

CITY OF STERLING HEIGHTS
MINUTES OF REGULAR MEETING OF CITY COUNCIL
TUESDAY, SEPTEMBER 6, 2022
IN CITY HALL

1. Mayor Taylor called the meeting to order at 7:00 p.m.
2. Mayor Taylor led the Pledge of Allegiance to the Flag and Melanie D. Ryska, City Clerk, gave the Invocation.
3. Council Members present at roll call: Deanna Koski, Michael V. Radtke, Jr., Maria G. Schmidt, Liz Sierawski, Michael C. Taylor, Henry Yanez, Barbara A. Ziarko.

Also Present: Mark Vanderpool, City Manager; Marc D. Kaszubski, City Attorney; Melanie D. Ryska, City Clerk; Carol Sobosky, Recording Secretary.

4. **APPROVAL OF AGENDA**

Moved by Koski, seconded by Ziarko, **RESOLVED**, to approve the agenda as presented.

Yes: All. The motion carried.

5. **REPORT FROM CITY MANAGER**

Mr. Vanderpool reminded that refuse collection is delayed one day this week due to the Labor Day holiday, and Friday's normal collection will be on Saturday this week. He also reminded that the massive watermain break in Port Huron has impacted many communities, and although the City of Sterling Heights is not under a boil water order, partly because the City has been able to maintain the water pressure, they will have to continue the outdoor irrigation restriction until September 21. He added this will keep water pressures high in this community as well as all impacted communities and will avoid them having to risk a "boil water

order.” He thanked those who have been voluntarily complying with the outdoor water restriction.

Mr. Vanderpool explained that in past meetings, they have been highlighting the good work of their board and commission volunteers, and this evening they will be hearing a brief presentation for a few their boards and commissions, starting with the Local Development Finance Authority, Economic Development Corporation, Brownfield Authority, and the Corridor Improvement Authority, all falling under Economic Development. He stressed there is a lot of economic development occurring in the City, in part because of these unique organizations and agencies that City Council has approved over the years. He invited Building Services Specialist Kathryn Quell to provide the overview on each of these boards and commissions.

Building Services Specialist Kathryn Quell stated she serves as the liaison to three boards: Local Development Finance Authority, Economic Development Corporation Brownfield Development Authority, and Corridor Improvement Authority. She provided an overview of the three boards. The Local Development Finance Authority (LDFA) consists of fourteen members, seven members represent the various taxing authorities in the LDFA District, and the remaining seven members have interest in furthering economic development and growth in the district. She informed that meetings are held on the third Tuesday of each month at 8:00 a.m. at the Sterling Heights Library. She clarified the defined district between Van Dyke and Mound, from 14 Mile Road to 18-1/2 Mile Road,

encompassing six square miles under the newly named Sterling Innovation District, and is home to approximately 27 million square feet of industrial space and sixty thousand jobs. They assist in the development and redevelopment of industrial property using tax increment financing to prevent unemployment and promote economic growth. They provide development incentives to companies that fall in the categories of defense, high technology, alternative energy, agricultural processing, and automotive. The State of Michigan designated the City's LDFA as a SMART Zone, which allows the LDFA to operate Velocity, which is a business incubator that has provided over 42,000 square feet of space, programming, and support to entrepreneurs and growing companies for the past eleven years. She noted the partnerships include the Michigan Economic Development Corporation (MEDC), Macomb County, Macomb Community College, Michigan Defense Center, and Michigan Small Business Development Center, and she outlined some of the programs, making it a catalyst for innovation and growth for manufacturing and technology businesses in Macomb County.

Ms. Quell provided an overview of the Economic Development Corporation Brownfield Redevelopment Authority, consisting of eight members, and noted they meet at 5:30 p.m. on the fourth Monday of the month during an active Brownfield Redevelopment project. She outlined the objectives of the Economic Development Corporation, which are to alleviate and prevent conditions of unemployment, and to assist and retain local industries and commercial enterprise to strengthen and revitalize the economy of the City. The goals of the

Brownfield Redevelopment Authority are to clean up environmentally questionable properties, maximize land use in relation to the appropriate rezoning district, reduce blighting influence of underutilized or obsolete properties, create new job opportunities, stimulate new investment in the City by widely using all available resources, and to control urban sprawl by reusing sites with existing infrastructure. She pointed out that the entire City of Sterling Heights is designated as a Brownfield Redevelopment Zone, allowing private developers an opportunity to take advantage of tax incentives and grant programs to redevelop obsolete properties.

Ms. Quell stated the Corridor Improvement Authority (CIA) has five members, and meets on the second Wednesday of the month at 5:30 p.m. The candidates eligible for this board are individuals with ownership or a business interest located within the district, or a resident within a half mile of the district. The Corridor is defined as Van Dyke, from the round-about at 18-1/2 Mile Road, extending to the north city limit, and along Utica Road, between Van Dyke Avenue and Triangle Drive. She outlined the primary goals for this Authority, which include enhancing the public spaces within the district, development consistent beautification and landscape style along its rights-of-ways, provide a unified building style through the development and redevelopment of properties within the district, and to spur economic growth and increase property values within the district's borders. They recently adopted the North Van Dyke Avenue Master Plan. She talked about the streetscape design guidelines, which include select specifications for paving,

decorative lighting, site furnishings, and landscaping. The development plan also includes potential façade improvements, access management improvements, property acquisition, floodplain/ wetland mitigation, park space improvements, general infrastructure improvements, and a business recruitment and retention program.

Ms. Quell expressed her appreciation to all her board members for their time and dedication to the City of Sterling Heights.

Mr. Vanderpool thanked Ms. Quell for her good work with these boards, acknowledging the time and effort it takes to coordinate their activity. He also thanked the Mayor and City Council for creating these organizations. He stated another board he would like to highlight this evening is the Sustainability Commission, but before doing so, he highlighted the good work of City Planner Chris McLeod, who is moving on to a new endeavor. He stressed this is a great loss for the City of Sterling Heights, but he thanked him for his exemplary service to the City and his incredible work ethic in the seven years he has been with the City. He commended him for using professionalism as his guiding principle and stressed he has been a valued member of their leadership team, leaving a major mark on their city through the updated Master Plan, new Landscaping Ordinance, Tree Ordinance, and countless development projects that he and his team have spearheaded.

City Planner Chris McLeod thanked Mr. Vanderpool for his kind words, adding they are not necessary but very much appreciated, and it has been his honor to serve

the City for the last seven years. He also thanked the Mayor and City Council for their support. He stated he has had the honor as serving as the liaison for the Sustainability Commission since its inception. He stressed they are a no-nonsense commission, and in their short time of existence, they have adopted a Master Plan that was created all virtually during the Covid pandemic. They submitted it for an award to the State of Michigan Planning Association, and they won Sustainability Plan of the Year. He added that plan was created in-house with no consultants, but it was the Sustainability Commission that drove that process. He introduced Sustainability Commission Chairperson Nathan Inks.

Sustainability Commission Chairperson Nathan Inks explained their Commission was formed in 2020, and they began meeting in the second half of 2020 to develop the Sustainability Plan. The plan was adopted in June 2021, and there was a presentation to City Council in September 2021. They have continued working on implementing the plan and prioritized the top fifteen items they felt were the most important and significant, which were outlined and presented at Strategic Planning in early 2022. They have been looking at the status of those fifteen action items, what they have accomplished, what they need to do to move to the next steps, and whether the Commission can work on these themselves or whether they need the guidance of City Council to pursue these items. He outlined their goals, and he explained they recently received notification from Michigan Association of Planning that the Sustainability Commission had the honor of receiving the award for Sustainability and Resilience, adding the award will be

presented at the annual meeting for the Michigan Association of Planning in October 2022. Mr. Inks provided an overview of the plan, noting one of the outside resources that played a key role in shaping the plan were the United Nations Sustainable Development Goals. The plan is broken down into a few sections, and at the beginning of each of those sections, the Commission highlighted which of the sustainable development goals the Commission thought were relevant to that section. There are several action items within each section, along with an explanation of how the Commission felt those items fit into the City's Visioning Statement and Guiding Principles, and they are currently going through to determine the next steps that need to be taken and the responsible party for each. Mr. Inks advised that the Sustainability Commission has worked on items outside of their broader work in implementing the plan, and the first of those is the Tree Preservation Ordinance to provide for more protection of trees, which was adopted by City Council. They were tasked with closing the loopholes regarding landmark trees and determining how their Tree Preservation Ordinance would stand up to a legal challenge based on a federal court case, and that is the proposal that has been brought before City Council and is being considered this evening. He explained the Commission also worked on the Drain Stencil project, and he provided details on the project, which was done jointly with the Arts Commission, involving stencil designs drawn on stormwater drains to encourage people not to dump and pollute. The implementation of these stencils has begun at various drain locations throughout the City. Mr. Inks explained that the City allocated

money earlier this year for an Electric Vehicle Charging Master Plan currently being developed, and he understands that at some point the Sustainability Commission will weigh in on that plan.

Mr. Vanderpool stated it one thing to have excellent employees who do a great job, but to have great volunteers and those dedicated to doing good work really makes their community shine. He stated this concludes his report this evening.

6. PRESENTATIONS

A. Mayor Taylor stated this a swearing-in ceremony for new Sterling Heights Police Officers. He invited Police Chief Dale Dwojakowski to give the presentation and conduct the swearing-in.

Chief Dwojakowski explained that both officers started on August 22. He noted this is one of the few agencies in Michigan where officers stay for twenty-five years when the City makes the commitment to hire them. He is proud these two officers made the decision and commitment to leave their agencies and come here to Sterling Heights. He added he is proud they made that decision, and he introduced Ariel Simpson and Stephen Laine, providing a brief background on each one. He stressed the two bring a great mix of talent, skills, and background, and he could not be happier.

Chief Dwojakowski swore in the two officers, and he thanked Council for always letting the Police Department fill these positions. He stated they have hired fifty police officers in five years, and seventy-seven police officers in seven years, so they went through some rebuilding and are getting some of the best in the State

of Michigan. They have one hundred twenty-four police officers, and are one shy because of a scheduling issue, but they will be back up to that number in a couple of weeks. They have one hundred sixty sworn patrol officers, and they have added ten police officers over the last five years. They have two new resource school officers, one at Henry Ford II High School and one at Stevenson High School, and the seven officers they hired by closing their jail and saving over \$700,000.

Officer Ariel Simpson and Officer Steven Laine each thanked the City for this opportunity and thanked their families for their support.

Mayor Pro-Tem Sierawski welcomed both officers to Sterling Heights. She is glad to hear their comments on “community” in Sterling Heights, noting it is something they pride themselves on as being a welcoming community, especially to their police officers.

Councilman Radtke welcomed both officers, noting that the City of Sterling Heights expects a lot from their police officers, but he assured they City will give them all the resources they need to keep themselves and the residents of Sterling Heights safe. He expressed confidence that they will meet the City’s high standard, and the City will be proud to have them as police officers for many years.

Mayor Taylor thanked both officers, and he appreciated seeing the support of their families here tonight. He assured the City wants to do all they can to support their officers, and he added the residents support their Police Department, which is a model police department across the state and beyond. He urged them to reach

out if they need anything, and he wished them well and thanked them for their service.

7. ORDINANCE INTRODUCTION

A. Mayor Taylor stated this is to consider introduction of map amendment to Zoning Ordinance No. 278 to conditionally rezone property situated on the east side of Van Dyke, north of Plumbrook Road, in Section 15, from O-1 (Business and Professional Office District) to C-3 (General Business District); Case PZ22-0004. He invited City Planner Chris McLeod to give a presentation, and he echoed the sentiments expressed by Mr. Vanderpool earlier about Mr. McLeod, commending him on the exemplary way he conducts himself with the business community, the residents, the staff, and with City Council. He stressed Mr. McLeod will be greatly missed, and he thanked him for all he has done.

City Planner Chris McLeod reiterated it has been his honor and privilege to serve the City. He explained this is a request for a conditional rezoning from O-1 Office to C-3 General Business. He explained the current use is the Blue Ox Credit Union, and the subject location is the south portion of their parking lot that is vastly underutilized. They are proposing a 675 square foot drive-through coffee shop with no indoor seating, which is the model that most of the coffee brands are going to. They are improving the site by removing curb cuts from Van Dyke, adding landscaping, and providing a new building. An aerial was shown with the zoning configurations, and if this is introduced and ultimately adopted, it would rezone both the Blue Ox site as well as their parking lot. The Master Plan

designation indicates this is in the Van Dyke Mixed Use District, which brings in residential and allows for a mixture of uses. It also addresses the revitalization and reutilization of underused sites. He showed how much parking the Blue Ox needs compared to the vast amount of parking they have that is not used. Mr. McLeod commended SHTV for providing the great footage of the proposed site. He showed the site plan and noted that Blue Ox will be providing a revised landscape plan that meets the City's requirements. He added they will be modifying their parking plan and providing a slightly larger greenbelt that is more consistent with the City's expectations. There are currently three driveways for this site, and they will be consolidating that to two driveways. One will be the main driveway that services Scooters Coffee Shop as well as the Blue Ox Credit Union, and there is an existing drive-through lane on the north end of Blue Ox. He stated the landscape scheme goes above and beyond, and they are providing a cross-access to Blue Ox and one stub connection to the office building to the south. He showed a rendering of the façade and what the site will look like. He reiterated this proposal provides for a reutilization and reinvestment within the area. He commended the applicants for addressing a number of site plan comments, and he also pointed out the multiple uses that are in the area.

Mr. McLeod explained one of the variances requested is a screening requirement to the east, but there is a large existing greenbelt, and they are not expanding any closer to what is already there with the existing parking lot. Mr. McLeod noted the petitioners would like to maintain that existing greenbelt which they feel is much

more effective rather than tearing down all the mature trees to put up a wall, a ten-foot greenbelt, and trees every thirty feet. He addressed the requirement of a 500-foot minimum separation between drive-through uses, but he pointed out that every restaurant-type use has some drive-through, so that may be something they should ultimately look at in their Zoning Ordinance later. There is a 300-foot minimum separation from a drive-through to residential, but he noted there is a significant buffer between the drive-through and the multiple-family residential property to the east. He added that this is a limited use as far as the size, scale, and operation. They are short a couple of parking spots but are doing a shared use agreement with the parking spaces and shared access, so there should be more than enough parking for the two uses. He offered to answer questions.

Mayor Taylor opened the floor for public comments.

- Giulio Russo – commented that Mr. McLeod leaving the City of Sterling Heights is a big loss, and he will be hard to replace; expressed concern about the shared parking lots; questioned what will happen if a future business occupies that building and requires more parking.

Moved by Yanez, seconded by Ziarko, **RESOLVED**, to introduce the map amendment to Zoning Ordinance No. 278 to conditionally rezone property situated on the east side of Van Dyke, north of Plumbrook Road, in Section 15, from O-1 (Business and Professional Office District) to C-3 (General Business District); Case PZ22-0004, and direct Applicant to proceed to finalize a proposed conditional rezoning agreement so the City Council can further valuate the offer of conditional rezoning of the subject property at the September 20, 2022 regular meeting.

Councilman Yanez pointed out there are a lot of empty, underused parking lots in the City, so he felt this is a good use of an empty property. He hoped Scooter's Coffee Shop will be successful, and he welcomed them to Sterling Heights.

Councilwoman Ziarko stated this reminds her of the conversions of the old Fotomat locations, which was a retail chain of photo development drive-through kiosks. When digital photos took the place of developed pictures, Fotomats were no longer needed, and many became drive-through coffee shops. She did not feel this is a unique idea, but she questioned whether this is the first one in Michigan, and what type of research the applicant did in choosing this site.

Applicant Rob Allen stated he and his wife are the franchisees for Scooters, and this will be their first location. He clarified they will need a couple of extra parking spots for this development, but in the unfortunate event that Scooters would close, all the other coffee competition is moving to this model. The founder of Scooters is from Omaha, Nebraska, and has been doing this for nearly thirty years. He added that they have never had one of their facilities close or go out of business. He stressed they differentiate themselves with other coffee competitors because they are faster, nicer, and locally owned. He replied to inquiry that they will be the second or third franchise opening in the State of Michigan, with one in Brighton and another coming to Commerce. He noted they will have the first one in the Macomb County area, and he and his wife have the rights to ten of these facilities, but they chose this area first based on population, land mass, local government, etc.

Councilwoman Ziarko questioned whether they will be serving strictly beverages such as coffee, tea, and smoothies.

Mr. Allen replied there will be food, mainly quick-bite menu items such as sandwiches and other items similar to what their competition offers. He assured it is strictly drive-through.

Councilwoman Ziarko felt they will have to make some decisions with some of the massive parking lots, and she stated this is a good use that will benefit the community. She wished Mr. Allen well.

Mr. Allen commented they would eventually like to develop three locations in Sterling Heights.

Councilman Radtke stated he is against this project, noting it defeats the purpose of the zoning ordinance. He referred to it as a "bastardization" of the zoning ordinance to say it is a mixed use so they can add a parking lot use in a mixed district. He commented that they hope this will be a future pedestrian district, and there is no way for pedestrians to access this site. He compared it to spot zoning, adding it is diametrically opposed to the goals of the district. Although he felt it is a great coffee shop, he is opposed to creating an unsustainable car-only development, especially since it is off the street. He expressed concern this will create a sea of cars that are dangerous to pedestrians, and at the zoning meeting, the question was brought up as to whether it could be moved closer to the street, and it was mentioned that would be too dangerous for pedestrians. He questioned why the business is not directly on the street.

Mr. Allen replied it is set back so they can get the cars around the building.

Councilman Radtke cited a Dunkin' Donuts at 16 Mile and Dequindre that is directly on the sidewalk, and the drive-through is around the outside.

Mr. Allen replied this is the design they received from their civil architect and through the City planners.

Councilman Radtke questioned whether there is a possibility that pedestrians could safely access this, buy coffee, and sit inside or outside. He liked the idea of a coffee shop on Van Dyke, but in a future mixed-use district, this would be an area that does not meet the goals of the area. He cited the City of Troy has been able to develop this same concept on empty parking lot that encompass all the goals they talked about with their mixed-use district. He stated he will be voting no.

Mayor Pro-Tem Sierawski commented that this is an excellent plan, she lives in this area and is excited to drive through and get her coffee. She questioned whether there is the potential to provide outdoor seating.

Mr. Allen replied it is possible, although it is not probable. They could look at their plan and possibly put a table outside for a few customers to sit and enjoy their coffee. He assured they will investigate it.

Mayor Pro-Tem Sierawski stated that, although this is not the North Van Dyke Corridor, it is near an existing McDonald's, so it is in a drive-through area. She felt this is an excellent plan to redevelop the underutilized parking lot, and it is an opportunity to revitalize that area. She commented that rezoning that area allows them a better use of the property.

Councilwoman Schmidt requested clarification on the shared parking and cross access, and whether cars can go through someone else's parking lot to get to the business.

Mr. McLeod replied it is being set up for that, although they never hold a proposed development hostage by making it a requirement unless it naturally happens. They set up the site to provide cross connections, so when the site to the south eventually does some type of redevelopment, they will get the cross connection the opposite way. He pointed out the site plan shows they are ready to connect to the site to the south.

Councilwoman Schmidt noted that there are two drive-through speakers, and she questioned whether they are positioned facing the abutting condominiums.

Mr. McLeod the condominiums are to the east, but there is a significant greenbelt along that side. The speaker area will be directed in a northeasterly direction, but it is about two hundred feet to the property line, then there is the parking lot of the multiple-family development, so it will be several hundred feet from the speakers to the residential buildings.

Councilwoman Schmidt questioned whether there is landscaping adjacent to the drive-through lanes.

Mr. McLeod replied to inquiry that the applicant has requested that the existing tree line and greenbelt area remain undisturbed, although there would normally be a six-foot masonry wall, a ten-foot greenbelt, and trees every thirty feet planted in the greenbelt. The applicant noted they are not pushing the development any

further east than where it currently stands, with an ATM and drive-through lane already there. He confirmed that there is additional landscaping adjacent to the drive-through, and although it is a lower-level buffer, it will help to mitigate the noise.

Councilwoman Schmidt understands in a contract rezoning, the petitioner has to offer conditions they want, and the City can either accept it or deny it. She questioned whether the zoning would remain in place if the property were sold.

Mr. McLeod replied if this conditional rezoning agreement is executed, the zoning runs with the property, and the condition offered is the site plan. If the property were to transfer or be sold, the C-3 zoning would remain on both sites, and the owners would be subject to the approved site plan. If they wanted to change the site plan, it would either be done administratively for a minor change, or they would have to come back to City Council, and possibly the Planning Commission.

Councilwoman Schmidt noted it was asked at the Planning Commission if they would have a walk-up window, and Mr. Allen had replied no. She questioned whether the outdoor seating suggested by Mayor Pro-Tem Sierawski would be only for people who come in cars through the drive-through lane, then park and get out of their cars.

Mr. Allen replied that the seating could be for someone purchasing coffee through the drive-through window, possibly meeting up with someone who was walking. Councilwoman Schmidt felt they need to find creative ways to utilize the empty parking lots, and this is a high traffic area, so she is in favor of this proposal.

Councilwoman Koski questioned the ingress and egress shared with the Blue Ox Credit Union. He added that until any additional cross access occurs to the south, the current driveway to the southside of the Blue Ox would become the main driveway for Scooters.

Councilwoman Koski requested clarification on the traffic pattern for those going to the drive-through window at Scooter's Coffee Shop.

Mr. McLeod replied they would enter the site through the driveway, head to the south end of the site, turn to the east, then turn north to the ordering area. They would then turn west to head back to Van Dyke, noting the drive-through window is on the north side of the building. They will have to make a full loop around the building to go through the drive-through.

Councilwoman Koski questioned whether that will cause confusion for patrons of the Blue Ox, since that is their parking area.

Mr. McLeod replied that, although he cannot speak for Blue Ox, they are maintaining a decent number of parking spaces against their building. He explained when motorists turn into the site, they either turn left to go to the credit union or turn right to go to the drive-through at Scooters. He clarified that Scooter's traffic pattern is totally internalized by the islands so there is no interaction with the Blue Ox site until they have completed their trip through the drive-through. He replied to further inquiry that they always request the applicants speak to their neighbors about a cross access agreement to see if it can occur at this point, but he reiterated they do not hold an applicant hostage to

require it. It is likely it will occur at a later point, and they try to do that with all commercial sites in Sterling Heights that are connected, thereby reducing the number of conflict points on main roads.

Councilwoman Koski inquired as to whether this will be split into two parcels.

Mr. McLeod replied that is their intention, so all necessary easements would be maintained, and the conditional rezoning would go with both properties. He replied to further inquiry that, as part of the site plan review process, they will require the property split application before engineering approval and would make sure all necessary easements are in place for the shared driveway. All easements should be in place prior to starting construction.

Councilwoman Ziarko requested clarification on the elimination of one driveway and its location.

Mr. McLeod replied to inquiry that the north entrance, which is essentially the drive-through lane for Blue Ox, will be maintained. The driveway being eliminated is at the far south end of the site.

Mayor Taylor understands Councilman Radtke's concerns, but he does not want to deny a use that makes sense and for which there is a demand based on an uncertain future. He would love to see this as a more walkable pedestrian-friendly corridor but denying this tonight will not make that a reality. He stated he is in support, and he questioned the applicant where he feels that Scooter's fits in the mix of their competitors regarding the quality of their coffee.

Mr. Allen replied they source all their coffee beans direct from farmers in Costa Rica, Guatemala, and other neighboring areas, similar to their competitors. He stressed they serve a premium coffee. He replied to further inquiry that from the time they receive approval to break ground until the time they open, it is twelve weeks.

Yes: Koski, Schmidt, Sierawski, Taylor, Yanez, Ziarko.

No: Radtke. The motion carried (6/1).

B. Mayor Taylor stated this is to consider introduction of a Tax Exemption Ordinance providing for payment of service charges in lieu of real property taxes for the New Alqosh Apartments residential housing located at 2500 15 Mile Road. He invited Senior Economic Development Advisor Luke Bonner to give a presentation.

Senior Economic Development Advisor Luke Bonner explained this is a Tax Exemption Ordinance which would allow for a payment in lieu of taxes for the New Alqosh Apartments residential housing development located at 2500 15 Mile Road, which is at the southeast corner of 15 Mile Road and Ketsin Drive, east of Dequindre, contiguous to the Holy Trinity Cemetery. He showed the proposed site plan. He indicated the owner of the property is available this evening for questions. This is scheduled to go before the Planning Commission on September 14 for site plan review and special approval land use. He showed renderings of the development, with Building 2 being a two-story building on the south side of the property. He outlined the building materials to be used, including metal,

aluminum, brick, and stone product. The northern building on the property is three stories, for which a special approval land use is required. The ownership is a qualified Michigan limited dividend housing association, which qualifies them to apply for low-income housing tax credits with the Michigan State Housing Development Authority. He stated there are forty-eight residential units for low-to moderate-incomes. Building #1 has three stories, has twenty-nine units, and measures 32,000 square feet. Building #2 has two stories, has nineteen units, and measures approximately 22,000 square feet. The PILOT for consideration is a payment in lieu of ad valorem property taxes, and they are proposing ten percent of annual shelter rents for the development, along with a Municipal Services Agreement, which will be an additional \$7,500 annually, with a two percent annual increase. The applicant is also seeking a nine percent welcome housing tax credit through MSHDA, with a timeline of October 1, 2022, for their application deadline. The PILOT introduction would then be up for potential approval on September 20, as well as their special land use and site plan approval to go into their final application to MSHDA for the October 1 deadline. He offered to answer questions, adding that City Attorney Marc Kaszubski was also instrumental in putting this information, and the developer is also present.

Mayor Taylor opened the floor for public comment.

- Ken Nelson – questioned how many units will be charging full rent; recalled the Chaldean Foundation property was the first PILOT program; questioned their qualifications for consideration in the PILOT program.

Moved by Ziarko, seconded by Radtke, **RESOLVED**, to introduce the City of Sterling Heights Tax Exemption Ordinance providing for payment of service charges in lieu of real property taxes for the New Alqosh Apartments residential housing located at 2500 and 2440 15 Mile Road.

Mayor Taylor explained they must make a change to the motion based on the updated suggestion action added this afternoon, clarifying the address.

Councilwoman Ziarko withdrew her motion.

Moved by Ziarko, seconded by Radtke, **RESOLVED**, to introduce the City of Sterling Heights Tax Exemption Ordinance providing for payment of service charges in lieu of real property taxes for the New Alqosh Apartments residential housing located at 2500 15 Mile Road.

Councilwoman Ziarko stated she is going to moderate a panel having to do with housing later this month. There is a need for housing but not enough of it is available. She explained that the State should provide approximately 75,000 applications to meet the needs, but by the end of the year, they anticipate the State will only have provided about 17,000. She stressed it is something they need. She understands these are income-based, so the cost to rent these units would be based on the tenant.

Mr. Bonner replied that is correct, noting these types of projects have an income-based approach, based on affordability of the units for a certain amount of income for the renter. The payment in lieu of taxes is very specific to the actual cost of the development, and the ability to rent at a low rate for the low-income renters that it lowers the overall cost of the project. They are also applying for the low-income housing tax credit to reduce the overall construction costs so they can offer affordable housing.

Councilwoman Ziarko agreed it is important, noting it will be a different type of tenant eligible for this housing. She questioned whether it is all one parcel, or whether it is comprised of three parcels.

Mr. Bonner confirmed it is one parcel.

Councilwoman Ziarko stressed this is something the City needs, adding they want people to be able to live and have their own homes. She could not see a downside to this proposal and noted the three-story building will be situated closer to 15 Mile Road, while the two-story building is to the south. She wished the developer well on this endeavor.

Councilman Radtke agreed with Councilwoman Ziarko, noting they have had PILOTs in the City for decades. He recalled this is the fourth or fifth one he has seen since he has sat on Council. The purpose of the PILOT is to make it more affordable for people who are already working in the community, so they can live in the area in which they work. He anticipated this will be a high-quality development from looking at the plans, and it is a high-quality development where people will be proud to live. He acknowledged it is somewhat of a challenging site, and he questioned whether this is a Planned Unit Development (PUD).

Mr. Bonner replied that the underlying zoning allows for two-story residential, but it would be a special approval land use for the additional story on Building 1, and that will be considered by the Planning Commission.

Councilman Radtke stated this will be an excellent project, and rents are rising swiftly because there is not enough housing in Sterling Heights. He felt this way

they can make sure the people who want to can not only work in the City but also live affordably in the City. He added he will be supporting this proposal.

Mayor Pro-Tem Sierawski agreed with her colleagues, adding they need affordable housing. She is happy to see a project that looks good and beneficial to the residents who need it. She pointed out that ability to pay is a more equitable way to establish the rents. She wished the developer well.

Councilwoman Schmidt questioned whether the south end of the buildings that abut residential will contain balconies or patios on the second floor.

Mr. Bonner replied the south elevation has a "punch-out" but there are no exterior patios proposed. There is a portion that is an enclosed balcony on the southern-facing elevation.

Bob Zinzer replied to inquiry that he is the development consultant for the project, but he is not the owner.

Councilwoman Schmidt noted these are for low- to moderate-income residents. She questioned whether they will be open to everyone who falls within that category, or whether there are other qualifications that must be met.

Mr. Zinzer replied the units are open to those who meet the area median income levels set for this project. MSHDA requires they have varying levels of AMI (Area Median Income). They have thirteen units at the thirty percent AMI, three units at the forty percent AMI, and they have thirty-two units at the sixty percent AMI. He noted sixty percent is the highest AMI individual who could live in the apartment, but it is solely based on that.

Yes: All. The motion carried.

8. ORDINANCE ADOPTION

A. Mayor Taylor stated this is to consider adoption of an ordinance amending Chapter 29 of the City Code of Ordinances to create a business licensing fee exemption for charitable organizations. He opened the floor for public comment, but no one spoke.

Moved by Yanez, seconded by Schmidt, **RESOLVED**, to adopt the ordinance amending Chapter 29 of the City Code of Ordinances to create a business licensing fee exemption for charitable organizations.

Councilman Yanez felt this was discussed in detail at the last meeting.

Councilman Radtke stated he will be voting in favor of this motion, but he felt they should be abolishing the business licensing ordinance. He stressed they should not force businesses to pay a tax for existing in Sterling Heights.

Yes: All. The motion carried.

B. Mayor Taylor stated this is to consider adoption of an ordinance amending Article III of Chapter 51 of the City Code of Ordinances to update the process for obtaining a tree removal permit and the standards for tree replacement. He opened the floor for public comment, but no one spoke.

Moved by Radtke, seconded by Taylor, **RESOLVED**, to adopt the ordinance amending Article III of Chapter 51 of the City Code of Ordinances to update the process for obtaining a tree removal permit and the standards for tree replacement.

Councilman Radtke stated he fully supports these changes, but he does not feel they go far enough. He added they need to consider protecting landmark trees on all parcels in the City.

Yes: All. The motion carried.

9. **CONSENT AGENDA**

Mayor Taylor stated this item is consideration of the Consent Agenda. He opened the floor for public comments.

- Ken Nelson – questioned Item 9-M; does not support the City's interpretation of the Planned Unit Development (PUD); twenty-eight micro apartments measuring 308 square feet each, questioned whether a family could fit into a micro unit.

Moved by Koski, seconded by Ziarko, **RESOLVED**, to approve the Consent Agenda as presented:

- A. To approve the minutes of the Regular Meeting of August 16, 2022.
- B. To approve payment of the bills as presented: General Fund - \$903,824.85, Water & Sewer Fund - \$2,967,867.66, Other Funds - \$2,332,725.06, Total Checks - \$6,204,417.57.
- C. **RESOLVED**, to purchase one (1) Lifepak 15 V4 cardiac monitor/defibrillator and accessories from Stryker Medical, P.O. Box 93308, Chicago, Illinois 60673-3308, at a total cost of \$40,448.11.
- D. **RESOLVED**, to purchase ten (10) Stalker DSR 2X Radar units, with fast lock remote, shipping and warranty, from Applied Concepts, Inc., d/b/a Stalker Radar & Video, 855 East Collins Boulevard, Richardson, TX 75081, at pricing available through State of Michigan MiDeal cooperative contract no. 21000000351 in the cumulative amount of \$27,800.
- E. **RESOLVED**, to purchase park amenities from Playcore Wisconsin, d/b/a GameTime, 150 Playcore Drive SE, Fort Payne, Alabama 35967, at pricing available through OMNIA Partners / US Communities cooperative purchasing contract no. 2017001134 at a cumulative cost of \$19,019.82.
- F. **RESOLVED**, to purchase eighteen (18) Sierra Wireless AirLink MP70 L TEA Pro routers from Industrial Networking Solutions, 3321 Essex Dr., Richardson, TX 75082, at pricing available through City of Sterling Heights ITB-SH22-005 at a total cost of \$19,350.
- G. **RESOLVED**, to purchase twenty (20) Dell Latitude 5430 rugged laptop computers and Havis Notebook docking station handle mounting kits from

- Access Interactive, LLC, 46665 Magellan Drive, Novi, MI 48377, at pricing available through Midwestern Higher Education Commission cooperative purchasing contract #MHEC-04152022 at a cumulative cost of \$66,735.
- H. **RESOLVED**, to award the bid for Scott self-contained breathing apparatus and air cylinders to West Shore Fire, Inc., 6620 Lake Michigan Drive, Allendale, MI 49401-0188, at unit prices bid for a two-year period.
- I. **RESOLVED**, to award the bid for firewall hardware to Access Interactive, LLC, 46665 Magellan Drive, Novi, MI 48377, at a total cost of \$97,031.
- J. **RESOLVED**, to award the bid for seventy-one (71) AVON Max Pro IIIA protective helmets, with shields, from Drellishak & Drellishak, Inc., d/b/a Pro-Tech Sales, 1313 West Bagley Road, Berea, OH 44017, in the total amount of \$24,537.60.
- K. **RESOLVED**, to reject all bids received for Plumbrook Road Improvements, Van Dyke to Utica Road, City Project #22-393.
- L. **RESOLVED**, to split the award of the bid for sign materials to the following vendors and at the respective unit prices bid for a two-year period:
1. MD Solutions, 8225 Estates Pkwy, Plain City, OH 43064, for bid items:
 - H. U-Channel Sign Brackets
 2. Newman Signs, 1606 6th Ave SW, PO Box 1728, Jamestown, ND 58401 for bid items:
 - A. Sign Faces
 - C. Reflective Sheeting
 - D. 3M Electrocut Transparent Acrylic File
 - F. Application tape, Standard tack
 - G. Aluminum Sign Blanks
 3. Vulcan Signs, PO Box 1850, Foley, AL 36536, for bid item:
 - B. Posts
 4. Wensco Sign Supply, 23889 Freeway Park Dr., Farmington Hills, MI 48335 for bid items:
 - E. Scooter Board 4'x8'
 - I. Banner Material
 - J. Premium Cast Films
 - K. Protective Overlaminates
 - L. Roland Ink Cartridge
 - M. Reflective Graphic Film
- M. **RESOLVED**, to set the public hearing on Tuesday, October 4th, 2022, at 7:00 p.m. regarding the application by Amer Batal, for and on behalf of ARH Land Holdings, LLC, for a residential Planned Unit Development on approximately 5.6 acres situated on the west side of Mound Road, north of 14 Mile Road, PPUD21-0003.
- N. **RESOLVED**, to adopt the resolution authorizing the initiation of Circuit Court legal proceedings to abate nuisances resulting from extreme hoarding conditions in residences.

- O. **RESOLVED**, to adopt the resolution designating September 9th - 18th, 2022 as "Welcoming Week" in the city of Sterling Heights.
- P. **RESOLVED**, to designate Barbara A. Ziarko as the voting delegate for the city of Sterling Heights at the Annual Convention of the Michigan Municipal League to be held October 19-21, 2022.

Yes: All. The motion carried.

10. **CONSIDERATION**

A. Mayor Taylor stated this is to consider approval of a collective bargaining agreement and memorandums of understanding between the City of Sterling Heights and Local 1557 of the International Association of Firefighters for the period of July 1, 2022, to June 30, 2025. He invited Mr. Vanderpool to give a presentation.

Mr. Vanderpool stated this is a three-year agreement between the Fire Union and the City, with their current agreement having expired on July 1, 2022. This agreement would go through June 30, 2025, and it is similar to the other CBA's that have been before City Council. He highlighted some of the key provisions in the agreement. There is a 2 percent wage increase the first year, a 2.5 percent wage increase the second year, and a 3 percent wage increase the third year. The wage scale has been modified to increase the starting pay for new firefighters to \$54,249, which is needed to recruit a wide pool of candidates. There is a one-time supplement to salary of \$1,000 for hazardous pay for anyone working for the City as of September 2022 in recognition of their job performance during the public health crisis created by Covid 19. He talked about an increase in the multiplier from 2 percent to 2.5 percent, which is still lower than the 2.8 multiplier some of

the firefighters have who are grandfathered in. He noted they found they were falling behind other communities, and it is difficult to compete with the communities already offering the higher multiplier. The increased benefit is being offset by an increased contribution by all firefighters in the union, increasing from 8 percent to 10 percent. Members hired between July 1, 2007, and January 2, 2013, will see an increase in their post-employment health plan accounts by \$1,000, so the City's contribution will increase from \$2,000 to \$3,000. He clarified these members are responsible for fifty percent of their retiree health care. Employees contributing to a Health Savings Account (HAS) will be eligible for a matching contribution of \$600. He outlined the increase in education benefits. He outlined the employees working in the Suppression Division, normally working fifty-six hours a week, will receive an additional twenty-four hours of holiday pay. He noted the base medical and hospitalization pay remains the same toward their high-deductible plan, and that high deductible plan is the plan they take into retirement. All other monetary benefits of the plan remain the same. He acknowledged the great professionalism they had working with the Fire union leadership, and he thanked Assistant City Manager Jeff Bahorski for his hard work on the collective bargaining agreements, along with their labor attorneys. He respectfully requested the Mayor and City Council approve the new CBA.

Mayor Taylor opened the floor for public comments, but no one spoke.

Moved by Schmidt, seconded by Ziarko, **RESOLVED**, to approve the collective bargaining agreement and memorandums of understanding between the City of Sterling Heights and Local 1557 of the International Association of Firefighters for

the period of July 1, 2022, to June 30, 2025, and authorize the Mayor and City Clerk to sign all documents in conjunction with this approval.

Councilwoman Schmidt thanked City Administration as well as the members of Local 1557 for working together on this contract. She appreciated their hard work and cooperation.

Councilwoman Ziarko agreed with Councilwoman Schmidt, noting it is great when these agreements come to them for approval. She questioned whether there is an educational provision for a PhD. She believed there is one firefighter that is within one class away from receiving his PhD.

Mr. Vanderpool replied that individual would be eligible for the \$1,500 contribution.

Mayor Taylor relayed a story from a resident who was at Music in the Park earlier this summer when he had a medical episode. He was transported to the hospital by the Fire Department, who is present at the Music in the Park each week. They were able to provide life-saving services immediately, and the resident believes his life was saved because of the Fire Department's quick action, noting that every second counted. This resident had requested that Mayor Taylor pass along those words of appreciation to the Fire Department. Mayor Taylor stressed the City is fortunate to have such a great Fire and Police Departments.

Yes: All. The motion carried.

B. Mayor Taylor stated this is to consider a nomination to the City of Sterling Heights Zoning Board of Appeals. He opened the floor for public comments, but no one spoke.

Moved by Yanez, seconded by Radtke, **RESOLVED**, to nominate Ben Ancona for consideration as appointee to the Zoning Board of Appeals as an alternate member at the September 20, 2022, regular City Council meeting.

Councilwoman Ziarko recalled Mr. Ancona served at one time on the City's Planning Commission for many years. He stepped down from the Commission so that he could devote his time to watch his granddaughter play college softball. He would still like to be involved, and she is confident he will do a good job.

Mayor Taylor agreed that Mr. Ancona will do a great job, adding that he has been an active member of this community. He is looking forward to having him back.

Yes: All. The motion carried.

C. Mayor Taylor stated this is to consider appointment to the City of Sterling Heights Boards and Commissions. He opened the floor for public comments, but no one spoke.

Arts Commission

Moved by Radtke, seconded by Sierawski, **RESOLVED**, to appoint Elizabeth Vincent to the Arts Commission to a term ending June 30, 2025, subject to the appointee meeting the qualifications set forth in Charter §4.03 and taking the oath of office within two weeks.

Councilman Radtke stated he has known Ms. Vincent since they went to middle school and high school together. She is currently an attorney working on estates

and wills, and she is very interested in this position. He felt she will be a highly valued member.

Mayor Taylor agreed with Councilman Radtke.

Yes: All. The motion carried.

Citizen's Advisory Committee / CDBG:

Moved by Schmidt, seconded by Ziarko, **RESOLVED**, to appoint Julianna Hardiman to the Citizen's Advisory Committee / CDBG to a term ending June 30, 2023, subject to the appointee meeting the qualifications set forth in Charter §4.03 and taking the oath of office within two weeks.

Yes: All. The motion carried.

Youth Advisory Board

Moved by Radtke, seconded by Ziarko, **RESOLVED**, to appoint Michael Binkowski and Peter Chu to the Youth Advisory Board to terms ending June 30, 2023, subject to the appointees meeting the qualifications set forth in Charter §4.03 and taking the oath of office within two weeks.

Councilman Radtke stated they continue to have tremendous candidates. He noted one of the appointees attends Athens High School, and the other attends Stevenson High School, with both exceeding 4.0 grade point averages. He stated they will make a tremendous addition to the Board.

Yes: All. The motion carried.

Moved by Ziarko, seconded by Sierawski, **RESOLVED**, to postpone two appointments to the Youth Advisory Board to the October 4, 2022, regular City Council meeting.

Yes: All. The motion carried.

11. COMMUNICATIONS FROM CITIZENS

Mayor Taylor opened the floor for comments from the audience.

- Nathan Inks – thanked City Planner Chris McLeod for all the work he has done for the City; stated the work the Sustainability Commission has done over the last two years would not have been possible without Mr. McLeod; added that Rochester Hills is fortunate to have him as a member of their team.
- Ken Nelson – requested Mr. Vanderpool advise residents where they can go to find out what is going on with their water bills; glad the boil water advisory is over; questioned the number of valves serviced by Great Lakes Water Authority; questioned whether any treatment is done to the water by the City of Sterling Heights before it reaches their homes; voiced concern that his water smells like it contains chemicals.
- Tina Keene – resident on Adair; complained about a home being run as an Airbnb; complained about people coming and going all hours, and it is unkept, with garbage on side of house not being picked up; concerned about safety and requested help from the City to resolve this issue.

Mayor Taylor advised Ms. Keene to leave her name, phone number and email address with the City Clerk and someone will contact her.

- Lynn Quainton – resident on Hillview Drive; complained about a home being run as an Airbnb at 5176 Adair; house is unkept, trees are falling, noise from people coming and going at all hours; complained neighbors do not feel safe.
- Jim Znoy – resident on Centennial Court; talked about demographics and its definition, and previous discussions regarding apartment complexes.
- Brandy Wright – stated City Planner Chris McLeod has been amazing to work with, and he will be greatly missed.
- Giulio Russo – talked about the resurfacing of Mound Road and the subsequent pandemic which negatively impacted the businesses trying to recover; voiced concern about the battle of trying to maintain access for customers during the construction; stressed he needs signage and flags because people do not know where to go but he claimed they are told they cannot have them.

12. REPORTS FROM CITY ADMINISTRATION AND CITY COUNCIL

Mr. Vanderpool responded to some of the comments made this evening. He stated there is a significant demand for micro apartments, adding that any type of housing opportunity is often a good thing for a community. The idea for providing a wide variety of housing, including rentals, is that people have a place to move up in the community as well.

Mr. Vanderpool noted that there are some Airbnb's in the City, although he has not heard many complaints. He stated that the one mentioned by a couple of residents this evening is obviously not acceptable in terms of this individual house, and he assured the City will investigate it. He clarified that property owners can rent their property. If there are violations such as long grass, improperly stored garbage, loud music, or other property maintenance code violations, it does not matter if it is a rental property, because they still must follow the rules. He reiterated they will inspect this property to make sure they comply with all municipal codes, and if they are not, the property owner will suffer the consequences. He is confident they will correct the problems.

Mr. Vanderpool advised that anyone having questions about their water bills can go to the City's website, click on the banner, and find the Frequently Asked Questions (FAQ) to learn about why the City has implemented monthly water billing, what the new technology offers to residents, and information about the meter replacement program. He added that residents have received flyers in their water bills, and they have been talking about this for a couple of years. He assured they are happy to address any emails or phone calls from residents.

Mr. Vanderpool addressed Mr. Znoy's comments on the affect of multiple-family housing units, and he pointed out that Sterling Heights is consistently ranked in the top five communities statewide as having the highest residential property values of communities of their size. He added that the ranking is very solid and there is no evidence of it slipping with some of the recent multiple-family residential units that have been approved.

Mr. Vanderpool addressed Mr. Russo's concern about signage, and he assured the City wants to do all they can to help businesses. He pointed out that during the pandemic, they developed the "Inside Out" program, which is still operational. Businesses, especially restaurants, can expand or develop outdoor patio space, which is something they were not able to do before the pandemic. In addition, the City was able to implement millions of dollars of grants to small businesses across the City. They also allowed unique temporary signage that businesses could put out. In construction cases, they allow temporary signage, although they have not had the request from Mr. Russo to do so. He stressed that he has been working with Mr. Russo for years, starting even before the pandemic, and he and Mr. Russo have had countless conversations and meetings. He clarified, however, that festoon signs are not allowed in Sterling Heights, and he cited the ordinance. They are hard to regulate, and he showed some examples on the screen, including photos of Mr. Russo's signs. He added that these festoon signs were put out years ago prior to the pandemic and the road construction, and he indicated they are tattered and not in good condition. Mr. Vanderpool showed some examples of

permanent signage that is allowed, and he indicated they offered to work with Mr. Russo, doing what they could to facilitate his application to the ZBA. He admitted that permanent signage is not cheap, but when amortized over twenty or thirty years, it becomes more affordable for businesses. He stressed the City must enforce their sign ordinance and they work with businesses as much as possible. He added they have offered to work with Mr. Russo to help him develop some temporary signage that is allowed in the sign ordinance for the duration of the Mound Road project. He suggested Mr. Russo call him, and he is happy to review those ideas with him.

Mayor Pro-Tem Sierawski wished Mr. McLeod well in his new employment, noting he has been the ultimate professional. She added she has heard from many residents how wonderful it has been to deal with Mr. McLeod through the years and that he has always been there for the residents, the commissions, and the Council. She thanked the residents for being patient and complying with the watering ban to keep their water pressure up. She thanked everyone for a wonderful summer enjoying the Music in the Park series.

Councilwoman Schmidt congratulated Mr. McLeod on his new employment, adding it is truly a loss for the City of Sterling Heights. She noted residents and developers have always commented how easy he is to deal with. She thanked him for making Sterling Heights a better place, and she wished him well. She reminded everyone to be cognizant of the light system on school busses now that school is

back in session so that everyone stays safe. She wished Councilwoman Ziarko a happy birthday today.

Councilwoman Ziarko thanked Councilwoman Schmidt. She thanked Mr. McLeod for all his service to the City, noting that he put everyone first, regardless of whether they were a Council member, resident, or contractor. She added that he put his job before a lot of other things in his life, and she wished him well. She questioned whether the City is still doing water testing in homes built prior to 1985. She further questioned whether Mr. Nelson would qualify to have his water tested if they are testing older homes.

Mr. Vanderpool replied they still do random testing if they receive a request from a resident, and the water is sent out to a lab. They go through exhaustive reporting with EGLE and other state agencies, and they have never fallen above any thresholds that require any monitoring or unusual reporting. Their water condition has always been very good, and the Great Lakes Water Authority (GLWA) provides whatever treatments are required. The City does not treat the water, but they simply purchase the water from the GLWA, as well as maintaining the distribution system throughout the City with their city employees and contractors. Mr. Vanderpool noted they do the required reporting on water quality, and that report is publicized annually. He added that when the next report comes out, they will highlight it at a Council meeting.

Councilwoman Ziarko questioned whether there are signs available that let motorists on Mound Road know that businesses are open during construction.

She has noticed those signs in other construction areas. She could not recall seeing them on Mound and questioned whether there is a way the City could request them for the duration of that project.

Mr. Vanderpool replied there is a ListServ on the City's website where businesses and residents can go to for the latest information. He assured they will address that question with the project coordinator and the County, who has complete jurisdiction over the project. HNTB is the project manager, and the City has daily communication with them. He stated he will make sure if there is an opportunity to enhance the current signage and implement new signage, they will look at it.

Councilwoman Koski stated they will miss Mr. McLeod, adding he has been a great help to everyone. She wished him well in Rochester Hills. She also extended birthday wishes to Councilwoman Ziarko.

Councilman Radtke appreciated all of Mr. McLeod's hard work, and the City's loss will be Rochester Hills' gain, adding that he will be very difficult to replace. He stressed he will be missed. Councilman Radtke clarified the City has no control over the Mound Road project because it is under the jurisdiction of the County, and that was made even clearer when the City discovered that approximately one-half million dollars of promised sidewalk was eliminated from the project by the County. He urged everyone to contact County Executive Mark Hackel and ask why they do not have \$500,000 of sidewalk, and why the City's business owners are suffering because of this project. He added he wishes the City had more control

over their local roads, expressing confidence that if the City were doing it, it would be done much better.

Councilman Radke talked about his plan for reshaping the zoning districts, and he hoped they would readdress what he had briefly mentioned at Strategic Planning. He indicated they need to take a strong look at their zoning map and master plan so their ideas conform with the reality on the ground.

Councilman Yanez thanked Mr. McLeod for his work here in Sterling Heights, and he spoke with him before tonight's meeting. He added they will be difficult shoes to fill. Councilman Yanez questioned when the refuse collection contract expires. Mr. Vanderpool believed it expires in 2024, but he will need to confirm that date. He indicated they will be talking about that scope of service soon and will be looking at performance standards and the like.

Councilman Yanez admitted that the refuse collection is a very difficult job, and they are asked to move very quickly through the City. He expressed concern about some safety protocols that should possibly be followed by the employees but are not being done. He also expressed concern about several issues passed along by residents, so he looks forward to having those discussions with GFL and anyone else who wants to bid on a future contract with the City. Councilman Yanez addressed earlier comments about micro apartments, stating he had questioned to himself who would want to live in a 300-square-foot apartment, but a friend of his who works with seniors reminded him there are a lot of seniors on fixed income who do not know where they would afford to live if they were not in their 300-

square-foot apartment. He also pointed out the rooms in assisted living facilities are three hundred square feet, although they have the ability to walk out into larger common areas. He noted there is no guarantee they will support a Planned Unit Development with 300-square-foot apartments, but he felt it is something they need to look at and take seriously.

Mayor Taylor stated he has shared his feelings with Mr. McLeod and appreciates his service to the City of Sterling Heights. He wished him the best in his continued planning career and thanked him for all he has done for the City.

13. UNFINISHED BUSINESS

There was no unfinished business.

14. NEW BUSINESS

There was no new business.

15. CLOSED SESSION PERMITTED UNDER ACT 267 OF 1976

Mr. Kaszubski stated there are no items for tonight.

16. ADJOURN

Moved by Ziarko, seconded by Schmidt, **RESOLVED**, to adjourn the meeting. The motion carried and the meeting was adjourned at 9:38 p.m.

MELANIE D. RYSKA, City Clerk