



# Rochester Hills Minutes - Draft

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

## Green Space Advisory Board

*Chairperson William Windscheif*

*Members: Gerald Carvey, Laura Douglas, Tim Gauthier, Lynn Loeb, Lorraine McGoldrick,  
Dahlvin Peterson, Linda Raschke, Beth Tilove*

*Council Member Nathan Klomp*

*Youth Representatives: Kelsey Jackson, Laisa Magucha, Michelle Thorpe*

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Tuesday, October 26, 2010

7:00 PM

1000 Rochester Hills Drive

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### CALL TO ORDER

*Chairperson Windscheif called the Green Space Advisory Board meeting to order at 6:59 p.m.*

### ROLL CALL

**Present** 7 - Gerald Carvey, Tim Gauthier, Lorraine McGoldrick, William Windscheif, Lynn Loeb, Dahlvin Peterson and Beth Tilove

**Absent** 2 - Linda Raschke and Laura Douglas

*Non-Voting Members Present: Kurt Dawson, Mike Hartner, Nathan Klomp, Kelsey Jackson, Michelle Thorpe*

*Non-Voting Members Absent: Roger Moore, Laisa Magucha*

*Others Present: Two students from Oakland University, Annie and Andre [last names not given]*

*Committee Members Raschke and Douglas provided previous notice they would be unable to attend and asked to be excused.*

### APPROVAL OF MINUTES

**2010-0378** Regular Meeting - July 27, 2010

**Attachments:** [07-27-10 GSAB Draft Minutes.pdf](#)  
[Resolution.pdf](#)

**A motion was made by Carvey, seconded by Peterson, that this matter be Approved. The motion CARRIED by the following vote:**

**Aye** 7 - Carvey, Gauthier, McGoldrick, Windscheif, Loeb, Peterson and Tilove

**Absent** 2 - Raschke and Douglas

**Resolved** that the Green Space Advisory Board hereby approves the Minutes

the Regular Meeting of July 27, 2010 as presented.

2010-0426 Regular Meeting - August 24, 2010

**Attachments:** [08-24-10 GSAB Draft Minutes.pdf](#)  
[Resolution.pdf](#)

**A motion was made by Carvey, seconded by Peterson, that this matter be Approved. The motion CARRIED by the following vote:**

**Aye** 7 - Carvey, Gauthier, McGoldrick, Windscheif, Loeb, Peterson and Tilove

**Absent** 2 - Raschke and Douglas

**Resolved** that the Green Space Advisory Board hereby approves the Minutes of the Regular Meeting of August 24, 2010 as presented.

## COMMUNICATIONS

*Chairperson Windscheif welcomed Kelsey Jackson and Michelle Thorpe, Rochester Hills Government Youth Council representatives to GSAB.*

*Chairperson Windscheif noted that GSAB information was sent the property owner of 10 acres on Ruby Street in Rochester Hills for a possible nomination for open space acquisition.*

## PUBLIC COMMENT

*Chairperson Windscheif acknowledged two students from Oakland University were present, Annie and Andre. They were on assignment for a journalism class project. Chairperson Windscheif briefly gave some background information on GSAB and its mission for the City of Rochester Hills.*

## UNFINISHED BUSINESS

2007-0753 Update regarding any nominated properties

*Mead/Sheldon Road Property*

*Mr. Mike Hartner, Director of Parks & Forestry provided an update regarding on the Mead/Sheldon Road property. Both appraisals have been submitted to the Department of Natural Resources & Environment (DNRE). The appraisals reflect two different values. The DNRE will have 30 days to perform a detailed analysis and establish a fair market value for the land that will be used to determine the grant amount.*

*It was learned that the remainder of the vacant lots in Phase 4 of Clear Creek Subdivision were sold to a builder. The City cannot establish any purchase price with the seller until a proposal is presented to City Council recommending a fair market value. The goal remains to close on the property before December 31st but that may be a challenge.*

"319" Conservation Easement Grant

Mr. Hartner noted that the "319" conservation easement grant for the original Mead Road property reviewed by GSAB was moving forward. The DNRE has been approved to send the grant contracts to the grantee winners. The "319" grant is for a development easement going over the surface of a portion of the property.

Mr. Kurt Dawson, Assessor/Treasurer, explained that the appraisal has three parts: (1) the value of the entire property, (2) the contributory value of the back parcel that the conservation easement covers (fee value), and (3) the value that the conservation easement contributes to the back parcel. The City may consider obtaining the remaining fee interest in the back parcel covered by the conservation easement.

Mr. Hartner stated that the conservation easement grant will lower the property value by the ability to not develop that portion of the property. The City could also make an offer to buy the property under the conservation easement with Green Space millage funds. The owner could retain the buildable portion of the property which would remain on the tax rolls. The project requires a MAI certified appraiser. The "319" grant is for \$265,000 with \$15,000 granted to Six Rivers Conservancy for stewardship regarding the easement.

Clinton River valley parcel 2

Mr. Hartner commented that the City made an offer on the Clinton River valley parcel that was recommended by GSAB in September 2009. The six-acre parcel is located on the north side of the Clinton River. It is land-locked and contain wetlands. The counter offer came back 25 times more than the City's offer. There has been no further action taken at this time.

**This matter was Discussed**

**2008-0130** GSAB Administrative & Strategic Sub-Committee

*Chairperson Windscheif reminded the members that the City's branding campaign is still in progress.*

**This matter was Discussed**

**2008-0131** GSAB Communication, Promotion & Media Sub-Committee

*No report at this time. Vice Chairperson Peterson reminded members that this sub-committee is waiting until the City's branding campaign is launched and then they will have a discussion with Mayor Barnett on how green space properties will be identified.*

**This matter was Discussed**

**2008-0132** GSAB Property Nominations & Acquisitions Sub-Committee

*No report at this time.*

**This matter was Discussed**

**2008-0133** GSAB Stewardship & Advocacy Sub-Committee

*Member Carvey reported that the sub-committee conducted a walk on Saturday, September 25, 2010 of the city-owned green space properties known as Rivercrest, Harding, Childress and Cloverport. Some debris was discovered on the Childress property that needs to be cleaned-up. Member Carvey is pursuing Six Rivers Conservancy for information on stewardship. The sub-committee would like to conduct a cleanup where necessary and place signage to identify the parcels hopefully in spring 2011.*

*Member Carvey commented that the baseline assessment study performed by Niswander L.L.C. provides valuable information as GSAB moves forward.*

*Member Gauthier distributed a study regarding information on creative partnerships for stewardship.*

**This matter was Discussed**

## **NEW BUSINESS**

*Mr. Hartner distributed the newly revised Oakland County trail maps which are very popular.*

*Discussion ensued regarding how to promote the city-owned green space properties to the public. Ms. Michelle Thorpe, Youth Council representative and Member Tilove volunteered to serve on the Communication, Promotion & Media Sub-Committee along with Members Peterson and Raschke to develop ideas for Earth Day activities. Discussion will continue at the December GSAB meeting.*

## **ANY OTHER BUSINESS**

*The Board consensus was to cancel the November 16th meeting due to lack of items. The next meeting will be December 14, 2010.*

## **NEXT MEETING DATE**

*Tuesday, December 14, 2010 at 7:00 p.m.*

## **ADJOURNMENT**

*There being no further business to discuss, Chairperson Windscheif adjourned the meeting at 7:55 p.m.*

*Minutes prepared by Denise Mertz.*

*Minutes were approved as presented/amended at the \_\_\_\_\_ 2010 Regular Green Space Advisory Board Meeting.*

*William Windscheif, Chairperson*

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