

NEW BUSINESS

2015-0168 Request for Approval of Acquisition of the undeveloped 7.5 acre portion of Parcel No. 15-33-401-005, located at 1380 Ruby Avenue, Rochester Hills, recommended by the Green Space Advisory Board

Attachments: [081015 Agenda Summary.pdf](#)
[Presentation.pdf](#)
[Ruby property maps 15-33-401-005.pdf](#)
[Ruby Property nomination.pdf](#)
[Ruby property score sheet.pdf](#)
[GSAB Ruby Vicinity map 4-15.pdf](#)
[Proposed GS Motion for 1380 Ruby Ave.pdf](#)
[GSAB Resolution 062315.pdf](#)
[Resolution \(Draft\).pdf](#)

Green Space Advisory Board representatives **Tim Gauthier** and **Samantha Phillips** were in attendance, along with **Lance DeVoe**, Park Ranger II.

Mr. Gauthier noted that properties considered for acquisition under the Green Space Millage and receive evaluation for criteria including water resources and habitat protection. He displayed an outline of the proposed Ruby Avenue parcel, noting that it ranked Priority 1 in the Natural Features Inventory and encompasses 9-1/2 acres with 17 percent wetlands and 95 percent woodlands. He pointed out that the property contains a home that has not been lived in for several years.

He noted that the Green Space Advisory Board has recommendations for consideration:

1. Acquire the entire 9-1/2 acres and have the home torn down.
2. Split the property so that the home can be sold as a different parcel and a conservation easement would be sought for that portion of the property. A green space parcel of 7.6 acres would result, located in an area of the city that does not have a significant amount of green space.

The parcel has old growth tree canopy, wildlife habitat, and high quality wetlands.

Council Discussion:

President Hooper noted that the Green Space Millage funds cannot be used to pay for the demolition of the house. He questioned whether General Fund dollars could be used to tear the home down.

Keith Sawdon, Director of Finance, confirmed that it could.

President Hooper questioned whether the home is uninhabitable.

Mr. Gauthier responded that he did not know.

Mr. DeVoe stated that the home was not entered.

Ms. Phillips stated that the Green Space Advisory Board did not review the house.

President Hooper commented that if the home is not habitable, the entire property should be considered.

Mr. Wiggins stated that the property contains a buried oil tank and expressed concern that additional cost could be encountered for its removal.

Mr. Gauthier responded that he was not aware of the tank.

Mr. Wiggins questioned whether there is an estimated value for the property.

Mr. Gauthier stated that the Green Space Advisory Board does not explore details of price.

Kurt Dawson, Director of Assessing/Treasury, stated that the true cash value of the entire parcel is estimated at \$400,000, including the home.

Mr. Hetrick pointed out that the property scoring appears fairly low. He questioned how it compares to other properties.

Mr. Gauthier noted that Harding property had a higher score as it was a large parcel. The Childress property received a lower score due to its steep slopes. That property was on the Clinton River. He noted that this property is not on a waterway or a river, and is smaller.

Mr. DeVoe noted that connectivity to a trail or river adds points.

Ms. Phillips commented that even though the property lost points because of a lack of connectivity, the Board liked the fact that it was away from the river and trail.

Mr. DeVoe noted that even though the wetland is small, it has quality. The property also has high quality hardwoods including oaks and hickories. He commented that this property is in an area where the city does not currently have any green space.

Mr. Hetrick questioned whether the owner was approached to consider splitting the property.

Joan Trevaskis, representing the estate of her parents, stated that the family would consider a split. She noted that the home is habitable and is structurally sound.

President Hooper questioned how long the home has been vacant.

Ms. Trevaskis responded that it has been vacant for five years.

Mr. Kochenderfer commented that the Green Space Advisory Board suggests properties for acquisition, the Administration negotiates a price, and Council determines whether it wishes to acquire the property.

President Hooper stated that it is his opinion that the entire parcel should be pursued.

Mr. Tisdel moved, and Mr. Kochenderfer supported, to pursue acquisition of the entire parcel.

Ms. Morita suggested that the mover and seconder consider an amendment to include a baseline environmental assessment of the property.

Mr. Tisdel agreed, and Mr. Kochenderfer supported the inclusion in the motion of a baseline environmental assessment of the oil tank.

Mayor Barnett questioned whether the only option Council wishes to pursue is the entire parcel. He noted that the Administration could bring multiple options and prices for Council's consideration.

Mr. Kochenderfer stated that he did not see a downside to exploring price points on other options.

Mr. Tisdel agreed to amend the motion to include consideration of all options in the purchase of either the entire parcel or a split off portion of the parcel, along with requiring a baseline environmental assessment of the oil tank on the property.

Mr. Kochenderfer supported the amended motion.

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

Aye 7 - Brown, Hetrick, Hooper, Kochenderfer, Morita, Tisdel and Wiggins

Enactment No: RES0227-2015

Whereas, the Rochester Hills City Council established the Green Space Advisory Board (GSAB) for the purpose of developing strategies and recommendations to City Council regarding the expenditure of Open Space Millage funds for permanently preserving natural green spaces, wildlife habitats and scenic views; protecting woodlands, wetlands, rivers and streams; and expanding the Clinton River Greenway and other trail corridors;

Whereas, GSAB has established a Property Interest Acquisition Process which included parcel identification, determination of availability, assemblage of a candidate list, determination of target properties and recommendation to City Council;

Whereas, GSAB has established a Property Evaluation Criteria which included water resources, habitat protection, recreational/historical resources, other factors and adverse factors;

Whereas, GSAB has evaluated the nominated property based on the Property Evaluation Criteria, site visits, greenway connectivity, and how they fit into Oakland County's Green Infrastructure Network;

Whereas, GSAB has also considered how the nominated parcel supports the City's Master Recreation Plan;

Whereas, based on its findings, GSAB recommends the City pursue the acquisition of the undeveloped 7.5 acre portion of Parcel No. 15-33-401-005,

Now Therefore Be It Resolved, that the Rochester Hills City Council accepts the GSAB recommendation to pursue all options for the acquisition of either the entire parcel or a split off portion of the Parcel No. 15-33-401-005, located at 1380 Ruby Avenue, Rochester Hills, along with a baseline environmental assessment of the oil tank on the property.

Be It Further Resolved, that the City Council authorizes the City Administration to create an acquisition team and begin the acquisition process with the property owner.

2015-0298 Request for Purchase Authorization - DPS/ENG: Standard Agreement for Municipal Street Lighting for the upgrade of one (1) public street light at the entrance to Walnut Creek Subdivision in the amount of \$453.00; Detroit Edison Company

Attachments: [081015 Agenda Summary.pdf](#)
[Walnut Crk-DTE Agreement.pdf](#)
[Walnut Crk-LED Map.pdf](#)
[Resolution \(Draft\).pdf](#)

Allan Schneck, Director of DPS/Engineering, stated that the homeowner's association approached the City and requested that it work with Detroit Edison for the replacement of a high pressure sodium bulb with an LED fixture.

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

Aye 7- Brown, Hetrick, Hooper, Kochenderfer, Morita, Tisdell and Wiggins

Enactment No: RES0228-2015

Resolved, that the Rochester Hills City Council approves the Standard Municipal Street Lighting Agreement for the upgrade of one (1) public street light at the entrance to Walnut Creek Subdivision to the Detroit Edison Company, Belleville, Michigan in the amount of \$453.00 and further authorizes the Mayor to execute the agreement on behalf of the City.

2015-0318 Request for Adoption of an updated Mailbox Replacement Policy

Attachments: [081015 Agenda Summary.pdf](#)
[Mailbox Replacement Policy \(Draft\).pdf](#)
[Mailbox Replacement Policy 080989.pdf](#)
[Resolution \(Draft\).pdf](#)

Mayor Barnett noted that the current mailbox policy has been in place since the late 1980s. He stated that after multiple administrative discussions and legal recommendation, a revised policy is recommended for Council's consideration which would require individuals provide any pertinent receipts to adjust the amount allowed for replacing a mailbox damaged by the City valued above \$100.00.

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

Aye 7- Brown, Hetrick, Hooper, Kochenderfer, Morita, Tisdell and Wiggins