



Rochester Hills

Minutes - Draft

Green Space Advisory Board

1000 Rochester Hills Dr.
Rochester Hills, MI
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Home Page:
www.rochesterhills.org

Chairperson William Windscheif, Vice Chairperson Paul Funk
Members: Gerald Carvey, Laura Douglas, Tim Gauthier, Lynn Loeb, Lorraine McGoldrick,
Dahlvin Peterson, Linda Raschke
Council Member Ravi Yalamanchi
Youth Representatives: Aly Difilippo, Leo Oriet, Amith Nagesh

Tuesday, September 22, 2009

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Windscheif called the Green Space Advisory Board meeting to order at 7:01 p.m.

ROLL CALL

Present 8 - Gerald Carvey, Tim Gauthier, Lorraine McGoldrick, William Windscheif, Lynn Loeb, Dahlvin Peterson, Linda Raschke and Laura Douglas

Absent 1 - Paul Funk

Non-Voting Members Present: Mike Hartner, Roger Moore, Ravi Yalamanchi [entered 7:03 p.m.]

Non-Voting Member Absent: Kurt Dawson

Others Present: Doug Walther, Deputy Assessor, residents Paul Miller and Jim Kubicina

Committee Member Funk provided previous notice he would be unable to attend and asked to be excused.

APPROVAL OF MINUTES

2009-0371 Regular Meeting - August 25, 2009

Attachments: [082509 GSAB DRAFT Minutes.pdf](#)
[Resolution.pdf](#)

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

Aye 8 - Carvey, Gauthier, McGoldrick, Windscheif, Loeb, Peterson, Raschke and Douglas

Absent 1 - Funk

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

the Regular Meeting of August 25, 2009 as presented.

COMMUNICATIONS

On behalf of the GSAB team, Chairperson Windscheif expressed thanks to Denise Mertz, Parks & Forestry staff, for clerical support regarding GSAB agendas, minutes, notices and various reminders.

PUBLIC COMMENT

Chairperson Windscheif acknowledged that Mr. Paul Miller and Mr. Jim Kubicina, Rochester Hills residents, were present.

Mr. Miller stated that the open space property on Harding Road has an issue with invasive weeds. He suggested that a stewardship policy be developed to preserve the City's open spaces in their natural state as stated in the Green Space millage language. The policy could also be used city-wide utilizing volunteers like many other communities do.

Mr. Kubicina commented that he wanted to learn more about GSAB as it relates to the deer issues, as well as, open space stewardship in the community.

Chairperson Windscheif thanked them for their comments. He replied that GSAB has a sub-committee dedicated to working on a stewardship plan. About three months ago, City Council adopted the Stewardship plan concept recommended by GSAB. All GSAB meetings and property walks are open to the public. GSAB information regarding its mission and property acquisition process, etc. can be found on the City's web page or by speaking with any member or attending meetings.

UNFINISHED BUSINESS

2008-0130 GSAB Administrative & Strategic Sub-Committee

No report at this time.

This matter was Discussed

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

It was suggested that the sub-committee submit an article to the Rochester Post regarding the GSAB "recycle bank" points for the stewardship fund. Member Peterson volunteered to draft an article and will email to the GSAB Team to review.

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

GSAB is waiting for the outcome of a stewardship grant that was submitted about two months ago. It was also noted that City Council passed the GSAB Stewardship concept to do baseline assessments of the open space properties acquired with GSAB millage funds. One of the goals is to coordinate volunteers to assist with the plan.

It was suggested that the Stewardship sub-committee draft a timeline of the progression of steps regarding the stewardship plan and the involvement of the Six Rivers Land Conservancy with baseline assessments.

This matter was Discussed

2007-0753 Update regarding any nominated properties

Mr. Mike Hartner, Director of Parks & Forestry, provided an encouraging update regarding the City's grant application to the Michigan Natural Resources Trust Fund (MNRTF) for the Sheldon and Mead Road property. Mr. Hartner and the MNRTF grant coordinator performed a site walk of the property on September 15, 2009. He will make a five (5) minute presentation to the MNRTF Board on Wednesday, October 21, 2009. All GSAB members are welcome to attend.

Mr. Roger Moore, City Surveyor, commented that a preliminary grant application under the Clean Water Act Section 319, administered by the State Michigan, will be submitted on September 24, 2009 to purchase an easement on the Mead Road property. This would allow an opportunity to protect and preserve the wetlands on the property.

The Board was encouraged by the Administration's endeavors to seek grant opportunities.

The following motion was made by Member Peterson and seconded by Member Carvey:

Therefore Be It Resolved that the Green Space Advisory Board strongly recommends that the City Administration pursue all means to move forward with the pursuit of a 319 easement grant for the Mead Road property acquisition.

Motion carried: Ayes: 8; Nays: 0; Absent: 1

This matter was Discussed

2009-0333 Discussion regarding Clinton River valley parcels

Board members acknowledged that they walked as much of the parcels as were accessible. It was recommended to score each parcel separately. The status regarding the current cement plant is not known at this time. If acquired, these parcels would be an addition to open space previously acquired in that area with Green Space millage funds.

Questions were asked regarding the assessed value and any easements on the properties. Mr. Doug Walther, Deputy Assessor, explained that the assessed valuation on Parcel 15-15-426-001 is \$115,000 and Parcel 15-15-426-002 is \$60,000. There are two parties involved on the lien: Fidelity Bank provided a \$100,000 first mortgage and Jackie's Transport provided a \$75,000 second mortgage. There is litigation pending between these parties regarding the deed in lieu of foreclosure. There was an easement agreement between the former cement company and the property owners regarding a cross access for ingress and egress, as well as a sewer easement. The easements would need to be reviewed and may be transferable.

The Board reviewed and evaluated the nominated parcels separately. The score was determined as outlined on the Natural Features Criteria.

* Parcel 15-15-426-001, which is located by the cement plant, received a score of 24, and was based on 5.5 acres. The breakdown was as follows:

- A. Water Resources = 13
- B. Habitat Protection = 8
- C. Recreation/Historical Value = 10 [Note: This factor may change if there is any determined historical significance or community planning.]
- D. Other Factors = 3
- E. Adverse Factors = -10

* Parcel 15-15-426-002, which is located along the north side of the Clinton River, received a score of 60, and was based on 6.0 acres. The breakdown was as follows:

- A. Water Resources = 13
- B. Habitat Protection = 11
- C. Recreation/Historical Value = 24 [Note: This factor may change if there is any determined historical significance or community planning.]
- D. Other Factors = 4
- E. Adverse Factors = 0

The Board discussed whether to recommend both properties together for acquisition or to recommend one and not the other for acquisition. The following was noted:

* Parcel 15-15-426-001 scored relatively low even though it is adjacent to open space property owned by the City. However, it may have future development potential.

* Parcel 15-15-426-002 scored relatively high because it is adjacent to the Clinton River Trail and borders the Clinton River. It fits well with greenway connectivity, but may not have development potential because of lack of public access.

The consensus was to recommend Parcel 15-15-426-002 for acquisition to City Council along with acknowledging that Parcel 15-15-426-001 was also reviewed and scored, but not recommended for acquisition at this time.

This matter was Approved

Aye 7 - Gauthier, McGoldrick, Windscheif, Loeb, Peterson, Raschke and Douglas

Nay 1 - Carvey

Absent 1 - Funk

Whereas, the Green Space Advisory Board (GSAB) has been diligently working to acquire open space per the Green Space and Natural Features Millage approved in 2005; and

Whereas, the GSAB has developed criteria for open space acquisition and evaluated nominated properties based on the Property Evaluation Criteria, site visits, greenway connectivity, and how the properties fit into Oakland County's Hub & Site Green Infrastructure Network.

Now Therefore Be it Resolved, that the Green Space Advisory Board hereby recommends that City Council consider the acquisition of Parcel No. 15-15-426-002, referred to as Clinton River valley parcel number 2, consisting of approximately 6.0 acres, located along the north side of the Clinton River, under the Green Space Millage Fund.

2009-0336

Discussion regarding GSAB logo

Member McGoldrick suggested that it may be best to wait until the new Youth Representatives for this school year have been nominated to GSAB and she would discuss the project with them. They could take it back to the entire Youth Council to spearhead the contest if they are interested. It was noted that the new Youth Representatives should be in attendance for the October GSAB meeting.

This matter was Discussed

2009-0370

Discussion regarding the extension of three (3) GSAB terms to December 31, 2012

Attachments: [Agenda Summary.pdf](#)
[2008-0134 Resolution adopted 11-10-08.pdf](#)
[Resolution.pdf](#)

Chairperson Windscheif gave a recap regarding staggered terms. City Council expanded the GSAB membership from seven (7) to nine (9) members in January 2008 which resulted in six (6) membership terms to expire in December 2012. In order to provide historical knowledge and continuity over the life of the GSAB millage, GSAB suggested that in City Council extend three (3) of the six (6) terms to expire on December 31, 2012. City Council concurred with the GSAB recommendation.

The six (6) membership terms to expire on December 2010 are Members Funk, Loeb, McGoldrick, Peterson, Raschke and Windscheif. Members discussed their preferences. Members Funk, McGoldrick and Windscheif expressed a desire to have their terms extended to expire on December 31,

2012. Members Loeb, Peterson and Raschke expressed a willingness to allow their terms to expire as originally scheduled on December 31, 2010 with an opportunity to reapply to City Council for a GSAB appointment.

A motion was made by McGoldrick, seconded by Gauthier, that this matter be Approved. The motion CARRIED by the following vote:

Aye 8 - Carvey, Gauthier, McGoldrick, Windscheif, Loeb, Peterson, Raschke and Douglas

Absent 1 - Funk

Whereas, pursuant to City Council Resolution RES049-2008, adopted November 10, 2008, GSAB members discussed their preferences regarding which three (3) membership terms should be extended to December 31, 2012 and which three (3) membership terms should be allowed to expire as originally scheduled for December 31, 2010;

Now Therefore Be It Resolved, that GSAB recommends that City Council extend the expiration date of three (3) terms to December 31, 2012 for Paul Funk, Lorraine McGoldrick, and William Windscheif; and

Further Resolved, that GSAB recommends that City Council allow three (3) terms to expire as originally scheduled for December 31, 2010 for Lynn Loeb, Dahlvin Peterson, and Linda Raschke.

NEW BUSINESS

No report at this time.

ANY OTHER BUSINESS

No report at this time.

NEXT MEETING DATE

- Tuesday, October 27, 2009 - 7:00 PM.

ADJOURNMENT

There being no further business to discuss, Chairperson Windscheif adjourned the meeting at 8:44 p.m.

Minutes prepared by Denise Mertz.

Minutes were approved as presented/amended at the _____ 2009 Regular Green Space Advisory Board Meeting.

William Windscheif, Chairperson