



Rochester Hills

Minutes

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, Carol Morlan,
Theresa Mungioli 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, April 17, 2023

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 6 - David Blair, Susan M. Bowyer, Ryan Deel, Carol Morlan, Theresa Mungioli and David Walker

Absent 1 - Dale Hetrick

Others Present:

*Dennis Andrews, Parks Manager
Sean Canto, Fire Chief/Emergency Services Director
Paul Davis, Deputy Public Service Director/City Engineer
Darrin Dobbs, Grounds Maintenance Manager
Matt Einheuser, Natural Resources Manager
Ken Elwert, Parks and Natural Resources Director
Bill Fritz, Public Services Director
Karen Johnson, Administrative Services Supervisor
Chris McCleod, Planning Manager
Pat McKay, Museum Manager
Nathan Mueller, Senior Advisor, Strategy & Communications
Gary Nauts, Facilities Manager
Sara Roediger, Planning and Economic Development Director
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
John Staran, City Attorney
Mike Viazanko, Building/Ordinance/Facilities Director
Jodi Welch, Manager of Ordinance Services*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Walker, seconded by Mungioli, that the Agenda be Approved as Amended to move Legislative File 2023-0115 'Request for a "New from Quota" Class C Liquor License from Mercy Services for the Aging Non-Profit Housing Corp. dba Bellbrook, to be located at 873 W. Avon Road' from New Business to Planning and Economic Development, immediately following Legislative File 2023-0081. The motion CARRIED by the following vote:. The motion CARRIED by the following vote:

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC Representative Eliza Pizzuti.

Ms. Pizutti stated that the RHGYC is currently planning it's Cultural Event that will take place on May 13, 2023 from 12:00 p.m. until 3:00 p.m. at the Garth Pleasant Arena at Rochester University. She added that the RHGYC members have been working hard to get sponsors, entertainment and vendors for the Event. She noted that the Cultural Event is a free event and will be a great time. She shared that the RHGYC will be volunteering at Oak in the Hills on May 30, 2023 at Spencer Park. She stated that they are reaching out to middle school students at Rochester Community Schools to bring more awareness about the RHGYC.

Rochester Area Youth Assistance (RAYA):

Ms. Mungioli mentioned that Community Lifestyles had a cover page article that featured RAYA's Youth Honors Banquet and recognized many young people in the community. She added that members of the City of Rochester Hills Staff also play an important role in RAYA and its success and she thanked them for their hard work.

Mr. Blair shared that he had the honor of speaking at his kids school, Brewster Elementary, about local government. He stated that he was proud to represent the City of Rochester Hills and had a great time.

RECOGNITIONS

2023-0145 Proclamation in Recognition of Building Safety Month

Attachments: [041723 Agenda Summary.pdf](#)
[Proclamation.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel expressed the importance of Building Safety and noted that May is Building Safety Month. He presented Mike Viazanko, Building/Facilities/Ordinance Director, with a Proclamation on behalf of the City, recognizing May as Building Safety Month in the City of Rochester Hills.

Mr. Viazanko thanked President Deel and stated that the model for 2023 Building Safety Month is 'Building Safety Starts with You'. He shared that the Building Department has come up with a theme each week in May for Building Safety. He noted that for the first time this year the Building Department will visit a couple different schools to present an interactive presentation on Building Safety. He added that the Building Department will partner with Home Depot and Lowes throughout the month of May with special events about Building Safety and the final week of May they will host 'Coffee with Inspectors' at City Hall.

Presented.

Whereas, the City of Rochester Hills is committed to recognizing that our growth and strength depends on the safety and economic value of the homes, buildings and infrastructure that serve our citizens, both in everyday life and in times of natural disaster; and

Whereas, our confidence in the structural integrity of these buildings that make up our community is achieved through the devotion of vigilant guardians - building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry, who work year-round to ensure the safe construction of buildings; and

Whereas, these guardians are dedicated members of the International Code Council, a U.S. based organization that brings together local, state and federal officials who are experts in the built environment to create and implement the highest quality codes to protect us in the buildings where we live, learn, work and play; and

Whereas, the International Codes used by the City of Rochester Hills include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes; and

Whereas, Building Safety Month is an opportunity to remind the public about the critical role of our community's largely unknown protectors of public safety - our local code officials - who assure us of safe, efficient and livable buildings that are essential to America's prosperity; and

Whereas, each year, in observance of Building Safety Month, Americans are asked to consider the commitment to improve building safety and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

Now, Therefore, Be It Resolved, that May 2023 will be designated Building Safety Month in the City of Rochester Hills. Accordingly, our citizens are encouraged to join their fellow Americans in participating in Building Safety Month awareness by assisting in efforts to improve building safety.

ORDINANCE FOR INTRODUCTION

2023-0127 Acceptance for First Reading - An Ordinance to Amend Sections 138-4.410, 138-11.204, and 138-13.101 of Chapter 138, Zoning, of the Code of Ordinance of the City of Rochester Hills, Oakland County, Michigan, to provide additional specific design standards for drive through facilities, clarify the number of stacking spaces required, and provide a new definition for drive-through facility, and to ensure consistency across various Ordinance sections; to repeal conflicting or inconsistent Ordinances, and prescribe a penalty for violations

Attachments: [050823 Agenda Summary.pdf](#)
[041723 Agenda Summary.pdf](#)
[Ordinance 033023 \(Revised\).pdf](#)
[Memo McLeod-Roediger 031523.pdf](#)
[Ordinance 030123.pdf](#)
[Minutes PC 032123 \(Draft\).pdf](#)
[Minutes PC 022123 \(Excerpt\).pdf](#)
[Public Comment 032123.pdf](#)
[Public Comment 022123.pdf](#)
[Public Hearing Notice.pdf](#)
[041723 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McCleod, Planning Manager, stated that the request is for Acceptance of First Reading to amend the drive-through ordinance in the Zoning Ordinance. He added that the Planning Commission requested these amendments within the last year due to the number of drive-through facility requests. He stated that the amendments would better regulate drive-through establishments to ensure they meet the City's vision. He mentioned the following amendments in regard to drive-through facilities:

- Drive-through facilities must be located within a building that is at least 2,000 square feet to eliminate the smaller building trends that have started to increase.
- Drive-through's must be compatible with the architecture of buildings onsite or within the surrounding area.
- The amount of screening required between drive-through facilities and residential properties has been increased.

He stated that the Planning Commission was presented the ordinance amendments at their February 2023 meeting and then held a public hearing on March 21, 2023 and unanimously recommended approval. He added that the City Attorney, John Staran, has also reviewed and approved the amendments.

Vice President Bowyer shared that these amendments were requested to prevent the smaller portable structures with drive-through's in the City.

President Deel stated that the amendments cover all the concerns that have been brought to his attention regarding drive-through facilities.

A motion was made by Bowyer, seconded by Morlan, that this matter be Accepted for First Reading by Resolution. The motion carried by the following vote:

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungoli and Walker

Absent 1 - Hetrick

Enactment No: RES0104-2023

Resolved, that An Ordinance to Amend Sections 138-4.410, 138-11.204, and 138-13.101 of Chapter 138, Zoning, of the Code of Ordinance of the City of Rochester Hills, Oakland County, Michigan, to provide additional specific design standards for drive-through facilities, clarify the number of stacking spaces required, and provide a new definition for drive-through facility, and to ensure consistency across various Ordinance sections; to repeal conflicting or inconsistent Ordinances, and prescribe a penalty for violations is hereby Accepted for First Reading.

2023-0168 Acceptance for First Reading - An Ordinance to amend Chapter 78, Peddlers, Solicitors and Itinerant Merchants of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add Article IV, Food Trucks and Food Trailers, to require annual licensing of, and to establish operating requirements for, food trucks and food trailers; to prescribe a penalty for violations; and to repeal inconsistent ordinances

Attachments: [050823 Agenda Summary.pdf](#)
[Ordinance \(Updated\).pdf](#)
[041723 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[Roediger-Welch Memo 031523.pdf](#)
[Minutes PC Worksession 032123 \(Draft\).pdf](#)
[041723 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, and **Jodi Welch**, Manager of Ordinance Services, were present.

Mr. Viazanko explained that the proposed Ordinance amendments are meant to clean up the existing Ordinance as it pertains to food trucks and keeping up with the current trends. He noted that the Ordinance did not have specific regulations for food trucks; therefore, the Building Department and Fire Department collaborated to define the specifications of food trucks in the City.

He stated that the following amendments were not indicated in the proposed amendment packet:

- Section 78-215(a) Operating Requirements, verbiage was added to this Item that regulated parking in the fire lane.
- The Fee Schedule does not indicate the non-refundable Application Fee of \$100.

He added that the Planning Commission reviewed the proposed Ordinance amendments and unanimously supported the amendments.

President Deel thanked Mr. Viazanko and added that food trucks is a growing trend, even in his neighborhood. He shared that the need to regulate food trucks is important because the City wants to ensure that food trucks operate in a safe manner.

Ms. Mungoli questioned how the food truck companies will be made aware of

these amendments and when will the regulations become effective.

Mr. Viazanko responded that there are several food truck vendor applications from last year that the City can reach out to and added that the Building Department is working with the Mayor's Office to communicate these changes on social media. He stated that getting the process in place and the amendments approved is first and then communicating the changes to vendors will follow. He stated that these regulations will take place upon approval of the Second Reading and Adoption and the posting in the paper. He shared that they do not anticipate an influx of food truck applications before the amendments take effect.

Ms. Mungioli inquired how enforcement will work if the food truck companies were unaware of the new guidelines.

Mr. Viazanko replied that the City wants to work with the food truck vendors and if they were unaware of the regulations and violate them, they will be made aware of what is allowed and moving forward, the expectation is that there will be no more violations.

Mr. Christ stated that the Ordinance Amendments will become effective upon publication in the local newspaper.

Ms. Morlan questioned whether the food truck vendors will have to pay the application fee and license fee every year.

Ms. Welch responded that the food truck vendors will have to pay both the application fee and license fee each year.

A motion was made by Mungioli, seconded by Morlan, that this matter be Accepted for First Reading by Amended Resolution that the Ordinance include Section 78-215 (a), regarding operating in a fire lane and include the \$100 Application Fee. The motion carried by the following vote:

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0105-2023

Resolved, that an Ordinance to amend Chapter 78, Peddlers, Solicitors and Itinerant Merchants of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add Article IV, Food Trucks and Food Trailers, to require annual licensing of, and to establish operating requirements for, food trucks and food trailers; to prescribe a penalty for violations; and to repeal inconsistent ordinances is hereby Accepted for First Reading.

2023-0182 Acceptance for First Reading - An Ordinance to amend Article IX to add Section 54-502, of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add Section 54-502 to establish an annual license fee for mobile food vending units; repeal conflicting

prescribe a penalty for violations

Attachments: [050823 Agenda Summary.pdf](#)
[Ordinance \(Updated\).pdf](#)
[041723 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[041723 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, and **Jodi Welch**, Manager of Ordinance Services, were present.

Mr. Viazanko shared that this amendment includes the Annual License Fee and Application Fee for food truck vendors.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungoli and Walker

Absent 1 - Hetrick

Enactment No: RES0106-2023

Resolved, that an Ordinance to amend Article IX to add Section 54-502, of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add Section 54-502 to establish an annual license fee for mobile food vending units; repeal conflicting ordinances, and prescribe a penalty for violations is hereby Accepted for First Reading.

PLANNING AND ECONOMIC DEVELOPMENT

2023-0081 Request for Conditional Use Approval to allow alcoholic beverage sales for on-premises consumption at a proposed pub/restaurant inside the Bellbrook Senior Community, 873 W. Avon Rd., zoned SP Special Purpose, LeeAnn Pennington, Mercy Center for the Aging Nonprofit Housing Corp. DBA Bellbrook, Applicant

Attachments: [041723 Agenda Summary.pdf](#)
[Floor Plans.pdf](#)
[Staff Report 022123.pdf](#)
[Application.pdf](#)
[EIS.pdf](#)
[Minutes PC 022123 \(Excerpt\).pdf](#)
[Pub Menu.pdf](#)
[Notice of Public Hearing.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McCleod, Planning Manager, explained that the request is for a Conditional Use for onsite consumption of alcohol at Bellbrook Senior Community, located on the south side of Avon, east of Livernois. He noted that Bellbrook had some renovations done recently that included a new dining area for the residents. He added that the Planning Commission unanimously recommended approval of the Conditional Use request. He stated that the impact to surrounding properties would be limited based on the surrounding environment. He shared that the alcohol consumption is for the residents of

Bellbrook Senior Community along with the residents' family and friends visiting.

*Applicants, **Becky Lunt**, Vice President of Operations for Trinity Health Care Senior Communities and **Leanne Pennington**, Executive Director for Bellbrook Senior Community, were present.*

***Ms. Lunt** shared that Bellbrook is getting ready to celebrate its 35th year in service to the Rochester Hills community. She added that significant renovations were recently completed at Bellbrook, primarily in the independent living area that included enhancements to the onsite restaurant. She stated that an onsite pub was also included during the renovations that will serve as an additional dining option to the residents and their guests. She noted that they are requesting the approval to serve alcohol onsite to residents and added that they currently have a license to serve food onsite. She stated that their goal is to obtain a Class C Liquor License to allow the pub dining option within the Bellbrook Senior Community. She shared that Bellbrook currently serves 116 residents that are living independently that would utilize the added amenity of dining with spirits. She noted that the proposed pub hours would only be for three days a week, primarily from 3:00 p.m. - 7:00 p.m.*

***Ms. Mungoli** questioned whether residents or family members of residents have been requesting this service at Bellbrook and if the alcohol option is only for residents or for residents and their guests.*

***Ms. Lunt** responded that the trends coming to senior living as a whole includes consumption of alcohol onsite as an option. She added that onsite alcohol consumption is very common in life plan communities or retirement communities where there are multiple levels of service. She stated that adding the pub dining option with spirits allows Bellbrook Senior Community to remain competitive with other communities. She replied that residents and their guests would be able to enjoy the restaurant experience of dining with spirits.*

***Ms. Mungoli** inquired how the alcohol consumption will be regulated to ensure only residents and their guests are utilizing this service and questioned whether there are concerns about alcohol interacting with residents' medications.*

***Ms. Lunt** responded that the alcohol service will be closely monitored through Bellbrook's security protocols that are already in place. She added that the community is key card access and visitors have to be signed in and identified as a guest by a resident. She stated that in regard to the medications interacting with alcohol, the residents are independent and could leave the campus and dine and drink somewhere else, if they choose to. She added that Bellbrook would be a safer option for the residents because there are resources onsite in the event there was a reaction.*

***Mr. Walker** stated that the pub is open to the public and questioned whether the public would be able to come in and dine with the option of ordering an alcoholic beverage.*

***Ms. Lunt** responded that there would not be open access to the pub when the reception staff and security staff are not present. She stated that guests can*

only access the pub through the reception area and would have to be screened and signed in before allowed access to the pub. She added that it is pretty rare that members of the public stop into Bellbrook Senior Community just to eat without knowing someone that lives there. She noted that because Bellbrook is licensed by the County, they can open their amenities up to the public.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Munglioli and Walker

Absent 1 - Hetrick

Enactment No: RES0071-2023

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on-premises alcoholic beverage consumption associated with a restaurant use inside the Bellbrook Senior Community at 873 W. Avon Rd., located on the south side of Avon and east of Livernois, with the following findings:

Findings

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

2023-0115 Request for a "New from Quota" Class C Liquor License from Mercy Services for the Aging Non-Profit Housing Corp. dba Bellbrook, to be located at 873 W. Avon Road

Attachments: [041723 Agenda Summary.pdf](#)
[Application Packet.pdf](#)
[LLTRC Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Leanne Scott, City Clerk, explained that on March 1, 2023, the Liquor License Technical Review Committee (LLTRC) met with the Applicants from Bellbrook Senior Community. She added that the LLTRC reviewed the application packet and determined that based on the scoring matrix, they did not warrant the issuance of a Quota Class C Liquor License. She noted that the LLTRC did encourage the Applicants to move forward with the Conditional Use Request so they could transfer in a liquor license. She stated that the LLTRC has recommended denial of a Quota Class C Liquor License.

Applicants, **Becky Lunt**, Vice President of Operations for Trinity Health Care Senior Communities and **Leanne Pennington**, Executive Director for Bellbrook Senior Community, were present.

President Deel stated that because the Conditional Use was approved, if the Applicants were to purchase and transfer in a liquor license, they do not need approval from City Council to do so.

Ms. Lunt responded that they are in the process of pursuing the purchase of a Class C Liquor License to transfer in to the City.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0072-2023

Resolved, that the request from Mercy Services for the Aging Non-Profit Housing Corp. dba Bellbrook for a "New from Quota" Class C Liquor License to be located at 873 W. Avon Road, Rochester Hills, Oakland County, Michigan be considered for denial by the Michigan Liquor Control Commission.

- 2023-0125** Request for Conditional Use Approval to operate a drive-through as accessory to a permitted use for the proposed renovation/modification of the existing urgent care building to be utilized for a Bank of America, 3035 S. Rochester Rd., located on the east side of Rochester Rd. south of Auburn Rd., zoned B-2 General Business District and B-3 Shopping Center Business District with an FB Flex Business Overlay, Lauren Farrow, Project Expeditors Consulting Corp., Applicant

Attachments: [041723 Agenda Summary.pdf](#)
[Site Plan.pdf](#)
[Floor Plans & Elevations.pdf](#)
[Renderings.pdf](#)
[Staff Report.pdf](#)
[Kimley Horn Report 022823.pdf](#)
[Development Application.pdf](#)
[Addendum to Development Application.pdf](#)
[CBRE Letter 031523.pdf](#)
[EIS \(Revised\).pdf](#)
[EIS.pdf](#)
[Lease Agreement.pdf](#)
[Minutes PC 032123 \(Draft\).pdf](#)
[Notice of Public Hearing.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McCleod, Planning Manager, and **John Gaber**, Attorney for Bank of America, were present.

Mr. McCleod stated that the request is for a Conditional Use Approval for the site located at 3035 South Rochester Road for a drive-through at Bank of America. He added that Bank of America has proposed to relocate their current branch to the former MedPost Urgent Care Facility located on the east side of Rochester Road, south of Auburn Road. He shared that the request for Conditional Use Approval was unanimously recommended for approval by the Planning Commission at its February 21, 2023 meeting. He noted that the underlying zoning is split zoned as B-2 General Business and B-3 Shopping Center Business with the Flex-Business (FB) Overlay. He stated that the entire site will be re-landscaped and additional pedestrian amenities will be provided. He added that there will be pedestrian connection from the front doors out to Rochester Road. He shared other than those minor changes, the site physically will remain unchanged. He explained that there is a connection near the oil change facility to Auburn Road and added that as Bank of America continued to do their due diligence, it was determined that the Cross-Connection Agreement had lapsed. He stated that the Cross-Connection Agreement is proposed to be in place for future cross-connection in anticipation that the property to the north will have permanent cross-connection access.

He stated that the two drive-through lanes will serve as ATM service only.

President Deel stated that this is a relocation of an existing Bank of America. He added that banking trends are changing and this relocation will align better with the current banking trends. He questioned whether discussions have been made about an easement or right-of-way access near the oil change facility to the north of this property.

Mr. McCleod responded that as a condition of moving forward with this site plan, Bank of America has agreed to realign the cross-connection to the north. He stated that the access will be stubbed at the property line temporarily until the oil change site redevelops or modifies the cross-connection agreement that will be put in place from north to south.

President Deel questioned whether any additional action of City Council would

be needed if a cross-connection agreement is negotiated and made.

Mr. McCleod replied that the cross-connection agreement is approved during the site plan approval; therefore, no additional action would be needed by City Council.

Ms. Mungoli inquired how people will exit from the Bank of America property if there is no access through the oil change property. She questioned whether the ingress and egress onto Rochester Road is right turn only.

Mr. McCleod responded that motorists can exit on Rochester Road or continue traveling through the site and exit near the Meijer store onto Auburn Road. He replied that there will only be right turn ingress and egress.

Ms. Mungoli questioned what determined the approval process between this site's drive-through and the proposed Chick-fil-A drive-through across the street and why City Council can approve this request but Michigan Department of Transportation (MDOT) can approve or deny the proposed Chick-fil-A. She inquired why Chick-fil-A took their site plan to MDOT first and then to the City, when Bank of America came to the City first and then to MDOT.

Mr. McCleod replied that in terms of Conditional Use, Chick-fil-A or any other site with a drive-through requires City Council approval; however, any work that is done in an MDOT right-of-way requires MDOT to review the site plan. He added that MDOT will have to review the site plan for Bank of America if there are any road improvements needed for this site plan. He noted that this site plan only requires three stacking spaces per ATM lane as opposed to ten stacking spaces for the proposed Chick-fil-A site. He explained that the site plan comes to the Planning Department for initial review and then the City's traffic division reviews the plan and determines when and if MDOT's recommendation is needed. He added that for the Bank of America site the landscaping plan would need to be reviewed by MDOT and this is not as involved as the reconstruction of right-of-ways and roads would be.

Mr. Walker requested a clear explanation of a cross-connection and questioned whether there is enough room behind the site for two-way traffic. He inquired whether the stone shop facility near the site has prevented the potential for two-way traffic.

Mr. McCleod explained that a cross-connection is the ability to traverse from one parking lot to another, crossing property lines. He stated that in this instance a person could go from the proposed Bank of America behind the property to the north, behind the oil change facility to exit onto Auburn Road. He noted that the cross-connection prevents traffic congestion on the main roadways. He replied to Mr. Walker's question regarding two-way traffic and stated that as this cross-connection is reset, it will be fully designed to accommodate two-way traffic. He responded that the stone shop facility currently has a site plan submitted for redevelopment and there is potential to create a cross-connection with this site as well.

Mr. Walker questioned what the temporary barrier will look like that will prevent

access behind the oil change facility until a cross-connection agreement is made.

Mr. McCleod responded that the temporary barrier is still to be determined based on the site plan; he stated that most likely it will be curbing. He added that once a cross-connection agreement is made, the curb will be removed and there will be access to travel between sites.

Vice President Bowyer requested that there is signage behind the site to make sure everyone is aware that a car could be exiting the oil change facility at the same time a car is exiting the bank drive-through. She added that she is happy to hear that a curb will be placed between the sites to prevent cars from traveling behind the site, until a better design comes forward. She stated that she does not agree that two-way traffic behind the sites is a good idea, especially with the drastic slope behind the oil change facility. She added that when a cross-connection agreement is made, the condition regarding cross-connection signage should remain to prevent potential accidents.

Mr. Gaber shared that Bank of America has plans to consolidate some of their branches in the City and relocate to the proposed location on South Rochester Road. He added that this location is believed to be a better location for Bank of America's customers. He explained that the number of parking spaces at the proposed location was reduced from 42 spaces to 29 spaces, the building facade will be renovated, ADA compliant sidewalks will be installed and the landscaping will be substantially improved. He stated that he would not recommend adding the condition of signage to the ingress/egress of the site because Bank of America has agreed to reconfigure the site plan to square off potential access to the north. He added that Bank of America feels it is too dangerous to have two-way traffic behind the site and would prefer to make it a one-way access to Auburn Road. He suggested that the condition state a temporary barrier or curb will be installed as opposed to the signage.

Vice President Bowyer stated that she agrees that as the site is currently designed, there is no way two-way traffic can safely travel around this site. She suggested that once the site is reconfigured and widened for two-way traffic, that the condition states the ingress/egress is in accordance to City standards.

Mr. Gaber responded that condition would be appropriate to add and apologized that Bank of America was made aware of the easement expiration after the site plan approval process.

A motion was made by Mungioli, seconded by Morlan, that this matter be Adopted by Amended Resolution to include the condition that if there is an ingress/egress to the property it must be in accordance to City standards. The motion carried by the following vote:

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0073-2023

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to
Approved as presented at the July 10, 2023 Regular City Council Meeting.

allow a drive-through at a proposed bank on site at 3035 S. Rochester Road, located on the east side of Rochester Rd. and south of Auburn Rd. with the following findings and conditions.

Findings

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

Conditions

1. If, in the determination of City staff, the intensity of the drive-through changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.
2. If there is an ingress/egress to the property, it must be in accordance to City standards.

2023-0165 Request to Direct the Historic Districts Study Committee to Review the Boundaries of Winkler Mill Pond Historic District

Attachments: [041723 Agenda Summary.pdf](#)
[Re-Survey Mar. 2023.pdf](#)
[Re-Survey Dec. 2022.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McCleod, Planning Manager, and **Kristine Kidorf**, Kidorf Preservation Consulting, were present.

Ms. Kidorf stated that in January 2020, a historic district survey on Winkler Mill Pond was requested. She shared that the survey confirmed the findings of the previous historic survey performed in 2002, that recommended reducing the historic boundaries on the east side of the Mill Pond and east side of

Washington Road, near the Winkler Mill Pond. She added that in order to officially reduce the boundaries, City Council has to direct the Historic District Study Committee to perform a thorough study and come back to Council with the recommendation.

President Deel questioned which parcels are recommended to be removed from the historic district.

Ms. Kidorf responded all of the parcels that are on the downside of the Pond and across Washington Road. She explained that the period of significance in this District is the 1700's - 1830's; therefore, the properties that fall within that period would remain historic. She noted that there are a few noncontributing properties that would remain historic in this area for continuity purposes.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0074-2023

Resolved, that the Rochester Hills City Council refers the request to review the boundaries of the Winkler Mill Pond Historic District to the Historic Districts Study Committee for review, and provide Council with a complete report of their findings and recommendations per ordinance requirements.

PUBLIC COMMENT for Items not on the Agenda

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.

2023-0173 Approval of Minutes - City Council Special Meeting - August 22, 2022

Attachments: [CC Special Min 082222.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0075-2023

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on August 22, 2022 be approved as presented.

2023-0174 Approval of Minutes - City Council Special Meeting - August 29, 2022

Attachments: [CC Special Min 082922.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0076-2023

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on August 29, 2022 be approved as presented.

2023-0175 Approval of Minutes - City Council Regular Meeting - August 29, 2022

Attachments: [CC Min 082922.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0077-2023

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on August 29, 2022 be approved as presented.

2023-0176 Approval of Minutes - City Council Regular Meeting - September 12, 2022

Attachments: [CC Min 091222.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0078-2023

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on September 12, 2022 be approved as presented.

2023-0177 Approval of Minutes - City Council Special Meeting - September 26, 2022

Attachments: [CC Special Min 092622.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0079-2023

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on September 26, 2022 be approved as presented.

2023-0178 Approval of Minutes - City Council Regular Meeting - September 26, 2022

Attachments: [CC Min 092622.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0080-2023

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on September 26, 2022 be approved as presented.

2023-0179 Approval of Minutes - City Council Special Meeting - October 10, 2022

Attachments: [CC Min Special 101022.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0081-2023

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on October 10, 2022 be approved as presented.

2023-0180 Approval of Minutes - City Council Regular Meeting - March 20, 2023

Attachments: [CC Min 032023.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0082-2023

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on March 20, 2023 be approved as presented.

2023-0181 Approval of Minutes - City Council Special Meeting - March 20, 2023

Attachments: [CC Special Minutes 032023.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0083-2023

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on March 20, 2023 be approved as presented.

2023-0170 Request for Purchase Authorization - FLEET: Purchase of five (5) Boss Snow Plows in the amount of \$34,286.75; Southern Truck Equipment, Almont, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0084-2023

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of five (5) Boss Snow Plows to Southern Truck Equipment, Almont, Michigan in the amount of \$34,586.75.

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.

2023-0077 Request for Purchase Authorization - PLANNING: Blanket Purchase Order/Contract for Wetland and Environmental Consulting Services in the

amount not-to-exceed \$98,200.00 through April 30, 2025; ASTI Environmental, Brighton, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0085-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for Wetland and Environmental Consulting Services to ASTI Environmental, Brighton, Michigan in the not-to-exceed amount of \$98,200.00 through April 30, 2025 and further authorizes the Mayor to execute an agreement 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.

2023-0171 Request for Purchase Authorization - PLANNING: Contract/Blanket Purchase Order for a Real Estate Database Subscription in the amount not-to-exceed \$40,608.00 through March 31, 2025; Costar Group, Washington DC

Attachments: [041723 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0086-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for a real estate database subscription to Costar Group, Washington DC in the amount not-to-exceed \$40,608.00 through March 31, 2025 and further authorizes the Mayor to execute an agreement on behalf of the City.

2023-0164 Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for as-needed miscellaneous concrete work services in the amount not-to-exceed \$75,000.00 through March 31, 2024; Carlo Construction, Inc., Rochester Hills, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0087-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for as-needed miscellaneous concrete work services to Carlo Construction, Inc., Rochester Hills, Michigan in the amount not-to-exceed \$75,000.00 through March 31, 2024.

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.

- 2023-0166** Request for Purchase Authorization - FAC/COMMUNICATIONS: Increase to blanket purchase order for Security Systems Services in the amount of \$20,000.00 for a new not-to-exceed amount of \$45,000.00 through May 31, 2023; Security Designs, Inc., Livonia, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0088-2023

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order for Security Systems Services to Security Designs, Inc., Livonia, Michigan in the amount of \$20,000.00 for a new not-to-exceed amount of \$45,000.00 through May 31, 2023.

Passed the Consent Agenda

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungoli and Walker

Absent 1 - Hetrick

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Ms. Mungoli announced that April is Parliamentary Month and shared that there is a free training seminar titled 'Great Meetings' via Zoom on April 29, 2023 at 10:00 a.m. She encouraged any interested participants to reach out to her for more details.

Nathan Mueller, Senior Advisor, Strategy & Communications, provided the following City updates on behalf of the Mayor:

- The City welcomed the Small Business Administration (SBA) last week to the Van Hoosen Museum. He noted that there was approximately 80 small business owners that attended the event and added that there was great discussions with great resources and was very beneficial for business owners.
- Little Guide Detroit promoted Innovation Hills on the City's social media and a blogger, known as Metro Detroit Mommy, shared Innovation Hills as a hotspot in the metro Detroit area.
- The Green Schools Program is still active and there are still many opportunities for residents to donate their recycle bank points.
- The Spring Homeowner Showcase is this Wednesday, April 19, 2023. He stated that the showcase has been revamped to provide an opportunity to explore what the City has to offer in an informal way. He added that this is a great way to network with other neighborhood leaders as well as City leaders.
- The City will participate in Arbor Day Celebrations by planting trees at Meadow Brook Hall and also at the Van Hoosen Museum.
- Seasonal job opportunities are still available at the City, mainly in the Parks and Department of Public Services' Departments.

- The Outdoor Adventure Kickoff (O.A.K.) in the Hills will take place on May 20, 2023 at Spencer Park from 11:00 a.m. - 3:00 p.m. He noted that Moosejaw is sponsoring the event and there has been a great deal of interest already on social media.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

2023-0154 Parks and Natural Resources Strategic Plan

Attachments: [041723 Agenda Summary.pdf](#)
[Strategic Plan Presentation.pdf](#)
[2023-2033 Strategic Plan.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks and Natural Resources Director, and **Caitlin Jackson**, Beckett & Raeder, were present.

Mr. Elwert shared that the 10-Year Parks and Natural Resources Strategic Plan is presented before Council. He recognized the Parks and Natural Resources Management Team for their hard work over the last year on this Strategic Plan and noted that they were in attendance. He explained that the 10-year Strategic Plan fulfills the following:

- City Council's 2023 Goal and Objective for Recreation and Parks
- Provides a 50,000 foot overview of possibilities and recommendations for the next 10 years
- Differs from the Parks and Natural Resources 5-Year Master Plan that prioritizes immediate needs

He noted that the Strategic Plan focuses more on operations and bigger picture projects over the next 10 years.

Ms. Jackson explained that the Planning Process for the Parks and Natural Resources Strategic Plan included the following:

- Leadership Team Meetings that occurred monthly
- Background information gathering and analysis:
 - Current Parks and Facilities Inventory
 - Operations and Maintenance Assessment
 - Demographic Trends
 - Recreation Trends Analysis
 - Program Assessment
 - Financial Status and Funding Opportunities
- Community Engagement:
 - Stakeholder and Focus Group Interviews
 - Statistically-Valid Community Survey - Needs Assessment

She stated that the Noteworthy Population Trends included:

- Population is increasing
- Average age of population increasing
- Household income above state average
- Population and development is increasing, which increases demand for parks and open space
- Programs and facilities targeted at the younger families and older age brackets are needed

She shared that the following are Noteworthy Recreation Trends:

- In 2021, nationally 53 percent of households participated in at least one outdoor activity
 - For comparison, according to the City's Parks and Natural Resources resident survey, at least 70 percent of households use the City's parks/facilities at least once a year
- Activity areas in Rochester Hills that are substantially above the national market potential include:
 - Fitness - Jogging/Running, Swimming, Weights, Yoga and Walking
 - Outdoor Activity - Bicycling (both mountain and road), Hiking, Kayaking and Fishing

She explained that the Program Assessment included the following:

- Most programs are popular and well aligned with national trends and local interest
- Our program lifecycle proportion needs to be more balanced (such as new, mature, decline)
 - There are too many programs in the new and declining areas and need more in the mature area to stabilize programs and decrease staff workload
- A cost recovery model should be implemented based on how a program is categorized, with those programs that provide more public benefit (versus private benefit) being subsidized more
- Programs should be categorized as core mission, important, or value added to help determine cost recovery and level of team resources to devote

Mr. Elwert stated that there is no recommendation to any particular potential funding sources; however, the following could be considered as funding sources:

- Operational (a few examples):
 - Many surrounding communities have operational millages for Parks and Recreation
 - Parks impact fees could be used for developing neighborhoods
 - Tax Increment Financing could be utilized to develop gathering areas, parks and events, as well as support maintenance
- External:
 - Fundraisers and donations can be significant if a conscious fundraising program is built
 - Volunteering, while indirect, can save substantial staff hours if managed as a consistent program
 - Sponsorships and Foundations can also be a source of funds

He noted that the City has a very generous community; however, it lacks consistent philanthropy programs. He stated that a consistent philanthropy

program is an element that the Parks and Natural Resources Department would like to pursue. He added that the volunteer program is not as strong as the Parks and Natural Resources Department would like it to be mainly because the Department lacks strong Administration capacity to support these efforts.

He shared the following Recommendations and Strategies:

Rochester Hills pursuit to be competitive nationally

- Pursue NRPA agency accreditation to develop community and team pride
- Pursue the national Gold Medal Award through NRPA

Staffing

- Grounds Maintenance Full-time Employees (FTEs) are 37 percent below similar sized communities nationally
- Recommend a combination of contracting, service reduction, and staff increases until it reaches at least 35 developed acres per FTE. Current staffing is 45 acres per FTE
- Our level of visits (1,300,000+) is at the top of similar sized communities nationwide, putting a large strain on operations
- 50 percent of current FTEs are seasonal, which are getting much harder to hire
- Increase Administrative staff to allow a focus on developing stronger philanthropy, proactive business planning, customer input and volunteer systems

Natural Resource Management

- Consider developing city-wide tree coverage goals and a canopy protection plan
- Develop tree care management plans for park properties
- Develop a formal policy in line with national best practices to preserve a minimum of 40 percent of total park land as natural and minimally developed

Maintenance and Operations

- Review internal service levels delivered from other Departments bi-yearly
- Enhance the organizational structure by designating shifting levels of responsibility to allow organic management of projects
- Prepare a park site management plan for each location to an established desired levels of operations and maintenance, as well as a method of evaluation

Programming and Events

- Develop a systematic volunteer management and engagement system
- Develop formal agreements with partners to enhance capacity
- Explore enhancing the 30-year partnership with Rochester Avon Recreation Authority (RARA), to determine how to enhance resident service and improve the synergy that occurs in traditional parks and recreation agencies.

Funding

- Develop a formal sponsorship and philanthropy program
- Create a stronger financial link and business management principals to balance operations and capital needs
- Increase the number of funding sources for operational support and long-term stability
- Develop increased funding similar to other national top tier agencies with a population similar to the City's

He explained that this is the first time the City has dove into the Parks and Natural Resources Department at this level and added that the Strategic Plan

gives a better idea of where Rochester Hills stands compared to similar cities of the same size in the nation. He stated that many things recommended in the Strategic Plan are administrative heavy and will require additional administrative support to succeed. He shared that City Council's Strategic Goals and Objectives identified the need for a Parks and Natural Resources Strategic Plan and he thanked Council for their support and input regarding the Strategic Plan.

President Deel stated that this Strategic Plan is fascinating and extremely detailed. He added that the Strategic Plan provides clear direction and he expressed the importance of the Parks and amenities providing the quality of life that many residents seek.

Ms. Mungoli thanked Mr. Elwert and the Parks and Natural Resources Department for all their work. She added that it is clear that the Parks and Natural Resources Department staffing needs are not currently being met. She questioned the comment in the Strategic Plan about 'merging with Rochester Avon Recreation Authority (RARA)' and does not want people to think the City will be taking over RARA. She inquired what the Operational Recommendations are for the City.

Mr. Elwert explained that they were directed to look at all options for Parks and Natural Resources and a stronger partnership with RARA was called out in the Strategic Plan. He stated that if there was any direction for an increased level of partnership that would make the City more effective and better, they would have to talk to the City of Rochester, the City of Rochester Hills and the Rochester Community Schools Board. He responded that Operational Recommendations that are made by the City Administration would include things such as deciding which areas of the parks should receive lawn maintenance. He added that another example would be a cost recovery policy that was approved by City Council, the Operational Recommendations would be managing the programs underneath that policy.

Ms. Mungoli questioned what the benefit is for national recognition with the National Recreation and Park Association (NPRA). She inquired whether the need for additional staff would be required to receive and maintain the accreditation. She expressed her concerns with the work involved in receiving the NPRA accreditation and shared that she would prefer to hire more staff to fulfill the staffing needs of the Department rather than pursue the accreditation.

Mr. Elwert replied that there are only four cities in the State that are accredited by NRPA and the accreditation process is a very long process that requires a huge commitment from staff. He added that there is minimal access to funding through the NRPA; however, it forces the City to go through a series of best practices and reviews of operations and policies on a yearly and bi-yearly basis. He expressed his interest in pursuing the accreditation at the very least to create more of a business management process and build team morale within the Department. He stated that the accreditation could save the City on labor and long-term operations; however, he is unsure if the accreditation will save the City a large amount of money.

Vice President Bowyer thanked Mr. Elwert for the detailed Strategic Plan. She

stated that over the last eight years, the Parks and Natural Resources Department has grown; however, the amount of staff had remained the same. She added that she is in support of the NRPA accreditation because it does bring the team together and will benefit the Department when it comes to hiring seasonal employees. She stated that the Parks and Natural Resources Department is in a good place to take over the recreation aspect in the City should something happen to RARA.

Ms. Morlan thanked Mr. Elwert for the great job on the Strategic Plan. She questioned how the Parks and Natural Resources Strategic Plan will be implemented and how the recommendations are prioritized.

Mr. Elwert explained that any implementation of the Strategic Plan would include a partnership with City Council. He added that the first step would be to consider the administration staffing level that would assist with implementing the Strategic Plan. He stated that the Strategic Policy and Planning Technical Review Committee will meet in May and can incorporate recommendations from the Parks and Natural Resources Strategic Plan where they see fit.

President Deel stated that since COVID-19, there is a huge amount of the population that work from home. He added that for many people that work from home, choosing a place to live is no longer based on employment location. He stated that with more options of where to live, the amenities within the City will play a huge factor. He shared that he wants the City of Rochester Hills to continue to be the preeminent place to live, work and raise a family, along with a world class park system.

Ms. Mungoli stated that she believes the City already has exceptional Parks and that the City needs to work on how to improve the Parks. She added that increasing the Parks and Natural Resources Department staff could assist in making the Parks a better experience.

Mr. Walker stated that the Parks and Natural Resources Strategic Plan is great and added that it is clear that a lot of work and effort went into the Plan. He shared that this document will give City Council the guidance and direction needed to set the path for Parks and Natural Resources. He questioned whether the City has the necessary resources to accommodate an increase of personnel and operations to the Parks. He stated that the Budget Process for 2024 is approaching and that the Strategic Policy and Planning Technical Review Committee will meet to discuss the priorities for 2024 and this could be included in that discussion.

Mr. Elwert replied that the Strategic Plan does not state that the Department is deficient and added that in the State of Michigan the City of Rochester Hills is doing well compared to other cities its size in regard to the Parks and Natural Resources Department. He stated that in order to compete at a National level, the Department would need to consider increasing the amount of full-time employees. He shared that as needs change over time, staffing is adjusted as needed; therefore, the Parks staffing needs are not deficient. He noted that in order to bring the Parks to a world class park system level, additional resources would be needed. He added that the current budget does not allow the Parks

and Natural Resources Department to move any further ahead with new programs or staffing. He stated that the Strategic Plan does not suggest that all funding come from the General Fund and added that with the approval to move forward at a little bit of capacity and generate a philanthropy program that could provide additional resources.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0089-2023

Whereas, the Rochester Hills City Council approved the development of a 10-year Strategic Plan in February 2022; and

Whereas, throughout 2023 the Parks & Natural Resources Department along with consultants actively engaged employees, decision leaders, internal and external partners and other departments to create the Parks & Natural Resources Strategic Plan; and

Whereas, the plan relates to Council's Objectives which include funding, planning, maintenance and staffing needs; and

Resolved, that the Rochester Hills City Council hereby receives the Parks & Natural Resources 2023-2033 Strategic Plan and its recommendations.

2023-0072 Request for Purchase Authorization - FIRE: Purchase of one (1) Pierce Enforcer Pumper in the amount of \$787,813.00 with a 5% project contingency in the amount of \$39,390.65 for a total not-to-exceed purchase price of \$827,203.65; Halt Fire Incorporated, Wixom, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

Sean Canto, Fire Chief/Emergency Services Director, shared that in 2015, the Pierce Cooperative Contract was brought before Council and through the Contract, the City had saved hundreds of thousands of dollars in purchasing apparatus through Pierce Manufacturing. He stated that the request is to purchase a Pierce Enforcer Pumper and added that if the request is not approved, the price of the Pumper is likely to increase \$90,000 due to the new Environmental Protection Agency (EPA) standards on diesel engines. He stated that originally Pierce Manufacturing quoted a build time of 34-36 months; however, the new approximate build time is 25-28 months. He noted that the apparatus is a sister engine to engines one, two and four and will be almost identical to these engines.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0090-2023

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of one (1) Pierce Enforcer Pumper to Halt Fire Incorporated, Wixom, Michigan in the amount of \$787,813.00 with a 5% project contingency in the amount of \$39,390.65 for a total not-to-exceed purchase price of \$827,203.65.

2022-0366 Request for Purchase Authorization - FACILITIES: Increase to the blanket purchase order for HVAC Preventative Maintenance and Repair Services in the amount of \$78,000.00 for a new not-to-exceed amount of \$148,000.00 through September 30, 2023; K&S Ventures, Inc., Rochester Hill, MI

Attachments: [041723 Agenda Summary.pdf](#)
[082922 Agenda Summary.pdf](#)
[082922 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, and **Gary Nauts**, Facilities Manager were present.

Mr. Viazanko explained that the request is for an increase to the purchase order previously approved for HVAC maintenance and repair services. He stated that the Department of Public Services (DPS) building had gone through significant and more complex repairs to the ventilation system than originally planned. He added that the increased dollar amount will cover the costs associated with these repairs.

President Deel inquired whether the repairs were all related to the ventilation system.

Mr. Nauts responded that in addition to the repairs related to the ventilation system, the carbon dioxide sensors would also be replaced.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0091-2023

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order for HVAC Preventative Maintenance and Repair Services to K&S Ventures, Inc., Rochester Hills, Michigan in the amount of \$78,000.00 for a new not-to-exceed amount of \$148,000.00 through September 30, 2023.

2023-0167 Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for replacement HVAC equipment at City Hall and Oakland County Sheriff's Office substation in the amount of \$401,660.00 with a 10% project contingency in the amount of \$40,166.00 for a total not-to-exceed project

amount of \$441,826.00; K & S Ventures, Inc., Rochester Hills, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, and **Gary Nauts**, Facilities Manager were present.

Mr. Viazanko explained that the request is for the first phase of a multi-phase project citywide on HVAC system replacements. He stated that the existing systems' current conditions were evaluated and the most critical HVAC systems were prioritized to be replaced first. He shared that the Oakland County Sheriff's Office (OCSO) and the City Hall auditorium are the two proposed HVAC systems to be replaced in phase one.

Mr. Walker stated that City Council recently toured the OCSO and there was discussion on renovations to the OCSO. He questioned whether the renovations will impact the HVAC system replacement.

Mr. Nauts responded that once the new HVAC system is installed at the OCSO, it will not impact any renovations to the building.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Munglioli and Walker

Absent 1 - Hetrick

Enactment No: RES0092-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for replacement HVAC equipment at City Hall and Oakland County Sheriff's Office substation to K & S Ventures, Inc., Rochester Hills, Michigan in the amount of \$401,660.00 with a 10% project contingency in the amount of \$40,166.00 for a total not-to-exceed project amount of \$441,826.00 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.

2023-0142 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for the 2023 Concrete Road and Sidewalk Replacement Program in the amount of \$2,301,414.90 with a 5% project contingency in the amount of \$115,070.95 for a total not-to-exceed project amount of \$2,416,485.60; Koala-T Construction Corporation, Holly, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[2023 Concrete Program.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, and **Paul Davis**, Deputy Public Services

Director/City Engineer, were present.

Mr. Fritz explained the request is for approval of the 2023 Concrete Road and Sidewalk Replacement Program.

Ms. Mungoli thanked Mr. Fritz for addressing her questions earlier and stated that the Department of Public Services is over budget. She questioned what fund will be funding the overage on this project.

Mr. Fritz responded that several DPS projects have come in under budget; therefore, the extra dollars from those projects will transfer to the over budget projects.

Ms. Mungoli stated that previously, a map would be provided to Council that was color coded with projects taking place throughout the City and added that there is a lot of money being requested for what seems to be a small area of work. She questioned if a more detailed map could be provided.

Mr. Davis responded that redoing concrete and asphalt roads is an expensive endeavour. He stated that the map included in the packet is the cover sheet to the areas that will be redone. He added that they can zoom in on the specific areas and include the length and square yards of each area that is proposed to be reconstructed. He stated that even though there appears to be only a small portion of the City proposed to be redone, it amounts to a significant cost. He shared that this is an annual program that prioritizes which areas will be included based on the PACER system, resident complaints and DPS crews. He added that there is also sidewalk construction included in the program this year that is estimated to cost \$140,000. He stated that the City anticipates to have 70 - 75 percent of the \$140,000 reimbursed when the residents begin paying their portions. He noted that some of the sidewalk areas proposed to be reconstructed are the City's sidewalks and therefore the City would pay for those areas.

Vice President Bowyer questioned whether this project was included in the budget.

Mr. Davis responded that DPS budgets five million dollars a year for the local road system and a half million dollars a year for the major roads. He explained that based on the estimated budget, the department attempts to put together a program that is close to the budget. He stated that this year there are less contractors and more work to be done, resulting in an increase in pricing.

President Deel shared that in his neighborhood, the City identified several areas of sidewalk that needed repair. He added that every household that needed to repair its sidewalk took the City up on the offer to repair the sidewalks because it was a better deal than hiring a private contractor.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungoli and Walker

Absent 1 - Hetrick

Enactment No: RES0093-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for the 2023 Concrete Road and Sidewalk Replacement Program to Koala-T Construction Corporation, Holly, Michigan in the amount of \$2,301,414.90 with a 5% project contingency in the amount of \$115,070.95 for a total not-to-exceed project amount of \$2,416,485.60 and further authorizes the Mayor to execute an agreement 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.

2023-0147 Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for construction engineering services for the 2023 Concrete Road and Sidewalk Replacement Program in the amount not-to-exceed \$300,025.00; Spalding DeDecker, Rochester Hills, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, and **Paul Davis**, Deputy Public Services Director/City Engineer, were present.

Mr. Fritz explained that the request is for approval to hire Spalding DeDecker to begin engineering services on the 2023 Concrete Road and Sidewalk Replacement Project.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Munglioli and Walker

Absent 1 - Hetrick

Enactment No: RES0094-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for construction engineering services for the 2023 Concrete Road and Sidewalk Replacement Program to Spalding DeDecker, Rochester Hills, Michigan in the amount not-to-exceed \$300,025.00 and further authorizes the Mayor to execute an agreement 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.

2023-0141 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for the 2023 Asphalt Road and Pathway Rehabilitation Project and Speed Hump Program in the amount of \$3,494,825.00 with a 5% project contingency in the amount of \$174,741.25 for a total not-to-exceed project amount of \$3,669,566.25; Pro-Line Asphalt Paving Corp., Washington, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Site Plan.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, and **Paul Davis**, Deputy Public Services Director/City Engineer, were present.

Mr. Fritz stated that the request is for approval of the construction contract for the 2023 Asphalt Road and Pathway Rehabilitation and Speed Hump Program.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0095-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for the 2023 Asphalt Road and Pathway Rehabilitation Project and Speed Hump Program to Pro-Line Asphalt Paving Corp., Washington, Michigan in the amount of \$3,494,825.00 with a 5% project contingency in the amount of \$174,741.25 for a total not-to-exceed project amount of \$3,669,566.25 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.

2023-0146 Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for construction engineering services for the 2023 Asphalt Road and Pathway Rehabilitation Project and Speed Hump Program in the amount not-to-exceed \$83,550.00; Spalding DeDecker, Rochester Hills, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Cost Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, and **Paul Davis**, Deputy Public Services Director/City Engineer, were present.

Mr. Fritz stated that the request is for approval of the engineering services for the 2023 Asphalt Road and Pathway Rehabilitation and Speed Hump Program.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0096-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for construction engineering services for the 2023 Asphalt Road and Pathway Rehabilitation and Speed Hump Program to Spalding DeDecker, Rochester Hills, Michigan in the amount not-to-exceed \$83,550.00 and further authorizes the Mayor to execute an agreement 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.

2023-0144 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for Bloomer Park Parking Lot Reconstruction Project in the amount of \$4,534,665.00 with a 5% project contingency in the amount of \$226,733.25 for a total not-to-exceed project amount of \$4,761,398.25; Asphalt Specialists, LLC., Pontiac, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Bid Tab.pdf](#)
[Bloomer Park NW Portion.pdf](#)
[Bloomer Park SE Portion.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, **Paul Davis**, Deputy Public Services Director/City Engineer, and **Ken Elwert**, Parks and Natural Resources Director, were present.

Mr. Elwert expressed his appreciation to the Department of Public Services (DPS) for their expertise on this project.

Mr. Davis explained that there were two bidders for this project and the recommendation is to award Parts A, B and C of this project to Asphalt Specialists, LLC. He shared that Pro Line Asphalt was the second bidder on the project and came in \$800,000 higher than Asphalt Specialists, LLC. He noted that in order to minimize damage, the City has opted to add a five percent contingency. He added that this project is similar to the Borden Park Parking Lot reconstruction that was completed last year and stated that the contractor that was awarded that project did not bid on this project. He stated that typically for a project this size, there are multiple bidders and he is unsure why only two bids came in for this project.

President Deel questioned whether the price would decrease over time if Council was to defer moving forward with this request. He inquired whether it is advisable to bid as many parts as possible towards a project because of the economy's scale.

Mr. Davis responded that costs are rising and the estimated cost of this project will not decrease as time goes on. He stated that inflation, material availability and workforce are all factors considered when the contractor quotes a project. He replied that it is advisable to bid as many parts of a project at one time to save on costs and added that this is all work being performed in the same area.

President Deel shared that he received an email from a resident that invited City Council to go to Bloomer Park and look at the parking lot conditions. He

stated that he walked a good portion of Bloomer Park's parking lot and added that it is clear that the parking lot is aging and heavily used.

Ms. Mungoli *stated that this project is expensive and over budget; however, in order to keep people safe and preserve the City's Parks it is necessary. She thanked the Parks and Natural Resources Department and the Department of Public Services for addressing her questions and for bringing this project before Council.*

Mr. Blair *shared that he is familiar with Pro Line Asphalt's work because they have done several projects within the City. He questioned whether Asphalt Specialists had done work in the City before and why their bid was substantially lower than Pro Line Asphalt. He expressed his concern with selecting the lowest bid contractor, rather than the contractor that the City has used for years. He added that he wants to ensure the work will be done correctly and deliver a long-term quality product.*

Mr. Davis *responded the City had worked with Asphalt Specialists on a project years ago. He added that the City has not recently worked with them; however, they are an established contractor that bids on several projects. He shared that both contractors bids were higher than the engineer's estimate. He explained that there could be a variety of reasons why the contractors quoted their bids for this project. He shared for example, Pro Line Asphalt could have been awarded a different project outside of the City during this time frame; therefore, their bid was substantially higher.*

Mr. Elwert *added that he trusts Mr. Davis's direction on this project and added that the project engineers, Nowak and Fraus had also reviewed this bid. He stated that Asphalt Specialists were the lowest qualified bidder and added that DPS and the Parks and Natural Resources Department will ensure the bidder is providing a quality product.*

Vice President Bowyer *shared that the parking lot is in bad shape and she understands that if the City waits to do this project, the pricing will increase in the future. She expressed her support in moving forward with this project.*

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungoli and Walker

Absent 1 - Hetrick

Enactment No: RES0097-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for Bloomer Park Parking Lot Reconstruction Project to Asphalt Specialists, LLC., Pontiac, Michigan in the amount of \$4,534,665.00 with a 5% project contingency in the amount of \$226,733.25 for a total not-to-exceed project amount of \$4,761,398.25 and further authorizes the Mayor to execute an agreement 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.

- 2023-0149** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for Construction Engineering Services for the Bloomer Park Parking Lot Reconstruction Project in the amount not-to-exceed \$335,356.00; Nowak and Fraus Engineers, Pontiac, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, **Paul Davis**, Deputy Public Services Director/City Engineer, and **Ken Elwert**, Parks and Natural Resources Director, were present.

Mr. Davis stated that Nowak and Fraus is a key partner in collaborating with the contractor to make sure the City is getting a quality product. He added that it is important to have Nowak and Fraus's assistance during the construction phase because the City does not have enough staff to provide this service.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0098-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for construction engineering services for the Bloomer Park Parking Lot Reconstruction Project to Nowak and Fraus Engineers, Pontiac, Michigan in the amount not-to-exceed \$335,356.00 and further authorizes the Mayor to execute an agreement 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.

- 2023-0150** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for preliminary engineering services for the Avon Industrial Subdivision and Star Batt Condominium Water Replacement project in a not-to-exceed amount of \$224,037.40; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Map.pdf](#)
[Material Map.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, **Paul Davis**, Deputy Public Services Director/City Engineer, were present.

Mr. Fritz explained that the request is for approval of preliminary engineering

services for Avon Industrial Subdivision and Star Batt Condominium Water Replacement Project.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0099-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for preliminary engineering services for the Avon Industrial Subdivision and Star Batt Condominium Water Replacement Project to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in a not-to-exceed amount of \$224,037.40 and further authorizes the Mayor to execute an agreement 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.

2023-0151 Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for preliminary engineering services for the Avon Industrial Drive paving project in a not-to-exceed amount of \$158,773.90; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Map.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, **Paul Davis**, Deputy Public Services Director/City Engineer, were present.

Mr. Fritz shared that the request is for approval of the preliminary engineering for the Avon Industrial Drive Paving Project.

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0100-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for preliminary engineering services for the Avon Industrial Drive paving project to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the not-to-exceed amount of \$158,773.90 and further authorizes the Mayor to execute an agreement 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.

- 2023-0153** Request for Purchase Authorization - DPS/ENG: Approval of Cost Participation Agreement between the Board of Road Commissioners (BOARD) for the County of Oakland and the City of Rochester Hills for additional construction on Avon/Dequindre/23 Mile Road Project in the amount of \$395,000.00; Road Commission for Oakland County, Beverly Hills, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Cost Participation Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, **Paul Davis**, Deputy Public Services Director/City Engineer and **Ken Elwert**, Parks and Natural Resources Director, were present.

Mr. Fritz explained that the request is for authorization of a joint Cost Participation Agreement for the round-a-bout that will be constructed at Avon/Dequindre and 23 Mile Road.

Ms. Mungoli thanked Mr. Fritz for responding to her questions about what will be installed on the round-a-bout. She added that she wanted to ensure that a sculpture or statue would not be placed in the round-a-bout area and only landscaping would be placed in the round-a-bout.

Mr. Davis replied that the sculpture that was previously entertained will not be installed in this area; however, a decorative curbed wall is included with this project. He added that the wall will be in the very center of the round-a-bout and will be the gateway feature with the City logo on it. He stated that it is an aluminum sheet that will bend with the concrete wall and added that landscape plantings will also be within the inner circle of the round-a-bout.

Ms. Mungoli shared that she was informed there would be landscaping, a retaining wall and sidewalk and would also include plantings, mulching, decorative paving, edging, stone, etc. She questioned the price of the decorative curbed wall with the City's logo.

Mr. Davis replied that it is included with the price of the project. He shared that the Great Lakes Water Authority (GLWA) is constructing a large water main in the middle of a larger section of a water main. He stated that GLWA hired a construction management company, Kiewit, to manage this project and they were also directed to construct the round-a-bout. He shared that Kiewit bids out the individual services and the City is not provided that cost; therefore, he does not have the exact price of the decorative curbed logo wall. He stated that he can request the exact cost of the decorative wall from Kiewit. He added that included in the price of this project is a crosswalk with a High-Intensity Activated Crosswalk beacon (HAWK) that will stop traffic and allow pedestrians to cross safely.

Ms. Mungoli questioned the responsibility of the maintenance of the round-a-bouts. She expressed her concerns with a decorative item with the City's logo in the middle of the round-a-bout and not knowing exactly what it looks like, who is responsible for it and the cost. She inquired whether the City had been working with Kiewit to construct what the logo will look like. She added that

she understands the need for the HAWK crosswalk and supports that part of the project.

Mr. Davis responded that all the landscaped round-a-bouts in Rochester Hills, are the City's responsibility to maintain. He replied that the City had been working with OHM Advisors on the decorative curbed wall.

Ms. Morlan expressed her concerns with the decorative wall being consistent with the Gateway Plan for the City.

Mr. Davis responded that he is on the Gateway Committee and that this area is not proposed to be one of the City's primary designs for the Gateway feature. He added that the Gateway areas are in median boulevards that are much wider and on the side of the road in the right-of-way area. He noted that the City felt the decorative wall met the intent of the Gateway notification. He shared that this area is different, it is two round-a-bouts in close proximity and the landscaping feature would be similar on both round-a-bouts. He shared that the Gateway Project is still an ongoing project and the round-a-bout will be complete in the next four months. He added that the decorative wall was added to the project, if Council wants the wall removed from the project, it can be removed.

Mr. Elwert shared that he is on the Gateway Committee and suggested that there are elements of the design that match the direction the Gateway Plan is moving towards. He added the swooping concrete and slight metal behind it are style features that the Gateway Plan suggests. He stated that this decorative wall is not exactly the same as what the Gateway Committee may recommend, but it has some of the same style elements.

Ms. Morlan shared that she would like to know how much the decorative wall will cost the City and what the cost will be to go back to the decorative wall and match it to the Gateway Plan once it is complete.

Vice President Bowyer stated that the project cost is \$395,000, \$170,000 is for landscaping, \$30,000 is for construction and the HAWK signal is \$150,000. She shared that the remaining dollar amount is \$45,000 and would be for the retaining decorative wall and the sidewalk. She explained that if Council requests to remove the City logo, the price is not going to significantly change. She stated that this is an entry into the City and even if it is not a gateway entrance into the City, there should be a logo representing the City on this project.

Mr. Davis agreed with Vice President Bowyer and added that the Gateway Plan is not likely to be take effect within the next five years. He stated that if the City waits for the Gateway Plan recommendation, the opportunity will be missed to have the City logo on this project.

Vice President Bowyer stated that she is in support of the decorative logo wall and feels that there should be City representation in this area.

Mr. Blair stated that the HAWK signal is probably a third to a half of the cost of the project. He shared that the round-a-bout could have a sign that states 'Welcome to Oakland County'; however, the City has an opportunity to place its

logo on the round-a-bout. He suggested that the decorative wall is designed to be in line with the style that the Gateway Committee proposes to recommend, understanding that it will not be exact.

Mr. Davis stated that the City bid out last year for a HAWK signal at Adams Road west of Leach. He explained that the reason why the City did not move forward with that HAWK signal is because the lowest bid was \$395,000. He shared that the HAWK signal at the round-a-bout is more compact but is still an expensive component to the project.

President Deel stated that art can be subjective and added that he sees the decorative wall as branding. He shared that Yates Cider Mill is very close to the round-a-bout and is a destination for many people. He added that if this is not approved, he is concerned about the missed opportunity of branding.

Mr. Walker stated that he is also on the Gateway Committee and added that he believed the Gateway Committee was working towards a positive Gateway Plan. He shared that this area is a gateway to the City and he would like to have branding there. He added that he would like the design of this area to be consistent and similar to what the Gateway Plan recommends and stated that OHM Advisors have been working with the Gateway Committee. He stressed that he does not want to miss an opportunity to add a logo to this area of the City and is hopeful that OHM Advisors are designing the decorative wall similar to the guidance they have been providing to the Gateway Committee.

Ms. Mungoli stated that she is not in support of this project and feels that the answers to her questions could have been more thorough.

Ms. Morlan inquired whether a decorative wall will be placed in the other round-a-bout in this area.

Mr. Davis replied that the other round-a-bout to the west had been completed since last August and included landscaping and decorative rock. He explained that Ben Weaver from OHM Advisors designed both round-a-bouts and is the primary contact for the Gateway Plan. He added that OHM Advisors are aware that consistency is desired throughout the City.

Mr. Mueller stated that he is on the Gateway Committee as well and added that this design is similar to what the Gateway Plan will propose. He questioned whether this design is the final design or if changes could be made.

Mr. Davis responded that there is not a lot of time to make changes to the design; however, if changes are proposed they would have to be soon.

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

Aye 5 - Blair, Bowyer, Deel, Morlan and Walker

Nay 1 - Mungoli

Absent 1 - Hetrick

Enactment No: RES0101-2023

Resolved, that the Rochester Hills City Council hereby authorizes the approval of the Cost Participation Agreement between the Board of Road Commissioners (BOARD) for the County of Oakland and the City of Rochester Hills for additional construction on Avon/Dequindre/23 Mile Road Project in the amount not-to-exceed \$395,000.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

- 2023-0162** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for the Drexelgate Parkway and Rochester Knoll Subdivision Water Main Replacement Project in the amount of \$4,070,692.00 with a 10% project contingency in the amount of \$407,069.20 for a total not-to-exceed project amount of \$4,477,761.20; Bidigare Contractors, Plymouth, MI

Attachments: [041723 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Map 1.pdf](#)
[Map 2.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, and **Paul Davis**, Deputy Public Services Director/City Engineer, were present.

Mr. Fritz stated that the request is for approval of the Drexelgate Parkway and Rochester Knoll Subdivision Water Main Replacement Project.

Vice President Bowyer stated a resident wrote to City Council regarding the Drexelgate road diet and water main. She questioned whether the water main replacement is related to the road diet. She explained that she is still not in support of the Drexelgate road diet; however, if the water main is unrelated to the road diet, she is in support of that.

Ms. Mungoli stated that the Drexelgate Road Diet and Water Main Project came to City Council after the Michigan Department of Transportation (MDOT) takes bids in July. She questioned whether the City has an opportunity to say no to this project if it already went to MDOT for bids.

Mr. Davis responded that it is not too late to deny the project. He stated that MDOT will require a local agreement with the community that will describe what the grant funds will pay and what the City is responsible for paying.

Ms. Mungoli questioned whether a stipulation is placed in the local agreement that states that the residents can still park on Drexelgate would jeopardize MDOT funding. She inquired how narrow the road diet will make Drexelgate and if there is a way to perform the road diet and still allow for on-street parking.

Mr. Davis replied that the road diet is not designed for on-street parking and it would not be bid that way. He stated that they have met with the residents and offered options other than on-street parking and the residents have not agreed to any other options. He replied that the existing Drexelgate Parkway is 36 feet from the back of the curb to the back of the curb, the road diet will narrow the road nine feet to make it 27 feet from the back of the curb to the back of the curb. He added that there will be two 11 foot lanes for traffic and the curb and gutter sections will be two and a half feet.

He noted that the benefit of narrowing the road is to reduce traffic speeds as well as allow a pathway to be constructed on the north side. He stated that on-street parking is permitted on local roads, but is not prohibited on major roads. He shared that Drexelgate is a major road and that the City has received major road funding for many years for Drexelgate.

Ms. Mungioli *stated that she does not support the road diet, but supports the water main project and inquired what the process would be regarding her concerns on the road diet.*

President Deel *explained that the item before Council is for approval of the water main project. He stated that Council can contact City staff regarding their concerns; however, the Drexelgate Road Diet Project will be before Council in July of this year. He noted that this project is part of the Capital Improvement Plan (CIP) and had been included in the budget.*

Mr. Davis *responded that City staff is always available to speak with Council regarding any project concerns. He added that the City has been targeted to receive two grants for this project, one from SEMCOG and one from MDOT. He stated that the grants were related to constructing a pathway and in order to construct the pathway the road diet will need to be performed. He shared that if the City decides it does not want to move forward with the road diet, the grants must be given back to SEMCOG and MDOT. He noted that along with the grant money comes conditions from MDOT and SEMCOG such as the pathway must be 10-foot wide, the City would prefer to build it at eight foot but will build it at 10-foot in order to receive the funding. He stated that the grants are competitive and there are many communities that apply for the grants.*

Ms. Mungioli *stated her concern with receiving the grant and following its conditions rather than seeking alternative ways to fund this project that does not involve negatively impacting the residents on Drexelgate.*

Mr. Davis *responded that the priority of the Drexelgate project is to construct a pathway and stated that the City's Transportation Plan recommended a road diet along with a pathway. He added that in order to construct the pathway and take advantage of grant funds, the road diet made sense.*

Vice President Bowyer *questioned whether the City could get sued by the nine homeowners on Drexelgate that will lose on-street parking once the road diet is complete.*

Mr. Christ *replied that the homeowners do not have entitlement to park in a public right-of-way; however, that does not mean they cannot file a lawsuit. He added that the likelihood of success would be minor if the homeowner did pursue legal action against the City.*

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

Aye 6 - Blair, Bowyer, Deel, Morlan, Mungioli and Walker

Absent 1 - Hetrick

Enactment No: RES0102-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the Drexelgate Parkway and Rochester Knoll Subdivision Water Main Replacement Project to Bidigare Contractors, Plymouth, Michigan in the amount of \$4,070,692.00 with a 10% project contingency in the amount of \$407,069.20 for a total not-to-exceed contract amount of \$4,477,761.20 and further authorizes the Mayor to execute an agreement 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.

ANY OTHER BUSINESS

NEXT MEETING DATE - Regular Meeting - Monday, May 8, 2023 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Mungioli and seconded by Walker to adjourn the meeting at 10:45 p.m.

RYAN DEEL, President
Rochester Hills City Council

LEANNE SCOTT, MMC, Clerk
City of Rochester Hills

AMBER BEAUCHAMP
Administrative Coordinator
City Clerk's Office

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