



Rochester Hills

Minutes - Draft

City Council Regular Meeting

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

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

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

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

Monday, June 8, 2020

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

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

Others Present:

*Bryan Barnett, Mayor
Tina Barton, City Clerk
Sean Canto, Fire Chief/Emergency Services Director
Ann Christ, City Attorney
Scott Cope, Building/Ordinance /Facilities Director
Pamela Gordon, Human Resources Director
Kristin Kapelanski, Planning Manager
Rochester Hills Fire Department
Sara Roediger, Planning and Economic Development Director
Allan Schneck, Public Services Director
Paul Shumejko, Transportation Engineering Manager
Joe Snyder, Chief Financial Officer
Laurie Taylor, Assessing Director
Pamela Valentik, Economic Development Manager*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Hetrick, seconded by Walker, that the Agenda be Approved as Presented. The motion carried by the following vote:

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungiola and Walker

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Avon Recreation Authority (RARA):

Ms. Mungioli announced that the RARA Board will meet tomorrow to discuss the soon-to-be reopening of their outdoor activities while adhering to the Governor's restrictions and guidelines on outdoor events. She encouraged the residents who wish to participate in RARA events to check their website for registration information and start-up dates.

PRESENTATIONS

2020-0210 Swearing-In Ceremony for Fire Staff members and new Firefighter Candidates

Attachments: [06082020 Agenda Summary.pdf](#)

Sean Canto, Fire Chief/Emergency Services Director, introduced the probationary Firefighter candidates:

*Ryan Collins
Ross Drouillard
Justin Marchand
Micah Nichols
Eric Coldwell
Drake Lundquist
Cody Martell
Mitch Wither*

City Clerk Tina Barton administered the Oath of Office to the probationary Firefighter candidates.

Chief Canto congratulated the members of his Department who achieved the milestone of promotion:

*Jason Murray, Lieutenant/Paramedic
Rich Welch, Firefighter/Paramedic
Joshua Boyce, Lieutenant/Fire Inspector*

City Clerk Tina Barton administered the Oath of Office to those promoted.

Chief Canto distributed badges to those promoted. He informed Council that he would let them know when the graduation ceremony of the Firefighter candidates would be held.

President Deel congratulated and welcomed the Firefighter candidates.

Presented.

PUBLIC HEARINGS

(Opened Public Hearing at 7:29 p.m. / Closed Public Hearing at 7:30 p.m.)

2020-0149

Request to Consider the Establishment of an Industrial Development District at 1744 Rochester Industrial Dr., Rochester Hills, Michigan

Attachments: [06082020 Agenda Summary.pdf](#)
[IDD Application.pdf](#)
[Presentation.pdf](#)
[Tax Exemption Chart.pdf](#)
[Tax Abatement Policy.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

Pam Valentik, Economic Development Manager, stated she is excited to bring before Council an economic development project for the City that will bring new investment to the community, jobs and positive energy to the City. She explained that the Michigan Public Act 198 is one of the tools her team uses from an economic development standpoint to try and attract project investments like this. She noted it refers to an Industrial Facility Tax Exemption (IFE). She explained that tax exemptions do follow the rules of the Public Act, but start at the local municipal level. She noted there are two (2) steps involved: the establishment of an Industrial Development District (IDD), and the approval of the IFE. She stated that both require a public hearing.

She noted that the State Tax Commission requires an IDD be established for an IFE to be considered. She explained that Michigan Public Act 198 states that if an IDD is established, a City has one (1) or two (2) meetings to deny an applicant an IFE for new investments. She noted that it has always been the Administration's procedure to put both of these items on the same agenda for Council consideration. She stated the application in question is from Auburn Pharmaceutical Company. She shared they would like to construct a new 65,000 square foot headquarters/logistical optimization center that will service their customers nationwide. She noted it is in the back where Horizon Court and Rochester Industrial Road meet.

She introduced applicant **Jeffery Farber**, President of Auburn Pharmaceutical Company, and guests **Christine Potempa**, CFO of Auburn Pharmaceutical Company; and **Richard Barr**, attorney representing Auburn Pharmaceutical Company who were present.

Jeffrey Farber, Owner and President of Auburn Pharmaceutical Company, stated he grew up working with his father in the family business, a business very similar to Auburn Pharmaceuticals, and became president of the company when his father sold the business in 1985. He noted he stayed on for five(5) years and, in 1993, he moved to Madison Heights and started Auburn Pharmaceuticals as a family-owned business with 11 employees. He noted that after a few years in Madison Heights they outgrew the building and moved into a larger building in Troy, and about seven (7) years ago they outgrew that building and moved into an even larger facility, also in Troy. He stated that the company

currently employees a staff of 94 and, as the business continues to grow, the present building has become inadequate for their needs. He seeks to build a 65,000 square foot headquarters building located on Rochester Industrial Drive just west of Hamlin on the north side of the street, next to the Rochester Hills Fire Department.

He explained that Auburn Pharmaceuticals is a key player in the essential supply chain for pharmaceutical inventories nationally. He stated they are a national distributor of generic pharmaceuticals and that they purchase products from numerous distributors globally and resell them to retail pharmacies, hospitals, medical offices, and government agencies throughout the country. He shared that when he began most of his business was only in Michigan, Ohio and Indiana, but now they ship their products to 48 states as well as some businesses overseas. He stated that many days they process over 1000 orders and that most orders are shipped one- or two-day air. He noted that the cost of pharmaceuticals has gone up significantly over the last 20 years and pharmacies handle a lot of their inventory as just-in-time. In order to reduce cost all around, just-in-time logistical distribution has become necessary.

He shared that community activity and charitable involvement is part of Auburn Pharmaceutical's culture and is encouraged by ownership and management. He explained that they have a corporate citizenship committee that arranges charitable contributions and sponsors events such as Meals on Wheels, blood drives, supporting the Red Cross in natural disasters, and supplying personal protection equipment to local first responders. He stated that the Oakland County Sheriff's Office has a program called Recycle which gives bicycles to children in need. Last year Auburn Pharmaceuticals donated 62 new bicycles and bike locks and made a generous contribution. He shared that Auburn Pharmaceuticals also works with the Macomb Charitable Foundation and annually donates toys and gifts during the holiday season to 50 homeless children.

He stated they are a growing corporation and want to invest in and be a contributing member of the Rochester community. He noted that they prefer to hire local people and he expects to hire at least 100 employees in the near future. He noted that they would stagger shifts to reduce traffic impact and to respond to customer needs better. He stated they have already begun clearing ground and that they are on a very tight schedule to get the building completed and everything moved in by June 2021, pending approval from local and State agencies, as well as the FDA and the DEA. He noted that the expected investment would be \$7.9 million - \$9.1 million which includes the building, site improvement and personal property.

He stated that the project calls for approximately 31,000 square feet of office, a warehouse of about 33,000 square feet, and a parking lot which will accommodate 150 cars. He noted the request for tax abatement will help make the company's investment in Rochester Hills economically prudent, given the significant expansion of the company's operating space compared to their current space in Troy. He noted the company's existing personal property will be fully taxed after being moved from Troy to Rochester Hills. He requested that City Council approve the establishment of an IDD and a 12-year IFE for

real and personal property.

President Deel asked if any construction has started and if they anticipated being fully operational by 2021.

Jeffrey Farber responded that a slab has been poured. He stated they have cleared trees although no actual building has begun at this point. He explained that they were slightly delayed with the COVID situation and they are rushing to get this building up and enclosed by snowfall. He stated they are hoping to be fully operational by June, 2021.

President Deel asked if he is anticipating having all operations under one (1) roof.

Jeffrey Farber replied that they have a small warehouse in Salt Lake City that is used to ship orders to their Western customers. He added that all of the administration is handled here in Michigan.

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

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0132-2020

Whereas, the Rochester Hills City Administration is requesting that City Council establish an Industrial Development District for property located at 1744 Rochester Industrial Drive, also known as Parcel No. 15-21-276-014 further described as:
(1744 Rochester Industrial Dr.)

T3N, R11E, SEC 21 PART OF NE 1/4 BEG AT PT DIST N 02-27-24 W 358.71 FT & N 84-53-32 W 353.90 FT & N 54-53-32 W 70 FT & S 80-06-30 W 135.23 FT & N 84-53-32 W 109.96 FT & N 80-25-11 W 98.99 FT & S 54-34-50 W 28.48 FT FROM E 1/4 COR, TH S 54-34-50 W 514.25 FT, TH N 84-53-32 W 206.16 FT, TH S 01-49-58 W 70.11 FT, TH N 84-53-32 W 420.50 FT, TH N 39-54-26 E 1067.23 FT, TH S 35-28-25 E 621.73 FT TO BEG 9.62 A 6-11-07 FR 010

Whereas, construction, acquisition, alteration or installation of a proposed facility has not commenced at the time of filing the request to establish this district; and

Whereas, written notice has been given by mail to all owners of real property located within the district and to the public by newspaper advertisement in the Oakland Press on the establishment of the proposed district; and

Whereas, the Rochester Hills City Council held a Public Hearing regarding this request at the Regular Meeting of June 8 2020 at 7:00 p.m. VIA ZOOM VIDEO CONFERENCE MEETING during which the owner of the property, taxing authorities and all residents and taxpayers of Rochester Hills were given the opportunity to be heard; and

Whereas, the Rochester Hills City Council deems it to be in the public interest of the City of Rochester Hills to establish the Industrial Development District as proposed; and

Whereas, the establishment of an Industrial Development District is consistent with the objectives of the City for industrial development and the creation of new employment

opportunities.

Resolved, that pursuant to the provisions of PA 198 of 1974, as amended, the above listed legal description is hereby designated as an Industrial Development District.

(Opened Public Hearing at 7:33 p.m. / Closed Public Hearing at 7:34 p.m.)

- 2020-0148** Request for Approval of an Industrial Facilities Exemption Certificate for Auburn Pharmaceutical Company located at 1744 Rochester Industrial Drive, in Rochester Hills, Michigan

Attachments: [06082020 Agenda Summary.pdf](#)
[IFT Application.pdf](#)
[Presentation.pdf](#)
[Development Agreement.pdf](#)
[Financial Analysis.pdf](#)
[Tax Exemption Chart.pdf](#)
[Tax Abatement Policy.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Resolution.pdf](#)

Pam Valentik, Economic Development Manager, explained that cities have the option to elect to participate in a tax abatement so they can establish their own policy of how and when they want to apply the abatement to their own property; however, she cautioned they must follow State guidelines. She explained that State guidelines indicate a maximum of 12 years for which the abatement is not applied to taxes on the value of the land, and that the State Tax Commission makes all final decisions pertaining to the exemption certificate. She stated that the abatement only applies to new tax liability. She emphasized that with the approval of the abatement, the City will not be reducing any current taxes that are on the Michigan tax rolls and, should the company elect not to construct the building, there will be no money out of the City's pocket with the approval of the abatement. She stressed this abatement is specifically for real property, not personal property. She stated that after reviewing the application, the planned capital investment, and the jobs that will be created, the project meets the policy's criteria of a 12-year tax abatement. She noted the financial analysis prepared by the Assessing Department denotes what can be expected in terms of the best estimate of revenue on a taxing jurisdiction. She explained that this assumes that the millage rate remains the same, and that the City is estimating what the value of the finished product might be. She explained that this is a general benchmark of the anticipated revenue if Auburn Pharmaceuticals elects to do this project in Rochester Hills. She stated that the project will generate approximately \$755,292.00 for all taxing jurisdictions and \$147,180.00 for the City itself. She concluded that at the end of the 12 years, the property will be taxed at its full rate. She noted that a question was raised by Councilwoman Morita regarding the responsibility of the 2021 tax obligation. She stated that after discussion with the applicant's attorney, it was suggested to add a condition of approval to the resolution.

Mayor Barnett stated he wants to thank City staff for their hard work in bringing this resolution to City Council today. He also thanked Mr. Farber for choosing Rochester Hills to do business. He stated that the jobs this will create and the

investment involved is a benefit to the City.

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

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

Enactment No: RES0133-2020

Whereas, pursuant to PA 198 of 1974, as amended, after a duly noticed Public Hearing held on June 8, 2020, the Rochester Hills City Council by resolution established that Auburn Pharmaceutical Company, is located within an Industrial Development District; and

Whereas, the Industrial Development District is that property located at 1744 Rochester Industrial Dr., Rochester Hills, MI 48309 also known as Parcel No. 15-21-276-014 and further described as:

(1744 Rochester Industrial Dr.)

T3N, R11E, SEC 21 PART OF NE 1/4 BEG AT PT DIST N 02-27-24 W 358.71 FT & N 84-53-32 W 353.90 FT & N 54-53-32 W 70 FT & S 80-06-30 W 135.23 FT & N 84-53-32 W 109.96 FT & N 80-25-11 W 98.99 FT & S 54-34-50 W 28.48 FT FROM E 1/4 COR, TH S 54-34-50 W 514.25 FT, TH N 84-53-32 W 206.16 FT, TH S 01-49-58 W 70.11 FT, TH N 84-53-32 W 420.50 FT, TH N 39-54-26 E 1067.23 FT, TH S 35-28-25 E 621.73 FT TO BEG 9.62 A 6-11-07 FR 010

Whereas, Auburn Pharmaceutical Company has filed an application for an Industrial Facilities Exemption Certificate on March 18, 2020 for real property to be installed within the Industrial Development District; and

Whereas, installation of new facility had not begun earlier than six months before March 18, 2020, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

Whereas, before acting on said application, the Rochester Hills City Council held a Public Hearing on June 8, 2020 via Zoom Conference Call at 7:00 p.m. for which Hearing the applicant, the Assessor and the taxing authorities were given written notice and were afforded an opportunity to be heard and after review of the application, the City Council made the following findings and condition:

Findings:

a. The granting of the Industrial Facilities Exemption Certificate, considered together with the aggregate amount of Industrial Facilities Exemption Certificates previously granted and currently in force under PA 198 of 1974 does not have the effect of substantially impeding the operation of the City of Rochester Hills or impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Rochester Hills in which the facility is located.

b. Completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to create employment.

c. The addition of the facility meets the objectives of job creation within the established industrial corridor of the City of Rochester Hills.

d. The aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Rochester Hills, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the City of Rochester Hills, plus the SEV of personal and real property thus exempted.

Condition:

a. Applicant must provide the City with a lease amendment or other legal document satisfactory to the City Attorney making the applicant responsible for paying the 2021 property taxes/IFT.

Resolved, that pursuant to Section 9, (1) and (2) of Act 198 of Public Acts of 1974, as amended, the Rochester Hills City Council hereby approves the request of Auburn Pharmaceutical Company for an Industrial Facilities Exemption Certificate for a period of 12 years after project completion for real property only; and

Be it Further Resolved, that the accompanying agreement between Auburn Pharmaceutical Company and the City of Rochester Hills is hereby approved and is to be received by the Department of Treasury and the State Tax Commission along with the Resolution by October 31, 2020; and

Be it Finally Resolved, that the Mayor is authorized the sign the Agreement after review by the City Attorney's office as to form.

ORDINANCE FOR ADOPTION

2020-0174 Request for Acceptance for Second Reading and Adoption - An Ordinance to amend Sections 54-741, 54-743, 54-744, AND 54-745; in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for Water; Sewage Treatment, Non-Residential Water and High Strength Surcharge, and to repeal conflicting or inconsistent Ordinances, and prescribe a penalty for violations

Attachments: [06082020 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[05182020 Agenda Summary.pdf](#)
[COSDS 2020-21 Rate Packet.pdf](#)
[WSAC Resolution.pdf](#)
[05182020 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated this ordinance is to become effective on July 1, 2020. He noted that on May 6, 2020, the Water System Advisory Council met to consider recommendations for updating water and sewer rates for the upcoming 2020-2021 rate year. He stated the Advisory Council unanimously recommended the following changes:

- No change to the water rate per unit
- No change to the sewer rate per unit
- Add a two cents or 0.3 percent increase to the customer charge per bill

He added the only other changes purposed to the 2020-2021 rate year are various pass-through charges from the Great Lakes Water Authority to industrial and commercial customers in the City. He noted that if the ordinance is approved, the changes will be published in an upcoming publication of the Oakland Press before becoming effective on July 1, 2020.

A motion was made by Bowyer, seconded by Blair, that this matter be Accepted for Second Reading and Adoption by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0134-2020

Resolved, that an Ordinance to amend Sections 54-741, 54-743, 54-744, AND 54-745; in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for Water; Sewage Treatment, Non-Residential Water and High Strength Surcharge, and to repeal conflicting or inconsistent Ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective on Wednesday, July 1, 2020, following its publication in the Oakland Press on Sunday, June 14, 2020.

PLANNING AND ECONOMIC DEVELOPMENT

2020-0133 Request for Approval of a Wetland Use Permit for construction activities associated with Hamlin Outdoor Storage, a proposed recreational vehicle storage facility on 9.7 acres located on the north side of Hamlin between John R and Dequindre, zoned I Industrial; Michael Klieman, Wiegand Development, Applicant

Attachments: [06082020 Agenda Summary.pdf](#)
[Staff Report.pdf](#)
[ASTI Rev 4 03042020.pdf](#)
[Email Response.pdf](#)
[Email Shink 05272020.pdf](#)
[Review Comments 5.pdf](#)
[Revised EIS submitted 102519.pdf](#)
[Photos.pdf](#)
[Minutes PC 04212020.pdf](#)
[Minutes PC 05192020.pdf](#)
[Sheets 1-6.pdf](#)
[Sheets 7-12.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

Kristin Kapelanski, Planning Manager, stated the applicant is proposing an outdoor storage facility for recreational vehicles on Hamlin east of John R. She noted there are no structures proposed with the plan. She stated that the site is zoned industrial which does permit recreational vehicles storage. She noted the applicant has shown a berm surrounding the storage area along with some landscaping. She stated the Planning Commission approved the site plan natural features setback modification and tree removal permit at their May 19, 2020 meeting. She noted there are three (3) regular wetlands on the site and a wetland use permit is required. She stated that all impacts are to areas of low ecological value and approval of the permit is recommended by both ASTI

Environmental and the Planning Commission.

Ms. Kapelanski introduced representatives from Hamlin Outdoor Storage, **Lori Shink** and **Michael Klieman**, who were present.

Vice President Bowyer stated that she is on the Planning Commission and the applicant has followed through with all their suggestions. She noted they put up the berm and installed a drain with plants all around it so that it could not be seen from Hamlin. She commended them on keeping the drain away from the wetlands.

Ms. Mungoli voiced concern with the visual effect on the topography caused by the tree removal. She reported that 170 trees will be cleared and although 150 of these trees will be going into the tree bank, she is concerned that the residents do not know this. She suggested that the City do more to promote the positive work being done through the tree bank and inform the residents that trees lost through development are replaced.

Ms. Kapelanski clarified that this particular plan was subject to the previous tree conservation ordinance. She stated that if this plan were submitted now, 40 percent of the trees would have to be saved in accordance with this new provision.

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

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

Enactment No: RES0135-2020

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for Hamlin Outdoor Storage, located on the north side of Hamlin east of John R, zoned I Industrial, Parcel No. 15-24-326-004, Michael Klieman, Wiegand Development, Applicant based on plans dated received by the Planning and Economic Development Department on May 27, 2020 with the following findings and conditions:

Findings

1. Of the 41,557 s.f. of wetland area on site, the applicant is proposing to impact approximately 5,471 s.f.
2. Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, the City's Wetland consultant, ASTI, recommends approval.

Conditions

1. If required, that the applicant receives an applicable EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible and

implement best management practices, prior to final approval by staff.

- 2020-0039** Request for Preliminary Planned Unit Development Plan Approval - Rochester Hills Research Park, a proposed campus addition (to five buildings) at the EEI Global site on 25 acres located at 1400 S. Livernois, south of Avon, zoned REC-W Regional Employment Center - Workplace; Designhaus Architecture, Applicant.

Attachments: [06082020 Agenda Summary.pdf](#)
[Staff Report 03122020.pdf](#)
[Review Comments.pdf](#)
[EIS.pdf](#)
[Letter Gentile 05262020.pdf](#)
[Letter Fleis & Vandenbrick 05072020.pdf](#)
[Shumejko Memo Traffic 03092020.pdf](#)
[Response Memo Shumejko 05292020.pdf](#)
[RCOC Traffic Details.pdf](#)
[Letter Designhaus 121018.pdf](#)
[RHRP Response Letter 03062020.pdf](#)
[Traffic Impact Study 101519.pdf](#)
[Colored Renderings 03112020.pdf](#)
[PART 1 PUD Revision #7 Drawing Set-5 03112020.pdf](#)
[PART 2 PUD Revision #7 Drawing Set-7 03112020.pdf](#)
[PART 3 PUD Revision #7 Drawing Set-8 03112020.pdf](#)
[RH Research Park - Trail View 04212020.pdf](#)
[Supplemental Info.pdf](#)
[Minutes PC 04212020.pdf](#)
[Minutes PC 02182020.pdf](#)
[Minutes PC 011519.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning and Economic Development Director, introduced **Derek Gentile**, President and Chief Executive Officer of EEI Global, along with **Joe Latozas**, **Francesca Shovers** and **Julie Kroll** who were present.

Kristin Kapelanski, Planning Manager, stated that the applicant is proposing a five(5) building office campus development. She noted that this is the existing EEI Global site on the west side of Livernois, south of Avon. She explained that the proposed campus would include the two (2) existing buildings, one of which would include an addition, and three (3) new buildings with an interconnected roadway system and a pedestrian network. She stated that the property is currently zoned REC-W and office campus anticipated use in the district. She stated the applicant is proposing a Planned Unit Development (PUD) to facilitate the development of the property and, if approved, walkways connecting to the Clinton River Trail for which they will seek input from the Friends of the Clinton River Trail at final PUD. She mentioned that a food truck area is also proposed near these connections and open space has been provided for throughout the site. She stated that the major public benefit is to upgrade the proposed road connection between Rochester Industrial Drive and Horizon Court in order to create a formal intersection. She added the applicant would also be implementing two (2) of the three (3) recommended improvements outlined in the March 9, 2020 engineering review memorandum and that these include an extension of the full right turn lane on Livernois from the dental office to the

subject's site, and construction of a dedicated right turn lane on Horizon Court. She stated the Planning Commission did recommend approval of the preliminary PUD in April subject to a number of conditions to be addressed as part of the final PUD. She added that as part of that recommendation, the Planning Commission requested that the applicant submit an amended traffic study exploring the impact of the third recommendation listed in the March 9 engineering memo which was to improve the existing passing lane on northbound Livernois to meet the Road Commission of Oakland County's (RCOC) requirement. She stated the applicant submitted the revised study which showed that the improvements would not have a major impact on the improvement of traffic flow, but would provide some marginal benefits on reducing vehicle queues.

Vice President Bowyer stated that she is on the Planning Commission and they had concerns about the traffic flow on Livernois. She noted the applicant's plans include extending both the right turn-in when coming south on Livernois, and the right turn-in at Horizon Court when coming south on Livernois. She questioned if this could back up the northbound traffic flow and inquired if the curve that goes around to the left could get also get extended as traffic gets backed up there also. She asked what the traffic study showed regarding traffic backups on northbound Livernois caused by cars turning left onto Horizon Court, especially at peak times. She noted that people would probably use the side gravel to get around cars waiting to turn.

Paul Shumejko, Transportation Engineering Manager, stated the traffic study showed a backup of five (5) vehicle lengths and this could hold up northbound traffic. He stated that ideally people would use the signalized intersection at Drexelgate, but during peak times that also gets backed up. Or, he added, they might seek alternates routes to get to the intersection. He noted the delay was not identified to be that great, but there will be some delay.

Vice President Bowyer asked if it were possible to make the lane on the east side of the road a bit longer.

Paul Shemejko responded that there is potential for that, but it gets very challenging due to the topography and would increase the cost significantly. He stated he conducted a more detailed cost estimate and fine-tuned the cost from \$175,000.00 to \$100,000.00 worth of improvements.

Vice President Bowyer inquired if that would enable more cars to stack up in the left turn lane and not block the people travelling north on Livernois.

Paul Shemejko responded yes, that it would enable more cars to stack up in the left turn lane, and that it would also get this area up to current Road Commission of Oakland County's (RCOC) requirements.

Vice President Bowyer asked if the traffic flow problems at Livernois and Hamlin would be improved.

Derek Gentile stated that one of the original considerations was to come off of Rochester Industrial Road since there is already an entrance there. He shared

he has been working on this development project for several years and that it is built upon expanding the business community, providing local jobs, increasing the local economy, and increasing the tax base. He noted that it also contains a considerable amount of public benefits which he worked out together with the Planning Commission. He stated it will beautify the area, provide increased road access, trail access and sidewalks. He stated, however, that the pandemic has changed the situation. He mentioned that EEI Global's revenue is down more than 65 percent year-to-date because of COVID and he anticipates his industry will crawl out of the COVID-induced economic fall-out very slowly. He stated he would like to rethink the scope, makeup and timing of the whole development project; therefore, he is requesting more time to reconsider, re-evaluate and revise the plan.

Vice President Bowyer stated that she liked that the plan was in phases and would allow things to be smoothly phased in. She inquired if the plans could be changed.

Mr. Gentile stated that the Planning Commission has asked that all the improvements be done as part of Phase 1. He noted that, due to COVID, he has to reconsider the time expended and the amount of return on his investment. He maintained he is still very excited about the plan, but he thinks he should slow down to re-evaluate.

Mr. Hetrick stated that since this is a preliminary PUD, there is an opportunity to come back with revisions and changes. He pointed out that the preliminary PUD contains language that allows for the proposed changes on Livernois to be considered in the future, and that the final PUD could have the adjustments that the applicant finds necessary to make. He remarked that this gives the applicant another opportunity to bring the plan back to the Planning Commission and City Council with his necessary economic revisions. He asked the applicant if he intends on setting this up as a series of tenant buildings and leasing out space.

Mr. Gentile responded that was correct.

Ms. Morita questioned if the applicant is requesting more time to figure out what he wants to do.

Mr. Gentile responded that he would like to come back with a plan that does not require so much upfront investment. He maintained he would still like to see the original concept come to fruition at some future point in time.

Ms. Morita asked if he wanted Council to approve the preliminary PUD.

Mr. Gentile answered that he would like Council to approve the preliminary PUD, but only if it can be approved without the addition of enhancements to Livernois.

Ms. Morita cautioned that the preliminary PUD is subject to a time period and will expire. Given that, she inquired again if he was requesting Council to approve the preliminary PUD tonight, or would he prefer if this matter be

adjourned for 60 or 90 days to allow him time to get a better idea of how he wants to proceed.

Mr. Gentile answered he wanted at least 60 days.

Ms. Morita stated that her experience with Paul Shemejko has shown her that he is correct and dead-on in his recommendations about improvement to the City's roads. She stated that she realizes there is a motion and a second on the floor to approve, but since the applicant is requesting an adjournment she is requesting the motion maker and seconder to withdraw the motion.

Mr. Hetrick stated he would withdraw the motion as the applicant is requesting more time to make adjustments to the preliminary PUD.

Vice President Bowyer replied that she would withdraw the second motion.

Ms. Morita stated that she moves that this item be postponed for a minimum of 60 days and rescheduled for the first Council meeting after that 60 day period expires.

A motion was made by Morita, seconded by Bowyer, that this matter be Postponed until the next regular City Council meeting following sixty (60) days. The motion carried by the following vote:

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Munglioli and Walker

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Planned Unit Development Plan for Rochester Hills Research Park, a proposed campus addition at the EEI Global site on 25 acres located at 1400 S. Livernois, south of Avon, zoned REC-W Regional Employment Center - Workplace, Parcel No. 15-21-276-013, based on plans dated received by the Planning and Economic Development Department on March 11, 2020, Designhaus Architecture, Applicant, with the following findings and conditions:

Findings:

1. The proposed PUD Concept Plan meets the criteria for use of the PUD 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.
5. The proposed development is consistent with the Master Land Use Plan to provide research and development operations.
6. The Planning Commission modifies the parking requirements, as justified by the applicant.
7. The Planning Commission modifies the right-of-way landscaping for Livernois, finding that existing vegetation meets the Ordinance requirements and modifies the required

minimum parking spaces.

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 setback 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 PUD Agreement, as approved by the City Attorney, at Final PUD review.
5. Obtain a Tree Removal Permit at Final PUD Review.
6. Provide landscape and irrigation bond in the amount of \$281,225.00, plus inspection fees, as adjusted as necessary, prior to issuance of temporary grade certification by Engineering.
7. Address comments from applicable City Staff memos, prior to Final PUD submittal.
8. That the applicant works with staff on the best plan, and/or documentation in the PUD Agreement, to limit the view of trucks from Livernois, prior to Final approval.
9. That the applicant submits a plan for landbanked parking prior to Final Approval.
10. That a phased building plan be added to the PUD Agreement including that all general infrastructure improvements be included in Phase One, prior to Final approval.
11. Prior to Final approval, the applicant shall provide a plan for traffic improvements as discussed at the meeting that would include 3a. and 3b. per Paul Shumejko's memo dated March 9, 2020 and submit amended traffic study to Engineering that includes 3c. improvements to show what impacts those improvements would have on traffic flow.
12. The plan shall show more landscape material in front of Building 4 to break up the building elevation, prior to Final approval.
13. The applicant shall work with staff to submit a plan prior to Final approval of a revised transition from the Clinton River Trail to the property and to work with staff on an alternative entrance to the Trail between the development and its neighbor to the south to limit the amount of access points to the Trail.
14. That the plan shall show additional landscaping to the western side of the retention pond, prior to Final Approval.

PUBLIC COMMENT for Items not on the Agenda

None.

CONSENT AGENDA

All matters under Consent Agenda are considered to be routine and will be enacted by one motion, without discussion. If any Council Member or Citizen requests discussion of an item, it will be removed from Consent Agenda for separate discussion.

2020-0214 Approval of Minutes - City Council Special Meeting - January 27, 2020

Attachments: [CC Special Mtg Min 01272020.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0136-2020

Resolved, that the Minutes of a Rochester Hills City Council Special Meeting held on January 27, 2020 be approved as presented.

2020-0215 Approval of Minutes - City Council Regular Meeting - January 27, 2020

Attachments: [CC Min 01272020.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0137-2020

Resolved, that the Minutes of a Rochester Hills City Council Regular Meeting held on January 27, 2020 be approved as presented.

2020-0216 Approval of Minutes - City Council Regular Meeting - February 10, 2020

Attachments: [CC Min 02102020.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0138-2020

Resolved, that the Minutes of a Rochester Hills City Council Regular Meeting held on February 10, 2020 be approved as presented.

2020-0217 Approval of Minutes - City Council Special Meeting - February 24, 2020

Attachments: [CC Special Mtg Min 02242020.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0139-2020

Resolved, that the Minutes of a Rochester Hills City Council Special Meeting held on February 24, 2020 be approved as presented.

2020-0218 Approval of Minutes - City Council Regular Meeting - February 24, 2020

Attachments: [CC Min 02242020.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0140-2020

Resolved, that the Minutes of a Rochester Hills City Council Regular Meeting held on February 24, 2020 be approved as presented.

2020-0219 Approval of Minutes - City Council Regular Meeting - March 16, 2020

Attachments: [CC Min 03162020.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0141-2020

Resolved, that the Minutes of a Rochester Hills City Council Regular Meeting held on March 16, 2020 be approved as presented.

2020-0204 Request for Purchase Authorization - DPS/FLEET: Purchase Order for vehicle lift replacement in the amount of \$44,000.00 with a 10% project contingency in the amount of \$4,400.00 for a total not-to-exceed amount of \$48,400.00; Equipment Distributors, Inc., Fair Haven, MI

Attachments: [06082020 Agenda Summary.pdf](#)
[Proposal Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0142-2020

Resolved, that the Rochester Hills City Council hereby authorizes a purchase order for vehicle lift replacement to Equipment Distributors, Inc., Fair Haven, Michigan in the amount of \$44,000.00 with a 10% project contingency in the amount of \$4,400.00 for a total not-to-exceed amount of \$48,400.00.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

2020-0220 Request to defer consideration of recommendations from the Human Resources Technical Review Committee pending updated information on the impact of the COVID-19 pandemic on projected revenues

Attachments: [06082020 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0143-2020

Whereas, Article III, Sections 5, 6 & 7; Article IV, Sections 3 & 4; Article V, Sections 3 & 4; and Article VI, Sections 3 & 4 of the City Council Policy for Salaries of Department Directors and Mayor, and Per Diem Fees for City Boards and Commissions require the Human Resources Technical Review Committee (HRTRC) to make budget recommendations for the succeeding budget year for City Council approval at the last meeting in June; and

Whereas, the City's Chief Financial Officer advised that additional information related to the impacts of the COVID-19 pandemic on the City's projected financial position will be available near the end of June; and

Whereas, the HRTRC reached consensus to reconvene in mid-July when more current financial information upon which to base its recommendations is available;

Resolved, that the Rochester Hills City Council defers consideration of recommendations from the HRTRC until the last regular meeting in July.

Passed the Consent Agenda

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

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

LEGISLATIVE & ADMINISTRATIVE COMMENTS

President Deel stated he is very excited to see businesses and restaurants reopening all over the city.

Mr. Blair congratulated the students who completed the academic year under these challenging circumstances.

Mayor Barnett shared the following updates:

- City Hall will reopen next Monday to the public and face mask use will be required. If they do not have a face mask, the City will provide one for them. To keep guests, residents and staff safe, many COVID-related changes have been made to City Hall such as sneeze guards, single-use pens and hand sanitizer. The building will be also be cleaned more frequently.
- The City has found ways during this pandemic time to make the on-line experience even better and more efficient and he encouraged the public to utilize the City's website.
- The City has delivered start-up kits worth \$350.00 each to small businesses. Businesses are not charged for the kit which contains a touchless thermometer, sanitation materials, gloves and masks.
- The City's census number is 81.4 percent and the City wants to reach 90 percent. He requested that individuals remind others that the census is critical to the City and to please complete the census.
- Rochester Hills will hold a drive-up graduation ceremony at Bloomer Park on June 20th for the Adams, Rochester, and Stony Creek high school graduates. The ceremony is limited to only graduates and their families.
- Last week commenced the retirement of Bruce Halliday, the City's long-time fleet manager, and Captain Michael Johnson, Oakland County Sheriff's Office.

- He attended last Thursday's protest march in downtown Rochester and is especially proud of the peaceful way it was conducted. It was organized by two Rochester High School students and former Youth Council members. Only 50-75 people were expected, but about 500-600 actually showed up. Both the City of Rochester Police Department and the Oakland County Sheriff's Office were at the march working together with the people. Mutual respect was shown that is lacking nationwide and he wished to thank the people of Rochester Hills.

ATTORNEY'S REPORT

City Attorney Ann Christ had nothing to report.

NEW BUSINESS

2020-0182 Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for janitorial services in the amount not-to-exceed \$115,000.00 through June 30, 2021; Americlean, Inc., Chesterfield Township, MI

Attachments: [06082020 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Scott Cope, Building/Ordinance/Facilities Director, stated that this is a \$115,000.00 contract for one (1) year and is a renewal of services for a company who held their price and they are looking to provide a service through June 30, 2021. He shared that Americlean, Inc. does a wonderful job cleaning the building and that they have even done some extra cleaning. He asks that Council acts favorably on this issue.

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

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

Enactment No: RES0144-2020

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for janitorial services to Americlean, Inc., Chesterfield Township, Michigan in the amount not-to-exceed \$115,000.00 through June 30, 2021 and further authorizes the Mayor to execute a contract on behalf of the City.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

2020-0211 Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for the purchase of Rock Salt for the 2020/2021 Winter Season in the amount not-to-exceed \$206,000.00 through June 30, 2021; The Detroit Salt Company, Detroit, MI

Attachments: [06082020 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Allen Schneck, Public Services Director, requested Council's favorable response to his request to purchase rock salt for the 2020-2021 winter season.

He stated that this procurement was through the City of Farmington Hills where a number of agencies are in a consortium so the City benefits from the economies of scale.

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

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0145-2020

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the purchase of Rock Salt for the 2020/2021 Winter Season to The Detroit Salt Company, Detroit, Michigan in the amount not-to-exceed \$206,000.00 through June 30, 2021.

2020-0207 Receive and File information regarding an emergency purchase relative to surgical gowns for its first responders to be utilized during the COVID-19 response

Attachments: [06082020 Agenda Summary.pdf](#)
[Emergency Memo Signed.pdf](#)
[EMS Innovations Quote.pdf](#)
[Resolution \(Draft\).pdf](#)

Sean Canto, Fire Chief/Emergency Services Director, stated that this was an emergency COVID-related, Personal Protection Equipment purchase of 3000 surgical gowns at a cost of \$12.00 each for a total of \$36,000.

A motion was made by Bowyer, seconded by Blair, that this matter be Received and Filed by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Bowyer, Deel, Hetrick, Morita, Mungioli and Walker

Enactment No: RES0146-2020

Resolved, that the Rochester Hills City Council receives and files the agenda summary and supporting documents from Procurement Manager Lisa Cummins and Fire Chief Sean Canto regarding the purchase of surgical gowns.

2020-0194 Strategic Planning and Policy Review Committee's Recommendation to City Council

Attachments: [06082020 Agenda Summary.pdf](#)
[2021 CC Strategic Goals & Objectives.pdf](#)
[2021 CC Strategic Goals & Objectives \[Redlined\].pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated that on May 12, 2020, the City Council Strategic Planning and Policy Technical Review Committee, consisting of President Deel, Vice President Bowyer and Ms. Morita, met to discuss the City Council's Strategic Goals for Fiscal Year 2021. He noted that these goals provide important feedback for City staff and help the Administration to develop the 2021-2023 Budget and to make sure the goals and objectives listed are pursued and accomplished. He shared that this step at the beginning of our budget process is unique among municipalities, contributes to City Council and City Administration having a positive working relationship, and keeps everyone on the same page regarding the City's priorities.

President Deel stated that COVID-19 necessitated a reshuffling of goals and taking a closer look at fiscal management to see what the potential ramifications are of the potential economic downturn.

Ms. Morita stated the Committee gave much consideration to the goals and what was and was not working for the City. She stated that the budgetary decisions made were not reactionary, or just COVID-related, but made after taking many things into consideration. She noted the Committee looked at both what happened over the last year and what they thought would be beneficial for the City in the future. She explained that these new priorities were set by reordering the goals so that City Administration is aware of what Council considers important and what should have top priority. She encouraged those having any questions regarding these goals to reach out to President Deel, Vice President Bowyer, or herself as they would be happy to explain the thought process behind their decisions. She pointed out that the Strategic Plan was developed with the next three (3) years in mind and that the priorities were set with long-term consideration.

Ms. Mungoli voiced concern about having a more effective use of technology to allow better communication with the residents in light of the current situation with COVID.

Ms. Morita responded that that specific objective was reprioritized to a place higher up on the list of goals to give more focus to utilizing technology to enhance communication with residents and allow for online delivery of certain services.

Ms. Mungoli voiced concern about the way the plan goals and objectives are listed using sub bullets and not numbers. She stated that according to the way the items are typed on the list, everything looks as if it has equal weight and not that the items are prioritized by the order in which they are listed. She stressed that she considers all the objectives equally important and she cautioned that this might be confusing to those reading the list.

Ms. Morita agreed that all the objectives were important. She explained, however, that by listing the objectives in the way they are listed and particularly by moving items up on the list, it will convey to City staff that they are to take particular notice of this objective. She noted that while all the items were getting attention, the intention was to refocus the priorities. She stated that this plan is not meant to be utilized by comparing one item or objective to the next.

Ms. Mungoli remarked that the City workforce might not get enough attention as she noticed it was not listed as one of the top priorities. She stressed that there will be several retirements happening within the next few years and that it is vital to maintain the City workforce to keep the City operational.

Ms. Morita concurred and stated that is one of the reasons the City workforce was moved up on the list of priorities.

Vice President Bowyer stated that knowing what the residents want City

Administration to do is key and helps Administration know where to place their focus. She noted the salary study recently conducted brought everyone's pay into line with the current standards. She stated that this will enable the City to both retain and attract people to the City workforce.

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

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

Enactment No: RES0147-2020

Resolved, that the Rochester Hills City Council establish the following as its Fiscal Year 2021 Goals and Objectives:

1. GOAL: PUBLIC SAFETY

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

Objective: Continue to monitor Fire's Funding Structure to ensure long-term viability.

Objective: Continue to examine current levels of police service for effectiveness and efficiency.

Objective: Continue to implement the Fire Department Strategic Plan.

2. GOAL: FISCAL MANAGEMENT

Establish policies for fiscal responsibility that ensure short and long-term prosperity through effective fiscal planning and efficient management of taxpayer assets.

Objective: Continue the policy of conservatively forecasting revenues, expenses, and critical factors for up to the next seven years on a rolling basis. Continue long-term strategic analysis of the years beyond.

Objective: Continue to adopt a three-year budget plan.

Objective: Monitor the efficiency and effectiveness of the City's internal financial controls to provide proper safeguarding of the City's assets.

3. GOAL: INFRASTRUCTURE MANAGEMENT

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

Objective: Continue neighborhood storm water education programs (including HOA leadership).

Objective: Continue sump pump discharge inspection program (sanitary vs. storm drain).

Objective: Review condition of existing City facilities to ensure they are aesthetically pleasing and optimize administrative efficiency so that both our residents and employees feel valued.

Objective: Continue cross connection education program.

4. GOAL: ECONOMIC / TAX BASE

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. This includes businesses that focus on R&D, High-Tech, and other types of businesses, including small businesses.

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

Objective: Continue implementation of the Auburn Road Corridor Redevelopment Plan.

Objective: Support diversification of available housing stock, including the encouragement of mixed-use properties.

5. GOAL: COMMUNITY / NEIGHBORHOODS

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

Objective: Develop and implement a comprehensive notification system to alert residents of emergency situations.

Objective: Maintain and improve relationships with homeowner associations/neighborhoods to further neighborhood stability 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 wildlife population in the City, and educate HOA leadership and homeowners.

6. GOAL: CITY WORKFORCE

Attract and retain qualified, responsive, and innovative workforce.

Objective: Continue to offer competitive compensation and benefit programs.

Objective: Encourage and support training and continuing education to retain and maximize talent.

Objective: Use social media and other targeted outlets to attract best prospects, including diverse candidates.

Objective: Build a pipeline of skilled workers through proactive partnerships and internship programs.

Objective: Provide diversity, equity, and inclusion in the hiring and promotion process, and within the City's workforce culture.

7. GOAL: EFFECTIVE GOVERNANCE

Provide clear policy direction to Administration for the execution of City programs and services to ensure the efficient use of taxpayer funds.

Objective: Annual review and update of Emergency Operating Plan by staff and City Council.

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

Objective: Encourage administration to identify grants and/or opportunities to share project costs with other agencies.

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

8. GOAL: COMMUNITY TRUST & PARTICIPATION

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

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

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

Objective: Acknowledge and promote diversity, equity, and inclusion.

Objective: Continue notification of new developments to ensure that neighboring property

owners are advised.

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.

9. GOAL: RECREATION, PARKS, CULTURAL

Preserve the City of Rochester Hills' natural resources and recreational character.

Objective: Review the short and long-term needs of the Park system to promote the City's quality of life, and provide a plan to meet those needs, including funding.

Objective: Examine alternate funding sources for park development.

Objective: Continue maintenance program of acquired Green Space and natural feature City owned property.

10. GOAL: ENVIRONMENT

Promote conservation of water, electricity, etc.

Objective: Continue education on and enforcement of the City's Automatic Irrigation Systems ordinance.

Objective: Review potential for the expansion of green programs within the City, and encourage vendor participation.

Objective: Support green initiatives and resource efficiencies.

ANY OTHER BUSINESS

President Deel stated that the Governor's Executive Orders allows City Council to continue meeting online until June 30, 2020 when the current Executive Order expires. He stated he would like to continue meeting online to give City staff an adequate opportunity to continue to diligently work to ensure that when City Hall does reopen, staff and the public alike are safe.

NEXT MEETING DATE - Regular Meeting - Monday, June 22, 2020 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Walker and seconded by Mungoli to adjourn the meeting at 8:54 p.m.

RYAN DEEL, President
Rochester Hills City Council

TINA BARTON, MMC, Clerk
City of Rochester Hills

MARY FRONCZAK

*Administrative Coordinator - City Council
City Clerk's Office*

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