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Rochester Hills

Minutes

City Council Regular Meeting

*Erik Ambrozaitis, J. Martin Brennan, Greg Hooper, Vern Pixley, James Rosen,
Michael Webber and Ravi Yalamanchi*

Monday, April 14, 2008

7:30 PM

1000 Rochester Hills Drive

CALL TO ORDER

President Hooper called the Regular Rochester Hills City Council Meeting to order at 7:32 p.m. Michigan Time.

ROLL CALL

Present 7 - Erik Ambrozaitis, J. Martin Brennan, Greg Hooper, Vern Pixley, James Rosen, Michael Webber and Ravi Yalamanchi

Others Present:

*Bryan Barnett, Mayor
Alan Buckenmeyer, Parks Operations Manager
Bob Grace, Director of MIS
Mike Hartner, Director Parks & Forestry
Jane Leslie, City Clerk
Leo Oriet, Youth Council Representative*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Ambrozaitis, seconded by Pixley, that the Agenda be Approved as Amended to Move CONSENT AGENDA AND NEW BUSINESS before PRESENTATIONS. The motion CARRIED by the following vote:

Aye 7 - Ambrozaitis, Brennan, Hooper, Pixley, Rosen, Webber and Yalamanchi

PUBLIC COMMENT

Lee Zendel, 1575 Dutton Road, commented regarding the difference in municipal accounting and private sector accounting practices.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mr. Ambrozaitis thanked Mr. Roger Rousse and the Department of Public Services (DPS) for taking care of a pothole at the intersection of Dakota and Dakota Court. He announced that residents can call him anytime they have a complaint.

Leo Oriet, Rochester Hills Government Youth Council Representative announced their first Annual Youth Summit will take place on Saturday, April 26, 2008. He explained that the theme to "Get Involved" is to encourage high school youth to get involved in their local municipal governments. He stated that the Youth Council is still accepting registration forms from local high schools, government groups, youth leadership groups, national honor societies and that there is no fee to attend this event. He commended Richard Yoon for obtaining some donations for this event and mentioned that the Youth Council has been canvassing the local businesses for food and raffle items. He requested that if anyone is interested in donating to this event, they should make their check payable to the Community Foundation of Greater Rochester and indicate Youth Summit in the notation portion of their check. He stated that registration is open until this Friday.

Mayor Barnett made the following announcements:

- Clarifying Mr. Oriet's earlier comment, he stated that Mr. Yoon applied for and obtained a \$500 grant without any assistance.
- The second phase of the Sound the Alarm Campaign is on Saturday, April 26, 2008. He stated that the first phase was very successful. He described the second phase would be installations and smoke alarm inspections at Chateau Avon. Smoke alarms will be installed free of charge for residents on Saturday, April 26, 2008.
- Tuesday, April 29, 2008 at 7:00 a.m. is The 27th Annual Rochester Area Prayer Breakfast. Ruth Graham will be the speaker. The cost is twenty dollars per person.
- Last Wednesday, April 9, 2008, Steelhead were released into the Clinton River; fishing season is open. In three years, 27,000 fish will come back. There is great footage of this event on cable.

ATTORNEY MATTERS

City Attorney Staran was absent.

CONSENT AGENDA

- 2008-0179** Request for Adoption of Resolution Authorizing the Parks and Forestry Director to be the Agent for the City of Rochester Hills for Oakland County's West Nile Virus Fund Program.

Attachments: [Agenda Summary](#)
[WNV Reimbursements](#)
[Resolution.pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0088-2008

Whereas, upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages, and townships in addressing mosquito control activities; and

Whereas, Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages, and townships to apply for reimbursement of eligible expenses incurred in connection with personal mosquito protection measures/activity, mosquito habitat eradication, mosquito larviciding, or focused adult mosquito insecticide spraying in designated community green areas; and

Whereas, the City of Rochester Hills, Oakland County, Michigan, has or will incur expenses in connection with mosquito control activities believed to be eligible for reimbursement under Oakland County's West Nile Virus Fund Program;

Now, Therefore, Be It Resolved that the City Council of Rochester Hills authorizes and directs its Parks and Forestry Director, as agent for the City of Rochester Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

2008-0182 Request for Approval of Fireworks Display Permit Application for Festival of the Hills, to be held at Borden Park on July 1, 2008; Melrose Pyrotechnics, Inc., applicant.

Attachments: [Agenda Summary.pdf](#)
[Fire Dept Memo.pdf](#)
[Resolution.pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0089-2008

Whereas, Melrose Pyrotechnics, Inc., of Kingsbury, Indiana, has provided the fireworks display for the Festival of the Hills for the past nine years; and

Whereas, Melrose Pyrotechnics, Inc., has provided the necessary insurance with the City of Rochester Hills named as also insured; and

Whereas, the Rochester Hills Fire Department has no objection to the issuance of a fireworks permit providing their safety procedures are followed.

Therefore It Is Resolved that the Rochester Hills City Council does hereby approve a permit for Melrose Pyrotechnics, Inc. to provide a fireworks display for the Festival of the Hills at Borden Park on July 1, 2008.

2008-0183 Request for Approval of the 2006 Homeland Security Grant Program Interlocal

Funding Agreement.

Attachments: [Agenda Summary.pdf](#)
[Interlocal Funding Agreement.pdf](#)
[Resolution.pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0090-2008

Now, Therefore, Be It Resolved, that the Rochester Hills City Council hereby approves the 2006 Homeland Security Grant Program Interlocal Funding Agreement allowing for acceptance of the pre-funded Disaster Response Trailer and any subsequent equipment that may be obtained through fully funded Grant programs at no cost to the city.

Be It Further Resolved, that City Council authorizes Mayor Bryan K. Barnett to execute the Agreement on behalf of the City.

Passed the Consent Agenda

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

Aye 7 - Ambrozaitis, Brennan, Hooper, Pixley, Rosen, Webber and Yalamanchi

NEW BUSINESS

2008-0180 Request for Purchase Authorization - TREASURY/ASSESSING: Blanket Purchase Order for printing and mailing of Treasurer property tax billings and various Assessor reports and forms in the amount not-to-exceed \$137,000.00; Data Mail Services, Madison Heights, MI

Attachments: [Agenda Summary.pdf](#)
[RFP Tabulation.pdf](#)
[Resolution.pdf](#)

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

Aye 7 - Ambrozaitis, Brennan, Hooper, Pixley, Rosen, Webber and Yalamanchi

Enactment No: RES0091-2008

Resolved that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order to Data Mail Services, Madison Heights, Michigan for printing and mailing of Treasurer property tax billings and various Assessor reports and forms in the amount not-to-exceed \$137,000.00 through June 1, 2011.

PRESENTATIONS

2008-0185 Relay for Life Presentation, Bob Grace, presenter.

Attachments: [Agenda Summary-Relay Presentation.pdf](#)

Bob Grace, Director of MIS, gave the following presentation on the Relay for Life Event:

- It will be held on June 21, 2008 at 9:00 a.m. through June 22, 2008 at 9:00 a.m. at Hart Middle School - It is a 24-hour event that raises awareness and money to continue research to find a cure for cancer. The 24-hour event also includes a survivor walk, survivor ice cream social, luminary ceremony and celebration ceremony.
- This is the tenth year for the Relay to be held in the Rochester area with 1,000 volunteers
- This is the fourth year that the City of Rochester Hills has had a field team and have been a top fundraiser
- This year the Youth Council is joining the City Team
- Several City employees have either lost their lives, are currently fighting cancer, or are cancer survivors
- Other fundraising events include a Hoe Down dance, chili cook-off and a car wash

He requested that everyone attend some or all of these activities, help dry cars, sit in a dunk tank, become a registered team member and collect money, or just attend the event. He encouraged people that are battling cancer, as well as survivors, to register and attend the Relay. He further stated that checks and donations are always welcome. In closing, he stated: In memory of those who have passed, in honor of those who have survived, and help future patients: we walk, we talk and we work to raise funds in hope of finding a cure for cancer. Everybody is welcome.

This matter was Presented.

2008-0181 Public/Private Presentation by Total Soccer, Kevin Kelly, presenter.

Attachments: [Agenda Summary.pdf](#)
[Total Soccer Presentation.pdf](#)

Kevin Kelly, a partner of Total Soccer, Inc. (TSI) along with Eric Scicluna and Brian Tinnion, partners of TSI, gave the following presentation.

I. Who is Total Soccer Inc. - Company Overview

- Total Soccer Inc. (TSI) founded 1984 - Total Soccer Farmington Hills - was the first facility.
- Brian Tinnion is the founding partner and current majority owner of TSI.
- Mr. Tinnion began his career in Detroit with the Detroit Express Professional Soccer Team as a player and coach in the late 1970s.
- He also owned and coached the former National Professional Soccer League professional soccer team, known as the Detroit Rockers.
- TSI is owned by Brian Tinnion with partners Paul Tinnion, Kevin Kelly, Dan Kelly and Eric Scicluna.
- For over two decades, TSI pioneered the indoor soccer/sports facility business in the Detroit metro area and has been the most recognized and respected sport

facility company in this region.

- *TSI currently owns three facilities in the Metro Detroit area - with locations in Fraser, Royal Oak and Warren, and has business affiliations with Total Soccer of Wixom and Total Soccer of Novi.*
- *The goal is to continue to expand our operations and provide area communities with a safe, healthy sports and recreational environment.*

II. Why Are We Here Tonight?

- *There is a critical need in the City of Rochester Hills for a year round indoor sports facility to support the various community based organizations.*
 - * *City of Rochester Hills cannot fund this type of project.*
 - * *Rochester Youth Soccer League (2,700 registered players on both travel and recreational teams) currently run ALL winter programs at the Pontiac Silverdome and other locations outside of Rochester Hills.*
 - * *The future of the Silverdome is questionable.*
 - * *Rochester Avon Recreation Authority (RARA) is in need of a new facility, not only for current programs, but new potential programs. Currently 26 adult soccer teams play in the spring and fall.*
 - * *Other various sports teams (football, baseball, etc.) in Rochester Hills need a facility for training as well.*

III. What is being proposed?: A World Class Indoor Athletic/Multipurpose Facility

- *TSI proposes to construct and operate a world class indoor athletic/multipurpose facility located at Borden Park in Rochester Hills, Michigan which will be called Total Soccer of Rochester Hills (TSRH).*
- *The facility will be built and financed by TSI on city land in Borden Park. A working relationship with the City of Rochester Hills would be established utilizing a Long Term Agreement (LTA) whereby the facility will be built and financed by Total Soccer of Rochester Hills on city land in Borden Park. This structure will revert back to the City of Rochester Hills at the end of the agreement term.*
- *TSRH would provide a healthy community based sports environment, create employment opportunities and energize the Rochester Hills business community.*
- *This facility, first and foremost, is intended to be use for the benefit of the residents of Rochester Hills and community based organizations.*
- *Phase I will be a custom engineered steel fixed building, approximately 100,000 square foot (350' X 240' X 60' field house, with a 21,000 square foot connected two story structure for administrative offices, restroom facilities, concession area, training center, etc.).*
- *Phase II - Second Field House added*

Mission Statement:

- *TSRH will be a year round multipurpose athletic facility designed to be used by the residents and organizations of Rochester Hills.*
- *It is the mission of TSRH to provide the best programs, staff and equipment to fully meet the various needs of those groups using the facility.*

- The experienced management of TSRH will be dedicated to creating an unmatched sporting atmosphere that will add to the enjoyment of every participant and employee of the facility.
- The owners and operators of TSRH are dedicated to the community and strive to support Rochester Hills based organizations and events.
- The goal is to be identified as the premier sports facility in Rochester Hills.

Primary Objectives:

- Establish relationships with community organizations such as the Rochester Youth Soccer League (RYSL), Rochester Avon Recreation Authority (RARA), and other various groups to provide the necessary facility and office space for their programs.
- Organize, develop, and effectively market various sports leagues (soccer, flag football, lacrosse, etc.)
- Operate ancillary sports activities within the facility: i.e. Sports Advantage Training (speed and agility), baseball/softball, batting/pitching cages and tunnels, office space rental, and concessions.
- Provide a facility that would also be available for other activities to enhance the community such as dog shows, Special Olympics, fun fairs, school activities, etc.
- Support/sponsor City of Rochester Hills community events and programs.

Services:

- TSRH will provide the community with various fitness and athletic programs.
- Leagues: soccer, flag football and lacrosse. The full size regulation field will give TSRH the flexibility to provide the appropriate size field and ensure that children through adults have an opportunity to participate in a league.
 - Organizational Rentals: TSRH will cater to all youth sport organizations and allow them to reserve time for youth sport specific training.
 - Instructional Programs: TSRH will provide instructional programs/camps for the youth sports leagues that are offered at the facility. TS management has developed a sports specific curriculum and staff that is top notch in the field.
 - Fitness Training Center/SAQ: TSRH will provide a training center for athletes at every skill level. Speed, Agility and Quickness (SAQ) training will be the focus of the training center. A certified training staff will oversee all aspects of the training center.
 - Tournaments: TSRH will offer a soccer tournament series that will attract clubs from out of the area. This tournament series will cater to the "select" level athlete. Area businesses should benefit from these type of events.
 - Food Services: the TSRH facility will have a state of the art concession stand. The focus will be on healthy snacks and drinks. Within the food service area, there will be observation/waiting areas for our customers' comfort.
 - Office Conference Center: TSRH will have office space available for lease and space available for community organizations. A conference room will also be available for community groups to use.
 - Community Outreach: TSRH will create relationships with city and community groups. These relationships will have an immediate impact in Rochester Hills. TSRH looks forward to the opportunity of working with the City of Rochester Hills, and organizations like RYSL, RARA and various sports clubs.

IV. How does the City of Rochester Hills benefit?

Benefits:

- *TSRH: will be the only multi-sport complex of its kind in Rochester Hills. The focus of the facility will be to enhance the overall athletic/fitness environment within the community. Because of the diversity in the activities and programs that we offer, there is a potential benefit for everyone in the community.*

Community Athletic Clubs and Organizations:

- *Soccer Clubs: Youth Sports in the United States continues to grow. Youth soccer has flourished from its humble beginnings in 1974 with just more than 100,000 registered players to its current 3 million. The Rochester Soccer Club has an immediate need for this type of facility for their programs. The RSC has 43 teams and the RYSL has 150 teams, over 2,700 active participants. RARA has 26 adult teams that participate in leagues in the fall and spring.*

- *Baseball Organizations: The Rochester Little League forms 46 teams a year and the North Oakland Baseball Federation as over 75 teams. Both of these clubs will be targeted for field rentals, league play and multi-sport room rentals.*

- *Football Organizations: The Rochester Hills area youth football teams and youth cheer teams will be an important to the implementation of a youth flag football league and facility rentals.*

- *Employment Opportunities: The facility will employ 40-60 staff members in the first year of operation.*

- *Office space available for City of Rochester Hills (Park Supervisor office). This will reduce the cost of the Capital Improvement Program for the renovation of the current park office.*

- *Time allotment for community recreational use.*

- *Facility ownerships reverts back to the City of Rochester Hills after a mutually agreed upon Long Term Agreement.*

- *Consideration for revenue sharing with the City of Rochester Hills.*

V. Financial Summary:

- *Phase I: The construction and development costs for this project is estimated at \$4.6 million to \$5.2 million. Included in the cost: the building, all development costs, equipment and start up capital.*

- *Phase II: \$2.6 to \$3.0 million.*

Financial backing is secured:

1. *Commitment from traditional lending institution.*
2. *Private investment group.*

Conclusion:

- Fully develop and construct a world class indoor sports facility in Rochester Hills where TSI will be responsible to finance the project located in Borden Park and establish a long term agreement with the city.
- Community based facility focus program development with organizations such as RYSL, RARA and other sports groups, then market our services to each of our market segments.
- Experienced management - The Management of TSRH has over 24 years of ownership/management experience in the sports facility business. The qualified staff knows what it takes to meet the needs of all participants in the programs.
- TSRH is a great opportunity for Rochester Hills. Community based sports and recreation organizations are in need of an indoor sports facility. TSI believes this complex will be the centerpiece of the City of Rochester Hills Parks Department.

Kevin Kelly, partner of TSI, introduced the people involved, from the building to the planning of this project. He stated that TSI owns three facilities in Fraser, Warren and Royal Oak and talked about the benefits of having indoor soccer. He expressed the critical need for indoor soccer year-round. He stated that they approached RARA with the schematics and proposals when the need was expressed. He explained that the local economy would benefit from tournaments for clubs from out of the area. He further described the benefit of having the only multi-sport facility of its kind in Rochester Hills. Other potential benefits would be having a facility for baseball, football and cheerleading activities. He noted the state of the economy in Michigan and expressed his hope of hiring 40-50 staff members. He also stated that an office will be available for the Park Supervisor which may help reduce the cost of an item in Capital Improvement Program for the City.

President Hooper inquired as to how the usage has been at their other developments.

Mr. Eric Scicluna explained that it takes a little bit of start up time.

Mr. Hamilton, Representating the Rochester Soccer Club and Rochester Soccer Youth League - serving approximately about 2,700, stated that all indoor training is done outside of the City in Pontiac, Auburn Hills, Oakland Township and reiterated that there are no indoor arenas in the City of Rochester Hills.

PUBLIC COMMENT:

Sherri Delisle, 2152 Avon Lake Lane, stated the building is very beautiful and questioned if the building is not tucked back in, where the parking was going to be. She also asked why the City Property is being used. She expressed her concern with people cutting through the resident's yards and the discomfort of the close proximity of this to her home.

Lorraine McGoldrick, 709 South Essex, explained that she is not against soccer, indoor sports, or public and private collaborations. She stated that there are already eight soccer fields established and inquired what would happen to those

areas. She shared that it is much healthier for kids to be outdoors. She expressed concern for possible late night hours and inquired about servicing those hours including the security for the incoming and outgoing traffic. She suggested that the project be built on private property and built upon the landfill across the street that could be capped off.

Paul Funk, 2176 Rochelle Park, expressed that he has served as a parent, coach, league official, as well as on the City Council and Planning Commission. He mentioned that one of the most frequent questions was when will there be a community field house. He stated that he currently serves as President of Michigan State Soccer Foundation and surrounding communities are envious of the world class facility already at Borden Park. He cautioned the City to make sure the deals are handled carefully.

Martin Goschnick, 2059 Barron Drive, inquired about alternate sites. He stated that although the front of the building looks nice, the back is a pole barn. He suggested that the old baseball field on Adams and Hamlin would be a better location. He also inquired about the impact on the second largest fireworks display. He further stated that this should be done privately.

Mike Dubeck, 817 Ravine Terrace Drive, introduced himself as a volunteer with Rochester Youth Soccer League for five to six years and stated that he works closely with schools and parks as the Rochester Soccer Leagues Fields Manager. He stated that they play approximately one hundred games. He represents 2,000 kids and more than 200 volunteers that came this evening. He made comments about alternative locations, stating that they had considered Nowicki Park, and River Bend Park and explained that it is tough to do independently. He further stated that the parents and players would like to see the money spent on this competitive sport be kept within the community.

Andy Shubnell, 2029 Roundtree, stated that he is the Vice President of the Homeowners Association of Avon Woods Subdivision and was asked to speak on behalf of the residents and voice their opposition to this project. He explained that the objection stems from the close proximity to their homes. He reiterated the earlier questions of other speakers, the traffic, the late hours and lack of parking for a facility this size. He expressed the concern regarding the facility being open late into the night and audible to homes, loss of existing wooded area and preservation of the natural areas. He inquired why the existing soccer fields could not be further developed to accommodate these needs. He commented that he thought this would be better suited to an industrial area and asked City Council to reject this proposal and consider alternate locations.

Diana Huetteman, 2421 Avon Lake, expressed her concern as to how this may affect the master plan for Parks in the City of Rochester Hills. She inquired whether the soccer fields will be torn up. She mentioned her concern with a private interest controlling this project and inquired if RARA was a partner, why they did not have a letter of intent. She further inquired about restrictions to the deed and how this would fit the vision of Earl Borden. She asked if any other sports management facility had been consulted.

Deanna Hilbert, 3234 Quail Ridge Circle, expressed her concern about the

proposed three acre detention basin located by Lifetime Fitness Facility. She stated that in Bloomer Park, the area by the Velodrome is in terrible disrepair. She recalled that there was a proposed water retention facility for Nowicki Park but it seems to have fallen to the side. She noted that she did not think the residents want to pave over Green Space areas especially after discussion on the Green Space tax. She stated she was concerned about the proposed partnership and questioned the following:

- *What will happen if Total Soccer Inc. goes out of business*
- *How much revenue sharing would the City benefit from*
- *Will there be adequate parking and what about the maintenance of the parking lot*
- *Will this create a need for additional policing*

Ms. Hilbert suggested that Total Soccer Inc. consider some local vacant industrial buildings. She further suggested the creation of a resident committee to further review this proposal.

Mrs. Christenson, 2110 Avon Lake Lane, expressed her concern regarding the impact on her property values. She stated that she does not want to look at a Pole Barn. She also expressed her concern for the park getting ruined, noise pollution, security and liability. She claimed to be an avid soccer fan and suggested the vacant industrial property be considered first.

Tom Zelinski, 1127 Kingsview, stated that he had been involved in organized soccer for years. He expressed his opposition to this proposal. He further explained that he does not want to see government subsidizing private business. He suggested that the City get competitive bids and pick the best, if this is the route that the City is going to follow.

COUNCIL DISCUSSION:

President Hooper requested that Mr. Hartner address the parking issues first; and then the residents concern with individuals cutting through their yards.

Mike Hartner, Director Parks & Forestry, stated that the leagues had been notified about respecting resident's property. He explained that the leagues have properly spread schedules to avoid overlapping which has solved the parking issues. He mentioned that they only had to write one ticket after these changes have been implemented.

President Hooper reminded the residents that this is just a proposal to the City. He inquired about the noise factor.

Mr. Kelly responded that at their Fraser location, the company is in the process of installing an addition and using sound proofing materials in the expansion.

President Hooper asked about a typical outdoor season for the use of the parks.

Mr. Hartner stated that practice for soccer and lacrosse begins as soon as the

snow is gone. He further stated that there is a lull in the middle of summer, but it is usually filled by baseball. He stated approximately six months of it is outside use.

President Hooper inquired about the design of the spectating facilities.

Mr. Kelly responded to the 24-hour service issue, stating they would work with the City regarding the hours and restrictions.

President Hooper then inquired about the RARA statement.

John Anderson, RARA, stated they rent their current facility and parking is an issue. He explained that they had sought out proposals and Total Soccer Inc. is one of three requests for proposal that was brought back. He pointed out that RARA is not in the soccer business and referred to the buildings on the drawing by fieldhouse which would be a dance area and activity center for RARA.

President Hooper brought up the firework conflict.

Mayor Barnett stated that this does not appear to be a problem.

President Hooper inquired why was Borden Park chosen.

Mr. Kelly responded that this would be a great opportunity for Rochester Hills. He stated that they currently have a public/private venture with Royal Oak and it is working very well.

President Hooper inquired if all of their locations are public and private ventures.

Mr. Kelly stated there is only one public/private venture and the remaining Total Soccer, Inc. facilities are private and either own the property or lease the property.

Mr. Hartner stated that years ago, there was a turf arena proposed and it was in the master plan but the City has not been able to afford to purchase it. He further stated that it had been always planned to have this kind of facility at Borden Park.

Mr. Hartner responded to President Hooper's inquiry regarding deed restrictions noting the following:

- Acquired \$500,000.00 grant proposal and would not be a conflict
- Currently in the CIP to replace the sod in Soccer Fields 1-5 for improvement of the drainage and fields were not necessarily included
- This project could possibly eliminate three CIP projects and would eliminate \$600,000.00 worth of fees
- It would be a cost savings to not have to move playground equipment

President Hooper asked about Velodrome drainage issues.

Mr. Hartner explained with the recent inclement weather, they had not been able to clean up the drainage issues but will take care of that once weather permits. He stated the Velodrome is an example of a successful private/public partnership.

President Hooper asked about taxes and referred to Pine Trace Golf Course which is another successful public/private partnership and noted that at the end of the lease in thirty-five years, the City will also own the golf course. He stated that Pine Trace does not pay City taxes but does pay school taxes. President Hooper inquired about Mr. Zelinski's request for competing RFPs. He stated that Council has to see what the community at large wants and has to look at what competition has to offer as well. He reiterated that this is strictly a proposal. He questioned why TSI is not interested in any of the industrial parks.

Mr. Kelly stated that his company had looked at the eighteen acres located at Hamlin and Dequindre but were concerned about the toxic waste issue and possible exposure for children.

Mr. Brennan asked about the parking and requested Mr. Kelly to pull up the diagram and indicate exactly where the parking would be. He questioned how many people are proposed to be in this facility at a time.

Mr. Kelly responded that although he does understand about the parking issue, they had not included it at this time but if it moves forward, TSI will provide more detail. The scheduling is handled to spread out the parking and avoid too many people being in the facility at one time.

Mr. Brennan inquired about the following:

- When the facility would be turned over to the City
- How many facilities are in partnership with cities
- What percentage of revenues do the cities in partnership with TSI receive
- What are the hours of operation of these facilities

Mr. Kelly responded with the following:

- The facility would be turned over to the City on a mutually agreed upon term and date
- TSI Royal Oak is the only facility in partnership with a city and is currently into the second fifteen-year term with the City of Royal Oak.
- The City of Royal Oak receives monthly rent and revenue sharing on gross income
- The facilities are open Monday through Friday from 4:00 p.m. until 12:30 a.m., and weekends from 7:00 a.m. until 12:30 a.m.

COUNCIL DISCUSSION:

Mr. Ambrozaitis stated that he serves on RARA and indicated that they are looking at some other proposals as well. He stated the following concerns:

- Traffic volume

- Walk-through/pass through traffic volume
- Length and term of the contract
- Extra costs to the City
- Extraneous noise to the neighborhood and the hours of operation
- Fencing and berms in place
- Compared TSI to Soccer City
- More time for resident notification

Mr. Hartner responded that the walk-through/pass-through traffic were neighbors from adjoining subdivisions that are cutting through these neighbor's yards. He stated in regard to the fencing, there is a ten-foot berm used as a visual and noise barrier. He further stated that it would have been cheaper but more unsightly to have installed eight-foot chain link fence but because of the primarily wooded wetlands, the berm was the better choice.

Mr. Ambrozaitis stated his lack of support for going ahead with this project at Borden Park. He explained that he would like to see these programs spread around the City more.

Mr. Brennan inquired as to the contamination of the parcel at Hamlin and Dequindre and questioned if there would be a Brownfield Fund mechanism to handle the clean up and development of this property.

Mayor Barnett confirmed that site could qualify for Brownfield Funds.

Mr. Pixley stated his appreciation of Mr. Anderson's comments and noted that the requests for other RFP Proposals are clearly needed. He explained that he had many questions that necessitate more study and more proposals. He further stated that he liked the idea of a community study as proposed by one of the residents to look at more proposals and to study this matter more in depth.

Mr. Rosen explained some of his thoughts from a different perspective. He stated that he would like to see a complete review of the 1998 Recreation Bond as to whether a public/private partnership such as this is within the language approved by the voters. He expressed his concern with the seemingly parallel situations in the community such as Pine Trace Golf Course and the Velodrome in Bloomer Park. He stated that Pine Trace was purchased with a state grant for half of the cost and a donation for the other half of the cost. The Velodrome at the Bloomer Park was a similar situation. The group that built the Velodrome was built by a nonprofit organization. He stated that the Velodrome is a significant structure. He expressed his support of the idea of a study group.

Mr. Yalamanchi concurred with Mr. Rosen and President Hooper regarding the formation of a technical committee. He recommended that the community should understand the need first and then the procedure of fulfilling that need.

This matter was Presented.

(Recess from 9:28 p.m. - 9:47 p.m.)

PUBLIC HEARINGS

President Hooper Opened the Public Hearing at 9:47 p.m./ Closed the Public Hearing at 9:48 p.m.

2008-0119 Discussion of City Council's Goals and Objectives for Fiscal Year 2009

Attachments: [Agenda Summary.pdf](#)
[ZBA & AT&S Comments.pdf](#)
[GSAB Comments.pdf](#)
[2009 City Council Goals & Objectives w Revisions.pdf](#)
[Resolution.pdf](#)
[2009 Goals and Objectives.pdf](#)
[Public Hearing Notice.pdf](#)
[2008 Council Goals & Objectives.pdf](#)
[041408 Agenda Summary.pdf](#)
[031708 Agenda Summary.pdf](#)

COUNCIL DISCUSSION:

Mr. Webber summarized a couple of items resulting from three or four Strategic Planning meetings, including some items from the Team Building Sessions at the Oakland University InCubator. He stated that the Goals and Objectives document was very broad in nature.

Mr. Yalamanchi thanked Mr. Webber, President Hooper and Mr. Rosen for their time and review. He added that he would like input from the Mayor and the Department Heads.

President Hooper mentioned that Mayor Barnett had placed a challenge in his State of the City Address about reducing the use of electricity and questioned if Council should add this to their goals and objectives.

President Hooper reopened Public Comment at 9:54 p.m.

Paul Funk, 2176 Rochelle Park, inquired if these are locked down tonight. He questioned if the Boards and Commissions, specifically Green Space, could review these and offer sideline comments.

President Hooper responded that he would like input from the Boards and Commissions.

President Hooper closed Public Comment at 9:55 p.m.

Mr. Rosen stated that he thinks this is off to a great start and that the three main items to be addressed will be the police funding, road funding and the City's funding.

President Hooper requested that the Clerk's Office e-mail the Council's Goals and Objectives to the Boards and Commissions and stated he would like them to respond within two weeks.

This matter was Discussed

COUNCIL COMMITTEE REPORTS

Charter Non-Structural Technical Review Committee:

President Hooper reported that they had their first meeting and that he also attended the Advisory Traffic And Safety Board Meeting on behalf of the Planning Commission.

Advisory Traffic And Safety Board:

Mr. Webber reported that they received the report from the consultant on the Master Thoroughfare Plan. He further stated that the next step is for the Planning Commission to ultimately weigh in.

Human Resources Technical Review Committee:

Mr. Rosen reported that the Committee had extensive discussions with Mr. Kurt Dawson, Director of Assessing/Treasury and Ms. Julie Jenuwine, Director of Finance regarding tax revenue and budgets. He stated that they are trying to prepare for the future because of the property tax issues and that next year's revenue forecast is not good.

Water And Sewer Technical Review Committee:

Mr. Yalamanchi reported the possibility that water rates could increase approximately twelve percent and the sewer rates could increase approximately nine to ten percent but noted that these are still under discussion at this time.

ANY OTHER BUSINESS

The City Council Meeting on April 21, 2008 is cancelled.

NEXT MEETING DATE

Regular Meeting - Monday, April 28, 2008 - 7:30 PM

ADJOURNMENT

There being no further business before Council, President Hooper adjourned the meeting at 10:05 p.m.

*GREG HOOPER, President
Rochester Hills City Council*

*JANE LESLIE, Clerk
City of Rochester Hills*

*CHRISTINE A. WISSBRUN
Administrative Secretary
City Clerk's Office*

Approved as presented at the June 16, 2008 Regular City Council Meeting.