



Webster Township Farmland & Open Space Preservation Board Regular Meeting January 7, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:04 pm, by Chairman Rob Mitzel on January 7, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, John Westman, Jean Cares, Erica Perry, Tom Bloomer, consultant Barry Lonik, and Recording Secretary Cyndi Zuccaro.

Also present from the Huron River Watershed Council (HRWC): Kris Olsson.

Approve Minutes

Motion Tom second Erica to approve the corrected minutes of the Regular meeting January 7, 2008. All ayes and carried.

Huron River Watershed Council Bio-Reserve presentation

Kris Olsson addressed the board outlining a new project from the HRWC, "The Bioreserve Project". The ultimate goal of the project is to preserve high quality natural areas within the Huron Watershed and work to protect these areas in local master plans and other strategies. The first steps they are focusing on are a Bioreserve Map, highlighting the remaining natural areas in the watershed, and a Rapid Field Assessment to further determine the ecological quality of natural areas. They need volunteers to perform the Rapid Field Assessment and will have training sessions for those interested. The training involves learning to identify high-quality areas that will require a further detailed inventory. There is a training session for interested volunteers scheduled for May 10, 2008. If there were enough interest individuals in Webster Township or other communities, the HRWC would be willing to have additional training sessions specifically for each community.

Announcements and Public Comment

No announcements or comments.

Old Business

Project Status Updates:

I. Gordon Hall

It was unclear if the BOT will be addressing the Gordon Hall Project at the January 22, 2008 meeting, there is no agenda at this time.

II. Smyth Property

The BOT approved expenditures for a survey and environmental assessment. It is expected these services will be conducted during the month of January. The Greenbelt Commission approved its share of the remaining cost for the easement. Barry will be drafting the easement.

III. Merkel Property

The appraiser refused to revise his report for the federal government. The city is commissioning another appraisal.

New Business

I. Updates on state agricultural board meeting / federal & state programs

Tom and Barry attended the Agriculture Preserve Boards of Michigan conference:

“Investing in Farmland Protection”. Currently, there are no funds for a state PDR program. There was discussion at the conference of legislation offering landowners, with P.A. 116 loans, an opportunity where the state would accept 90% payment of the lien. This program would be for a specific period of time and after that time period the debt would start to incur interest.

In the Federal government both the House and Senate passed Farm Bills. Committees will review both bills and make recommendations. There is the possibility that the federal government will fund grants to state programs, rather than local projects as is currently the practice.

II. Greenbelt updates

Tom will attend the next Greenbelt meeting January 9, 2008. There has been ongoing discussion on the current depressed real estate market and property values, the Greenbelt wants to be cautious not to over-spend on land that is purchased through their program.

III. Update on inter-township preservation cooperation

Rob attended the inter-township preservation cooperation meeting December 13, 2007.

The group included Webster, Scio, Ann Arbor, and Pittsfield townships.

They discussed the pro's and con's of forming an intergovernmental cooperation when applying to the state PDR program. An intergovernmental cooperation would increase scoring for the state PDR program by 100 points, but the criteria is very complex and there may be better ways to raise our score without giving up some control.

The group also discussed promoting “buy local”, to encourage support of our local farms. Tom suggested that another project the four townships could work on would be to brainstorm ideas to fund the state farmland preservation program and then lobby their legislators.

The group will meet again at the end of January and Rob plans on attending.

Close open Session – Open Closed Session

8:35pm, motion Tom second Erica to close the open session and open the closed session. Roll call, all ayes, motion carried unanimously.

Re-open Open Session

Chairman Rob Mitzel re-opened the open session at 9:08pm.

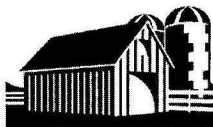
Erica stated that she would like to see Webster Township contribute to the efforts of the HRWC's Bioreserve Project. Making the Bioreserve Map available to the public was discussed along with the idea of posting the project on the township web site.

A few board members felt this was outside of the board's realm and that it should be up to each individual if they choose to volunteer for the project.

Adjourn

Motion John second Tom to adjourn the meeting. The meeting adjourned at 9:23pm. All ayes, motion carried unanimously.

Respectfully submitted,
Erica Perry



Webster Township Farmland & Open Space Preservation Board Regular Meeting February 4, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:02pm, by Chairman Rob Mitzel on February 4, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

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

Approve Minutes

Motion Erica second Jean to approve the corrected minutes of the Regular meeting January 7, 2008. All ayes and carried.

Announcements and Public Comment

none

Old Business

Project Status Updates:

I. Gordon Hall

The BOT voted down a motion to provide additional funds to the Gordon Hall pledge recommended by our committee at their January board meeting. Paul Bishop, of the Dexter Historical Society, said he would not move ahead on the easement based on that pledge amount.

Motion Erica seconded Jean to send a letter to the Dexter Historical Society stating that the FOSPB will be awaiting their decision to move forward on a conservation easement based on the terms the BOT approved. A reply within 60 days will be requested. A copy of the letter will be sent to John Kingsley. All ayes carried.

The BOT approved the FOSPB request to use Miller and Canfield attorney Jim Govert to review easements, since he specializes in PDR. The BOT also approved an additional \$1200, for this fiscal year, to cover the use of this attorney if needed.

II. Smyth Property

A survey and environmental assessment are underway.

Barry received new required language from the NRCS and is drafting the easement accordingly.

III. Update on inter-township preservation cooperation

Tom and Rob attended the inter-township preservation cooperation meeting this passed Tuesday. There will be a State Agricultural Board meeting next Wednesday dealing with the changes to the point system for the state PDR program. Rob drafted a letter to the State Agricultural Board with our concerns about the current scoring. Erica motioned Tom seconded to send Rob's letter on to the State Agricultural Board. All ayes carried. Ann Arbor Township will be sending a letter with concerns also.

New Business

I. Review and Update By-Laws

Rob passed out the current FOSPB By-Laws.

There were a few changes agreed to. They will be changed and addressed at the March FOSPB meeting.

II. 2008 – 2009 Fiscal Year Budget

The 2007-2008 Budget was reviewed and discussed. Minor adjustments were made for the 2008-2009 fiscal year. Tom motioned Erica seconded to approve changes for the 2008-2009 Budget. All ayes carried.

III. State of Michigan Preservation Program

*see Old Business: III. Update on inter-township preservation cooperation

IV. Updates on Federal Program

The Farm Bill is still awaiting conference committee approval. There will be a Federal Farm Protection Program, however how extensive a program is not known at this time. There is also concern that the president may veto the Farm Protection Program due to the expense.

Motion Erica seconded Tom for Barry to draft a letter to Senator Stabenaw and Representative Wahlberg, supporting funding of the Federal Farm Protection Program and advocating that the funds continue to be administered at the federal government level.

Close open Session – Open Closed Session

8:36pm, motion Erica second John to close the open session and open the closed session. Roll call, all ayes, motion carried unanimously.

Re-open Open Session

Chairman Rob Mitzel re-opened the open session at 9:25pm.

Rob passed out a Webster Township Purchase of Development Rights Program - Process Overview.

Adjourn

Motion Erica second Tom to adjourn the meeting. The meeting adjourned at 9:29pm. All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



Webster Township Farmland & Open Space Preservation Board Regular Meeting March 3, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:05pm, by Chairman Rob Mitzel on March 3, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, Jean Cares, Erica Perry, Tom Bloomer, consultant Barry Lonik and recording secretary Cyndi Zuccaro.

Approve Minutes

Motion Tom second Erica to approve the corrected minutes of the Regular meeting February 4, 2008. All ayes and carried.

Announcements and Public Comment

Erica will not be attending the June and July WFOSPB meetings.

Old Business

Project Status Updates:

I. Gordon Hall

We are awaiting the DAHS Board's response to the letter sent last month.

II. Smyth Property

The phase I environmental assessment is complete.

The survey is not completed yet, but is expected soon.

The easement document is also near completion.

III. Merkel Property

A new appraisal has been commissioned.

IV. State of Michigan Preservation Program

Barry attended the Michigan Agricultural Preservation Board meeting last month. It was clear the board took seriously our boards concerns, addressed in our letter.

Positive changes were made to the program's scoring.

The inter-governmental cooperation part of the program is not complete and was tabled at the meeting.

V. Update on Inter-Township Preservation Cooperation

Rob met last Tuesday with Ray Grew, Bruce Manny, and Jan Bendor. They discussed the State and Federal programs. There was a consensus that a (UCA) Urban Cooperation Agreement was no longer worth pursuing, due to the positive point adjustments made to the state program.

Rob discussed (TDR) Transfer of Development Rights. He learned at the (MAP) Michigan Association of Planning workshop last month that the state's Zoning Enabling Act will allow TDR within the PUD option. Rob will be contacting MAP regarding a specific training workshop for Planning Commissioners in the four townships. (This training would also qualify townships for extra points with the state program.)

Bruce Manny suggested special signage for PDR properties in the four townships, to encourage positive community sentiment. Some examples will be presented at their next meeting.

The group will meet again Tuesday, March 25, 2008.

VI. Introduction of Amendment to By-Laws

Proposed amendments in section 3, 4, and 7b of our By-Laws were presented. Action to vote will be taken at the April meeting. They will then be subject to approval by the BOT. The proposed amendments were also copied to John Kingsley and Mary Dee Heller.

IV. Updates on Federal Program

The Farm Bill is still pending at this time. How funds will be distributed, to individual properties or through the state program, is still to be decided.

Close open Session – Open Closed Session

8:03pm, motion Tom second Erica to close the open session and open the closed session. Roll call, all ayes, motion carried unanimously.

Re-open Open Session

Chairman Rob Mitzel re-opened the open session at 8:12pm.

Adjourn

Motion Erica second Jean to adjourn the meeting. The meeting adjourned at 8:14pm. All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



Webster Township Farmland & Open Space Preservation Board Regular Meeting April 7, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:08pm, by John Westman on April 7, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, John Westman, Jean Cares, Tom Bloomer, consultant Barry Lonik and recording secretary Cyndi Zuccaro.

Approve Minutes

Motion Tom second John to approve the minutes of the Regular meeting March 3, 2008. All ayes and carried.

Announcements and Public Comment

Barry reminded us that the Federal Farm Bill is still pending and unresolved.

Rob presented letters that Barry had written to some of the WTFOS applicants. The letters described the Huron River Watershed Council's (HRWC) "Bio-Reserve Project" and were intended to be sent out by the WTFOS board.

There was concern that introducing the Bio-Reserve program to applicants may be viewed unfavorably and that the HRWC should be responsible for contacting landowners. There was a consensus that sending these letters was outside of the charge of this board and the decision was made not to mail the letters.

Old Business

Project Status Updates:

I. Gordon Hall

The DAHS responded in writing and unanimously approved our conditions, as presented, agreeing to move forward with a conservation easement.

Barry will be emailing the conservation easement language to all board members for review and for discussion at an upcoming special meeting to be arranged sometime next week.

II. Smyth Property

There is a dispute of approximately 3-4 acres on the property. Marjorie recalls the property as 109.9 acres, however the current survey documented 106.75 and the survey at sale in 1964 indicated 106.38.

Also, Barry spoke with the FRPP manager about the environmental assessment. The underground fuel tanks must be removed at Marjorie's expense.

An additional \$50,000 from the FRPP was awarded to this property: Supervisor John Kingsley has signed off on these funds.

III. Merkel Property

The Greenbelt Commission has received the new appraisal for this property and it will be reviewed by the FRPP.

IV. Approval of Amendments to By-Laws

Motion Tom second Jean to adopt the amended By-Laws, from the March WTFOPB regular meeting and send them to the BOT for approval. Roll call, all ayes, motion carried unanimously.

V. Update on Inter-Township Preservation Cooperation

The ITPC did not meet in March, as scheduled, and will be rescheduled this month.

Close open Session – Open Closed Session

8:22pm, motion Tom second John to close the open session and open the closed session. Roll call, all ayes, motion carried unanimously.

Re-open Open Session

Chairman Rob Mitzel re-opened the open session at 8:43pm.

Adjourn

Motion Jean second Tom to adjourn the meeting. The meeting adjourned at 8:44pm. All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



Webster Township Farmland & Open Space Preservation Board Special Meeting April 14, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:02pm, by Chairman Rob Mitzel on April 14, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, John Westman, Jean Cares, Tom Bloomer, consultant Barry Lonik and recording secretary Cyndi Zuccaro.

Announcements and Public Comment

none

I. Gordon Hall Easement: Finalize draft; send to attorney and DAHS for review

The WTFOSP board reviewed the Gordon Hall Conservation Easement and agreed on a few minor changes.

The BOT will decide on the payment schedule at their regular board meeting tomorrow and the Conveyance section will be adjusted then.

Also, the WTFOSP board had a concern about water and sewer on the site. Where would an expansion or replacement site be established if village sewer and water is not available?

Barry will follow up on this matter a.s.a.p.

A motion was made by John and seconded by Jean to request that Barry revise the easement as discussed and send it to the DAHS for review.

All ayes, motion carried unanimously.

II. Appraisal for the Federal Grant Matching Fund Program

Barry ranked three properties to determine the one with highest potential for possible additional federal funding. Barry informed us that one property met the criteria for the FRPP.

Motion Tom second John to request the BOT to approve up to \$1500 for a real estate appraisal commissioned for possible FRPP grant funds.

Adjourn

Motion John second Rob to adjourn the meeting. The meeting adjourned at 6:58pm.

All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



Webster Township Farmland & Open Space Preservation Board Regular Meeting May 5, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:04pm, by Chairman Rob Mitzel on May 5, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, Jean Cares, Erica Perry, Tom Bloomer, consultant Barry Lonik and recording secretary Cyndi Zuccaro.

Approve Minutes

Motion Tom second Erica to approve the minutes of the Regular meeting April 7, 2008. All ayes and carried.

Motion Tom second Erica to approve the minutes of the Special meeting April 14, 2008. All ayes and carried.

Announcements and Public Comment

Erica announced that she will be out of town for the July and August WTFOSPB meetings.

Rob announced that he will be unable to attend the June WTFOSPB meeting. Tom will open up the meeting for June.

Rob requested an addition to the agenda: under New Business after the Closed Session add Washtenaw County Parks and Recreation Commission Funding Request.

Motion Erica second Tom to approve the amended agenda for May 5, 2008. All ayes and carried.

Old Business

Project Status Updates:

I. Gordon Hall

Barry submitted the revised easement to the DAHS; it is now up to the DAHS on how quickly things move forward.

II. Smyth Property

The survey issue has been resolved; Marjorie found the old survey which concurred with the current survey of 106 acres.

She and Barry met to discuss the excluded homestead site and that was forwarded to the surveyor. The easement area will cover over 99 acres.

Bids are being obtained for the removal of the two underground storage tanks.

III. Merkel Property

The new appraisal is complete and is expected to be lower than the previous appraisal.

IV. Update on Inter-Township Preservation Cooperation

Meeting was postponed until sometime later in May.

Close Open Session – Open Closed Session

7:46pm, motion Erica second Jean to close the open session and open the closed session.
Roll call, all ayes, motion carried unanimously.

Re-open Open Session

Chairman Rob Mitzel re-opened the open session at 8:40pm.

New Business

Washtenaw County Parks and Recreation Commission Funding Request

Motion Tom second Erica to table the Washtenaw County Parks and Recreation Commission Funding Request. All ayes, motion carried.

Adjourn

Motion Erica second Tom to adjourn the meeting. The meeting adjourned at 8:46pm.
All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



Webster Township Farmland & Open Space Preservation Board Regular Meeting July 7, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:05pm, by Chairman Rob Mitzel on July 7, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, John Westman, Jean Cares, Tom Bloomer, consultant Barry Lonik and recording secretary Cyndi Zuccaro.

Approve Minutes

Motion Tom second Jean to approve the minutes of the Regular and Closed meetings May 5, 2008. All ayes and carried.

Announcements and Public Comment

Barry announced that the Federal Farmland Preservation Program requested that each state submit expected proposals for the next round of federal funding.

New Business

I. Preservation Easement Cooperation with Washtenaw Land Trust

Rob received a letter from Susan Laky, director of the Washtenaw Land Trust, requesting funding from Webster Township for approximately \$5,000.00 for the legal and survey fees on a 26 acre donated conservation easement on Arms Creek, north of Valentine Rd. and east of Scully Rd.

It was suggested that Webster Township would be listed as a secondary grantee on the easement in exchange for the financial support.

The WTFOSP board decided to have the Washtenaw Land Trust fill out a formal application and send a representative to the next meeting to answer questions and concerns of the WTFOSP board members.

II. Gordon Hall Preservation Easement: Recommendation to Board of Trustee

Motion Tom second John to recommend the BOT adopt the Gordon Hall Preservation Easement version MCPS 6/23/08 as presented this day, July 7, 2008, and authorize payment as stated in the easement Conveyance language - CONTINGENT UPON:

1. Completion of a legal description, Exhibit B, of the Building Envelope Description that matches that of our consultant's definition including measurements from the surveyed property lines.
2. Removal of the reference to square footage limitations in Section D, number 9 - a, b, c.

These items must be resolved by Monday July 14, 2008 at close of business.

All ayes, motion carried.

Old Business

Project Status Updates:

I. Smyth Property

A Participation Agreement between Webster Township and the Ann Arbor Greenbelt has been drafted and submitted for review.

Barry provided Marjorie with a draft baseline and P.A. 116 application materials.

II. Merkel Property

The new appraisal was sent to the Federal Government for review.

III. Appraisal of Parcel for Potential FRPP Submittal

It's not looking likely that there will be any additional federal funds coming to Michigan in the third round.

Update on Inter-Township Preservation Cooperation

The last two scheduled meetings have been canceled.

No new meetings scheduled for the summer.

Close Open Session – Open Closed Session

8:21pm, motion Tom second John to close the open session and open the closed session.

Roll call, all ayes, motion carried unanimously.

Re-open Open Session

Chairman Rob Mitzel re-opened the open session at 8:32pm.

Adjourn

Motion Tom second John to adjourn the meeting. The meeting adjourned at 8:33pm.

All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



Webster Township Farmland & Open Space Preservation Board Regular Meeting September 8, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:05pm, by Chairman Rob Mitzel on September 8, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Rob Mitzel, John Westman, Jean Cares, Erica Perry, Tom Bloomer, consultant Barry Lonik and recording secretary Cyndi Zuccaro.
Guest: Susan Lackey, Washtenaw Land Trust

Approve Minutes

Motion Tom second Jean to approve the minutes of the WTFOSPB meeting July 7, 2008. All ayes and carried.

Announcements and Public Comment

none

Old Business

I. Preservation Easement Cooperation with Washtenaw Land Trust

Susan Lackey, Executive Director of the Washtenaw Land Trust (WLT), addressed the WTFOSPB regarding a request of appropriations to cover survey, legal, appraisal, and out of pocket expenses for the Nordblom/Michniewicz Conservation Easement. The WLT has already formally applied for the Township's program and scoring is complete.

Motion Erica second Tom to recommend to the BOT that Webster Township pay \$4329.00 to the WLT and become the secondary grantee of the Nordblom/Michniewicz Conservation Easement. Roll call, all ayes, motion carried unanimously.

Project Status Updates:

II. Gordon Hall

The conservation easement is complete and registered.

III. Smyth Property

Barry has a draft of the conservation easement ready to send to Marjorie's attorney.

Unfortunately, Barry has been unable to reach Marjorie by phone. He will try and call one more time, if no response, a letter will be sent.

Barry has revised the Webster Township / Ann Arbor Greenbelt agreement with the city's attorney.

IV. Merkel Property

The second appraisal has been completed and answers to all the government's questions have been answered and sent back.

V. Sullivan Property

There has still been no word from Tom Bosserd on the appraisal. Barry will be inquiring to hire a new appraiser.

VI. Update on Inter-Township Preservation Cooperation

Nothing new.

Close Open Session – Open Closed Session

8:05pm, motion Erica second Tom to close the open session and open the closed session. Roll call, all ayes, motion carried unanimously.

Re-open Open Session

Chairman Rob Mitzel re-opened the open session at 8:22pm.

Adjourn

Motion Tom second Erica to adjourn the meeting. The meeting adjourned at 8:27pm. All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



Webster Township Farmland & Open Space Preservation Board Regular Meeting October 6, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:08pm, by John Westman on October 6, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: John Westman, Jean Cares, Erica Perry, consultant Barry Lonik, recording Secretary Cyndi Zuccaro, and guest Tom Bloomer.

Introduction of New Board Member

Patricia Martin was appointed by the BOT to the FOSPB at the September regular meeting. Mrs. Martin did not attend this meeting.

Election of Chairperson and Secretary for one year term

Motion Jean second Erica that the appointment of a new chairman be tabled until next month's meeting with a full member board. All ayes carried.

Motion Jean second John that Erica be reappointed to a one year term as Secretary. All ayes carried.

Approve Minutes

Motion Jean second Erica to approve the corrected regular minutes of the WTFOSPB meeting September 8, 2008. All ayes and carried.

Motion Jean second Erica to approve the corrected closed minutes of the WTFOSPB meeting September 8, 2008. All ayes and carried.

Announcements and Public Comment

none

Old Business

I. Status on Land Appraisals/Appraisal

Barry has found a qualified appraiser, Mark Williams, who is able to get an appraisal done within 30days.

II. Nordbloom Easement – WLT Partnership

A memo and copy of the recorded easement will be presented to the BOT at the September regular meeting

Project Status Updates:

III. Smyth Property

Barry sent a letter clarifying the urgency of moving ahead and asking if Marjorie was still interested. He received a voice mail that she was interested but has been busy with a number of things.

It was agreed by the board that Marjorie needs to know that substantial progress must be made by November 1 on her project or the board will need to move forward on a new property, in order to protect the federal funds.

Also, the appraisal for the Smyth property needs to be updated since it is now over a year old. (The existing appraisal is dated April 2007) Marjorie needs to be made aware of this. It was decided that Barry would visit Marjorie and explain the situation and the importance of moving forward quickly.

IV. Merkel Property

Nothing new, the project is still in the federal government's hand.

Close Open Session – Open Closed Session

7:46pm, motion Jean second Erica to close the open session and open the closed session. Roll call, all ayes, motion carried unanimously.

Re-open Open Session

John Westman re-opened the open session at 8:06pm.

The board discussed more about possible candidates for new chairman of the FOSPB, to be decided next month.

Adjourn

Motion Erica second Jean to adjourn the meeting. The meeting adjourned at 8:22pm. All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



**Webster Township Farmland & Open Space Preservation Board
Regular Meeting November 10, 2008**

The Webster Township Farmland & Open Space Preservation Board was called to order at 7:03pm, by John Westman on November 10, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: John Westman, Jean Cares, Erica Perry, Tom Bloomer, consultant Barry Lonik, recording Secretary Cyndi Zuccaro.

Approve Minutes

Motion Erica second Jean to approve the amended regular minutes of the WTFOSPB meeting October 6, 2008. All ayes and carried.

Motion Erica second Jean to approve the closed minutes of the WTFOSPB meeting October 6, 2008. All ayes and carried.

Interim Chairman's remarks

John announced that the 2009 WTFOSPB schedule will be set at the December meeting. He suggested that the board should consider whether to continue meeting monthly or if every other month would be sufficient.

It was decided that discussion of the WTFOSPB budget would also be on the December agenda. John will check with Bill Sinkule to see how well the 2007-2008 budget worked.

Approve Agenda

Motion Erica second Tom to approve the November 10, 2008 agenda.

Announcements and Public Comment

none

Reports

Township Board

The BOT re-appointed Tom Bloomer to the WTFOSPB.

The BOT approved the funding of \$4329.00 to the Washtenaw Land Trust for the Nordbloom Easement.

Consultant

Smyth Project:

Marjorie's attorney reviewed the draft easement and she agreed to the terms.

Barry subsequently revised the easement to read more like recent easements approved by the USDA counsel. The language is pretty much the same, but the structure is different. Barry will submit the revised easement to Marjorie for her review.

An appraisal update is due for mid November. Barry will find out the fee for the update and give that information to John so he can present it to the BOT.

Merkel Project

The second appraisal has been completed and the Merkel's will be made an offer this month. If the offer is accepted the project will proceed, however if the offer is rejected the Greenbelt's federal grant award will be available for other properties. Several properties are under consideration, including one or more in Webster Township.

Greenbelt

Tom reported that there are several ongoing projects, but no new landowner applications due to declining land values and reduced development pressure.

Old Business

Elect FOSPB Chairman

Motion Tom second Jean to appoint John Westman as Chairman for a 1 year term.

Close Open Session – Open Closed Session

7:45pm, motion Erica second Tom to close the open session and open the closed session. Roll call, all ayes, motion carried unanimously.

Re-open Open Session

John Westman re-opened the open session at 8:30pm.

Correspondence

none

Call to Public

none

Adjourn

Motion Erica second Tom to adjourn the meeting. The meeting adjourned at 8:35pm. All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry



Webster Township Farmland & Open Space Preservation Board Regular Meeting December 8, 2008

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:02pm, by Chairman John Westman on December 8, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

Members present: Chairman John Westman, Jean Cares, Erica Perry, new member: P.J. Martin, consultant Barry Lonik, recording Secretary Cyndi Zuccaro.
Absent: Tom Bloomer

Approve Minutes

Motion Erica second Jean to approve the regular and closed minutes of the WTFOSPB meeting November 10, 2008. All ayes and carried.

Chairman's remarks

John announced that the WTFOSPB budget will be deferred for the January agenda.

Approve Agenda

Motion Erica second P.J. to approve the December 8, 2008 agenda.

Announcements and Public Comment

none

Reports

Township Board

There was a brief discussion of the WTFOSPB budget at the November BOT regular meeting. It was fine with BOT that the budget be deferred until the January WTFOSPB regular meeting.

Consultant

Smyth Project:

The second appraisal has been completed and Barry is awaiting the final report. The appraisal amount dropped a substantial amount to approximately \$500,000, the previous appraisal was \$710,000.

This amount is not acceptable to Marjorie.

These federal funds must be used by March 31, 2009, so a strategy to save the funds must happen quickly. Two options were discussed:

- 1.) Hire a new appraiser, Barry recommended Mark Williams.
- 2.) Transfer the federal grant money to another property in Webster Township.

P.J. will talk to Marjorie about the situation and the course of action the WTFOSPB is planning to take.

Barry is going to speak with a new appraiser.

A special meeting of the WTFOSPB may be needed. John will email the group if and when a special meeting is scheduled. Eighteen hours notice is needed to post a special meeting.

Merkel Project

The Merkel's have verbally accepted the Greenbelts offer for their development rights. The Greenbelt would like a letter of commitment from the WTFOSPB for the funds approved by the BOT July 2007 for \$110,000. Barry will draft the letter.

Greenbelt

The Greenbelt has an excess of \$90,000 of federal funds and are considering applying it towards the Webster Church property.

Year-End Report

John requested a summary, from Barry, of the year's projects for the Year-End Report.

New Business

Meeting dates for 2009

The January WTFOSPB regular meeting will be January 12, 2009 at 7:00pm.

Future meeting dates will be deferred until the January meeting.

Correspondence

The WTFOSPB received a letter from the Washtenaw Land Trust written November 25, 2008. In the letter, the land trust extended their thanks for Webster Township's partnering with the Nordblom conservation agreement.

Call to Public

none

Adjourn

Motion P.J. second Jean to adjourn the meeting. All ayes, motion carried unanimously. The meeting adjourned at 7:14pm.

Respectfully submitted,

Erica Perry



**Webster Township Farmland & Open Space Preservation Board
Special Meeting December 17, 2008**

The Webster Township Farmland & Open Space Preservation Board was called to order at 6:03pm, by Chairman John Westman on December 17, 2008 at the township hall, 5665 Webster Church Road Dexter, MI 48130.

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

Announcements and Public Comment

none

Smyth Property

Motion 1:

Motion Tom second PJ to have Barry and Tom meet with Tom Bosserd to discuss an adjustment to the appraisal that would meet our satisfaction within 7 days. If Mr. Bosserd cannot or won't adjust the appraisal a new appraisal will be commissioned with Mark Williams within 21 days.

All ayes, motion carried unanimously.

Motion 2:

Motion Tom second Erica to request from the BOT authorization to commission an appraisal for an applied property of our program, for funds up to \$2500.00.

Roll call, all ayes motion carried.

Adjourn

Motion Tom second Erica to adjourn the meeting. The meeting adjourned at 7:14pm.

All ayes, motion carried unanimously.

Respectfully submitted,

Erica Perry