



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, January 11, 2016

The Webster Township Farmland & Open Space Preservation Board was called to order by Chairman John Westman at 6:36 pm on Monday January 11, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: John Westman, Tom Bloomer, Susan Cooley, Jerry Nordblom, Jean Cares and consultant Barry Lonik.

Members absent: none

Approve Minutes

Motion Bloomer, second Cooley to approve the open and closed session minutes of the WTFOSPB meeting of December 14, 2015 as presented. All ayes, motion carried.

Chairman's Remarks

Approve Agenda

Motion Cooley, second Nordblom to approve the January 11, 2016 agenda as presented. All ayes, motion carried.

Call to Public

None present.

Review Bills

Motion Cooley, second Cares to recommend that the BOT approve the payment of the December invoices for Treemore Ecology and Land Services as presented. Roll call, all ayes,

motion carried.

Reports

Township Board:

Westman reported the following appointments were made by the BOT: Compensation Commission, John Cares; Fire Board, Dan Munzel; Board of Appeals, Rob Mitzel; Preservation Board, John Westman, Tom Bloomer and Jerry Nordblom; Planning Commission, Rob Mitzel, Cynthia Zuccaro and Erica Perry . Westman will provide the WIFI password for the township hall at the next meeting.

Consultant:

Lonik reported that three applications were submitted to the ACEP. Lonik reported on the current and projected fund balances for the Webster Township PDR program.

Greenbelt:

Cares reported on a presentation by consultant Lonik regarding ongoing collaboration among the townships of Scio, Webster and Ann Arbor.

Old Business

A. Scoring system review

Motion Bloomer, second Nordblom to table discussion of scoring systems until the February meeting; all ayes, motion carried.

B. Budget discussion

The current and projected budgets for the PDR program were discussed. It was decided that the Preservation Board would make a recommendation to the BOT in February.

C. Installment payments update

Lonik reported that a mechanism to implement installment payments continues to be investigated by the County Parks and Recreation Department attorney.

Closed Session.

Motion Bloomer , second Cooley to close the open session at 7:32 pm and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried.

Motion Bloomer, second Nordblom to return to open session at 8:40 pm. All ayes, motion carried.

New Business

A. Easement compliance monitoring: Cooley requested that options for easement compliance monitoring be placed on the March agenda. Westman will place this on the agenda.

Correspondence

None.

Call to Public

None present.

Adjournment

Motion Bloomer, second Cares to adjourn the meeting. All ayes, motion carried.

The meeting was adjourned at 8:44 pm

Respectfully submitted,

John Westman

Chair, WTFOSPB



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, February 15, 2016

The Webster Township Farmland & Open Space Preservation Board was called to order by Chairman John Westman at 6:34 p.m. on Monday February 15, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Members Jean Cares, Tom Bloomer, Jerry Nordblom and consultant Barry Lonik. Also present for the open session, Webster Township Trustee Charles Estleman.

Members absent: Susan Cooley

Approve Minutes:

Motion Bloomer, second Cares to approve the open and closed session minutes of the WTFOSPB meeting on January 11, 2016 as presented. All ayes, motion carried.

Chairman's Remarks:

(1) Westman reported that member Cooley would be absent. Westman provided the township WIFI password to interested board members

Approve Agenda:

Motion Bloomer, second Cares to approve the February 15, 2016 agenda as presented. All ayes, motion carried.

Call to Public:

Trustee Estleman declined to comment.

Review Bills:

Motion Bloomer, second Nordblom to recommend that the township board of trustees approve and pay the February invoices from Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

Reports

Township Board

Westman reported on a presentation given by Dr. C.W. Kauffman regarding an ongoing boundary dispute involving property protected by a conservation easement held by the Legacy Land Conservancy. Other BOT actions included: approval of 2016 poverty exemption guidelines, approval of a contract with KCI to mail assessment notices and approval of a Special Land Use Permit for construction of a tower by the Webster Broadband Cooperative.

Consultant:

Lonik reported on progress that he and member Cooley are making on an easement monitoring proposal

Greenbelt:

Cares reported that the Greenbelt Commission did not meet.

Old Business:

A. Scoring system review

Lonik provided an overview of agricultural scoring systems employed by Webster Township and surrounding land preservation organizations. He will provide a similar review for open space scoring systems in March.

B. Budget discussion

Motion Westman, second Bloomer to table the budget recommendation discussion until the March meeting. All ayes, motion carried.

C. Installment payments

Lonik reported that the county attorney was continuing to work on this.

Closed Session:

Motion Nordblom, second Bloomer to close the open session at 7:50 p.m. and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried.

The WTFOSPB returned to open session at 8:30 pm.

New Business:**A. Easement monitoring**

This was discussed earlier during consultant's report.

Correspondence:

None received.

Call to Public:

None present.

Adjournment:

Motion Bloomer, second Nordblom to adjourn the meeting. All ayes, motion carried.

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

John Westman

Chair, WTFOSPB



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, April 11, 2016

The Webster Township Farmland & Open Space Preservation Board was called to order by Chairman John Westman at 6:33 p.m. on Monday April 11, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Members Jean Cares, Tom Bloomer, Susan Cooley Jerry Nordblom and consultant Barry Lonik.

Members absent: none

Approve Minutes:

Motion Bloomer, second Cooley to approve the open and closed session minutes of the WTFOSPB meeting on March 14, 2016 as presented. All ayes, motion carried.

Chairman's Remarks:

None

Approve Agenda:

Motion Bloomer, second Cooley to approve the April 11, 2016 agenda as presented. All ayes, motion carried.

Call to Public:

None present

Review Bills:

Motion Cooley, second Cares to recommend that the township board of trustees approve and pay the March invoices from Treemore Ecology and Land Services, Inc. as presented. Roll call, all ayes, motion carried.

Reports

Township Board

Westman reported that the BOT approved the requested PDR budget increases for contractual services and mileage.

Consultant:

Nothing to report in open session

Greenbelt:

Cares reported that the Greenbelt Commission is aware of the problems we are having with the Washtenaw County Parks and Recreation Department.

Old Business:

A. Scoring system review

Lonik provided an overview of the open space scoring systems employed by Webster Township and surrounding land preservation organizations. Possible changes to our system were discussed. No changes were recommended.

B. Installment payments

Lonik reported that the county attorney was continuing to work on this.

C. Easement monitoring

Potential changes to easement monitoring procedures were discussed. Lonik and Cooley will work on this. The discussion will continue at our May meeting.

Closed Session:

Motion Bloomer, second Cooley to close the open session at 8:15 p.m. and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried.

The WTFOSPB returned to open session at 8:45 pm.

New Business:**A. Annual Report**

Lonik presented his Annual Report. Motion Nordblom, second Bloomer to receive the Annual Report as presented. All ayes, motion carried.

Correspondence:

None received

Call to Public:

None present.

Adjournment:

Motion Nordblom, second Bloomer to adjourn the meeting. All ayes, motion carried.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

John Westman

Chair, WTFOSPB



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, May 9, 2016

The Webster Township Farmland & Open Space Preservation Board was called to order by Chairman John Westman at 6:33 pm on Monday, May 9, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chair John Westman, members Tom Bloomer and Jean Cares and consultant Barry Lonik.

Members absent: Susan Cooley and Jerry Nordblom

Approve Minutes

Motion Bloomer, second Cares to approve the open and closed session minutes of the WTFOSPB meeting of April 11, 2016 as presented. All ayes, motion carried.

Chairman's Remarks

Westman announced that members Cooley and Nordblom would be absent.

Approve Agenda

Motion Cares, second Bloomer to approve the May 9, 2016 agenda as presented. All ayes, motion carried.

Call to Public

None present

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Review Bills

Motion Bloomer, second Cares to recommend that the BOT approve the payment of the April

invoice for Treemore Ecology and Land Services as presented. Roll call, all ayes, motion carried.

Reports

Township Board:

Westman reported that the BOT would not be taking any action on the proposed Herron airport.

Consultant:

Lonik : no public report

Greenbelt:

Cares reported that the commission did not meet.

Old Business

A. Installment payments update

Lonik reported that a mechanism to implement installment payments continues to be investigated by the County Parks and Recreation Department attorney.

B. Easement monitoring proposal

Motion Cares, second Bloomer to postpone discussion of the easement monitoring proposal to the June meeting, all ayes, motion carried.

Closed Session

Motion Cares , second Bloomer to close the open session at 7:18 pm and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried.

Motion Cares , second Bloomer to return to open session at 7:55 pm. All ayes, motion carried.

New Business

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Correspondence

Call to Public

None present.

Adjournment

Motion Bloomer, second Cares to adjourn the meeting. All ayes, motion carried.

The meeting was adjourned at 7:57 pm.

Respectfully submitted,

John Westman

Chair, WTFOSPB



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, July 11, 2016

The Webster Township Farmland & Open Space Preservation Board was called to order by Chairman John Westman at 6:35 pm on Monday, July 11, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chair John Westman, members Tom Bloomer, Jean Cares, Jerry Nordblom and consultant Barry Lonik.

Members absent: Susan Cooley

Approve Minutes

Motion Bloomer, second Cares to approve the open and closed session minutes of the WTFOSPB meeting of May 9, 2016 as presented. All ayes, motion carried.

Chairman's Remarks

Westman announced that member Cooley would be absent.

Approve Agenda

Motion Bloomer, second Cares to approve the July 11, 2016 agenda as presented. All ayes, motion carried.

Call to Public

None present

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Review Bills

Motion Bloomer, second Cares to recommend that the BOT approve the payment of the May

and June invoices for Treemore Ecology and Land Services as presented. Roll call, all ayes, motion carried.

Reports

Township Board:

Westman provided an update regarding the Cottonwood Barn situation.

Consultant:

Lonik reported that the County Board of Commissioners created a task force to review the county ordinance regarding land preservation. A meeting schedule was not provided.

Greenbelt:

Cares reported that the Greenbelt Commission drafted a letter to County Board of Commissioners and the County Parks and Recreation Department recommending no changes to the current ordinance and no additional public access requirements for conservation easements.

Old Business

A. Installment payments update

Lonik reported that a mechanism to implement installment payments has been created.

B. Easement monitoring proposal

Motion Bloomer, second Nordblom to postpone discussion of the easement monitoring proposal to the August meeting, all ayes, motion carried.

Closed Session

Motion Bloomer, second Nordblom to close the open session at 7:25 pm and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried.

Motion Nordblom , second Cares to return to open session at 7:59 pm. All ayes, motion carried.

New Business

A. The following motions resulted from discussions in closed session:

1. Motion Bloomer, second Cares to recommend to the BOT that they approve the expenditure of PDR funds not to exceed \$2400 for an E.S.A. and \$4,000 for a survey on property described in application #2015-1. All ayes, motion carried.

2. Motion Cares, second Nordblom to recommend to the BOT that they approve the expenditure of PDR funds not to exceed \$1,500 for an appraisal update, \$2,400 for an E.S.A. and a\$2,000 for a survey on property described in application #2011-4. All ayes, motion carried.

B. There was discussion regarding drafting a letter to the Washtenaw County Parks and Recreation Department stating our position on the county ordinance and proposed public access requirements. No action taken.

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Correspondence

Call to Public

None present.

Adjournment

Motion Bloomer, second Cares to adjourn the meeting. All ayes, motion carried.

The meeting was adjourned at 8:34 pm.

Respectfully submitted,

John Westman

Chair, WTFOSPB



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, August 8, 2016

The Webster Township Farmland & Open Space Preservation Board was called to order by Chairman John Westman at 6:31 p.m. on Monday August 8, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, members Tom Bloomer, Susan Cooley, Jerry Nordblom and consultant Barry Lonik.

Members absent: Jean Cares

Approve Minutes:

Motion Bloomer, second Cooley to approve the open and closed session minutes of the WTFOSPB meeting on July 11, 2016 as presented. All ayes, motion carried.

Chairman's Remarks:

Jean Cares absent

Approve Agenda:

Motion Cooley, second Bloomer to approve the August 8, 2016 agenda as presented. All ayes, motion carried.

Call to Public:

None present

Review Bills:

Bloomer, second Cooley to recommend that the township board of trustees approve and pay the July invoice from Treemore Ecology and Land Services, Inc. as presented. Roll call, all ayes, motion carried.

Reports

Township Board

Westman reported on the election results, the status of the Cottonwood Barn and the proposed Herron airport.

Consultant:

Lonik announced the closure on the Sullivan property; 84 acres. Webster Township's portion was about \$39,000. Lonik reported on the NATAC and WCPRC meetings. No meeting schedule has been announced for the task force reviewing the county ordinance and proposed public access requirements.

Greenbelt:

No report

Old Business:

A. Installment payments

Lonik reported that the county attorney was continuing to work on this.

B. Easement monitoring

Potential changes to easement monitoring procedures were discussed. Lonik and Cooley will continue to work on this. The discussion will continue at our September meeting.

Closed Session:

Motion Bloomer, second Cooley to close the open session at 8:02 p.m. and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried.

The WTFOSPB returned to open session at 8:42 pm.

New Business:

None

Correspondence:

None received

Call to Public:

None present.

Adjournment:

Motion Cooley, second Nordblom to adjourn the meeting. All ayes, motion carried.

Meeting adjourned at 8:52 p.m.

Respectfully submitted,

John Westman

Chair, WTFOSPB



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, October 10, 2016

The Webster Township Farmland & Open Space Preservation Board meeting was called to order by Chairman John Westman at 6:35 p.m. on Monday October 10, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, members Tom Bloomer, Jean Cares, Susan Cooley, Jerry Nordblom and consultant Barry Lonik.

Members absent: none

Approve Minutes:

Motion Cares, second Cooley to approve the open and closed session minutes of the WTFOSPB meeting on September 12, 2016 as presented. All ayes, motion carried.

Chairman's Remarks:

Westman stated that he would like to discuss the meeting schedule for next year at the Nov. 14th meeting.

Approve Agenda:

Motion Cooley, second Cares to approve the October 10, 2016 agenda as presented. All ayes, motion carried.

Call to Public:

None present

Review Bills:

Motion Bloomer, second Cares to recommend that the township board of trustees approve and pay the September invoice from Treemore Ecology and Land Services, Inc. as presented. Roll call, all ayes, motion carried.

Reports

Township Board

Westman presented a township board resolution honoring Wilber Woods for his over forty years of service on the planning commission.

Consultant:

Lonik announced Mark Potter of Eden Foods as purchaser of the Hall property. He also announced that the WCPRC recommended to the County BOC that an endowment fund be established to finance the maintenance of currently owned preserves. The proposed amount was 15 million dollars which, at a 4% annual rate of return, would generate \$600,000 per year to fund this activity. There was discussion regarding potential sources of funding for the proposed endowment.

Greenbelt:

No report

Old Business

A. Easement monitoring

No update. Pilot monitoring visits will be done this month by Lonik and Cooley in order to evaluate proposed changes to the current procedure.

Closed Session:

Motion Nordblom, second Cooley to close the open session at 7:50 p.m. and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried. The WTFOSPB returned to open session at 8:25 pm.

New Business:

A. WCPRC meeting

The upcoming WCPRC meeting to solicit input regarding required public access requirements for conservation easements purchased through the county programs was discussed. Westman will represent Webster Township at the meeting at 7:00 pm October 12th at the Scio Township Hall. Westman's proposed presentation was discussed with adjustments made as needed.

Correspondence:

None received

Call to Public:

None present.

Adjournment:

Motion Cooley, second Nordblom to adjourn the meeting. All ayes, motion carried.

Meeting adjourned at 8:38 p.m.

Respectfully submitted,

John Westman

Chair, WTFOSPB



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, November 14, 2016

The Webster Township Farmland & Open Space Preservation Board was called to order by Chairman John Westman at 6:35 pm on Monday, November 14, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chair John Westman, members Tom Bloomer, Jean Cares, Susan Cooley, Jerry Nordblom and consultant Barry Lonik.

Members absent: none

Approve Minutes

Motion Bloomer, second Cooley to approve the open and closed session minutes of the WTFOSPB meeting of October 10, 2016 as presented. All ayes, motion carried.

Chairman's Remarks

None

Approve Agenda

Motion Bloomer, second Cooley to approve the November 14, 2016 agenda as presented. All ayes, motion carried.

Call to Public

None present

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Review Bills

Motion Bloomer, second Cooley to recommend that the BOT approve the payment of the October invoices from Treemore Ecology and Land Services as presented. Roll call, all ayes,

motion carried.

Reports

Township Board:

Westman reported that the BOT has directed the ZBA to decide what constitutes agritourism. The BOT also voted to allow the former Mill Creek Sporting Goods property to be annexed by the City of Dexter.

Consultant:

Closing on the Loren Estleman property has finally occurred.

Greenbelt:

No report

Old Business

A. Easement monitoring

The ongoing proposal to improve the monitoring program was discussed. A pilot monitoring visit was conducted on the Mast property.

B. WCPRC meeting

The WCPRC meeting was discussed

Closed Session

Motion Cares, second Bloomer to close the open session at 7:31 pm and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried.

Motion Nordblom, second Cooley to return to open session at 8:15 pm. All ayes, motion carried.

New Business

A. Meeting schedule for 2017

Changing the scheduled meeting date to the first Monday of every month was discussed. Motion Bloomer, second Cooley to schedule the regular meetings on the first Monday of the month for 2017 with the exception that changes can be made at the preceding month's meeting. All ayes, motion carried.

B. Recommend expenditures

1. Motion Bloomer, second Cooley that the BOT approve the expenditure of PDR funds, not to exceed \$750.00, for an update on the appraisal for the property designated on application number 2015-1. Roll call, all ayes, motion carried.

2. Westman recused himself from all discussion and voting on the following issue as he has a financial interest in the property being considered. Westman turned the meeting over to Vice Chair Cares who handled the matter. Cares provided the results of that discussion and vote to Westman so he could prepare the appropriate minutes.

Motion Cooley, second Nordblom to recommend that the BOT approve the expenditure of PDR funds, not to exceed \$2500.00, for an appraisal on property designated in application 2015-4. Roll call: Cooley, Bloomer, Nordblom, Cares; aye. Westman abstained due to financial interest. Motion carried.

Vice Chair Cares turned the meeting over to Chair Westman.

Correspondence

None

Call to Public

None present.

Adjournment

Motion Cares, second Bloomer to adjourn the meeting. All ayes, motion carried.

The meeting was adjourned at 8:38 pm.

Respectfully submitted,

John Westman

Chair, WTFOSPB



Webster Township Farmland & Open Space Preservation Board

Regular Meeting: Monday, December 12, 2016

The Webster Township Farmland & Open Space Preservation Board meeting was called to order by Chairman John Westman at 6:34 p.m. on Monday December 12, 2016 at the Webster Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, members Jean Cares, Susan Cooley, Jerry Nordblom and consultant Barry Lonik.

Members absent: Tom Bloomer

Approve Minutes:

Motion Nordblom, second Cares to approve the open and closed session minutes of the WTFOSPB meeting on November 14, 2016 as presented. All ayes, motion carried.

Chairman's Remarks:

Westman stated that member Bloomer would be absent from this and possibly the next two or three meetings. His counsel will be sought regarding any major issues that arise during his absence.

Approve Agenda:

Motion Cooley, second Cares to approve the December 12, 2016 agenda as presented. All ayes, motion carried.

Call to Public:

None present

Review Bills:

Motion Cares, second Cooley to recommend that the township board of trustees approve and pay the November invoices from Treemore Ecology and Land Services, Inc. as presented. Roll call, all ayes, motion carried.

Reports

Township Board

Westman stated that the BOT intends to appoint a sub-committee to study the Jennings Road improvement issue. At least two board members and two citizens will be appointed to participate in discussions with the Road Commission and the County Parks and Recreation Department to see if a cooperative solution can be achieved. The two appraisals requested last month were approved.

Consultant:

Lonik announced that the Charles Estleman project had closed. The deadline for applications to the federal program is February 10, 2017.

Greenbelt:

No report was presented as no meeting was held.

Old Business

A. Easement monitoring

No update. A proposed budget for 2017 will be presented in January.

Closed Session:

Motion Cares, second Cooley to close the open session at 7:13 p.m. and go into closed session in order to discuss confidential applications to the PDR program.

Roll call, all ayes, motion carried. The WTFOSPB returned to open session and was called to

order by Chair Westman at 8:10 pm.

New Business:

A. Election of Officers for 2017

Motion Nordblom, second Cooley to elect John Westman as chair for 2017. All ayes, motion carried. Motion Nordblom, second Cooley to elect Jean Cares as vice chair for 2017. All ayes, motion carried.

B. Review meeting schedule for 2017

After some discussion it was decided to stick with the decision made in November to change the meeting schedule to the first Monday of the month, subject to change at the prior meeting.

C. Motion

Motion Cares, second Cooley to recommend that the BOT approve the expenditure of PDR funds not to exceed \$2,500.00 for an appraisal of property identified in application 2010-4. Roll call, all ayes, motion carried.

Correspondence:

None received

Call to Public:

None present.

Adjournment:

Motion Nordblom, second Cares to adjourn the meeting. All ayes, motion carried.
Meeting adjourned at 8:25 p.m.

Respectfully submitted,

John Westman

Chair, WTFOSPB

