate the fitness needs, a mezzanine over one of the bays will be constructed. Based on equipment needs for this station, one of the bays will be converted to a kitchen, dayroom and mezzanine above. The existing day room will be converted to sleeping quarters and bathrooms will be renovated into larger facilities with showers. This project will meet needs at a lesser cost as no additions are recommended.*

Chief Canto stated that Station 3 is staffed 24 hours a day; however, it lacks sleeping quarters and the women's bathroom facilities and the kitchen are inadequate.

Mr. Mason continued:

- *Station 4: This station was the most challenging. The bays are too narrow for equipment, creating problems for the use of the facility. Being landlocked with the adjacent tower and close to property to west, a new facility is proposed to replace the station on the vacant property to the east, utilizing the existing paving access area with a new apron to east side, allowing for drive through bays. Program needs are consistent, with the exception of an additional bay to house equipment that does not currently have a home.*

- *Station 5: This is another landlocked station. The mezzanine concept is proposed, which will not require an addition. All space needs will be met by taking one of the existing bays, utilizing it for lockers and showers, and emergency medical supply storage. A mezzanine will be constructed above that space for fitness. A portion of the existing day room space will be converted to dormitories and to meet the needs for a kitchen and pantry space. Each station will have a small outdoor eating area off of the day room for the staff. Currently, staff pull a picnic table out to the parking lot.*

He noted that after preliminary designs were completed, cost estimates were reviewed and adjusted. He stated that \$5,572,355 is the preliminary estimate based on concepts presented this evening. He presented a preliminary project

schedule, with construction start-up in March. Engineering would begin in September of 2014, and the process will include site and building plan approval, advertising, bidding and contract award sometime in mid-February of 2015. Intentions are to have construction begin in the first part of March 2015, with an owner-occupancy driven by Station 4 as it requires a new facility. Construction activities for Station 3 and 5 will have a shorter duration.

He explained that engineering, surveying and necessary architectural fees needed in 2014 to prepare plans for bid are estimated at \$230,000. The remainder of the project cost would be expended in 2015. He noted that the printed reports distributed tonight contain more detailed breakdowns.

President Hooper noted that previously, Council had the preliminary report. The report presented tonight includes preliminary sketches.

Mr. Mason responded that a needs study with the development of some preliminary plans has been completed.

Public Comment:

Lee Zendel, 1575 Dutton Road, stated that times have changed change over the 400 year history of American firefighting. He commented that the times of bucket brigades, horse drawn steam pumps, and volunteer fire departments, have changed to 24/7 full-time firefighters who are also paramedics. He stated that with the aging population, the department must change. He pointed out that a millage proposal in Orion Township, if passed, will allow that department to go to 24/7 operation and upgrade apparatus. He commented that he is proud to say that Rochester Hills was the first department to go to 24/7 staffing with paramedics. He stated that the changes proposed are both needed and overdue.

Council Discussion:

Mr. Kochenderfer expressed his thanks for the report, and stated that public safety is primary function of local government. He commented that there has been concern for a number of years over the rising call demand on current staff levels. He stated that improving the facilities is a first step and will benefit the residents in the long-term as the City grows. He questioned how the improved facilities will help lead to stronger and better services.

Chief Canto responded that the Department has evolved from its original purpose of fighting fires to a much wider mission of providing a range of sophisticated fire and public safety services. He stated that this evolution has changed the way that services are delivered from a once predominantly paid-on-call system where members responded from home to a combination fire department with full-time paid-on-call members. He pointed out that some of the department stations are now more than 40 years old, with just a single dorm room and without gender-specific restrooms and shower facilities. The addition of female firefighting personnel requires the stations be renovated to accommodate separate sleeping quarters and updated restroom facilities. He commented that the Department, in conjunction with the Building Department, developed the plan to renovate the

stations to modernize the Fire Department facilities, making them low-maintenance and energy efficient. He stated that this proposal meets the needs of the community as well as the members of the organization to protect them for the next 25 years. This plan was developed on the basis of operational efficiency and effectiveness, while remaining prudent with taxpayer dollars.

He noted that there are stations where the bay doors will not allow parking of specific apparatus. He pointed out that the Holiday Inn Express that will be built is served by a station that cannot park the apparatus that would best serve that area. He commented that he does not wish for the Fire Department to be looking at undertaking major renovations while having to provide a service. He mentioned the deficiency in dormitory quarters in Stations 3 and 5, noting that Station 5 is not staffed after 11:00 p.m. and personnel respond from home to the station during that time. He stated that keeping firefighters in the station cuts down on response time. He mentioned that eight minutes after a structure fire begins, 50 percent of the structure can be lost; and four to six minutes after cardiac arrest leads to brain death.

Mr. Kochenderfer responded that he is looking at how the proposed renovations will affect response times and the consequences to structures and lives. He commented that while the proposed renovations are costly, there is another price to not undertaking them.

Mr. Webber expressed his appreciation for the report and the work of the PSITRC. He noted that he and President Hooper are the Council representatives on the PSITRC. He questioned whether the estimates more closely parallel the PSITRC's report or the architect's report.

Mr. Mason responded that no engineering has been undertaken thus far and he feels more comfortable with the larger budget number presented until the engineering is farther along. He pointed out that Station 4, for instance, has a great change in topography that will have to be considered in the design.

Mr. Webber commented Council will be going through its Budget process in August and has been fiscally responsible in setting aside monies for projects such as this. He stated that the renovations are probably overdue at this point. He questioned how undertaking all the renovations at one time would affect service, particularly constructing a new facility for Station 4.

Chief Canto responded that Station 4 will remain operational as the new facility will be constructed alongside. He commented that cost considerations include temporary living quarters, such as a construction trailer, for the other stations. He pointed out that fire apparatus would still be able to be housed in the bays.

Mr. Webber questioned whether the renovations can be completed in the one year timeframe.

Chief Canto responded that the recommendation of the architect and the committee is for one year concurrent construction.

Mr. Mason mentioned that CHMP did something similar for Sterling Heights. He explained that they maintained operations while being housed in trailers on the site.

Mr. Brown expressed his thanks for the presentation. He stated that when reviewing the initial report, he was impressed that in less than six months Chief Canto has been able to get up to speed with the Department needs. He questioned whether the design is to today's projections or for future needs as the community grows and expands.

Chief Canto responded that the stations will provide service for next 25 years. He commented that he does not foresee any additional major upgrades with the exception of maintenance.

Mr. Hetrick noted that next week's presentation will include addressing response time, putting more people in the station to improve response time and provide better service as a long-term solution.

Mr. Brown stated that he looks forward to next week's presentation, noting that he has close friends in firefighting. He questioned how much it is worth when it is your four minutes to wait. While there are financial constraints, police and fire services must be a number one priority.

Ms. Morita expressed her thanks to Mr. Hetrick for his passion and hard work. She noted that she had the pleasure of touring all the fire stations on one Saturday morning. She questioned what the Fire Department's male to female ratio is expected to be in 25 years in the Fire Department; and if it could be a two-to-one ratio at that time.

Chief Canto responded that once hiring begins, anyone qualified is welcome to apply, male or female. He stated that he would support more female firefighters coming in to the organization. He mentioned that New York City has 13,000 firefighters and only 46 are women. He noted that recruitment looks at recruiting minorities across the board, to ensure that the Fire Department represents the demographic that it protects.

Ms. Morita stated that as she toured the facilities, she thought of it from the perspective of a female firefighter, questioning whether a female would want to work for a City that does not even have bathroom facilities for her at the fire station. She commented that this is a great opportunity to provide an ability to have more female firefighters on staff; however, she expressed concern over the design presented, noting that there is only one stall and one shower for women. She suggested another powder room or additional shower be placed elsewhere for parity. She stated that in planning for 2025 or 2035, it would be helpful to have the facilities built in now to avoid having to rebuild fire stations in ten years.

President Hooper questioned what other communities have implemented into their facilities.

Mr. Mason responded that the design for physical needs is consistent to other

communities. He noted that sleeping quarters ratios can convert to either men or women. He commented that it is difficult as an architect to predict how many women firefighters will be in the City. He stated that what they have designed for is more than adequate to meet the needs for five to ten years. He commented that additional facilities for women can be added; however, he would not find it prudent to say that the ratio of men to women will be equal in 25 years.

Mr. Wiggins expressed his thanks to all the men and women in the Fire Department for their service to the city. He stated that he took the tour and noted that staff at Station 3 must sleep on couches. He expressed support for all the changes. He questioned the balance between the type of renovations that are absolutely needed versus those that would be nice to have, stating that tax dollars must be managed.

Mr. Mason responded that the designs are not for luxury stations. He stated that finishes are durable, easy to maintain and energy efficient. He stated that CHMP staff are municipal architects and act as good stewards to City dollars. He mentioned that money is wisely spent as storage rooms have vinyl flooring and apparatus bays have epoxy floors to protect the concrete slabs. He stated that the designs are built to last with no frills.

Mr. Wiggins questioned what considerations were given to the homeowner adjacent to Station 4.

Mr. Mason responded that the needs for that particular station will be met on the lot and will comply to the Ordinance for setbacks. Separation to the neighbors will be taken into account and will be handled with screening in the site plan review stage.

President Hooper commented that during the detailed survey phase, a retaining or brick wall will be needed to raise the elevation on the property. He stated that this will add to the cost.

Mayor Barnett stated that Council is well attuned, and the presentation was strong and powerful. He noted that he wants to specifically thank the committee for putting this information together in short order. He thanked the firefighters in attendance, noting that Council has always prioritized public safety and service to its residents. He noted that unlike many communities, because of foresight and fiscal prudence, the renovations will be undertaken without asking the residents for anything. He commented that the City has saved money appropriately over the years in order to invest in what is important. He encouraged Council's support.

President Hooper stated that public safety is critical for a community. He commented that he has been 100 percent behind the City's police and fire departments. He noted that he has lived in the City for 28 years and has called 911 once to report his car-deer collision. He stated that he wants to ensure that 4-1/2 minutes later someone will arrive on his doorstep. He expressed his appreciation to the men and women of the Fire Department. He commented that when he took the Saturday tour he was embarrassed by the condition of some of the stations; and he stated that he apologized to the men and women there.

He noted that the City needs to do right by the men and women of the Fire Department.

Mr. Wiggins stated that he wished to ensure the City has the strong fund balance to undertake this type of work. He expressed his thanks to Keith Sawdon, Finance Director, for responding to his question earlier today on the strength of the City's Fund Balance.

President Hooper expressed his thanks to Mr. Stephens and Mr. Blackstone, in attendance, for their participation on the PSITRC. He suggested that a project budget of \$6.8 million be approved to provide an understanding of Council's commitment. He noted that Council's approval will be required for the architectural and construction contract.

A motion was made by Webber, seconded by Kochenderfer, that this matter be Adopted by. The motion carried by the following vote:

Aye 7 - Brown, Hooper, Kochenderfer, Morita, Tisdell, Webber and Wiggins

Enactment No: RES0177-2014

Resolved, that the Rochester Hills City Council hereby accepts the Public Safety and Infrastructure Technical Review Committee's report and authorizes the City Administration to move forward with the renovations to the city's fire stations as outlined in their presentation and as recommended in the preliminary architecture report prepared by the City's Architectural firm; and approve that a project budget of \$6.8 million be provided as described from the General Fund, Capital Improvement Fund and Facilities Fund.

2014-0301 Strategic Planning Technical Review Committee Report to City Council

Attachments: [Agenda Summary.pdf](#)
[FY2015 Strategic Goals & Objectives.pdf](#)
[Resolution.pdf](#)

Mr. Webber stated that Council sets its strategic Goals and Objectives every year. These Goals and Objectives are incorporated into the Budget book to help the Administration and Council convey to the community Council's priorities. He noted that the Strategic Planning Technical Review Committee met with Keith Sawdon, Finance Director, and reviewed last year's objectives, adding some, eliminating others, or modifying them based on what has occurred over the past year.

Ms. Morita noted that she was a part of the discussions. She stated some of the items were moved around in terms of ranking. She commented that she was surprised that some of the discussions were a little contentious at some points; however, the Committee was able to reach an agreement on the Goals

and Objectives under each of the categories. She stated that she was pretty happy with the results.

President Hooper noted that Council voted on one of the goals tonight with respect to Public Safety.

A motion was made by Webber, seconded by Morita, that this matter be Adopted by Resolution to adopt the Fiscal Year 2015 Goals and Objectives. The motion carried by the following vote:

Aye 7 - Brown, Hooper, Kochenderfer, Morita, Tisdell, Webber and Wiggins

Enactment No: RES0178-2014

Resolved, that the City Council establishes the following as its Fiscal Year 2015 Goals and Objectives:

1. GOAL: PUBLIC SAFETY

To protect the residents, businesses, and visitors of Rochester Hills by providing high quality public safety.

Objective: Review any strategies possible for delivering the current level of service more effectively/efficiently.

Objective: Develop strategies to improve Fire and EMS facilities and service.

2. GOAL: INFRASTRUCTURE MANAGEMENT

To provide reliable, safe and effective infrastructure (roadways, utilities, buildings, etc...) throughout the City.

Objective: Continue working on a comprehensive local street policy and develop a short and long term funding strategy.

Objective: Establish a neighborhood drain maintenance program and solutions for drain maintenance funding.

Objective: Develop and review a sump pump discharge inspection program (sanitary vs. storm drain)

3. GOAL: ECONOMIC / TAX BASE

To retain investment, maintain the tax and employment base, support redevelopment, and uphold high property values in the City.

Objective: Continue to attract and retain businesses that focus on R&D and "High-Tech".

Objective: Continue to review policies and ordinances for maintenance of existing residential and commercial buildings.

Objective: Support the redevelopment of blighted properties.

4. GOAL: FISCAL MANAGEMENT

To establish policies for fiscal responsibility that ensures short and long-term prosperity through effective fiscal planning and efficient management of the taxpayers' assets.

Objective: Continue the policy of forecasting revenue, budget and critical factors for up to the next seven years on a rolling basis and begin strategic analysis of the years beyond.

Objective: Continue to provide a three year budget plan.

5. GOAL: RECREATION, PARKS, CULTURAL

To preserve Rochester Hills' natural resources and recreational character.

Objective: Implement maintenance program of acquired Green Space and natural feature city owned property.

Objective: Review the short and long-term needs of the Park system and provide a plan to meet those needs.

6. GOAL: COMMUNITY / NEIGHBORHOODS

To protect the family-oriented community from adverse events and conditions by strategic planning and proactive management in all aspects of municipal governance.

Objective: Maintain and improve relationships with homeowner associations/neighborhoods to further neighborhood stability and to make the community a better place to live.

Objective: Continue to implement code enforcement/blight ordinance effectively to preserve existing neighborhoods.

Objective: Continue to evaluate and make recommendation(s) to reduce the adverse impact of the deer population in the City.

7. GOAL: COMMUNITY TRUST & PARTICIPATION

To promote effective communication between City Council, administration, residents, businesses, and visitors so that decisions reflect the community's desires and expectations.

Objective: Maintain openness and transparency in conducting City business by way of cable broadcast and web cast of City Council meetings, and improve accessibility to City documents.

Objective: Utilize web and technology to further enhance communication with residents and allow for online delivery of certain services.

Objective: Continue the policy of bi-annual public input via a community survey.

Objective: Involve youth in leadership growth and in the development of City's future by way of encouraging their participation on the Rochester Hills Government Youth Council.

8. GOAL: EFFECTIVE GOVERNANCE

To provide clear policy direction to the administration for the execution of City programs and services.

Objective: Promote cooperative purchases with other communities, i.e. MITN

Objective: Explore opportunities for new public/private partnerships, and possibilities for consolidation of City services.

Objective: Explore privatization of certain city functions and develop a plan of action for implementation.

9. GOAL: ENVIRONMENT

To promote conservation of water, electricity, etc.

Objective: To move towards a more green city - not only city hall and facilities but promotion within the community and businesses and which businesses we attract.

COUNCIL COMMITTEE REPORTS

Deer Management Advisory Committee (DMAC):

Mr. Webber reported that the DMAC met to review flyover and car crash numbers. The DMAC will be presenting its yearly report to Council closer to the fall.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

Regular Meeting - Monday, July 28, 2014 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, President Hooper adjourned the meeting at 9:25 p.m.

*GREG HOOPER, President
Rochester Hills City Council*

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

*MARY JO PACHLA
Administrative Secretary
City Clerk's Office*

Approved as presented at the September 8, 2014 Regular City Council Meeting.