



Rochester Hills Minutes City Council Work Session

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*Erik Ambrozaitis, Jim Duistermars, Barbara Holder, Greg Hooper,
Linda Raschke, James Rosen, Ravi Yalamanchi*

Wednesday, May 16, 2007

7:30 PM

1000 Rochester Hills Drive

CALL TO ORDER

President Rosen called the Rochester Hills City Council Work Session Meeting to order at 7:33 p.m. Michigan Time.

ROLL CALL

Present: Erik Ambrozaitis, Barbara Holder, Greg Hooper, Linda Raschke and James Rosen

Absent: Jim Duistermars and Ravi Yalamanchi

Others Present:

*Ed Anzek, Deputy Director of Planning/Development
Bryan Barnett, Mayor
Scott Cope, Director of Building
Ron Crowell, Fire Chief
Derek Delacourt, Deputy Director of Planning
Bob Grace, Director of MIS
Mike Hartner, Director of Parks
Julie Jenuwine, Director of Finance
Diane Keller, Accounting Employee
Pamela Lee, Director of Human Resources
Pamela S. Lee, City Accountant
Jane Leslie, City Clerk
Roger Rousse, Director of DPS/Engineering
John Staran, City Attorney
Vince Voisy, Supervisor of Communications*

PLEDGE OF ALLEGIANCE

REVIEW OF AGENDA

PUBLIC COMMENTS

Mr. Lee Zendel, 1575 Dutton Road, stated he was not in favor of Rochester Hills providing funds for the Legacy Project Feasibility Study.

Ms. Lorraine McGoldrick, 709 Essex Drive, stated the Heritage Festival for 2007 would be May 26th and 27th. She further stated there will be a pancake breakfast at the Rochester River Fest sponsored by the Clinton River Watershed Council on Saturday, June 9th.

Ms. Melinda Hill, 1481 Mill Race, stated there would be an Open House on Thursday, May 17, 2007 at the Van Hoosen Farm from 5:30 p.m. to 9:00 p.m.; there will be special

presentations and Phil Porter, Director of the Mackinaw State Historic Parks, would be the key note speaker.

Mr. Duistermars and Mr. Yalamanchi entered at 7:36 p.m.

Present: Erik Ambrozaitis, Jim Duistermars, Barbara Holder, Greg Hooper, Linda Raschke, James Rosen and Ravi Yalamanchi

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mr. Ambrozaitis extended congratulations to two of Rochester Hills' youth for their golfing accomplishments.

Ms. Raschke advised that Disney Radio 910 AM and the Paint Creek Trailways Commission is sponsoring National Trails Day on Saturday, June 2, 2007 at the Children's Park in Lake Orion. She stated the event will start at 10:00 a.m. and end at 2:00 p.m.

Mayor Barnett noted the following upcoming events for the City of Rochester Hills residents:

1) Saturday, May 19, 2007 at 11:00 a.m. at the Stoney Creek Cemetery there will be a dedication of a State Historic Marker in honor of those who are buried there.

2) Saturday, May 19, 2007 at 8:30 a.m. to 12:30 p.m. there will be a shredding machine available to the public for the shredding of any documents they may have at the T & C Federal Credit Union located at the corner of Rochester Road and Avon Road.

3) Saturday, May 26, 2007 at 1:00 p.m. there will be an 1800's Vintage Base Ball Classic game. The members of the Rochester Hills Council and the Rochester Council will play against the Rochester Grangers.

4) Sunday, May 27, 2007 at 2:00 p.m. there will be a Memorial Day Service at Christian Memorial Cemetery.

5) Monday, May 28, 2007 at 9:45 a.m. there will be a Memorial Day Parade.

RECOGNITIONS

2007-0322 Presentation of CAFR Award - FY 2005

Attachments: Agenda Summary.pdf

President Rosen read the Certificate of Achievement for Excellence in Financial Reporting awarded to the City's Accounting Department by the Government Finance Officers Association of the United States and Canada (GFOA).

City Accountant Pamela Lee was present to accept the award and acknowledged her staff's hard work.

Presented

PUBLIC HEARINGS

2007-0321 2007 2nd Quarter Budget Amendment

Attachments: Agenda Summary.pdf; Public Hearing Notice.pdf; 2007 - 2nd Qtr Budget Amendment.pdf; 2007 - REVISED 2nd Qtr Budget Amendment.pdf; Resolution.pdf

Ms. Julie Jenuwine, Director of Finance, gave detailed information on certain budget line items for Council's consideration and approval of the Second Quarter Budget Amendments.

Mr. Roger Rousse, Director of DPS/Engineering, explained the substantial reduction in Engineering costs for the Shadow Woods Subdivision. He further explained the extra cost in the 2007 Budget for extensive, necessary, inspections with not only the Shadow Woods Project, but also the new Lowe's Building Project.

President Rosen **Opened the Public Hearing at 8:26 p.m.**

Ms. Melinda Hill, 1481 Mill Race, stated when extra funds are needed for an item they should be presented to Council first, and then if necessary, put into a Budget Amendment. She asked for justification of specific line items from the Budget Amendment that were not covered in Ms. Jenuwine's initial explanation of certain line items.

Ms. Jenuwine, Director of Finance, and **Mr. Roger Rousse**, Director of DPS/Engineering, clarified Budget Amendment line items that Ms. Hill questioned regarding DPS/Engineering projects.

Mayor Barnett stated the Administration would accept suggestions for improvements to the budget process from Council.

Mr. Duistermars agreed with **Mayor Barnett** in that suggestions could lead to improvements in the efficiency of the City's budget process.

Ms. Hill commented that prior to 2007 a Financial Services Committee reviewed all Budget Amendments before they went to Council.

There being no further comments, **President Rosen**, **Closed the Public Hearing at 8:40 p.m.**

Discussed

PRESENTATIONS

2007-0323 Presentation of Fiscal Year 2006 CAFR (Comprehensive Annual Financial Report) by the auditing firm of Plante & Moran, PLLC

Attachments: Agenda Summary.pdf; 051607 Agenda Summary.pdf; Resolution.pdf

Mr. Joe Heffernan, and **Ms. Lisa Manetta**, Certified Public Accountants with Plante & Moran, PLLC, the City's auditing firm, provided a brief overview of the Comprehensive Annual Financial Report (CAFR) that is prepared by the City's Accounting Department each year and audited by their firm.

PUBLIC COMMENT

Mr. Lee Zendel, 1575 Dutton Road, questioned Mr. Heffernan as to how he would characterize the City's financial position in comparison to the rest of the 125 cities that Plante & Moran prepares audits for.

Mr. Heffernan stated in terms of financial health and condition, as of December 31, 2007 the City of Rochester Hills would be in the top five to ten percentile of the cities

that Plante & Moran audits.

Mr. Zendel stated he was impressed that the City's financial condition was among the best in the State.

Mayor Barnett noted the following items regarding the City's financial condition:

- 1) *The trends are positive in relation to net assets.*
- 2) *The City has a very strong financial position as revenues are outpacing inflation; primarily due to a strong tax base.*
- 3) *The City has been prudent with investments and would technically be ranked in the top five percent of other communities statewide.*
- 4) *Competence and quality of staff is very high.*

Presented

(Recess 9:46 p.m. to 9:59 p.m.)

2007-0317

Report & Presentation of four (4) Nominated Properties for Acquisition recommended by the Green Space Advisory Board

Attachments: Agenda Summary.pdf; Purchase Agreement.pdf; Public Hearing Notice.pdf; 082207 Agenda Summary.pdf; 052307 Agenda Summary.pdf; 051607 Agenda Summary.pdf; Recommendation Presentation.pdf; Revised GSAB Recommendation Pres.pdf; 082207 Resolution.pdf; 052307 Re

Mr. Jerry Carvey, Chairman, and **Mr. William Windscheif**, Vice-Chairman, gave a presentation on the Green Space Advisory's Board's (GSAB) recommendation of four properties for acquisition.

GSAB CHARTER AND ASSIGNMENT

2005 City Council Resolution:

"Be it Resolved that upon passage of the Millage Proposal to Provide Funding to Permanently Preserve Green Spaces and Natural Features within the City of Rochester Hills the Rochester Hills City Council will establish an Open Space Advisory Board for the purpose of planning and developing strategies, recommending acquisitions and maintaining the green space funded through this millage."

COMMITTEE ACTIVITIES TO-DATE

Estimated 700 hours invested by citizens and staff in 40 meetings and activities in the application of due diligence.

PROPERTY EVALUATION

Green Space / Natural Features Criteria

- 1) *Water resources*
- 2) *Habitat protection*
- 3) *Recreational Historical Resources*
- 4) *Other factors*

- * Development risk
- * Steep slopes
- * Size of property
- * Market value considerations

5) Adverse Factors

- * Environmental hazards
- * Any unique detractors
- * Higher than market value costs

Letters were sent to 88 property owners to determine owner interest in nominating property for GSAB evaluation.

Fifteen properties were nominated. There were ten different locations widely disbursed throughout the City.

The Green Space Advisory Board has reached a consensus decision on what properties to recommend for purchase at this time.

The Green Space Advisory Board recommended the City pursue the acquisition of the Cloverport (Parcel Identification No. 15-15-405-004), West Childress (Parcel Identification No. 15-15-426-022), East Childress (Parcel Identification No. 15-15-426-023) parcels totaling 14 acres, and the acquisition of the Mead Road (Parcel Identification No. 15-01-100-009) parcel totaling 35.2 acres.

Ms. Holder applauded the efforts of the GSAB Committee in fulfilling their obligation to the residents. She stated that she was thankful that the Cloverport parcel was chosen, as it is an amazing piece of property.

Mr. Ambrozaitis commended the GSAB Committee on all of their hard work in locating the parcels for acquisition by the City. He inquired of **Mr. Staran**, City Attorney, as to who would draw up the Liability Insurance contract for the City.

Mr. Staran stated that once the City purchases property it is immediately insured through the current policy.

Presented

2007-0337

Presentation of Dispatch Services provided by Rochester Hills Fire Department, Fire Chief Crowell and Vince Foisy, Supervisor of Communication Systems, presenters.

Attachments: Agenda Summary.pdf; Dispatch Presentation.pdf; Supporting Documents.pdf

Mr. Ron Crowell, Fire Chief, and **Mr. Vince Foisy**, Communications Supervisor, gave a presentation outlining the Dispatch Services provided by the Rochester Hills Fire Department. They gave an extensive presentation including the following areas of their services:

STAFFING

- 1) Communications Supervisor, Communications Coordinator, Dispatchers, and Call Takers
- 2) Years of service
- 3) Required training

TECHNOLOGIES & EQUIPMENT

- 1) Computer Aided Dispatch (CAD)
- 2) 911 System
- 3) Language Line - (A translation service used by the Center to assist them with foreign speaking callers needs)
- 4) Automatic vehicle locators
- 5) Pictometry Visual Intelligence
- 6) Meteorlogix Satellite Radar

SUPPORT EQUIPMENT

* The Center has three AT&T cell phones directly wired into the main phone panel should the wired lines go down.

* Additionally, the Center has a Nextel for added communications ability.

* The Center has two HVAC sources to supply heating and ventilation needs.

The primary HVAC supplies only the Communication system, and should it fail, the main building HVAC system can be diverted to supply the HVAC needs.

Ms. Holder questioned what changes would have to be made in the City's 911 Service if the Communications Center were eliminated, and what would be an approximate cost.

Mr. Vince Foisy, Communications Supervisor, stated that on the Fire Department's side that the Radio System would have to be looked at as there would have to be a common Radio System throughout the County. He further stated that there would be many needs and requirements for the Fire Department for the Radio System changes at the start-up.

Ms. Holder stated even though there may be a slightly higher cost to running the City's own Communications Center, it is the quality of the service the Council should be looking at and not the cost.

Ms. Raschke stated the presentation was more in depth than what she expected and was thankful for it.

PUBLIC COMMENT

Mr. Lee Zendel, 1575 Dutton Road, advised that in his opinion the City would save approximately \$170,000 by turning over the 911 System to the Oakland County Sheriff's Department. He stated the Council needs to investigate the items that our Communication Center does, that Oakland County's system would not.

COUNCIL DISCUSSION

Ms. Holder inquired if there is a Request for Proposal (RFP) prepared to hire a consultant to do a study to determine the direction the City should take on this issue.

Mayor Barnett advised that the initial RFP is to analyze the current system and to determine strengths and opportunities with our current Communications Center.

Mr. Yalamanchi thanked **Mr. Foisy** and **Chief Crowell** for their presentation.

Chief Crowell stated that in his opinion our Communications Center is "top notch" for the residents of Rochester Hills. He further stated he was not opposed to a study; it would only identify the true necessity for the City to have their own Communication Center.

Mr. Hooper commented that he had visited the City's Communication Center as well as Oakland County's Dispatch Center, and was confident that our Communications Center is a "state of the art system." He inquired as to the necessity of a study regarding this issue.

Ms. Raschke stated that she was not in favor of spending \$25,000.00 for a study of the City's Communications Center.

Presented

ADMINISTRATION

2007-0217

Request for Zoning Amendment - An Ordinance to amend Sections 138-611 and 138-612 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills to modify the statement of intent of the B-4 Zoning District and authorize certain office buildings with a minimum floor area of 15,000 square feet as a principal permitted use in the B-4 district.

Attachments: Agenda Summary.pdf; B-4 Ordinance.pdf; Agenda Summary 050707.pdf; Memo Delacourt 042707.pdf; Resolution 051607.pdf; Resolution.pdf

Mr. Derek Delacourt, Deputy Director of Planning, requested Council to approve an Amendment to the existing B-4 Zoning District to allow a minimum of 15,000 square feet for office use in any B-4 District.

Mr. Hooper stated that he was in favor of this Amendment.

Mr. Ambrozaitis commented that he was in support of this Amendment. He stated that the Master Land Use Plan (MLUP) should be followed. He further commented that he did not want to lose the development that Crittenten Hospital would be developing on this property; that being a Cancer Center.

Mr. Delacourt emphasized that staff was very cognizant of the MLUP, and this change would bring the B-4 District closer to conformance with that Plan. He stated the MLUP identifies this area, and the M-59 corridor, as target areas for office development in the City. He further stated that these vacant parcels of land along the M-59 corridor and the current B-4 Districts, do not allow office developments in them. He advised that this Amendment to the B-4 District, allowing office use, brings the City closer in conformance with the goals and objectives of the MLUP that Council recently approved.

Mr. Duistermars stated this parcel of land was well suited for a B-4 Zoning District.

Mr. Yalamanchi inquired if the changes to the B-4 Zoning District were being made to meet the needs of the Regional Employment Center (REC).

Mr. Delacourt stated that as part of the Zoning Ordinance rewrite, this area and the MLUP were identified as the REC. He further stated that how the Zoning Ordinance is implemented will ultimately be decided by the Planning Commission and the City Council.

President Rosen explained the proposed B-4 Freeway Service District was originally going to serve the M-59 Freeway beginning at Interstate 94, and continuing to the City of Howell. He further explained the M-59 Freeway did not come to fruition as the freeway could not be constructed through the City of Pontiac. He commented his preference

would be to void the current Ordinance and rewrite the Ordinance to accommodate the REC, and not the Freeway Service. He stated he was not in agreement with the current Zoning Ordinance proposal, as in affect the City is rewriting the Zoning Ordinance to accommodate a specific land use.

Mr. Duistermars cautioned Council regarding changing Zoning Ordinance verbiage. He advised he would be supportive of the Zoning Amendment if the following two factors were considered:

1) Clarity in the language identifying the Land Use Definitions and Use Conditions.

2) Does not want to be responsible for delaying projects and causing the developer to go before the Zoning Board of Appeals (ZBA) and request a Variance; would rather change the Ordinance, and not grant a Variance.

Discussed

CITY COUNCIL

ANY OTHER BUSINESS

2007-0269 Discussion regarding Financial Support in the amount of \$25,000.00 for The Legacy Project.

Attachments: Agenda Summary.pdf; Request Letter 032607.pdf; Legacy Project Presentation.pdf; Various News Articles.pdf; 0269 Memo Jenuwine.pdf; Determining Lawful Exp-MI Treasurer.pdf; Home Rules Cities Act MCL 117.4k.pdf; Lawful Expenditures-MML Info.pdf; Resolution.

President Rosen reported to Council that his meeting with **Ms. Raschke**, **Mr. Staran**, City Attorney, and **Mayor Barnett** resulted in the denial of the request to have the City of Rochester Hills participate in The Legacy Project. He advised that a Contractual Agreement would have to be obtained if Council had an interest in pursuing this project.

Mr. Hooper stated he was not opposed to the project. He further stated that there is a verified need in this community for police and local roads funding, and he feels they should receive precedence over giving funds to The Legacy Project out of the City's General Fund.

Mr. Duistermars stated he was in agreement with **Mr. Hooper** in not allocating funds to The Legacy Project out of the General Fund.

Mr. Ambrozaitis stated he did like the concept of The Legacy Project but was not in favor of spending the \$25,000.00. He further stated he would like to see all other participants involved with this project before making a decision to pursue it with funds from the City of Rochester Hills.

Mayor Barnett agreed to get more information regarding The Legacy Project and its participants thus far for Council.

Discussed

President Rosen stated that **Mr. Yalamanchi, Mr. Hooper** and himself, met and had four Goals for Council to discuss at the Work Session on May 30th. He questioned if Council would like to opt out of the May 30th Work Session Meeting, and discuss the Goals at the June 6, 2007 Work Session Meeting.

Council unanimously agreed to opt out of a meeting on May 30th, and discuss the proposed Goals at the June 6, 2007 Work Session Meeting.

NEXT MEETING DATE

Regular Meeting - Wednesday, May 23, 2007 at 7:30 p.m.

ADJOURNMENT

There being no further business before Council, President Rosen adjourned the meeting at 12:08 a.m.

JAMES ROSEN, President
Rochester Hills City Council

JANE LESLIE, Clerk
City of Rochester Hills

SUE SMITH
Administrative Secretary
City Clerk's Office

Approved as presented at the June 27, 2007 Regular City Council Meeting.