



# Rochester Hills

## Minutes

### City Council Regular Meeting

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

*Susan M. Bowyer Ph.D., Kevin S. Brown, Dale A. Hetrick, James Kubicina,  
Stephanie Morita, Mark A. Tisdell and Thomas W. Wiggins*

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

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

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Monday, August 8, 2016

7:00 PM

1000 Rochester Hills Drive

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### CALL TO ORDER

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

### ROLL CALL

**Present** 6 - Susan M. Bowyer, Kevin S. Brown, Dale Hetrick, James Kubicina, Stephanie  
Morita and Mark A. Tisdell

**Absent** 1 - Thomas W. Wiggins

### Others Present:

*Ed Anzek, Director of Planning and Economic Development  
Bryan Barnett, Mayor  
Nancy Bowman, Senior Human Resources Analyst  
Sean Canto, Chief of Fire and Emergency Services  
Scott Cope, Director of Building/Ordinance Compliance  
Vince Foisy, Supervisor of Communication Services  
Pamela Gordon, Director of Human Resources  
Bob Grace, Director of MIS  
Ken Elwert, Director of Parks and Forestry  
Captain Michael Johnson, Oakland County Sheriff's Office  
Kevin Krajewski, Network Administrator/Deputy Director of MIS  
Shreya Reddy, Rochester Hills Government Youth Council Representative  
Allan Schneck, Director of DPS/Engineering  
Leanne Scott, Deputy Clerk  
Alexis Smith, Rochester Hills Government Youth Council Representative  
Joe Snyder, Senior Financial Analyst/Interim Director of Finance  
John Staran, City Attorney  
Helen Sultana-Kelly, Human Resources Analyst - Program Coordinator*

*Mr. Wiggins provided prior notice that he would be unable to attend.*

### PLEDGE OF ALLEGIANCE

## APPROVAL OF AGENDA

A motion was made by Morita, seconded by Bowyer, that this matter be Approve the Agenda as Presented. The motion carried by the following vote:

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdel

**Absent** 1 - Wiggins

## COUNCIL AND YOUTH COMMITTEE REPORTS

### Deer Management Advisory Committee (DMAC):

*Mr. Hetrick reported that the Deer Management Advisory Committee will soon be making its presentation to Council to discuss its recommendations to improve on the deer vehicle crash numbers. He noted that the accident numbers for the past year have decreased slightly.*

## PRESENTATIONS

**2016-0285** 2015/2016 Rochester Hills Youth Council Final Report

Attachments: [080816 Agenda Summary.pdf](#)

*Shreya Reddy, Chairperson, and Alexis Smith, Vice Chairperson, Rochester Hills Government Youth Council (RHGYC), were in attendance to present the final report for the 2015-2016 RHGYC. They noted that six new members joined the returning members in 2015 to comprise this year's Youth Council.*

*They listed the RHGYC's accomplishments during the past year:*

- *The group provided volunteer manpower for the Brooksie Way.*
- *RHGYC members manned the warming tent at the Rochester Hometown Christmas Parade.*
- *Members participated in the Mayor's State of the City.*
- *The Green Team hosted a Green Day Event at the Rochester Hills Public Library, bringing different organizations together to spread awareness on recycling and the environment.*
- *Members volunteered at the Back to the Beach Half Marathon event at Stony Creek Metro Park.*
- *Their largest event for the year, the annual 5K Charity Run/Walk, raised \$7,500 from donors, sponsors and participants to benefit the Rainbow Connection, an organization that helps fulfill dreams for children dealing with terminal illnesses.*
- *RHGYC members sat on various City Committees and attended Council Meetings.*

**Ms. Reddy** stated that the returning members for 2016 are already planning the upcoming year and welcome the incoming members.

**Mayor Barnett** stated that the City is fortunate to have the RHGYC, noting that it is a model for youth councils around the state. He expressed his appreciation to the members for another great year.

**President Tisdell** noted that Deputy Clerk Leanne Scott has given valuable guidance over the years to the RHGYC. He commented that he is in his fifth year as Council Representative to the RHGYC, and stated that it has been a pleasure working with these young adults. He pointed out that over the past five years, over \$60,000 has been raised for charity.

He reported that earlier this year, he, Deputy Clerk Scott, outgoing member Alexis Smith, and Adult Advisor Garren Griffith spent over 20 hours in interviews of prospective candidates for the coming year. He expressed his appreciation for their help in the interview process.

A video highlighted the 2015-2016 RHGYC.

**President Tisdell** presented certificates of recognition to this year's RHGYC, and introduced the incoming members.

**Deputy Clerk Leanne Scott** administered the Oath of Office to the 2016-2017 Rochester Hills Government Youth Council.

**See Legislative File 2016-0286.**

Presented.

2016-0286 Swearing In Ceremony - 2016/2017 Rochester Hills Government Youth Council (RHGYC)

**Attachments:** [080816 Agenda Summary.pdf](#)

**See Legislative File 2016-0285.**

Presented.

**(Recess - 7:25 p.m. to 9:53 p.m.)**

2016-0320 Presentation on Fire Station #4 renovation options

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Suppl Presentation.pdf](#)

In attendance were **Scott Cope**, Director of Building/Ordinance Compliance; **Sean Canto**, Chief of Fire and Emergency Services; **Aaron St. Dennis**, George W. Auch Company; and **George Kacan**, Sidock Group Architects.

**Mr. Cope** stated that the Administration was thankful to have this team on board and are much more comfortable and confident in the options that will be

presented this evening. He provided background information on what led up to the development of the renovation options for Fire Station #4, noting that City Council considered the renovation of Fire Stations #1, #2, #3 and #5 along with a new Fire Station #4 in October of 2015. Upon review of the options, Council approved the renovations for Fire Stations #1, #2, #3 and #5 and directed the Administration to review additional options for Fire Station #4. Council approved the hiring of Sidock Group Architects; and subsequently, the design team of Sidock, the George W. Auch Company, and City Administration developed the three conceptual design options presented this evening. He stated that Council is requested to consider moving forward with the recommended option.

He noted that each option utilizes the existing building location to minimize the cost associated with moving to any other location on the property.

**Mr. Kacan** stated that site costs of the previous design were very high, and he highlighted their approach to minimize these costs. He explained that the design team's goals were to keep the same exit point for fire trucks to minimize the costs associated with the traffic light on Walton Boulevard, eliminate as much pavement as possible, and keep the design away from the slopes within the site to the east and south to minimize the amount of retaining wall required. He reviewed Option 1:

Option 1 - 10,409 square feet; Conceptual Cost Estimate \$4,577,941

- Features a saw tooth design.
- Has a low sloped roof, allowing lower cost and quicker construction.
- The cell tower location would be maintained.
- Trucks would park at a 45 degree angle and would require a 45 degree turn to be perpendicular to enter Walton Boulevard.
- The existing building would be kept in place long enough to build an apparatus bay.
- The design provides at least two distinct clear paths for the entry way.

**Mr. St. Dennis** noted that fewer curb cuts were required, the design has access from the living space to the apparatus bay, the existing cell tower works well with the layout, and the design provides wall space for gear racks and storage. He noted that there is no clean line or separation between construction, multiple contractor mobilizations are required, and the design has a higher cost.

**Chief Canto** stated that to ensure that the station remains operational, temporary living quarters would be required almost immediately. He pointed out that there was much unusable apparatus bay area, and a 45 degree angle was required to head down Walton. He noted that Option 1 maintains the current traffic light.

**Mr. Kacan** reviewed Option 2:

Option 2 - 10,010 square feet, Conceptual Cost Estimate \$4,404,185

- Compact footprint.

- Three curb cuts. The cut to the west near the church parking lot allows the public to come to the building and not interfere with emergency operations. The second curb cut is for trucks to exit. The third curb cut to the east is for the trucks to return and to access additional parking.
- More pavement; however, the design stays on top of the plateau, minimizing the retaining wall.
- Existing building is reused and repurposed for living quarters.
- Apparatus bay could be constructed and connected to the existing fire station; then the existing fire station could be remodeled.
- Two distinct entry points to the apparatus bay.

The pros and cons of Option 2 were reviewed:

**Mr. St. Dennis** noted that Option 2 yields less disruption as the temporary trailers are not needed on the site until halfway through construction.

**Chief Canto** stated that Option 2 incorporates a renovation of the current building, saving money. He pointed out that this option would take 12 months to complete, while the other two options would take 14 months. He noted that this option is approximately \$170,000 less than Option 1, and yields the possibility of maintaining the current traffic light at an additional savings of \$142,000.

**Mr. Kacan** reviewed Option 3:

Option 3 - 10,084 square feet, Conceptual Cost Estimate \$4,654,067

- East-West orientation requiring two curb cuts.
- Less pavement is required.
- Ninety degree turn and a large apron is required to exit the apparatus bay.
- Existing building to be demolished.
- Tight setback to Walton Boulevard.
- Requires a public entrance in the back to keep cars away from the exit point of the apparatus bay.

**Chief Canto** explained that this option is \$250,000 more and raises safety concerns that vehicles will not see trucks exiting the bays as quickly.

**Mr. St. Dennis** pointed out that the design does not utilize the existing building and would take 14 months to complete.

**Mr. Cope** reviewed costs for the three options, using the option presented last October for comparison. He commented that Option 2 is cheaper, and noted that an additional \$142,000 could be saved if the traffic light costs could be eliminated. He stated that the Administration recommends Option 2, for the following reasons:

- Separation of visitor entry from the path of emergency vehicles.
- Straight out exit.
- Compact footprint.
- Potential reuse of traffic signal.
- Best site maneuverability.

- Best option maintaining the cellular tower.
- Least disruptive to Fire Department operations.
- Ability to respond from the back of the building.

**Chief Canto** stated that this option is best for apparatus space, functionality, and safety in pulling out. He noted that it meets all needs at a lower cost.

**Mr. Cope** commented that this option has the most curb appeal, combining a flat roof with a pitched roof. He stated that the floor plan is the most functional. He pointed out that it has the lowest construction cost and shortest construction time, and saves the walls of the existing building.

He noted that Council is requested to concur with Option 2, allowing the Administration to go forward with design. He stated that the Administration would come back to request approval of the architect and construction manager contracts for the design and development phase. He mentioned that the construction manager would look at their contract with respect to a guaranteed maximum price. He noted that the Phase 3 construction is proposed to begin in the summer of 2017 with completion in the summer of 2018. He pointed out that the original building was built in 1976 and was designed for paid-on-call operations. He stated that the community has changed significantly in the last 40 years; and while the building has served a useful life, the station must now support full-time operations.

#### **Council Discussion:**

**President Tisdell** noted that Option 2 is the least expensive, has the fastest build time, and provides a straight exit. He stated that the only two negatives to the design are the additional curb cut and more concrete required. He commented that Option 2 is preferred.

**Mr. Hetrick** agreed, noting that Option 2 is best suited for Fire Department personnel. He questioned whether each option presented has the possibility of keeping the traffic light where it is.

**Mr. Cope** responded that they do; however, Option 2 is in question as the County will be asked to relocate the stop bar to the east.

**Mr. Hetrick** questioned which option is most consistent with the design of the other fire stations.

**Chief Canto** responded that Option 2 has more of the same look as Fire Stations #2, #3 and #5. He added that this option allows the station to be maintained and operational. He pointed out that an area was sought around Station #4 similar to the DPS Facility where operations could be maintained; however, nothing is available.

**Mr. Hetrick** questioned whether temporary trailers would be required.

**Chief Canto** stated that they would; however, it would be later in the project.

**Mr. Brown** commented that it seems that this team yields a better partnership than one year ago. He questioned whether temporary trailers and traffic light costs were included in all the estimates.

**Mr. Cope** responded that trailer costs were included. He noted that relocation of the traffic light is only a possibility in Option 2.

**Mr. Brown** questioned when construction would be targeted.

**Mr. St. Dennis** stated that the goal would be for spring; however, the design must be completed and approvals obtained.

**Mr. Brown** questioned whether the design encroaches on the existing tree line.

**Mr. Kacan** responded that 99 percent of the trees should be able to remain, and additional trees added.

**Dr. Bowyer** questioned whether the tree line would be replaced.

**Mr. Kacan** responded that some of the trees would be replaced, and others added.

**Dr. Bowyer** questioned whether the curb cuts would require approval.

**Chief Canto** responded that in discussions with the Road Commission for Oakland County (RCOC) last year, curb cuts did not appear to be a problem.

**Mayor Barnett** commented that the RCOC generally looks for the safest option; and he stated that this Option could be considered the safer of the three options.

**Vice President Morita** suggested that the RCOC be contacted prior to expending money on design.

**Mr. Cope** responded that this would be the next step.

**Vice President Morita** stated that she prefers Option 2 as it is \$500,000 less expensive than the option presented one year ago. She questioned whether a formal motion approving Option 2 was required.

The consensus of Council was that Option 2 was preferred.

**John Staran**, City Attorney, responded that a formal motion was not required, as Council would be requested to next approve the contracts.

Presented.

## ORDINANCE FOR ADOPTION

**2016-0233** Acceptance for Second Reading and Adoption - An Ordinance to amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone 24 parcels of land totaling approximately 70 acres

from B-2 General Business (Parcel Nos. 15-29-427-011 and part of 15-28-151-004), B-3 Shopping Center Business (Parcel Nos. part of 15-29-276-009, -010, -011, -012, -013), B-4 Freeway Service Business (Parcel Nos. part of 15-28-151-004, -006, -007, 15-29-427-018, -033, -037 and 15-28-301-040), B-5 Automotive Service Business (Parcel Nos. 15-28-151-003, 15-29-276-001), REC-W Regional Employment Center - Workplace (Parcel Nos. 15-28-301-039, 15-29-427-010, -017, -029, -036), and I Industrial (Parcel Nos. 15-29-276-006, -007, -008 part of -009 and -014) to REC-I Regional Employment Center - Interchange, City of Rochester Hills, Applicant

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[071816 Agenda Summary.pdf](#)  
[Suppl Presentation.pdf](#)  
[Staff Report 061516 RECI Rezoning.pdf](#)  
[Letter to Property Owners 060316.pdf](#)  
[Future Land Use Aerial Map.pdf](#)  
[Minutes PC 062116.pdf](#)  
[Public Hearing Notice-PC 062116.pdf](#)  
[071816 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

***Ed Anzek***, Director of Planning and Economic Development, stated that this Ordinance is presented for Second Reading and Adoption.

***President Tisdell*** stated that Council unanimously accepted the Ordinance for First Reading at its July 18, 2016 meeting. He noted that the Ordinance was unanimously recommended for approval by the Planning Commission.

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdell

**Absent** 1 - Wiggins

Enactment No: RES0174-2016

***Resolved***, that an Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone 24 parcels of land totaling approximately 70 acres, located around the Crooks and M-59 interchange area, from B-2 General Business, Parcel Nos. 15-29-427-011 and part of 15-28-151-004, B-3 Shopping Center Business, Parcel Nos. part of 15-29-276-009, -15-29-276-010, -011, -012, -013, B-4 Freeway Service Business, Parcel Nos. part of 15-28-151-004, 15-28-151-006, -007, 15-29-427-018, -033, -037 and 15-28-301-040, B-5 Automotive Service Business, Parcel Nos. 15-28-151-003, 15-29-276-001, REC-W Regional Employment Center - Workplace, Parcel Nos. 15-28-301-039, 15-29-427-010, -017, -029, -036 and I Industrial, Parcel Nos. 15-29-276-006, -007, -008, part of -009 and -014 to REC-I Regional Employment Center - Interchange and to repeal inconsistent provisions and prescribe a penalty for violations, is hereby accepted for Second Reading and Adoption, and shall become effective on Monday, August 15, 2016, following its publication in the Oakland Press on Sunday, August 14, 2016.

**2016-0234** Acceptance for Second Reading and Adoption - An Ordinance to amend Article 4 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills,



Oakland County, Michigan to modify uses in the REC-I Regional Employment Center - Interchange district and delete the B-4 Freeway Service Business district, repeal inconsistent provisions and prescribe a penalty for violations, City of Rochester Hills, Applicant

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[071816 Agenda Summary.pdf](#)  
[Suppl Presentation.pdf](#)  
[REC-I District Memo Anzek & Roediger 061516.pdf](#)  
[Minutes PC 062116.pdf](#)  
[Public Hearing Notice-PC.pdf](#)  
[071816 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ed Anzek**, Director of Planning and Economic Development, stated that this Ordinance is presented for Second Reading and Adoption.

**President Tisdell** stated that Council unanimously accepted the Ordinance for First Reading at its July 18, 2016 meeting. He noted that the Ordinance was unanimously recommended for approval by the Planning Commission.

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdell

**Absent** 1 - Wiggins

Enactment No: RES0175-2016

**Resolved**, that an Ordinance to amend Article 4 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to modify uses in the REC-I Regional Employment Center - Interchange district and delete the B-4 Freeway Service Business district, and repeal inconsistent provisions and prescribe a penalty for violations, is hereby accepted for Second Reading and Adoption, and shall become effective on Monday, August 15, 2016, following its publication in the Oakland Press on Sunday, August 14, 2016.

**2016-0254** Acceptance for Second Reading and Adoption - An Ordinance to Amend Sections 84-1 and 84-4, and to Repeal Section 84-16 of Chapter 84 Property Maintenance Code, and to Repeal Section 138-10.308 of Chapter 138, Zoning, and replace it with new Section 138-10.308, and to Amend Section 138-13.101 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to modify regulations regarding Parking and Storage of Commercial and Recreational Vehicles, Equipment and Junk Vehicles in the Zoning Ordinance, repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[071816 Agenda Summary.pdf](#)  
[Ordinance Amendment DRAFT June 2016.pdf](#)  
[Comm Vehicles Memo Anzek & Roediger 061516.pdf](#)  
[Email Staran 040215.pdf](#)  
[Minutes PC 062116.pdf](#)  
[Public Hearing Notice-PC.pdf](#)  
[071816 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ed Anzek**, Director of Planning and Economic Development, stated that this Ordinance is presented for Second Reading and Adoption. He stated that the Department has been working with the Building Department and Code Enforcement for some time on this issue; and he explained that the Ordinance is being moved to the Zoning Ordinance as it is more of a use violation. He noted that the Planning Commission recommends approval; and Council unanimously accepted the Ordinance for First Reading at its July 18, 2016 meeting.

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdel

**Absent** 1 - Wiggins

Enactment No: RES0176-2016

**Resolved**, that an Ordinance to Amend Sections 84-1 and 84-4, and to Repeal Section 84-16 of Chapter 84 Property Maintenance Code, and to Repeal Section 138-10.308 of Chapter 138, Zoning, and replace it with new Section 138-10.308, and to Amend Section 138-13.101 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to modify regulations regarding Parking and Storage of Commercial and Recreational Vehicles, Equipment and Junk Vehicles in the Zoning Ordinance, repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations is hereby accepted for Second Reading and Adoption, and shall become effective on Monday, August 15, 2016, following its publication in the Oakland Press on Sunday, August 14, 2016.

## PLANNING AND ECONOMIC DEVELOPMENT

**2016-0014** Request for Site Plan Approval - WoodSpring Suites, a four-story, 48,104 square-foot, 124 unit hotel on 3.64 acres on Marketplace Circle, in the Adams Marketplace Development, land use governed by Consent Judgment, WoodSpring Suites Detroit MI Rochester Hills, LLC, Applicant

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Suppl Presentation 080816.pdf](#)  
[Letter Gaber 072816.pdf](#)  
[Tech Compliance Report 011316.pdf](#)  
[Map aerial.pdf](#)  
[Review Comments.pdf](#)  
[Civil Site Plan 120115.pdf](#)  
[ES-1 Photometric Site Plan.pdf](#)  
[Woodspring Suites elevations.pdf](#)  
[012516 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

*In attendance were **Ed Anzek**, Director of Planning and Economic Development; **John Gaber**, Williams, Williams, Rattner and Plunkett, P.C.; and **Scott Bixler**, WoodSprings Suites.*

***Mr. Anzek** noted that the parcel is comprised of 3.64 acres on Marketplace Circle. A 48,104 square foot four-story, 124-unit hotel is proposed. He pointed out that the property is zoned Office-Research-Technology and is governed by a Consent Judgment which permits hotels up to six stories. He explained that the project has undergone two scrutinies by the technical compliance committee, and meets all local codes, the Zoning Ordinance and engineering standards, along with complying with the Consent Judgment. He stated that the project was found to be in substantial technical compliance, with a few outlying minor items that can be dealt with in the building plans. He mentioned that the project was scheduled for Council's agenda in January; however, ownership issues caused it to be pulled from the agenda at the last minute.*

***Mr. Gaber** stated that there were some timing and logistical issues with the seller several months ago; however, these were resolved and WoodSprings Suites has purchased the property. He noted that the seller is no longer involved and has no rights to the property. Once the purchase closed, the applicant petitioned to be placed on this agenda.*

***Mr. Bixler** expressed his appreciation for his placement on Council's agenda this evening. He commented that the City has been great to work with, and stated that they are excited to get started.*

***President Tisdell** questioned whether under the Consent Judgment the final construction drawings would be brought to Council or the Planning Commission for review.*

***Mr. Anzek** responded that Council's task is to approve the Site Plan, and the drawings would not come to Council. He commented that Mr. Bixler's concern is with the four-week backlog in the Building Department.*

***President Tisdell** questioned whether the proposal is in compliance with the Consent Judgment.*

***Mr. Anzek** responded that it is, noting that the Applicant has been excellent to work with.*

**Mr. Brown** expressed his appreciation for WoodSpring Suites' investment in Rochester Hills. He noted that the aerial photograph included in the packet did not show the adjacent Holiday Inn.

**Mr. Anzek** responded that the GIS information the City used had not yet been updated.

**Mayor Barnett** stated that he appreciates the investment in the city and the jobs it will create. He questioned why a location was selected next to another hotel.

**Mr. Bixler** responded that WoodSprings Suites spent almost a year finalizing this particular market, and a key component is the growth in people coming to this market. He stated that they feel very confident that this will be a good location and will drive many customers. He mentioned that the Holiday Inn is not considered a direct competitor, as the extended stay market is somewhat different. He commented that their value is in a stay of one to two weeks and their target market is a stay of five to 30 days.

**Mr. Hetrick** commented that he appreciates the company's enthusiasm for the area.

**Vice President Morita** questioned whether the company has a market analysis that indicates it will be able to get the occupancy rates it needs. She pointed out that there are other nearby hotel centers such as the Featherstone/Opdyke and University/I-75 areas. She mentioned that hotels at Crooks and M-59 appear to be struggling. She questioned what will be the expected revenue per available room.

**Mr. Bixler** responded that their target percentage rate of occupancy is 85 percent, and expected revenue per available room is estimated in the range of \$380-450 per week.

**Vice President Morita** questioned whether managers will be staying on-site.

**Mr. Bixler** responded that it is expected that two people will be staying there.

**Vice President Morita** commented that out of 124 rooms, 122 would then be available.

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdell

**Absent** 1 - Wiggins

Enactment No: RES0177-2016

**Resolved**, that the Rochester Hills City Council hereby approves the site plan for WoodSpring Suites, a four-story, 48,104 square-foot, 124 unit hotel on 3.64 acres on Marketplace Circle, in the Adams Marketplace development, land use governed by Consent Judgment, Parcel No. 15-30-176-010, WoodSpring Suites Detroit MI Rochester Hills, LLC, Applicant, with the following conditions:

Conditions:

1. Per the Building Department memo dated December 29, 2015, show that the Section references are based on the Michigan Building Code 2012; provide elevations around all accessible parking spaces (7); provide confirmation from the Architect that the proposed Use Group Classifications per Section 302 will be R-1 with Use Group B as an Accessory Use; and correct area analysis using the equation in Section 506.1, at the time of Building Permit submittal.
2. Provide easement agreements in recordable form to create and vacate water main easements as shown on the plans, prior to Issuance of a Land Improvement Permit.
3. Provide storm water maintenance agreements in recordable form, or revise existing as necessary to reflect site improvements, prior to Issuance of a Land Improvement Permit.
4. Relocate the Fire Department Connection (FDC) shown on Sheet SP-2 to the southeast corner of the Building, prior to Final Approval by Staff.
5. Post a Landscape Improvement Bond in the amount of \$68,004.00, prior to issuance of a Land Improvement Permit.

**PUBLIC COMMENT for Items not on the Agenda**

*State Senator Marty Knollenberg provided a legislative update, noting:*

- *His priorities are fire, police, infrastructure and schools.*
- *The Legislature passed the budget in June, this is early considering that the current budget does not expire until September 30 of this year. In the last five years, six budgets were done early.*
- *The budget is \$54 billion, of which only \$9.9 billion is General Fund monies. The remainder of the budget is restricted. The State General Fund Budget has not increased since 2007.*
- *Road funding will be increased by 59 percent by 2021.*
- *School aid is increasing by \$88 per pupil.*
- *Had the State not helped the Detroit Public School System with a bailout, it would have cost other communities far more. The Rochester Community School System would have lost \$18 million if the State did nothing; and his entire district represented would have lost \$70 million.*
- *To address the Flint Water Crisis, over \$234 million was appropriated for expanded Medicaid, water line replacement, and testing for children.*
- *A cemetery bill was passed which is expected to save Rochester Hills \$50,000.*
- *A bill requiring the State to pay for its own trunkline roads was vetoed by the Governor. The idea for the bill came from the Southeast Michigan Council of Governments and the Michigan Municipal League.*

**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.

- 2016-0284** Request for Approval of FY 2017 Suburban Mobility Authority for Regional Transportation (SMART) Municipal Credit Contract Application between SMART and the City of Rochester Hills in the amount of \$69,806.00

**Attachments:** [080816 Agenda Summary.pdf](#)  
[OPC Smart Credit \(FY 2017 Contract\).pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0178-2016

**Resolved**, that the Rochester Hills City Council hereby approves the transfer application for the Suburban Mobility Authority for Regional Transportation (SMART) for Fiscal Year 2017 Municipal Credits to the Older Persons' Commission as presented.

**Further Resolved**, that the Mayor is authorized to execute and deliver the transfer agreement on behalf of the City.

- 2016-0292** Request for Purchase Authorization - MIS: Blanket Purchase Order for Annual Support and Maintenance for the City's Asset Management Software in the amount not-to-exceed \$47,755.00; Lucity, Inc., Overland Park, KS

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Lucity Quote.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0179-2016

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for annual support and maintenance for the City's Asset Management Software to Lucity, Inc., Overland Park, Kansas in the amount not-to-exceed \$47,755.00 through September 30, 2017.

- 2016-0313** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for Water Booster Station #2 Replacement Project Design Services in the not-to-exceed amount of \$69,000.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Proposal Design Services.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0180-2016

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan for Water Booster Station #2 Replacement Project Design Services in the not-to-exceed amount of \$69,000.00.

- 2016-0266** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for Access Control System for Fire Stations 1,2,3 and 5 in the not-to-exceed amount of \$18,000.00; Security Designs, Inc., Livonia, MI

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Quote Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0181-2016

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for Access Control System for Fire Stations 1,2,3, and 5 to Security Designs, Inc., Livonia, Michigan in the not-to-exceed amount of \$18,000.00.

**2016-0314** Request for Authorization - FACILITIES: Approval of Amendment Change/Addition to Scope of Work for Fire Station #1 Renovation Project

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0182-2016

**Resolved**, that the Rochester Hills City Council hereby approves an amendment to add additional scope of work to the Fire Station #1 renovation project to allow for renovation of the kitchen and flooring, and further authorizes the Mayor to execute any subsequent change orders to complete this task.

## Passed the Consent Agenda

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdel

**Absent** 1 - Wiggins

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

**Mayor Barnett** requested State Senator Marty Knollenberg look into another bill in process in the Legislature dealing with sidewalks, noting that it would help the City. He reported on the following events:

- Over 100 City employees volunteered their efforts with the Life Remodeled project in Detroit. The project, in its fourth year, took on a 50 block radius near Denby High School in an effort to create a clean and safe environment for students to walk to school. Over 10,000 volunteers participated this year. The project raised \$4-5 million privately and poured volunteers into the area. Last year efforts centered around the area around Cody High School. That resulted in crime down 50 percent, homicides down 28 percent, and vehicular crime down 90 percent in that area. Thirty community members joined City volunteers.
- The City is hosting a Blood Drive this Thursday, August 11, 2016, from 9 a.m. to 4 p.m. To encourage donation, Amazon gift cards will be given to donors. Donors will receive \$5 gift cards, and with rarer blood types will receive \$10.

- Construction project update:
  - \* The intersection of Avon and Rochester Road is ahead of schedule and should reopen to traffic some time next week.
  - \* The Road Commission for Oakland County will be performing emergency culvert work on Walton Boulevard at Firewood. Walton Boulevard will close to traffic from 9:00 a.m. on Friday, August 19, 2016 to Sunday, August 21, 2016.
  - \* The Adams Road bridge repair work is on schedule. Efforts to reopen that road prior to the closure of Walton Boulevard are underway.
- The Rochester Hills Museum is hosting the following events:
  - \* Gardens and Greens, 7:00 p.m. August 10, 2016.
  - \* A nature journaling event. Information is available on the Environmental Education Center portion of the website.
- Wet and Wild Wednesdays at the Museum were attended by over 4,000 in the month of July.
- Rochester Hills is the home for two Olympians - Des Linden will compete for the United States in the marathon on Sunday. Mohamed Hrezi is a Rochester Hills resident running for Team Libya.
- Jimmy John's Stadium in Utica is hosting Rochester Hills Night on Thursday, August 18, 2016. Game time is 7:25 p.m.

**President Tisdell** noted that while there is a 59 percent increase in road funding projected by 2021, Michigan has been in the bottom 10 percent per capita in road spending. He questioned how much this represents in dollars and how it will get pushed down to counties and cities.

**State Senator Knollenberg** responded that Rochester Hills will receive \$7.8 million by 2021 when the increase is fully phased in, with revenues coming through the Public Act 51 formula from the gas tax and registration fees.

**President Tisdell** questioned what Rochester Hills currently receives.

**Mayor Barnett** responded that it currently receives approximately \$4 million.

**Vice President Morita** expressed her thanks to State Senator Knollenberg for his update.

**Dr. Bowyer** thanked State Senator Knollenberg. She expressed her appreciation to the City workers who volunteered around Denby High School.

**Mr. Brown** expressed his appreciation to State Senator Knollenberg. He wished the Olympic team his best in their upcoming races. He mentioned that Matt and Jim Wells were in attendance. Matt Wells is a member of Boy Scout Troop 125 and is working on his Communication Merit Badge. Matt is a Life Scout, and completed his Eagle Project at the Velodrome, building an awards podium.

**Mr. Hetrick** expressed his thanks to State Senator Knollenberg, commenting that anything that supports infrastructure is a benefit to the community. He announced that the Michigan Senior Olympics will kick off its events on August 12, 2016 at the Rochester Municipal Park. He commented that the Life Remodeled project was fantastic, and he mentioned that neighborhood residents came out to help.



*Mr. Kubicina thanked State Senator Knollenberg, and acknowledged Mayor Barnett and Mr. Hetrick for their efforts with the Life Remodeled project, along with the one hundred plus City employees and residents who participated. He commented that it gives the community a sense of pride.*

## ATTORNEY'S REPORT

*City Attorney John Staran had nothing to report.*

## NOMINATIONS/APPOINTMENTS

**2016-0272** Nomination/Appointment of one (1) Citizen Representative to the Zoning/Sign Board of Appeals, to fill the unexpired term of Ryan Schultz ending March 31, 2018

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Nomination Form.pdf](#)  
[Blackstone, Tom CQ.pdf](#)  
[Chalmers, Bill CQ.pdf](#)  
[Dunn, Stephen CQ.pdf](#)  
[Graves, Jayson CQ.pdf](#)  
[Hurst, Philip CQ.pdf](#)  
[Ivezaj, Laura CQ.pdf](#)  
[Krajewski, Ken CQ.pdf](#)  
[Lyons, Kelly CQ.pdf](#)  
[Marchese, Daniel CQ.pdf](#)  
[Reina, Steve CQ.pdf](#)  
[Schultz, Robert M CQ.pdf](#)  
[Siegfried, Steve CQ.pdf](#)  
[Stephens, Tom CQ.pdf](#)  
[Tischer, Charles CQ.pdf](#)  
[Notice of Vacancy.pdf](#)  
[071816 Agenda Summary.pdf](#)  
[Ryan Schultz Resignation Letter.pdf](#)  
[071816 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Public Comment:**

*Robert Schultz, 906 Little Hill, requested nomination for the opening on the Zoning Board of Appeals. He stated that he moved to Rochester Hills in January of 2016 after purchasing a home to renovate in 2014. He pointed out that he was a resident of Troy for 31 years, attended community education programs, the Citizens Academy, Citizen Police Academy, and served on their Planning Commission for 13 years and was Chairman for three years. He mentioned that he was on the Traffic Committee, served on Troy's Zoning Board of Appeals as the Planning Commission representative, and co-chaired the joint Troy/Birmingham Transit Committee. He stated he is a Master Citizen Planner, and has attended numerous county, state and national conferences on planning, zoning and urban development. He mentioned that he was president of his homeowners' association for 16 years, and is now on the board of his new homeowners' association.*

**Stephen Dunn**, 1201 Barneswood Lane, stated that he has been a practicing lawyer with Howard and Howard for the past 11 years, and prior to that was an Oakland County Prosecutor assigned to the 52-3 District Court. He commented that while he is not here to claim he is more qualified, his experience with the Oakland County Prosecutor's Office and the U.S. Army Reserve serving as Judge Advocate gives him experience in dealing with statutory interpretation. He requested nomination.

**Bill Chalmers**, 187 Chalmers Drive, stated that he has practical experience as a developer. He noted that he has been in commercial real estate for 23 years, and as a developer for 18 years. He commented that he has a keen insight into what developers are looking for, and he respects the Zoning Ordinance and wants to protect it.

**Steve Siegfried**, 535 Mary Ellen Road, stated that he moved here in 2012 from Nebraska. He noted his experience includes four years of active military service, and experience as surveyor for the Department of Roads in Nebraska, and as a former police officer.

**Tom Blackstone**, 435 Hillview, stated that he has lived in Rochester Hills for 21 years and has 12 years of experience on City Boards and Committees, including the Advisory Traffic and Safety Board from 2004-2014, the Liquor License Technical Review Committee, and the Public Safety and Infrastructure Technical Review Committee. He noted he has four decades of experience as a police investigator, and 17 years with Farmer's Insurance. He commented that he has reviewed the City's ordinances on signs and zoning laws.

**Mayor Barnett** commented that he has never seen this much collective interest in appointment to a board in his 16 years with the City. He expressed his appreciation to those requesting appointment, noting that while there are several qualified applicants, there is only one position. He urged the applicants who are not selected to contact him to find a way to become involved in some manner with the City. He commented that Council has a tough decision.

**President Tisdell Opened the Floor for Nominations:**

**Mr. Tisdell** nominated Robert Schultz.  
**Mr. Brown** nominated Stephen Dunn.  
**Dr. Bowyer** nominated Steve Siegfried.  
**Mr. Hetrick** nominated Tom Blackstone.  
**Mr. Kubicina** nominated Bill Chalmers.

**Seeing No Further Nominations, President Tisdell Closed the Floor for Nominations.**

He noted that as there were five nominees for one position, this item would return to Council's next regular meeting for a vote.

**Vice President Morita** stated that she believes that every individual nominated

is qualified. She noted that the Rochester-Auburn Hills Community Coalition is looking for board members and suggested that this would be a way for someone to get involved in their community. She invited anyone interested to contact her.

**Discussed.**

## UNFINISHED BUSINESS

**2016-0278** Request for Approval of the Naming/Renaming of City Parks, Buildings and Facilities Policy

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Naming of City Parks, Bldgs & Facilities Policy \(Revised\) 080116.pdf](#)  
[071816 Agenda Summary.pdf](#)  
[071816 Naming-Renaming of Parks and or Recreational Facilities.pdf](#)  
[Resolution \(Draft\).pdf](#)

**City Attorney John Staran** reported that Council's comments from the last meeting were incorporated into a revised policy for consideration this evening. He pointed out that Green Space properties were specifically included.

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdel

**Absent** 1 - Wiggins

Enactment No: RES0183-2016

**Resolved,** that the Rochester Hills City Council hereby postpones consideration of the Naming/Renaming of City Parks, Buildings and Facilities Policy.

**(President Tisdel exited at 9:37 p.m. and re-entered at 9:39 p.m.)**

## NEW BUSINESS

**2016-0312** Request for Purchase Authorization - MIS: Authorization for the purchase of equipment, software and professional services for network upgrade project in the amount not-to-exceed \$290,433.00, which includes an 8% project contingency; IT Solutions Group LLC, Novi, MI and other approved vendors as needed

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Kevin Krajewski**, Network Administrator/Deputy Director of MIS, stated that an eight percent contingency is requested for the network upgrade project; however, he does not believe that it will be needed. He pointed out that the equipment and software was last upgraded in 2011, and warranties and licenses are expiring in October. He stated that this is recommended under the standard upgrade and replacement schedule. He mentioned that the project was budgeted for \$330,000, and should come in \$40,000 to \$60,000 under budget.

*He noted that when a network upgrade is undertaken, it does not include the entire network.*

*Mr. Brown expressed his appreciation for the project coming in under budget, and he noted that the lowest bidder is recommended.*

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdell

**Absent** 1 - Wiggins

Enactment No: RES0184-2016

**Resolved**, that the Rochester Hills City Council hereby authorizes a project budget for the purchase of equipment, software and professional services for a network upgrade project to IT Solutions Group LLC, Novi, Michigan and other selected vendors as needed in the not-to-exceed amount of \$290,433.00 which includes an 8% project contingency, and 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.

**2016-0279** Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for rock salt in the not-to-exceed amount of \$200,000.00; Detroit Salt Company LLC, Detroit, MI

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Bid Tab.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Allan Schneck, Director of DPS/Engineering, stated that the agreement with Detroit Salt is a part of a consortium with 35 other governmental units. The cooperative solicited almost 86,000 tons of salt to achieve economies of scale and favorable pricing.*

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdell

**Absent** 1 - Wiggins

Enactment No: RES0185-2016

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order to Detroit Salt Company LLC., Detroit, Michigan for the purchase of rock salt in the not-to-exceed amount of \$200,000.00 through June 30, 2017.

**2016-0283** Request for Purchase Authorization - MAYOR/FISCAL: Blanket Purchase Order/Contract for professional auditing services for City's fiscal years ending December 31, 2016 and 2017 in the amount not-to-exceed \$140,900.00; Plante & Moran PLLC, Southfield, MI

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Senior Financial Analyst/Interim Director of Finance, stated that this is a two year contract extension requested from Plante and Moran's 2013 solicitation which included an option to renew. He pointed out that Plante & Moran was chosen to provide the best value based on multiple scoring factors. He mentioned that when reviewing what was included in the bids, it was noted that Plante & Moran's bid included all federal audits in its base bid, while the lower bid only included two of the required audits. The price for the additional audits required would not have resulted in their bid being the lowest. He commented that when selecting an auditing firm, quality and value of services is extremely important. He added that there is a definite value in keeping with the same auditing firm.

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdell

**Absent** 1 - Wiggins

Enactment No: RES0186-2016

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract to Plante & Moran PLLC, of Southfield, Michigan for professional financial auditing services for the fiscal years ending December 31, 2016 and 2017 in the amount not-to-exceed \$140,900.00 and further authorizes the Mayor to execute a contract on behalf of the City.

**2016-0280**

Mayor's 2017 Proposed Budget

a. Presentation

b. Adoption of Resolution acknowledging receipt of the 2017 Proposed Budget and the 2018 and 2019 Projected Budget and setting the Budget Public Hearing for September 12, 2016

**Attachments:** [080816 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mayor Barnett** introduced a video which highlighted the proposed 2017 and projected 2018 and 2019 Budgets.

**Joe Snyder**, Senior Financial Analyst/Interim Director of Finance, noted that as required, the Proposed and Projected Budgets are presented at the first meeting in August.

**President Tisdell** commented that in the nearly five years that he has been here at the City, he has always been impressed with the amount of time that Mayor Barnett, Mr. Sawdon, Mr. Snyder and all department directors have devoted to review the Departments' needs with Council members.

**Mr. Hetrick** expressed his appreciation for the presentation that begins the budget process. He stated that he looks forward to reviewing the details on the proposed Budget's investment in parks.

**President Tisdell** noted that the Special Budget Meeting would be held on Monday, August 22, 2016 beginning at 5:30 p.m.

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

**Aye** 6 - Bowyer, Brown, Hetrick, Kubicina, Morita and Tisdell

**Absent** 1 - Wiggins

Enactment No: RES0187-2016

**Whereas**, the City of Rochester Hills City Council have worked to develop City goals for the Fiscal Year 2017; and

**Whereas**, based on those City goals, the Mayor's Fiscal Year 2017 Proposed Budget and 2017 and 2018 Projected Budget was developed; and

**Whereas**, at the August 8, 2016 City Council Meeting, the Mayor delivered the 2017 Proposed Budget Plan for the Fiscal Year beginning January 1, 2017.

**Be It Resolved**, that the Rochester Hills City Council acknowledges receipt of the 2017 Proposed Budget and the 2017 and 2018 Projected Budget and hereby gives notice of Public Hearing to be held at 7:00 p.m. on Monday, September 12, 2016 at the Rochester Hills City Hall, 1000 Rochester Hills Drive, for the purpose of discussing the 2017 Budget and providing opportunity to all interested parties to present comments thereon prior to formal adoption by the Rochester Hills City Council.

**Be It Further Resolved**, that the publication of the Notice of Public Hearing is hereby authorized.

## ANY OTHER BUSINESS

*None.*

## NEXT MEETING DATE

*- Special Budget Meeting - Monday, August 22, 2016 - 5:30 p.m.; Regular Meeting - Monday, August 29, 2016 - 7:00 p.m.*

## ADJOURNMENT

*There being no further business before Council, President Tisdell adjourned the meeting at 10:00 p.m.*

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*MARK A. TISDELL, President  
Rochester Hills City Council*

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*LEANNE L. SCOTT, CMC, Deputy Clerk  
City of Rochester Hills*

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

*Approved as presented at the August 29, 2016 Regular City Council Meeting.*