



Rochester Hills Minutes - Final

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Green Space Advisory Board

Chairperson Gerald Carvey, Vice Chairperson Dahlvin Peterson
Members: *Thomas Dohr, Luke Fleer, Tim Gauthier, Richard Graham, Jayson Graves, Sandra Niks, Samantha Phillips*
Council Member Adam Kochenderfer
Youth Representatives: *Shreya Reddy, Taylor Thorpe*

Tuesday, May 27, 2014

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Carvey called the Green Space Advisory Board meeting to order at 7:02 p.m.

ROLL CALL

Present 6 - Gerald Carvey, Thomas Dohr, Tim Gauthier, Jayson Graves, Sandra Niks and Dahlvin Peterson

Absent 3 - Luke Fleer, Richard Graham and Samantha Phillips

Non-Voting Members Present: Kurt Dawson, and Mike Hartner

Non-Voting Members Absent: Adam Kochenderfer, Shreya Reddy, and Taylor Thorpe

Others Present: Mr. Henry Kreller, owner of Blue Beech parcel.

Committee Members Fleer, and Graham provided previous notice they would be unable to attend and asked to be excused.

APPROVAL OF MINUTES

2014-0225 Regular Meeting - April 22, 2014

Attachments: [04-22-14 Draft Minutes.pdf](#)
[Resolution.pdf](#)

A motion was made by Niks, seconded by Dohr, that this matter be Approved as Presented. The motion carried by the following vote:

Aye 6 - Carvey, Dohr, Gauthier, Graves, Niks and Peterson

Absent 3 - Fleer, Graham and Phillips

Resolved that the Green Space Advisory Board hereby approves the Minutes of the Regular Meeting of April 22, 2014 as presented.

COMMUNICATIONS

Chairperson Carvey distributed copies of the updated sub-committee list and the GSAB ByLaws & Rules of Procedure, which contained amendments approved by City Council on May 19, 2014.

PUBLIC COMMENT

Chairperson Carvey introduced Mr. Henry Kreller, owner of the recently nominated parcel located on Blue Beech Road in Rochester Hills.

UNFINISHED BUSINESS

2008-0130 GSAB Administrative & Strategic Sub-Committee

No report at this time.

Discussed

Member Samantha Phillips entered at 7:06 p.m.

Present 7 - Gerald Carvey, Thomas Dohr, Tim Gauthier, Jayson Graves, Sandra Niks, Dahlvin Peterson and Samantha Phillips

Absent 2 - Luke Fleer and Richard Graham

2008-0131 GSAB Communication, Promotion & Education Sub-Committee

Update regarding the spring stewardship project held May 10, 2014

Member Niks provided an update regarding the spring stewardship project of pulling garlic mustard, an invasive weed. Attendees were Chairperson Carvey, Mr. Mike Hartner, Youth representative Shreya Reddy, along with Member Niks. Improvement was seen from the prior two years of pulling the invasive weed in the same area. Member Niks suggested the educational flyer she has regarding garlic mustard can be used for future stewardship projects going forward.

Discussed

2008-0132 GSAB Property Nominations & Acquisitions Sub-Committee

No report at this time.

Member Gauthier distributed an updated log that he maintains to show the status of open space parcels. He provided an explanation of the purpose of the log and noted it now includes the recently nominated Blue Beech parcel.

2014-0226 New Property Nomination - Blue Beech Road, parcel #15-02-127-005

For the benefit of the public present, Chairperson Carvey gave a brief background on how the Natural Features Inventory Criteria was developed as a tool to evaluate all nominated parcels on the same basis. The scoring tool helps GSAB determine if nominated parcels should be recommended for open space acquisition.

Mr. Mike Hartner, Director of Parks & Forestry explained that GSAB examines that after walking and scoring the nominated parcel, GSAB makes a recommendation. If GSAB recommends to acquire the parcel, the recommendation is presented to City Council. City Council has typically approved GSAB recommendations. City Council would then authorize the administration to enter into an acquisition process which includes a phase I environmental evaluation and a fair market appraisal. GSAB does not get involved in negotiating the purchase price.

Mr. Kurt Dawson, Assessor/Treasurer noted that a fair market appraisal is performed by hiring an independent appraiser if necessary.

The Board evaluated the Blue Beech parcel, which is 3.3 acres, by discussing the established questions on the Natural Features Inventory Criteria. The breakdown was as follows:

- A. Water Resources = 11*
- B. Habitat Protection = 11*
- C. Recreational/Historical Value = 16*
- D. Other Factors = 1*
- E. Adverse Factors = -1*

The parcel score totaled 38 points.

The following comments were noted:

** Mr. Kreller received a letter in 2006 from GSAB because his property had wetlands and was identified in the Natural Features Inventory. The parcel was also identified by Oakland County's Green Infrastructure Network because of its content of wetlands and location in an area near Stoney Creek Metro Park.*

** The parcel would be hard to access because of the wetlands. Members could not walk the parcel but viewed it from the roadside. The parcel has a natural habitat for endangered species. However, there are phragmites seen from the roadside.*

** Mr. Kreller stated it may be buildable with improvements. He had obtained a building permit in 1994.*

The Board consensus was to not recommend the parcel for acquisition at this time. However, it will remain on the GSAB internal log because the total score does not make the parcel unfavorable.

Mr. Hartner noted that this is an advisory board to the City Council. City Council has the authority to purchase property independent of GSAB. Therefore, Mr. Kreller is welcome to contact Mayor Barnett directly and negotiate a purchase price.

Chairperson Carvey thanked Mr. Kreller for the parcel nomination and attending the meeting.

A motion was made by Phillips, seconded by Peterson. The motion carried by the following vote:

Aye 7 - Carvey, Dohr, Gauthier, Graves, Niks, Peterson and Phillips

Absent 2 - Fler and Graham

Resolved that the consensus of GSAB was to not recommend acquisition of the Blue Beech Road at this time.

2008-0133 GSAB Stewardship & Advocacy Sub-Committee

No report at this time.

Discussed

2012-0443 Discuss Stewardship Management Plan

Chairperson Carvey expressed appreciation to Mr. Ed Anzek, Director of Planning & Development for drafting the site evaluation score sheet as a test model.

Mr. Hartner explained the elements that Mr. Anzek included in the site evaluation score sheet and noted that this score sheet is only one part of the process. The hired consultant will also assist with the evaluation process and how to prioritize annual projects.

Members reviewed the draft evaluation score sheet. Discussion ensued regarding the difference between element #10 habitat corridor, and element #11 connectivity to other open spaces. Consideration should also be given to risk to the property.

Chairperson Carvey suggested that members take the draft score sheet and perform a test evaluation of the Harding and Rivercrest parcels in the next month. The board could then discuss their findings, develop definitions of the elements and make suggestions to the draft evaluation score sheet at the next GSAB meeting.

Mr. Hartner noted that the Purchasing Division is refining the draft request for proposal (RFP) to hire the professional consultant. The proposal will be placed on the Michigan Inter-governmental Trade Network (MITN) which consists of 300 units of government. It should generate a very good response. It was suggested that Chairperson Carvey sit on the interview committee to assist in the recommendation of a consultant to City Council. The RFP will ask for the consultant's meeting rate to attend meetings which would be lower than the hourly rate.

Discussed

NEW BUSINESS

Chairperson Carvey reported that the initial meeting for the Green Space Perpetual Care Trust is tomorrow night, May 28th at 7:30 p.m. He encouraged everyone to give serious thought as to the initial amount to be placed in trust for

discussion at the next meeting.

Mr. Hartner noted that it may take one year to generate enough interest income and one to two years to understand what the costs of stewardship projects would be. Members briefly discussed monetary amounts to be placed in trust. It was noted to keep in mind the approximate financial amount needed to purchase any remaining desired open space land in Rochester Hills. It was also noted that recommendations require City Council approval.

ANY OTHER BUSINESS

None at this time.

NEXT MEETING DATE

- Tuesday, June 24, 2014 at 7:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairperson Carvey adjourned the meeting at 8:30 p.m

Minutes prepared by Denise Mertz.

Minutes were approved as presented at the July 22, 2014 Regular Green Space Advisory Board Meeting.

Gerald Carvey, Chairperson