



## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting January 17, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:31 p.m. by Chairman John Westman on January 17, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry and P.J. Martin, consultant Barry Lonik, and recording secretary Heidi Mitzel.

#### **Approve Minutes**

Motion Bloomer, second Martin to approve the open and closed session minutes of the WTFOSPB meeting as presented for December 13, 2010.

All ayes, motion carried.

#### **Chairman's Remarks**

Chairman Westman reported that for the rest of 2011 FOSP Board meetings will be held on the second Monday of each month.

#### **Approve Agenda**

Motion Bloomer, second Perry to approve January 17, 2011 agenda as presented.

All ayes, motion carried.

#### **Call to Public**

None present.

#### **Approve Bills**

Motion Martin, second Bloomer to approve November and December invoices for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

- (1) Westman reported that the zoning ordinance will be discussed at the next Township Board Meeting.
- (2) Township Supervisor, Kingsley, is working on a budget. Bill Sinkule gave Westman some figures which we will review under New Business.
- (3) The negotiations with the union for fire department are on going. Existing contract has been extended.

### **Consultant:**

- (1) Lonik reported that both the Whitney and Clark properties closed in December.
- (2) Lonik showed the updated map of protected properties in Webster Township.

### **Greenbelt:**

Bloomer reported that the Greenbelt updated the map regarding protected properties. Lonik will email the map to FOSPB members.

## **Old Business**

### **A. Discussion of budget for recurring PDR activities.**

- (1) Lonik drafted a memo stating his cost for annual monitoring of the 5 easements that are currently in place. He estimated 3 hours per property (\$1,000/year) as long as no problems arise. Discussion took place on how to make the annual monitoring self supporting.
- (2) Westman will check with Kingsley to see what type of insurance the Township has for legal matters.

### **B. Bus Tour/Land Owner Recognition Party.**

In the spring FOSPB will plan to do this and make it open to the public.

## **Close Open Session, Open Closed Session**

7:19 p.m. motion Perry, second Martin to close the open session and open the closed session in order to discuss confidential applications to our PDR program. Roll call, all ayes, motion carried.

## **Re-open Open Session**

Open session resumed at 8:19 p.m.

## **New Business**

### **A. Protected property signs.**

Lonik had emailed a picture of what Scio Township signs look like. Discussion took place on how to make a common sign that everyone will recognize as a protected property. Webster Township already has the barn logo so maybe Bill Sinkule could work on this.

**B. Budget recommendation for next year.**

Motion Westman, second Bloomer to recommend to Township Board that the PDR operating budget for next fiscal year to remain the same as the current fiscal year, with the following exceptions:

- (1) Film/processing increase from \$50.00 to \$200.00
- (2) Contractual Services increase from \$15,000.00 to \$20,000.00
- (3) Legal services increase from \$4,200.00 to \$5,000.00

Roll call, all ayes, motion carried.

**C. Recommendation for Farrell Purchase Agreement.**

Motion Bloomer, second Martin that the FOSPB recommends to the Township Board that they approve the purchase agreement/conservation easement for the Farrell property contingent upon any changes endorsed by the land preservation attorney and contingent upon satisfactory binding agreement between the Township and the Legacy Land Conservancy concerning the contribution of approximately \$160,000 to be used for Farrell property.

Roll call, all ayes, motion carried.

**Correspondence**

None.

**Call to Public**

None present.

**Adjournment**

Motion Martin, second Westman to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 8:53 p.m.

Respectfully submitted,

Heidi Mitzel



## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting February 14, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:32 p.m. by Chairman John Westman on February 14, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry and P.J. Martin, consultant Barry Lonik, and recording secretary Heidi Mitzel.

#### **Approve Minutes**

Motion Bloomer, second Perry to postpone the approval of January 17, 2011 minutes to the March meeting.

All ayes, motion carried.

#### **Chairman's Remarks**

Chairman Westman will report under Township Board.

#### **Approve Agenda**

Motion Cares, second Bloomer to approve February 14, 2011 agenda as presented.

All ayes, motion carried.

#### **Call to Public**

None present.

#### **Approve Bills**

Motion Bloomer, second Martin to approve January invoice for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

- (1) Westman reported that the Board postponed approving expenditure for appraisal until February due to issue over borrowing any more money against the general fund. This was referred to the auditor for his comment. Since auditor was okay with this, Kingsley called a special meeting and at this meeting the Board did approve the appraisal expenditure.
- (2) At that meeting Bloomer was reappointed to Compensation Commission.
- (3) Zoning ordinance still being reviewed.

### **Consultant:**

Lonik reported on Farrell property. The purchase agreement and easement were revised by township counsel. Lonik is endeavoring to work out details that Farrells' counsel had with the approach taken to payment based on ownership. Lonik drafted a participation agreement with Legacy Land Conservancy and is awaiting their review.

### **Greenbelt:**

Bloomer reported that he did not attend the last Greenbelt meeting but there is talk about expanding the boundaries of the Greenbelt but any change would require city council approval.

## **Old Business**

### **A. Discussion of budget for PDR.**

Township Supervisor, Kingsley asked Westman for an estimate on what we would want to spend for development rights during the next fiscal year. An amount of \$225,000 will be used in the budget.

## **Close Open Session, Open Closed Session**

7:15 p.m. motion Cares, second Martin to close the open session and open the closed session in order to review confidential applications to our FOSPB program. Roll call, all ayes, motion carried.

## **Re-open Open Session**

Open session resumed at 8:25 p.m.

## **New Business**

### **A. 2010 Annual Report.**

Lonik prepared report and reviewed it at meeting. Westman will submit it to Township Board at meeting on February 15, 2011.

**B. Expenditure for survey and ESA.**

Motion Bloomer, second Perry that we recommend to Township Board that they approve expenditures up to \$2600.00 for a survey and up to \$1850.00 for environmental site assessment on a property for which we have received FRPP funding.

Roll call, all ayes, motion carried.

Lonik will email Mr. Jekabson to give him an opportunity to submit an appraisal for survey.

**C. Contribution to Letts Property.**

Motion Cares, second Martin to recommend to Township Board an expenditure of \$2000.00 be made to the Greenbelt program to contribute towards the purchase of development rights on the property known as the Letts Farm.

Roll call, all ayes, motion carried.

**Correspondence**

Westman received letter from American Farmland Trust.

**Call to Public**

None present.

**Adjournment**

Motion Bloomer, second Martin to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Heidi Mitzel



## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting March 14, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:37 p.m. by Chairman John Westman on March 14, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry and P.J. Martin, consultant Barry Lonik, and recording secretary Heidi Mitzel.

#### **Approve Minutes**

Motion Bloomer, second Martin to approve the open and closed session minutes of the WTFOSPB meeting as presented for January 17, 2011. All ayes, motion carried.

Motion Bloomer, second Cares to approve the open and closed session minutes of the WTFOSPB meeting as presented for February 14, 2011. All ayes, motion carried.

#### **Chairman's Remarks**

Board of Review is being held in the conference room this week therefore we are meeting in main room tonight.

#### **Approve Agenda**

Motion Perry, second Martin to approve March 14, 2011 agenda as presented.

All ayes, motion carried.

#### **Call to Public**

None present.

#### **Approve Bills**

Motion Bloomer, second Perry to approve February invoice for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

- (1) Westman reported that the BOT did approve expenditure for survey and ESA.
- (2) Westman gave the BOT a brief summary of annual report at their last meeting.
- (3) Zoning ordinance is still being reviewed and will probably be approved at either the March or April meeting.
- (4) Township contribution to Letts property will be discussed at the Board meeting tomorrow night.

### **Consultant:**

- (1) Lonik reported on Farrell property. Township Counsel is revising the purchase agreement and easement that the Farrells' counsel has agreed to. The participation agreement with Legacy Land Conservancy has been signed. Lonik will start on the baseline when weather permits.
- (2) Washtenaw County ALPAC will be meeting next Tuesday. This is the first meeting since the mileage renewal last year.
- (3) Lonik will check on liability insurance for protected properties regarding public access.
- (4) Lonik attended the annual coalition of land conservancies meeting in Lansing. Discussion took place regarding PA116. Due to changes in Congress last year, Debbie Stabenow is now the chair of the Senate Agricultural Committee. This committee doles out funds for FRPP.
- (5) Lonik is working on an article for the Ann Arbor Observer regarding land preservation and to celebrate the 40<sup>th</sup> Anniversary of the Legacy Land Conservancy.
- (6) Letts property. The recommendation to expend \$2,000 to assist the Greenbelt's easement purchase is before the BOT on Tuesday, March 15.

**Greenbelt:** Bloomer reported that the Greenbelt has received additional applications. Some applicants have turned down offers due to low land values.

### **Old Business**

None.

### **Close Open Session, Open Closed Session**

7:34 p.m. motion Perry, second Martin to close the open session and open the closed session in order to discuss confidential applications to our FOSPB program.

Roll call, all ayes, motion carried.

### **Re-open Open Session**

Open session resumed at 8:18 p.m.



**New Business****A. Sign estimate.**

Discussion took place regarding information on signs that Bill Sinkule obtained. It was decided to get a sample to see what the sign material is like.

**Correspondence**

None.

**Call to Public**

None present.

**Adjournment**

Motion Martin, second Perry to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 8:39 p.m.

Respectfully submitted,

Heidi Mitzel



## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting April 11, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:36 p.m. by Chairman John Westman on April 11, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares and Erica Perry, consultant Barry Lonik, and recording secretary Heidi Mitzel.

Members absent: P.J. Martin.

#### **Approve Minutes**

Motion Bloomer, second Perry to approve the open and closed session minutes of the WTFOSPB meeting as presented for March 14, 2011. All ayes, motion carried.

#### **Chairman's Remarks**

Westman reported that Paul Bishop, from Dexter Area Historical Society, will visit tonight.

#### **Approve Agenda**

Motion Bloomer, second Cares to suspend April 11, 2011 agenda in absence of Mr. Bishop and continue with the regular business until he arrives then we will listen to his presentation. All ayes, motion carried.

#### **Call to Public**

Mr. Bishop from Dexter Area Historical Society was present to discuss their plans for a Sesquicentennial Commemoration of the American Civil War.

Several concerns with the easement arose in particular with public parking on farmland which is not permitted in the conservation easement.

Board decided to postpone making a recommendation to the BOT about this until we contact attorney Fazio to get his opinion regarding this issue.

Therefore a special meeting will be held next Tuesday, April 19, 2011 at 6:30 p.m. to make a recommendation to the BOT.

## **Approve Bills**

Motion Bloomer, second Perry to approve March invoice for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

(1) Westman reported that the request for an appraisal is on the agenda for the next BOT meeting.

(2) Zoning ordinance is still pending.

### **Consultant:**

(1) Lonik attended the first meeting of the County Agricultural Lands Preservation Advisory Committee (ALPAC).

(2) Article Lonik wrote will be published in May issue of the Ann Arbor Observer.

(3) Lonik confirmed with Veronica Paddock (representative for Ledwidge property) that this property sold. It was 67 acres for \$200,000 (about \$3,000/acre).

This board discussed that when acquired properties change hands and it's close to closing on property it's important to meet with new owner to discuss terms of the easement to eliminate any misunderstanding.

(4) Lonik commented on the poor responsiveness of attorney, Joe Fazio. Lonik will email Kingsley about this as well as Fazio's bill.

(5) BOT did approve \$2,000 expenditure on the Letts property.

(6) Lonik updated on Farrell property. Fazio did supply purchase agreement and easement which Lonik reviewed. There is a purchase agreement between the township and the Farrell's as well as a purchase agreement between the Farrell's and the Lawson's. The easement will identify the Farrell's as the grantors but there is also an acknowledgement at the end of the document as the Lawson's as the land contract vendees.

As of today, Brian Thomas did achieve approval for the easement as drafted.

### **Greenbelt:**

None.

## **Old Business**

### **Sign Review.**

Bill Sinkule had a sign made. This board wondered how strong this material is and how it will hold up in weather? Most liked it but want to look at metal alternatives and a smaller size.

Bloomer will get a price of an 18" x 12" painted aluminum sign instead of plastic sign.

### **Close Open Session, Open Closed Session**

8:25 p.m. motion Bloomer, second Cares to close the open session and open the closed session in order to discuss confidential applications to our FOSPB program.

Roll call, all ayes, motion carried.

### **Re-open Open Session**

Open session resumed at 9:07 p.m.

### **New Business**

**Expenditure Recommendation.** Motion Westman, second Perry to recommend to the BOT that they approve the appraisal, 2 surveys and 2 ESA on substitute properties for of which we already have FRPP funding not to exceed a total of \$13,000. Roll call, all ayes, motion carried.

### **Correspondence**

None.

### **Call to Public**

None present.

### **Adjournment**

Motion Perry, second Bloomer to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 9:12 p.m.

Respectfully submitted,

Heidi Mitzel



## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting May 9, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:35 p.m. by Chairman John Westman on May 9, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry, and P.J. Martin, consultant Barry Lonik, and recording secretary Heidi Mitzel.

#### **Approve Minutes**

Motion Bloomer, second Perry to approve the open and closed session minutes of the WTFOSPB meeting as presented for April 11, 2011. All ayes, motion carried.

Motion Bloomer, second Martin to approve the minutes of the WTFOSPB Special Meeting as presented for April 19, 2011. All ayes, motion carried.

#### **Chairman's Remarks**

Westman thanked members for showing up at the Special Meeting on April 19, 2011.

#### **Approve Agenda**

Motion Perry, second Bloomer to approve May 9, 2011 agenda as presented.

All ayes, motion carried.

#### **Call to Public**

None present.

#### **Approve Bills**

Motion Bloomer, second Perry to approve April invoices for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

- (1) Attorney Fazio, with direction from Lonik, wrote up a proposed agreement regarding Gordon Hall. BOT decided to accept this Boards recommendation to allow a one-time use of this site for public parking.
- (2) Westman reported that the BOT did approve expenditure requests for an appraisal, 2 surveys and 2 ESAs.
- (3) Westman reported that the BOT is not comfortable with reducing the level of the fund balance to around \$70,000. Westman has been asking BOT to give him a number of what they are comfortable with for a balance. Discussion took place regarding this topic. Lonik will look to see if insurance can be bought for PDR programs.

### **Consultant:**

- (1) Lonik wondered if photos should be taken of parking area at Gordon Hall, before and after Civil War Commemoration? Discussion took place and it was decided that since we already have baseline photos then it would be good to take photos during and after the event.
- (2) Lonik reported on Farrell property. The purchase agreement still has not been signed. Lonik is waiting for this to happen before starting the baseline.

### **Greenbelt:**

Bloomer reported that Greenbelt has not met since our last meeting.

## **Old Business**

### **Sign Review.**

Motion Perry, second Martin to postpone review of the signs until the next WTFOSPB meeting. All ayes, motion carried.

## **Close Open Session, Open Closed Session**

7:15 p.m. motion Perry, second Martin to close the open session and open the closed session in order to discuss confidential applications to our FOSPB program.

Roll call, all ayes, motion carried.

## **Re-open Open Session**

Open session resumed at 8:09 p.m.

## **New Business**

**DAHS/Webster Twp Agreement.** Looked at and discussed the written agreement between Township and Gordon Hall. This agreement has not been signed yet.

**Correspondence**

None.

**Call to Public**

None present.

**Adjournment**

Motion Perry, second Bloomer to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 8:14 p.m.

Respectfully submitted,

Heidi Mitzel



## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting June 13, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:33 p.m. by Chairman John Westman on June 13, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry, consultant Barry Lonik, and recording secretary Heidi Mitzel.

Members absent: P.J. Martin.

#### **Approve Minutes**

Motion Bloomer, second Cares to approve the regular and closed session minutes of the WTFOSPB meeting as presented for May 9, 2011.

All ayes, motion carried.

#### **Chairman's Remarks**

Chairman Westman reported that there was a snafu on the website regarding tonight's meeting.

#### **Approve Agenda**

Motion Perry, second Bloomer to approve June 13, 2011 agenda as amended with new item c: Minimum Fund Balance under Old Business. All ayes, motion carried.

#### **Call to Public**

Mr. Bishop from DAHS was present.

#### **Approve Bills**

Motion Bloomer, second Perry to approve May invoices for Treemore Ecology and Land Services, Inc. as presented. Roll call, all ayes, motion carried.



## **Reports**

### **Township Board:**

- (1) Westman reported on zoning ordinance issues that arose at the special meeting. At next Tuesday's meeting zoning ordinance should be voted on.
- (2) Westman commented on Ann Arbor Observer article Lonik wrote and encouraged everyone to read it.

### **Consultant:**

Lonik reported that the purchase agreement of Farrell property was signed on May 24<sup>th</sup>. Lonik shot the baseline photos on June 2<sup>nd</sup> and he is preparing the baseline document. There is an old well on this property that needs to be closed.

Lonik discussed the need to get the phase 1 recognized environmental condition (REC) removed from the record before we can close on the Farrell property. Lonik received proposal today for what cost would be to get this removed. Discussion took place on how to proceed.

Motion Bloomer, second Perry to recommend to Township Board to authorize up to \$3,100.00 for further environmental assessment of the Farrell property.

Roll call, all ayes, motion carried.

### **Greenbelt:**

Bloomer reported that this Thursday the Greenbelt will have a celebration of a landmark project, at the Charles Brown Farm. All are welcome.

## **Old Business**

A. Gordon Hall Easement.

The Easement agreement was signed by both parties on June 2, 2011. Mr. Bishop commented on how well the Civil War Celebration went this past weekend. Bloomer asked Mr. Bishop if DAHS has explored off site parking. Mr. Bishop doesn't believe there is any off site parking that is acceptable.

Bloomer requested that if the DAHS have a specific proposal to change the easement in a specific way the proper course of action would be to submit that proposal to PDR for consideration.

There was discussion regarding open space easements vs. agricultural easements as well as having a delineated parking area.

Lonik read Paragraph U 'amendment' from Gordon Hall Easement.

Other off site parking and shuttle service ideas were discussed. It would be good to meet and talk with the DAHS Board to see if they have looked into courtesy vans and shuttle services for parking alternatives.

## **B. Sign review.**

Discussion took place about Township sign sample made by a friend of Bill Sinkule. The sign is aluminum material with vinyl lettering. It was agreed that Ann Arbor road signs that have painted lettering seem more durable.

Westman will let Sinkule know.

## **C. Minimum Fund Balance.**

Lonik made inquiries into minimum fund balance for small publicly-funded land preservation programs and wrote up a memo with his search results which Westman will present to the Township Board.

Motion Bloomer, second Perry we recommend to Township Board that they establish a minimum fund balance for PDR monitoring and enforcing conservation easements of \$80,000.

## **Close Open Session, Open Closed Session**

8:40 p.m. motion Perry, second Cares to close the open session and open the closed session in order to review confidential applications to PDR program. Roll call, all ayes, motion carried.

## **Re-open Open Session**

Open session resumed at 8:58 p.m.

## **New Business**

Expenditure recommendation.

Motion Bloomer, second Perry to recommend to Township Board that they approve the payment of expenditures of \$350.00 for a revised survey and \$250.00 for a revised appraisal for a property for which a survey and appraisal have been previously approved.

Roll call, all ayes, motion carried.

## **Correspondence**

Letter from Gil Campbell, Dexter Area Historical Society.

## **Call to Public**

None present.

## **Adjournment**

Motion Bloomer, second Perry to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Heidi Mitzel



**Webster Township Farmland & Open Space Preservation Board**

**Regular Meeting August 8, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:35 p.m. by Chairman John Westman on August 8, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry, and P.J. Martin, consultant Barry Lonik, and recording secretary Michelle Grambeau.

**Approve Minutes**

Motion Bloomer, second Martin to approve the open and closed session minutes of the WTFOSPB meeting as presented for July 11, 2011. All ayes, motion carried.

**Chairman's Remarks**

Westman will comment under Township Board Report portion of this meeting.

**Approve Agenda**

Motion Martin, second Perry to approve August 8, 2011 agenda as presented with addition of old business, sign review and new business, reschedule September meeting date and time All ayes, motion carried.

**Call to Public**

None present.

**Approve Bills**

Motion Cares, second Bloomer to approve both invoices for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

- (1) Westman reported that the BOT discussed the Gordon Hall easement situation and the letter sent to the DAHS regarding potential future easement violations.**
- (2) Westman asked Lonik to coordinate property closing dates with Carol Whitney to insure that adequate funds are available at the time of closing.**
- (3) Westman suggested the establishment of notification system so all relevant boards and commissions are informed of important information by email.**

### **Consultant:**

- (1) Lonik reported on Farrell property. Farrell's are paying for the additional Phase II environmental work on the old dump site along northern boundary, which FRPP is requiring. Lonik reported a clean phase two E.S.A. of the dumpsite. Pending final federal approval, the closing has been rescheduled to the 29<sup>th</sup> of August.**
- (2) Lonik reported on upcoming changes to the PA116 program.**

### **Greenbelt:**

**Charles Letts the greenbelt program is waiting on county review.**

## **Old Business**

### **A. Sign Review**

**Discussion took place regarding the estimate and sign sample Lonik received from Ginny. Sign price estimate \$25-\$35 production cost (price not inclusive of installation). Lonik to receive actual price quote from Ginny so board can make final decision.**

## **Close Open Session, Open Closed Session**

**Motion Martin, second Bloomer to close the open session and open the closed session at 7:20pm in order to review confidential applications to our PDR program.**

**Roll call, all ayes, motion carried.**

## **Re-open Open Session**

**Open session resumed at 8:06 p.m.**

## **New Business**

### **A. Expenditure request**

**Motion Bloomer, second Martin to ask the BOT to authorize the expenditure of up to \$3000 for an appraisal, \$3000 for a survey and \$2000 for a phase one environmental assessment of a substitute property for one that has FRPP funding.**

## **B. Reschedule September meeting**

**September meeting: meeting rescheduled to Wednesday September 14<sup>th</sup> at 7:00pm at the Webster Township Hall.**

### **Correspondence**

**None**

### **Call to Public**

**None present.**

### **Adjournment**

**Motion Perry, second Bloomer to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 8:27 p.m.**

**Respectfully submitted,**

**Michelle Grambeau**



## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting September 14, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:00 p.m. by Chairman John Westman on September 14, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry, consultant Barry Lonik, and recording secretary Heidi Mitzel.

Members absent: P.J. Martin.

#### **Approve Minutes**

Motion Perry, second Bloomer to approve the open session minutes of the WTFOSPB meeting as ammended for August 8, 2011. All ayes, motion carried.

Motion Perry, second Bloomer to approve the closed session minutes of the WTFOSPB meeting as ammended for August 8, 2011. All ayes, motion carried.

#### **Chairman's Remarks**

(1) Westman reported that representatives from the Dexter Area Historical Society will be present tonight.

(2) Westman will not be able to attend the next Township Board Meeting.

#### **Approve Agenda**

Motion Bloomer, second Cares to approve September 14, 2011 agenda as presented.

All ayes, motion carried.

#### **Call to Public**

Donna Fischer, Beth Hill, and Jim Smith were present.

## **Approve Bills**

Motion Perry, second Bloomer to approve August invoices for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

- (1) Westman reported that the Township Board did approve a death notification policy.
- (2) Westman reported that the BOT did approve an appraisal, a survey and an environmental site assessment not to exceed \$8,000.
- (3) Westman reported that the BOT extended their agreements with Western Washtenaw Recycling.
- (4) BOT did approve all the expenditures related to Krupp and Farrell Properties.
- (5) Westman reported that there was a presentation from a group wanting to establish a county wide transportation system.

### **Consultant:**

- (1) Lonik reported that the Farrell project closed on August 29, 2011 and that the Krupp project closed on September 8, 2011.
- (2) Reviewed the updated protected land map.
- (3) Lonik reviewed the updated tables to show where Township stands on completed projects and available funds.
- (4) Lonik had no update on Letts property.

### **Greenbelt:**

Bloomer had no report for the open session. Lonik is still waiting to hear back about quote from city regarding cost for signs.

## **Old Business**

### **A. Gordon Hall Easement.**

Westman will let DAHS know to put together their best proposal so decision can be made at the next meeting.

## **Close Open Session, Open Closed Session**

8:35 p.m. motion Cares, second Perry to close the open session and open the closed session in order to review confidential applications to our PDR program.

Roll call, all ayes, motion carried.

## **Re-open Open Session**

Open session resumed at 9:12 p.m.

## **New Business**

### **Munson property.**

Motion Perry, second Cares to post pone consideration of the request from Legacy Land Conservancy pending further clarification. All ayes, motion carried.

## **Correspondence**

Letter from Legacy Land Conservancy.

## **Call to Public**

None present.

## **Adjournment**

Motion Perry, second Bloomer to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 9:25 p.m.

Respectfully submitted,

Heidi Mitzel





## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting October 10, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:30 p.m. by Chairman John Westman on October 10, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry, consultant Barry Lonik, and recording secretary Heidi Mitzel.

Members absent: P.J. Martin.

#### **Approve Minutes**

Motion Bloomer, second Cares to approve the open and closed session minutes of the WTFOSPB meeting as presented for September 14, 2011. All ayes, motion carried.

#### **Chairman's Remarks**

Westman addressed the audience regarding sections of the PDR ordinance describing the duties and responsibilities of the FOSPB. He discussed the purchase of development rights and monitoring and enforcement of restrictions contained in conservation easements. He stated that the FOSPB acts in an advisory capacity to the Board of Trustees.

#### **Approve Agenda**

Motion Perry, second Bloomer to approve October 10, 2011 agenda as presented. All ayes, motion carried.

#### **Call to Public**

Donna Fisher and Jim Smith from Dexter Area Historical Society were present.

Chairman Westman stated that the DAHS has given the FOSPB a document regarding various options DAHS has explored over the past month as well as a proposed agreement that DAHS would like the Township to approve. Westman reiterated that the FOSPB is strictly advisory in nature.

Jim Smith, a Board Member of DAHS & M, reviewed off site parking options that the DAHS investigated. DAHS determined that:

- (1) None of the school parking lots in Dexter meet their needs. The only possible option would be the new bus hub on Dan Hoey Road. This idea was not favorable due to the size of the lot and that the lot is not striped for small vehicles only buses –requiring presence of extensive manpower.
- (2) School isn't in session during events therefore it would be costly to hire drivers.
- (3) Cost prohibitive, not practical due to personal, medical and safety issues are other issues DAHS had with off-site parking.
- (4) The terms of the proposed agreement would involve the Township agreeing to waive the parking restriction for one major and up to three minor fundraising events per year for up to seven years.

Carl Lesser, who leases a portion of the property for farming, was present to let everyone know that the event parking on the fields had no ill effects to his crops.

Concerns arose from FOSPB members that allowing conditions of this easement to be violated would set a precedent for other easements. Chairman Westman reiterated that the DAHS entered into an agreement with the Township that includes a conservation easement with very specific conditions and restrictions.

Gil Campbell, DAHS Board President, inquired regarding how to move forward and what to do next.

Bloomer stated that the FOSPB and Township do not want to be in a position of monitoring a non complying use of some of the land. Bloomer proposed that the DAHS buy back the development rights for the property where parking is proposed so that the Township can be relieved of any responsibility.

There was discussion to see if Bloomers proposal would even be legally permissible.

Paul Bishop, DAHS member, stated that since Gordon Hall is historically unique exceptions should be made. Westman rebutted that Gordon Hall has an agricultural easement and not a historical easement.

Lonik read through Ordinance Section #9 Duration of Acquired Interests to see what the conditions would be for DAHS to buy property back.

## **Approve Bills**

Motion Bloomer, second Perry to approve September invoice for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

- (1) Westman reported that he did not attend the last Township Board meeting.
- (2) Westman reported that the Township received a check for payment for the cleanup of the Aaron Birkle property. Westman is not sure what the outcome will be for Jenny's Farm Market.

### **Consultant:**

- (1) Lonik had a table with Township revenue numbers through March 31, 2011.
- (2) Lonik reviewed the updated tables to show where Township stands on completed projects and available funds.
- (3) Lonik asked Westman to present this table to the Township Board at the next meeting.
- (4) Lonik received a sign quote. For an 18" x 24" aluminum sign the cost is \$42.00.

### **Greenbelt:**

Bloomer reported that the Greenbelt voted between two proposals to expand their borders. The Greenbelt voted to square off its boundaries at Lodi and Salem Townships. The Ann Arbor City Council still needs to approve this.

## **Old Business**

### **A. Gordon Hall Easement.**

Discussion took place regarding the Gordon Hall easement parking request.

Westman does not believe that a blanket approval like the proposal from DAHS is the answer.

The DAHS needs to come up with a plan that results in a permanent solution to the problem.

Perry commented that granting DAHS a one time exception seems to have created a wedge in the door for future expansion. Bloomer believes that the easement has two elements both an agricultural element with some historical elements but the two are separate. The problem is DAHS wants to use some of the agricultural property to support the historical property.

Bloomer views the historical property as a museum that will need funds forever.

Cares believes this agreement is too permissive, it doesn't solve the real problem and after seven years more fundraising and money will be needed to support the DAHS.

Bloomer would like Lonik to check with Township attorney to see if we can sell development rights back to DAHS. This would be an offer from Township to DAHS and not the other way around.

Westman would like to see if the easement can be re-negotiated.

Motion Perry, second Cares to recommend to the Township Board to not approve the agreement proposed by the DAHS to the Farmland and Open Space Preservation Board on October 10, 2011.

Roll call, all ayes, motion carried unanimously.

### **Close Open Session, Open Closed Session**

8:32 p.m. motion Bloomer, second Perry to close the open session and open the closed session in order to review confidential applications to our PDR program.

Roll call, all ayes, motion carried.

### **Re-open Open Session**

Open session resumed at 8:55 p.m.

### **New Business**

Motion Bloomer, second Perry recommend to Township Board that they approve an expenditure for legal costs, title costs and closing costs not to exceed \$2300.00 for a property in Webster Township and to authorize our consultant to prepare baseline documentation. Roll call, all ayes, motion carried.

### **Correspondence**

Letter and parking proposal from the Dexter Area Historical Society and Museum.

### **Call to Public**

None present.

### **Adjournment**

Motion Bloomer, second Perry to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 9:12 p.m.

Respectfully submitted,

Heidi Mitzel



## **Webster Township Farmland & Open Space Preservation Board**

### **Regular Meeting November 14, 2011**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:31 p.m. by Chairman John Westman on November 14, 2011 at the Township Hall, 5665 Webster Church Road, Dexter, MI 48130.

Members present: Chairman John Westman, Tom Bloomer, Jean Cares, Erica Perry, P.J. Martin, consultant Barry Lonik, and recording secretary Heidi Mitzel.

#### **Approve Minutes**

Motion Perry, second Bloomer to approve the open and closed session minutes of the WTFOSPB meeting as presented for October 10, 2011. All ayes, motion carried.

#### **Chairman's Remarks**

Westman will report under Township Board and Gordon Hall. Westman thanked those who showed up and spoke at Township Board Meeting regarding Gordon Hall.

#### **Approve Agenda**

Motion Bloomer, second Perry to approve November 14, 2011 agenda as presented. All ayes, motion carried.

#### **Call to Public**

None present.

#### **Approve Bills**

Motion Perry, second Cares to approve October invoice for Treemore Ecology and Land Services, Inc. as presented.

Roll call, all ayes, motion carried.

## **Reports**

### **Township Board:**

- (1) Westman reported on the issue of Dexter becoming a city. Even though the boundary commission said the petition submitted by the village was insufficient they were overruled by Lansing. Township Supervisor, Kingsley has been negotiating with Shawn Keogh over Gordon Hall property.
- (2) Westman reported about ongoing Jenny's Farm Stand zoning ordinance violations.
- (3) Township Board Meeting was moved to December 13<sup>th</sup>.

### **Consultant:**

Lonik will report in the closed session.

### **Greenbelt:**

Bloomer reported that the proposed Greenbelt expansion was put on hold until December Greenbelt meeting.

## **Old Business**

### **A. Gordon Hall Easement.**

Westman reported that Township Supervisor, Kingsley is working with Jim Smith from DAHS to find off-site parking for events. A time frame for this is needed. Further discussion took place regarding Gordon Hall.

### **B. Sign discussion.**

There were 2 sign samples to look at. The material used for each sign was discussed as well as cost.

It was decided that the aluminum, maroon colored sign with rounded edges was nicer and perhaps more durable. Westman will follow up with Bill Sinkule.

Cares wondered if we should also look at getting the template for the sign once it's made.

## **Close Open Session, Open Closed Session**

7:49 p.m. motion Martin, second Cares to close the open session and open the closed session in order to review confidential applications to our PDR program.

Roll call, all ayes, motion carried.

## **Re-open Open Session**

Open session resumed at 8:22 p.m.

## **New Business**

### **A. Election of officers.**

Motion Perry, second Cares to nominate John Westman to continue as Chair for one year.

Roll call, all ayes, motion carried.

Motion Perry, second Martin to nominate Jean Cares as Vice Chair for one year.

Roll call, all ayes, motion carried.

Westman would like everyone to think about next year's meeting schedule. He wondered if we would need to meet monthly next year? Meeting Schedule will be on the agenda next month.

### **B. Easement monitoring schedule.**

Westman discussed email from John Kingsley regarding yearly monitoring costs.

Lonik's annual monitoring fee is around \$1,000.00.

Lonik has completed the annual easement monitoring for this year.

After much discussion, it was decided that it is best to have the yearly easement monitoring done properly by the same knowledgeable person so it's consistent every year.

### **C. Expenditure recommendation.**

(1) Motion Westman, second Bloomer recommend to Township Board to expend \$119,350.00 to purchase development rights for parcel #19-100-001 in Section 19 owned by Wylie.

Roll call, all ayes, motion carried.

(2) Motion Westman, second Martin recommend to Township Board to expend \$78,500.00 to purchase development rights for parcel #20-300-005 in Section 20 owned by Wylie.

Roll call, all ayes, motion carried.

(3) Motion Westman, second Bloomer recommend to Township Board that they approve an expenditure not to exceed \$6,000.00 for an appraisal, survey and ESA on a property for which we have potential FRPP funding. Roll call, all ayes, motion carried.

## **Correspondence**

Email from Township Supervisor, John Kingsley.

Westman had an article about farmers who have re-bought land from developers.

## **Call to Public**

None present.

## **Adjournment**

Motion Perry, second Martin to adjourn the meeting. All ayes, motion carried. Meeting adjourned at 8:54 p.m.

Respectfully submitted,

Heidi Mitzel