



Rochester Hills Draft Minutes Green Space Advisory Board

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*Gerald Carvey, Paul Funk, Tim Gauthier, Lorraine McGoldrick, Jack Robinson,
Pamela Wallace, William Windscheif*

Tuesday, March 28, 2006

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

Chairperson Carvey called the GSAB meeting to order at 7:01 PM.

ROLL CALL

Present: Paul Funk, Gerald Carvey, Tim Gauthier, Lorraine McGoldrick, Jack Robinson and William Windscheif

Absent: Pamela Wallace

Non-Voting Members Present: Mike Hartner, Roger Moore and Ravi Yalamanchi

Non-Voting Members Absent: Kurt Dawson

Others Present: City Council President & Mayor Pro-Tem James Rosen

PUBLIC COMMENT

Ms. Lynn Rizzo, 1360 New Life Lane, Rochester Hills, spoke regarding a request submitted to GSAB on February 21, 2006. The request was asking for green space designation for a property off Rochdale in the Andover Woods Condominium development. Ms. Rizzo has lived next to the property for 28 years. She distributed a time line that described events from 1980 to 2005 regarding the property and information explaining why they are requesting green space designation. She stated that the neighboring development over the last several years has changed the property to a low-lying wetlands area.

Mr. & Mrs. Jeff Gabrielson, 201 Cloverport, Rochester Hills, spoke regarding a property at the end of Cloverport Street that they would like to request green space designation. The property may meet the GSAB criteria.

Chairman Carvey explained that the GSAB is in the process of putting together the criteria by which to evaluate property but has not completed it yet. He assured them that their requests would be included in the evaluation and thanked them for their comments.

PRESENTATIONS

2006-0245

Discussion regarding procedures for City Purchasing Interest and Properties for Green Space Preservation

Attachments: 0245 Agenda Summary.pdf; Final Draft Property Acquisition Process.pdf; Draft Flowchart.pdf; Purchasing Process.pdf; GASB Resolution.pdf; 0245 Resolution.pdf

Chairperson Carvey invited City Council President/Mayor Pro-Tem, Jim Rosen to discuss how the GSAB might work with City Council in securing properties and bringing them forward to Council.

Mr. Rosen noted the following:

** Members of Council and the Administration met to discuss how GSAB will function regarding the purchase of property. When cities purchase property, they can be generally perceived as having "deep pockets".*

** One of the objectives of GSAB is "... to develop strategies and recommendations through City Council regarding the expenditure of millage funds...".*

** City Council is looking for three (3) things:*

- 1. An evaluation process that includes what is important and why.*
- 2. Strategies for acquisitions that includes what options are available to the City for preservation purposes.*
- 3. Selection criteria that includes how the City select properties to protect and what is the balance between availability, cost and value.*

** Strive to create an open competition in which the City can purchase attractive property for open-space reasons at a favorable price for the City. Typically, properties that are difficult to develop are the ones that will compete to be sold.*

** The evaluation process should also include natural features, site attributes and first-hand observations.*

** GSAB should present a "candidate list" of identified properties to City Council and then make contact with property owners to inquire if they are interested in acquisition options that are available to the City.*

** All dialog should be kept visible and in an open setting.*

** There is a trade-off of time sensitivity between availability, costs, and value, but that always has to be dealt with.*

** Caution should be used when deciding to make an offer on a property simply because there may be a grant available.*

Mr. Funk stated that caution should be taken when creating competition to avoid the perception of "collusion" and not everyone would agree that the City should spend money on non-developable property.

Mr. Windscheif explained his view as being one that the criteria to evaluate properties should include the economic impact on the City. But if a property has merits that are more significant than economic impact, then the GSAB should consider making recommendations based on priority, not necessarily based on the most efficient competition, i.e. lowest price or for a particular use. An acquisition attempt can also create a reverse competition, and may cause the price to increase based on the City's interest in acquiring it. His hope is that Council is in partnership with GSAB as the process moves forward.

Board members expressed appreciation to Mr. Rosen for the explanation of Council's prospective regarding GSAB processes.

Chairperson Carvey encouraged the Board members to continue to refine the process at the next GSAB meeting in order to present a final process to a future Council meeting.

Mr. Rosen excused himself from the remainder of the meeting.

Discussed

UNFINISHED BUSINESS

2006-0065 Green Space Advisory Board Bylaws

Attachments: FINAL Draft Bylaws.pdf; 020806 Memo Galeczka Bylaws.pdf; Draft 2 Bylaws.pdf; 013006 Memo Galeczka Bylaws.pdf; Draft 1 Bylaws.pdf; Supplemental info.pdf; 0065 Resolution.pdf

The GSAB members briefly discussed the bylaws and reviewed changes from the correct draft. The consensus was to present the draft bylaws to City Council at the April 19, 2006 meeting for approval.

A motion was made by Windscheif, seconded by Funk, that this matter be Recommended for Approval to the City Council Regular Meeting.

Resolved: That the Green Space Advisory Board recommends to City Council approval the City of Rochester Hills Green Space Advisory Board Bylaws and Rules of Procedure as presented.

The motion carried by the following vote:

Aye: Funk, Carvey, Gauthier, McGoldrick, Robinson and Windscheif

Absent: Wallace

2006-0170 Discussion - Setting Criteria for Land Selection

Attachments: Agenda Summary.pdf; Final Draft Natural Features Evaluation Criteria [5].pdf; Criteria Draft 4.pdf; Criteria Draft 3.pdf; Criteria Draft 2.pdf; Criteria Draft 1.pdf; Natural Resouce Assessment.pdf; Natural Areas Ranking Criteria.pdf; CR Criteria Ranking.p

Board members discussed making some adjustments to the verbiage and the point system regarding the criteria for land selection. It was suggested that the Board perform a "road test" of the criteria scoring to see what it yields. The point system becomes a weighting factor.

The discussion included the rating factors and points scored for the following criteria:

- *Water resources which include rivers, streams, ponds, wetlands and flood plain designation*
- *Steep slopes*
- *Wildlife habitat protection*
- *Woodlands*
- *Recreational value which would include access to trailways, rivers, creeks or streams*
- *Historic value*
- *Linkages to hubs or sites*
- *Scenic or panoramic views*
- *Community planning value*
- *Total acreage*
- *Other unique factors*
- *Development risks*

- Negative factors, such as toxic waste if known
- Property assessments and fair market values

The Board consensus was to approve the criteria at the next regular GSAB meeting.

Discussed

2006-0214 Communication Sub-Committee tasked with creating a Conservation Easement Brochure and Communications procedure for GSAB

Attachments: Draft 1 - Protocol for Media Relations.pdf

The subcommittee reported that information was received from Ms. Donna Folland, Executive Director of Oakland Land Conservancy (OLC). They will use the information to develop a brochure which will be consistent with OLC. The information will be distributed to board members via a future email.

Discussed

NEW BUSINESS

2006-0246 Establish a Committee to develop recommended procedures for handling Conservation Easements (See information from Roger Rousse, Director DPS)

Attachments: Memo to GSAB Pre-post land acquisition.pdf

Chairperson Carvey suggested a committee should be created to examine conservation easements, in general, and how to manage them. He suggested the committee consist of Brahm Windsler, Paul Miller, Jack Robinson, Roger Moore and Gerry Carvey. The board concurred.

Discussed

2006-0247 Set April 8, 2006 from 1:00 PM to 4:00 PM for site visits to Riverbend Park, Nowicki Park and 10 acre parcel west of Adams High School

Attachments: 0247 Resolution.pdf

Chairperson Carvey reminded the Board to meet at 1:00 PM Saturday, April 8, 2006 at Riverbend Park for a site visit of Riverbend Park, Nowicki Park and 10 acres west of Adams High School to test the proposed criteria scoring information. The Board is also invited to the Carvey residence to share information after the site visits. The special events were posted per the Open Meetings Act.

A motion was made by Gauthier, seconded by Robinson, that this matter be Approved.

Resolved that the GSAB sets Saturday, April 8, 2006 from 1:00 PM to 4:00 PM for site visits to Riverbend Park, Nowicki Park and 10 acre parcel west of Adams High School.

The motion carried by the following vote:

Aye: Funk, Carvey, Gauthier, McGoldrick, Robinson and Windscheif

Absent: Wallace

ANY OTHER BUSINESS

None presented.

NEXT MEETING DATE

Tuesday, April 10, 2006 at 7:00 PM

ADJOURNMENT

There being no further business to discuss, Chairperson Carvey adjourned the meeting at 9:35 PM.

The minutes were prepared by Denise Mertz.

Minutes were approved as presented/amended at the _____, 2007 Regular GSAB Meeting.