



Washtenaw County Parks and Recreation Commission

NOTICE OF MEETING

Date: May 11, 2021

Time: 2:00 p.m.

Location: Virtual Meeting on Zoom available to the public at: <https://us02web.zoom.us/j/84879231753>

AGENDA

- 1. Call to Order / Moment of Silence**
- 2. Roll Call and Announcement of Location**
- 3. Approval of the Minutes**
 - A. March 23, 2021 Working Session (attached, pp. 1-3 /action item)
 - B. April 13, 2021 Meeting (attached, pp. 4-8 /action item)
- 4. Public Comment**
- 5. Communications, Projects & Activities** (attached, pp. 9-29 /action item)
- 6. Consent Agenda**
 - A. Award of Watkins Lake Trail Construction (attached, pp. 30-31 /action item)
 - B. B2B Special Revenue Fund Contribution (attached, pp. 32-33 /action item)
 - C. Kosch Wetland Project Agreement (attached, pp. 34-41 /action item)
- 7. Financial & Recreation Reports – April 2021**
 - A. Financial Reports (attached, pp. 42-44 /action item)
 - B. Recreation Reports (attached, pp. 45-50 /action item)
- 8. Old Business**
 - A. Adoption of Site Plan – Staebler Farm County Park (attached, p. 51 /action item)
 - B. Staebler Farm Farmhouse/Multi-Purpose RFP's (attached, pp. 52-53 /action item)
 - C. Contribution to East Washtenaw YMCA (attached, pp. 54-56 /action item)
 - D. Other Old Business
- 9. New Business**
 - A. NAPP – Schwark Partnership Project (attached, pp. 57-61 /action item)
 - B. NAPP – Rosko Partnership Project (attached, pp. 62-67 /action item)
 - C. Other New Business
- 10. Commissioners / Directors Comments**
- 11. Adjournment**

Washtenaw County will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon 7-day notice to Washtenaw County. Individuals requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling the following: Human Resources, 734-994-2410, TTD# 734/994-1733.



Washtenaw County Parks and Recreation Commission

MINUTES OF MEETING

Date: March 23, 2021

Time: 2:00 p.m.

Location: Zoom Digital Meeting

Members Present: Patricia Scribner, WCPARC President (attending from Pittsfield Township, MI); Janis Bobrin, WCPARC Vice President (attending from Ann Arbor, MI); Daniel Ezekiel, WCPARC Secretary/Treasurer (attending from Ann Arbor, MI), Ricky Jefferson (attending from Ypsilanti Township, MI), Robert Joerg (attending from Delta Township, MI), Robert Marans (attending from Lee City, FL), Jo Ann McCollum (attending from Ypsilanti Township, MI), Brenda McKinney (attending from Superior Township, MI), and Evan Pratt (attending from Scio Township, MI)

Members Absent: Jason Morgan

Staff Present: Coy Vaughn, Director; Meghan Bonfiglio, Deputy Director; Ginny Trocchio, Superintendent of Park Planning and Natural Areas; Jason Brooks, Manager of Finance and Administration; Kira Macyda, Park Planner; Peter Sanderson, Park Planner, and Hannah Cooley, Management Analyst

Others Present: Luke Bonner, Bonner Advisory Group; and Tom Gritter, Gritter Real Estate Services

1. Call to Order/Pledge of Allegiance

Mr. Scribner called the meeting to order at 2:02 p.m.

2. Public Comment

None

3. Overview of Capital Improvement Plan, Budget, and Fund Balance

Mr. Vaughn provided an overview of the various millages and other funding sources that support WCPARC and how capital improvements are planned and financed. He explained that the annual CIP budget was typically around \$3.5M and was funded by the development millage. He pointed out that WCPARC historically does not bond for larger capital projects but elects to build up sufficient fund balance to pay for projects.

4. Staebler Farm County Park

Ms. Macyda provided an overview of Staebler Farm Park and a brief chronology of the park acquisition. She explained the future development plans for the north and south side of the park and provided justification for a new multi-purpose building and renovation of the existing farm house. She offered case

studies featuring other successful folk schools around the Midwest and presented a phasing plan for future park improvements.

Ms. Bonfiglio introduced the consultant team of Luke Bonner and Tom Gritter. The consultants proceeded to present a cost-benefit analysis for constructing a new multi-purpose building and for renovating the existing farmhouse. They also discussed the opportunity of WCPARC acquiring the Michigan Folk School. In summary, they recommended that WCPARC move forward with all three opportunities.

Mr. Ezekiel asked if the increased estimate for the multi-purpose building was due to pursuing LEED standards and an all-electric building. Mr. Bonner explained that, while green technology can be more expensive in some situations, this does not account for the higher cost of the building.

Mr. Joerg asked where savings could be made to reduce the cost of the building by 20%. Mr. Bonner answered that substituting some of the more expensive materials would likely have the biggest impact.

Mr. Pratt agreed that we should look for opportunities for cost savings on the building, but we shouldn't get locked in at 20% and possibly jeopardize the character and quality of the project. Mr. Marans agreed and stated that we had put considerable time into this design to make sure it was something special. He added that he was less concerned with saving the 20% than making sure we have the building that is needed.

Mr. Joerg asked if some of the extra expense of pursuing a green building could be made up with utility savings. Mr. Bonner answered that it was likely but was not considered as part of the cost-benefit analysis since it was focused on construction costs.

Ms. McCollum stated that she is supportive of Staebler Farm and all the improvements that are proposed; however, she wants to make sure that the park remains accessible to all. Ms. Bobrin agreed and added that we should focus on providing transportation for some of the programs and classes since the park is not on a bus line.

Mr. Gritter presented the opportunity of WCPARC acquiring the Michigan Folk School. He outlined several alternative arrangements for the relationship between the two organizations but concluded that acquisition was his recommendation.

Ms. Bobrin complimented the consultant team on a great presentation. She commented that much of the focus has been on Mr. Gold since he has proven himself to be a dynamic leader. However, if he were to suddenly leave the MFS we need to be sure that there is strong leadership elsewhere in the organization. Mr. Gritter agreed and explained that the MFS had a strong board with plenty of leaders.

Ms. McKinney asked how volunteers might be utilized to help with the MFS. Mr. Gritter explained that volunteers could be utilized for tending farm animals, gardening, classes, and much more.

Mr. Joerg commented that upon reviewing the staff and instructors utilized by MFS, there appears to be a lack of diversity and reliance on mostly with males. He encouraged more inclusive and diverse staff.

Ms. Trocchio outlined the next steps for moving forward with the development of Staebler Farm, including; hiring an architect to develop plans for the farm house, constructing the multi-purpose building, completing the renovation of the first floor of the farm house, and forming a sub-committee to further explore the potential of acquiring the MFS.

5. Border-to-Border Trail

Mr. Sanderson presented an overview and history of the B2B trail and highlighted the recent acceleration in the pace of new trail construction projects that have allowed WCPARC and partners to build 16 projects, representing nearly 14 miles of trail, since 2018. He also presented a new refresh of the B2B

logo, a new website, and a new wayfinding plan. Mr. Sanderson explained that in order to finish the spine of the B2B (Irone-Belle route) that staff recommends a continuation of the current arrangement of funding the trail construction by splitting the cost in thirds – 1/3 WCPARC, 1/3 HWPI, and 1/3 of the funding from grants. This would result a \$9-10.7M cost to each between 2022 and 2026.

Mr. Sanderson provided an update on the establishment of a special revenue fund to help pay for future maintenance of the B2B. He explained that HWPI has offered to provide a contribution of \$20k to the fund for every mile trail constructed. He suggested that WCPARC should match that per mile contribution plus contribute some additional funds to help seed the account.

Mr. Marans asked if other jurisdictions would be allowed to use the fund, for example the City of Ann Arbor. Mr. Sanderson explained that the special revenue fund would only be used for trail maintenance that is the responsibility of WCPARC.

Mr. Pratt asked if staff could provide more detail regarding what is included in routine trail maintenance and a per mile cost.

Mr. Sanderson outlined the following next steps;

1. Commit to deposit \$20,000/mile of new B2B into the B2B Trail Special Revenue Fund to match HWPI's contribution.
2. Initially deposit the B2B Trail Special Revenue fund as follows:
 - i. \$280,000 (20k/mile, WCPARC)
 - ii. \$280,000 (20k/mile, HWPI)
 - iii. +\$400,000 one time (WCPARC)
 - iv. **\$960,000 total**
3. At end of 2022, contribute approximately \$200,000 to the B2B Trail Special Revenue Fund.
4. Renew the \$4M commitment of parks general funds to the B2B 2023-2026 (\$1M/year).

6. Adjournment

The meeting was adjourned at 4:18 p.m.



Washtenaw County Parks and Recreation Commission

MINUTES OF MEETING

Date: April 13, 2021

Time: 2:00 p.m.

Location: Zoom Digital Meeting

Members Present: Patricia Scribner, WCPARC President (attending from Pittsfield Township, MI); Janis Bobrin, WCPARC Vice President (attending from Glen Arbor, MI); Daniel Ezekiel, WCPARC Secretary/Treasurer (attending from Ann Arbor, MI), Ricky Jefferson (attending from Ypsilanti Township, MI), Robert Joerg (attending from Delta Township, MI), Robert Marans (attending from Ann Arbor Township, MI), Jo Ann McCollum (attending from Ypsilanti Township, MI), Brenda McKinney (attending from Superior Township, MI), Evan Pratt (attending from Ann Arbor, MI) and Jason Morgan (attending from Ann Arbor, MI)

Members Absent: None

Staff Present: Coy Vaughn, Director; Meghan Bonfiglio, Deputy Director; Ginny Trocchio, Superintendent of Park Planning and Natural Areas; Jason Brooks, Manager of Finance and Administration; Jeffrey Dehring, Park Planner; Kira Macyda, Park Planner; Ann Ziolkowski, Communication Manager; Rhonda Bouma, Park Superintendent; Karen Harris, Management Analyst; and Rosie Pahl-Donaldson, Park Planner

Others Present: Barry Lonik, Treemore, Inc., Varsha Kumar and Bri Byard, UM Students

1. Call to Order/Moment of Silence

Ms. Scribner called the meeting to order at 2:01 p.m. with a moment of silence in appreciation of first responders.

2. Roll Call and Announcement of Location

3. Approval of Minutes

The minutes of the March 9, 2021 regular meeting were included with the agenda material.

It was moved by Mr. Marans and seconded by Ms. McKinney to approve the minutes of the March 9, 2021 regular meeting, as amended. Roll call vote: 9 Ayes, 0 Nays, 1 Absent (Jefferson), the motion was approved.

4. Public Comment

Barry Lonik spoke in favor of acquiring the Wiseley-Fix property as it will provide suitable access the VanCurler preserve.

5. Communications, Projects & Activities

Ms. Macyda introduced Varsha Kumar and Bri Byard, representing a student consulting team from UM Ross Business School. The students presented a business plan for the development and operation of a canoe/kayak livery operation at Sharon Mills County Park.

Ms. McKinney asked if life preservers would be provided. The students responded that life preservers were required and factored into the cost estimates.

Mr. Marans thanked the team and asked if they had contacted Skip's to inquire about the details of their operations. The students explained that Skip's was contacted.

Mr. Pratt thanked the team for their work and presentation. He suggested that we also include the Five Healthy Towns Foundation in this discussion, as well as the River Raisin Watershed Council.

Mr. Ezekiel asked if there was a timeline yet established for the project. Mr. Vaughn responded that there was not a firm date yet and that it would part of the CIP discussions and is included in the CIP budget.

Mr. Vaughn reported on the March communications which were included in the packet.

It was moved by Ms. Bobrin and seconded by Mr. Marans to accept and file the Communications, Projects & Activities for the month of March 2021, as submitted. 9 Ayes, 0 Nays, 1 Absent (Jefferson) the motion was approved.

6. Financial & Recreation Reports – March 2021

A. Financial Reports

Mr. Brooks reported and stated that the total for the claims for the month of February was \$254,391.59.

It was moved by Mr. Joerg and seconded by Ms. McCollum to accept and file the Financial Reports for the months of March 2021 as submitted. Roll call vote: 9 Ayes, 0 Nays, 1 Abstain (Jefferson), the motion was approved.

B. Recreation Reports

Mr. Brooks reported on recreation reports for the month of March 2021.

It was moved by Ms. McKinney and seconded by Ms. McCollum to accept and file the Recreation Reports for the month of March 2021 as submitted. Roll call vote: 10 Ayes, 0 Nays, the motion was approved.

7. Old Business

A. Summer Operations Update

Ms. Bonfiglio provided an updated plan regarding anticipated summer operations at Independence Lake Park. She introduced Rhonda Bouma, Superintendent of Rolling Hills Park, and Karen Harris, manager of the Ypsilanti Summer Playground program. Ms. Bouma and Ms. Harris gave summer operations updates for their respective programs.

Mr. Marans thanked staff for being proactive and asked that they reach out to Nina Kelly of HCMA to learn more about the program. He added that there could possibly be an opportunity to partner with HCMA on a regional program.

Ms. McCollum asked about the low numbers for the West Willow day camp and suggested different ways to advertise the program. Mr. Jefferson agreed that the low numbers at West Willow were a concern, but he is hesitant to do additional advertising. He explained that many families in the area are still not comfortable sending their kids to camp in a pandemic and felt that we should not push too hard.

B. Other Old Business

None

8. New Business

A. Rolling Hills Concession Renovation Award

Mr. Dehring explained that the original waterpark at Rolling Hills opened in 1991 and provided a brief history regarding the phasing of development over the years. He explained that the increase in waterpark capacity over the years has resulted in higher demands on the concession stand operations and that improvements are needed to be made to improve service delivery and efficiency. Staff engaged with JFR Architects to provide construction drawings for the renovations needed. It was determined implementation of the improvements would need to be executed in phases.

Mr. Dehring reported that a request for proposal (RFP #8062) was prepared by staff and our architect for construction of the first phase renovations. This document was developed using the County's standard procurement protocol and advertised by the Purchasing Department in March. A mandatory pre-bid meeting was held on March 16th with four contractors attending. Two proposals were submitted on April 6, 2021 as follows:

Polymath Development, LLC – Detroit, MI	\$258,100
Allied Building Services Company of Detroit – Detroit, MI	\$268,000

Mr. Dehring explained that although Polymath Development, LLC submitted the lowest bid, they did not meet all the requirements requested in the RFP. He noted that Allied Building Services Company has been in business for 49 years and has previously worked for Parks and for the County Facilities Department on various projects. They have also worked for other municipal agencies, including Oakland County Parks on a recent project with our architect, JFR Architects, who indicated that Allied performed well on that project. Mr. Dehring reported that staff is confident that Allied Building Services has the capacity and expertise to execute our project.

It was moved by Mr. Marans and seconded by Mr. Jefferson to authorize a Service Contract in the amount of \$268,000 to Allied Building Services Company of Detroit for the Waterpark Concessions Improvements (RFP #8062) and include an additional 10% (\$26,800) contingency for potential change orders. Roll call vote: 9 Ayes, 0 Nays, 1 Absent (Bobrin), the motion was approved.

B. NAPP – Kaiser Trust Property

Ms. Trocchio reported that the 33-acre Kaiser Trust property was nominated to NAPP as part of Round 20. The property has frontage on Silver Lake and is adjacent to Pinckney State Recreation Area. The property in its entirety is 193 acres and straddles the Washtenaw County and Livingston County boundaries. She explained that NATAC evaluated the property as part of Round 20 and designated it as a Tier 1 priority for acquisition.

Ms. Trocchio explained that the property has lake frontage on Silver Lake and adjacency to the Pinckney State Recreation Area. The property has been identified by the Department of Natural Resources as a desirable addition to the Pinckney State Recreation Area. She noted that since a portion of the property is located in Livingston county, The Conservation Fund will purchase the Livingston County portion simultaneously with the Washtenaw County portion. WCPARC will provide the funding for the Washtenaw County portion, which will be held by DNR. The Livingston County portion will later be transferred to DNR who will own and manage the entire property as an addition to the Pinckney State Recreation Area.

Ms. Trocchio reported that an appraisal for the property was completed by Affinity Valuation Group in March 2021, which determined the value of the Washtenaw County portion to be \$336,000 for the 33-acre parcel. NATAC recommended to move forward with the acquisition of this property at their April 5, 2021 meeting.

Ms. McCollum asked who would own and manage the property. Ms. Trocchio replied that MDNR would ultimately own the property.

Mr. Ezekiel noted that Silver Lake was very popular and that the future route of the B2B will be in close proximity to this property. He noted his support for the acquisition.

It was moved by Mr. Ezekiel and seconded by Mr. Joerg to authorize preparation of a sales contracts in the amount of \$336,000 for purchase of the Kaiser Trust property as identified in the maps contingent upon purchase of Livingston County portion by The Conservation Fund, completion of all necessary due diligence investigation and final approval by the Parks and Recreation Commission Roll call vote: 10 Ayes, 0 Nays, the motion was approved.

C. NAPP – Wisely – Fix Property

Ms. Pahl Donaldson explained that the 9.5-acre Wiseley – Fix property was nominated to Scio Township for the fee simple purchase in 2020. The nomination was subsequently forwarded to NAPP for evaluation for a partnership contribution. The property was evaluated by NATAC as part of Round 20 nominations and was determined to be a Tier 2 priority. She noted that by acquiring this property will provide access to the VanCurler Preserve property, purchased in fee in 2014 by Scio Township with a contribution of \$257,333 from NAPP.

Ms Pahl Donaldson reported that an appraisal for the property was completed by Value Midwest in February 2020 and the value determined to be \$132,500. NATAC recommended to move forward with the acquisition of the property at their December 7, 2020 meeting contingent upon the area not used for access be maintain as a nature preserve.

It was moved by Ms. Bobrin and seconded by Ms. McKinney to partner with Scio Township on the purchase of the Wisely-Fix property as identified in the attached map, and contribute \$44,166 toward the purchase, contingent upon attorney review of documents and execution of participation agreement. Roll call vote: 10 Ayes, 0 Nays, the motion was approved.

D. NAPP – Gotfredson/Ranieszski

Ms. Pahl-Donaldson reported that the Gotfredson and Ranieszski properties in Superior Township were submitted to NAPP in Round 20 (2020), for fee simple purchase. The properties, 101-acres combined, are separated by an ITC power line corridor. NATAC identified the properties as a Tier 1 priority for acquisition of the two properties and after Parks Commission acceptance of NATAC's priorities in November 2020, staff began the acquisition process. Appraisals were ordered for the two properties and the landowners have received and accepted them.

Ms. Pahl Donaldson reported the two properties share a pond and associated wetland complex and is excellent bird habitat. She noted that in terms of NAPP's portfolio of vegetation communities, this type of large open pond is lacking in representation.

Appraisals for the two properties were conducted by Affinity Valuation Group in November 2020 and assigned a combined value of \$874,000 for the two properties. Superior Township is a potential partner on the project with contribution amount to be determined. NATAC recommended to move forward with the acquisition of these properties at their April 5, 2021 meeting.

Mr. Marans asked if staff knew the depth and acreage of the pond. Ms. Pahl Donaldson explained that the pond was approximately 35-acres in size but the depth of was not known. Mr. Ezekiel expressed concern that WCPARC would not own and control the pond outlet.

Ms. Bobrin asked if ITC would be a good neighbor and will allow a trail connection. Ms. Trocchio explained that ITC typically allows trail connections across their property and this would be part of our due diligence.

Ms. McCollum asked what all the electrical towers were in the photos. Ms. Pahl-Donaldson explained that it was the ITC corridor.

It was moved by Mr. Pratt and seconded by Mr. Ezekiel to authorize preparation of two sales contracts in an amount totaling \$874,000 for the purchase of the Gotfredson and Raniszeski properties in Superior Township, contingent upon the purchase of both properties, completion of all necessary due diligence investigation and final approval by the Parks and Recreation Commission. Roll call vote: 9 Ayes, 0 Nays, 1 Absent (Morgan), the motion was approved.

9. Commissioners/Directors Comments

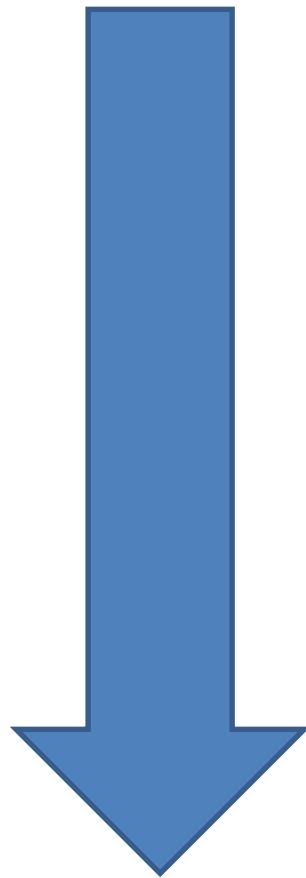
A. None.

10. Adjournment

It was moved by Mr. Marans and seconded by Mr. Platt to adjourn the meeting. All ayes.

The meeting was adjourned at 4:18 p.m.

Communications, Projects & Activities



Coy Vaughn

From: Catherine McClary
Sent: Monday, April 19, 2021 1:12 PM
To: Coy Vaughn
Cc: Ginny L. Trocchio; Meghan E. Bonfiglio; Jason Brooks
Subject: B2B Trails

Coy and Parks' staff –

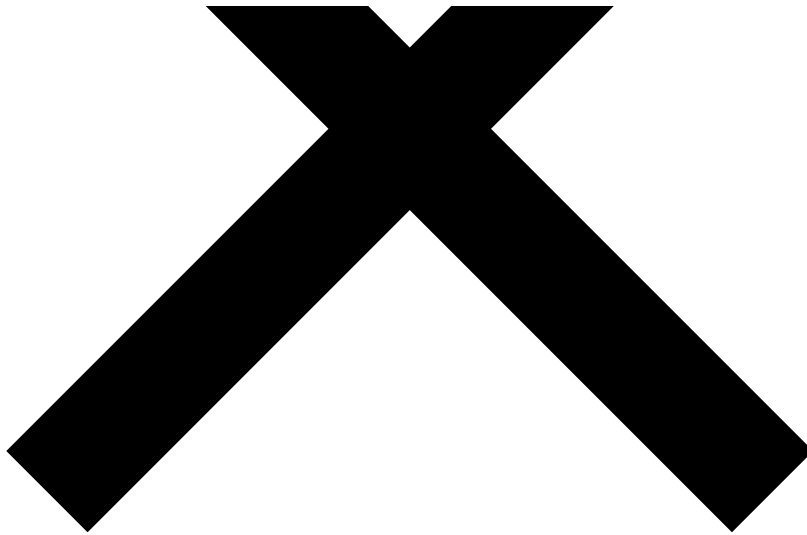
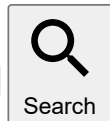
Please pass this information along to all who worked to make the B2B trails so amazing.

My husband and daughter biked 28 miles yesterday on the B2B trails, north almost to the County line in Lyndon Township. They told me how amazing the construction work was, the tunnels, the newly-planted trees in bloom, the wooden bridges over wetlands, etc. It was a beautiful, fabulous ride. Thank you so much!

One small request: could staff take a look at the trail parallel to M52 close by the Lyndon Township Hall. There is a big hill and then a big downhill (going north) with a steep drop off to the side of the trail. It might be helpful to install a guardrail fence along this section.

Thanks again for your service – these trails are well-planned and beautifully constructed. My regards,
catherine

Catherine McClary
Washtenaw County Treasurer
Serving the public remotely
mcclaryc@washtenaw.org

Search Our Blog 

11 Things to Do With Kids in Ann Arbor This Spring

April 12, 2021 // Posted in [Ann Arbor](#), [Chelsea](#), [Dexter](#), [Ypsilanti](#)

[Save](#)

Like 0

Easter eggs have been hunted, the weather is finally warming up, and blooming flowers seem like they are here to stay—Spring is in full swing here in [Ann Arbor](#) and we couldn't be more excited!

While summer break is still several weeks away, that doesn't mean A2 isn't ripe with kid-friendly adventures to embark on. Playgrounds, art walks, baking classes, bike trails and skate parks are all here to keep your family happy and entertained before school is out. To help you navigate it all, we rounded up a few of our favorite springtime, family-oriented activities in the area below. Have a great spring!

Explore [Kidopolis](#)

If you're looking for a day of fun with your kids in Ann Arbor, you don't want to miss Kidopolis Studios, a local small business dedicated to children's entertainment and enrichment. Here, you and your kiddos can use your imagination to travel the world; try out different careers; see an exciting show and even get coffee (or hot chocolate) at their handy coffee and snack bar! Right now, they are doing all they can to keep you and your family safe amidst the pandemic. That means strict social distancing measures, an appointment booking system and more. [Click here](#) for all the information and to plan your day at Kidopolis!

Tour the [Chelsea Sculpture Walk](#)



Photo courtesy of [Chelsea Festivals + Events](#)

Celebrating its 12th year this season, SculptureWalk [Chelsea](#) is an event where local artists create outdoor sculptures to be placed around town for six months. The 2020-2021 season has brought 14 new, incredible sculptures to the Chelsea area. Head to Chelsea to explore them before they are removed and replaced at the end of May! You can get a sneak peek of all the sculptures online before you go.

Ride your bikes on a local trail

Learning how to ride a bike is a childhood rite of passage. From your neighborhood sidewalk to local parks, A2 is chock full of great places to start riding. The [Border-to-Border Trail](#) is a 20-mile scenic trail that starts in Hudson Mills Metropark, taking you through [Dexter](#), Ann Arbor and finally, [Ypsilanti](#). But no matter where you start on this trail, your family will love exploring

everything Washtenaw County has to offer! We also love [Waterloo State Recreation Area](#), [Olson Park](#), [Lakelands Trail State Park](#) and the [Lower Huron Metropark](#)—each offering a few fantastic places to ride.

Find Ann Arbor's Fairy Doors

Fairy doors have been popping up all over Ann Arbor in various locations for as long as we can remember. Today, you can find these charming, artistic, miniature doors at [The Michigan Theater](#), [Ann Arbor District Library](#), [The Ark](#), [Nicola's Books](#) and at least four other documented locations in town. Take your family out on the town this season and try to find them all! [Here is a great map](#) that will help you track them down.

Go skating at the [Ann Arbor Skatepark](#)



If you've got a budding Tony Hawk in your family, don't miss Ann Arbor's own skatepark located in Veterans Memorial Park! This skatepark—which is open every day from 6 a.m.-10 p.m.—is a 20,000-square-foot facility where skaters of all ages and backgrounds can come together to skate for free. As for current COVID-19 guidelines, playground equipment around the park is not sanitized so [Friends of the Ann Arbor Skate Park](#) asks you to use caution. They also ask that you remain 6 feet apart from others and wear a mask when around others.

Watch a [Wild Swan Theater](#) production

In 1980, Hilary Cohen and Sandy Ryder founded Wild Swan Theater with a desire to reach youth and families with artistic and accessible theater productions of the highest caliber. More than 40 years later, Wild Swan Theater is still going strong, offering a quality theater experience for young audiences that is both affordable and enjoyable! They are currently offering Pop Up Virtual Productions, so you and your family can watch their shows safely from home. [Click here](#) to see what events are coming up and to purchase your tickets!

Learn something new at the [Eddy Discovery Center](#)

The Gerald Eddy Discovery Center in the Waterloo Recreation Area is a great way to introduce your children to our natural surroundings. This nature center explores the glacial geology of the region, the diverse natural habitats, and the many recreation opportunities available in the park and the Chelsea area. After you're finished learning, take a few hours to explore everything else the Waterloo Recreation Area has to offer—we have a full guide of our favorite stops, [here](#).

Take a kid-friendly baking class



Tucked between [Zingerman's Bakehouse](#) and [Zingerman's Creamery](#), [BAKE!](#) is Zingerman's hands-on teaching bakery. There, you can learn everything from cake baking to cheese pairing. Classes are open to the public in topics like pizza making, donut frying, flour grinding, soft pretzel creation and more. Their specially designed Kids Camp Classes are classes providing hands-on instruction in valuable kitchen skills from baking to dinner making to cake decorating! They are also currently offering virtual class options to keep your family safe. [Click here](#) to see what's coming up.

Take a day trip to a nearby city

Ann Arbor's incredible location means it's just a few minutes away from several amazing towns. Hop in the car and take a mini-road trip to [Brighton](#), [Manchester](#), Frankenmuth, Lansing or even Detroit! Every Michigan town has a plethora of things to offer. If you want to throw some road trip destinations into your trip, check out our guide to [13 "World's Largest Things" in Michigan](#).

Dine outside in Ypsilanti

On April 1st, several streets throughout Ypsilanti closed to drivers, allowing local restaurants and shops to expand their stores outside—giving shoppers and pedestrians more room to social distance. If you have time this season, make sure to drive over and enjoy a meal al fresco with your family! Several Ann Arbor streets plan to close as well, so keep an eye on the [city's Instagram page](#) for information on when you can enjoy sidewalk dining and shopping here in A2 as well.

Play at a local playground



Photo courtesy of Bryan Mitchell via [Washtenaw County Parks & Recreation](#)

From the iconic playground at [County Farm Park](#) to lesser-known gems like [Glacier Highlands Park](#), Ann Arbor is full of playgrounds that your kids will love exploring. Follow [Ann Arbor Family on Facebook](#), where they do a playground spotlight almost every single day! Then see how many you can hit this season. Just remember, many of these playgrounds are not regularly sanitized. We recommend going during off-hours to avoid crowds and, of course, always wearing a mask and social distancing when around others.

Have a great spring!

What do you plan to do with your kids in Ann Arbor this season? Let us know in the comments below!

Save

Like 0

Leave a Comment

ALSO ON REINHART BLOG

3 years ago • 2 comments

**14 Things to Do
in Ann Arbor
Under \$20**

2 years ago • 2 comments

**23 Local
Charities in the
Ann Arbor Area**



Subscribe

Accurate. Immediate. Essential. Subscribe today for news you need now.

Advertisement

Ann Arbor

Ann Arbor leads effort to secure \$7.4M for land and water conservation

Updated Apr 28, 2021; Posted Apr 28, 2021



Jesse Raudenbush shows guests a pile of in-process compost at Slow Farm on Whitmore Lake Road in Ann Arbor Township during an Ann Arbor greenbelt bus tour through Washtenaw County on Oct. 12, 2019.

By **Ryan Stanton | ryanstanton@mlive.com**

ANN ARBOR, MI — Another \$7.4 million in federal funding is coming to southeast Michigan land and water conservation organizations, officials announced this week.

The city of Ann Arbor's greenbelt program, administered by The Conservation Fund, led efforts to secure the funding, acting as the lead partner among nine conservation groups that joined to create the Lake Erie Conservation Partnership.

The federal funds are coming through the U.S. Department of Agriculture's Natural Resource Conservation Service and will be matched by local conservation funds, translating to over \$15 million for farmland preservation, water quality protection and wildlife habitat improvements over a five-year period.

“The Lake Erie Conservation Partnership will protect and conserve working agricultural lands vital to the overall health of Lake Erie’s waters, while also enhancing productive soils vital to the regional food system’s resiliency and security,” the NRCS website states, noting the partners intend to explore the potential to increase access to affordable farmland for beginning and socially disadvantaged farmers.

Other Lake Erie Conservation Partnership partners include the Washtenaw County Parks and Recreation Commission, Legacy Land Conservancy, Six Rivers Land Conservancy, Huron River Watershed Council, Washtenaw County Conservation District and Scio, Ann Arbor and Webster townships.

The partnership spans both the Huron and Raisin watersheds and aims to permanently protect 2,000 acres of land and support farmers in implementing systems that conserve water and soil resources, improve the health of wildlife habitats and increase climate resilience, officials said.

“We appreciate NRCS’s leadership and the support of Michigan’s congressional delegation for this project and for land preservation in southeast Michigan,” Ann Arbor Mayor Christopher Taylor said in a statement.

“This award is a testament to the importance of seeing a vision through to reality — parcel by parcel, stream by stream,” added Remy Long, greenbelt program manager.

“This vision started decades ago through grassroots efforts led by local champions of conservation. Today, that vision has become a cohesive, formidable and flourishing effort to guarantee a future that includes protected and stewarded lands and waters in southeast Michigan.”

Fruits of Ann Arbor’s greenbelt program apparent in 53 farms after 15 years

The \$7.4 million coming for the partnership led by Ann Arbor is among \$330 million in total grants recently awarded to 85 conservation partnership projects across the nation.

Since 2000, local conservation partners have used \$114 million to protect over 18,000 acres of land in Washtenaw County, including productive farmland and habitats that support carbon storage, water filtration and biodiversity, officials said. But the county has lost over 223,000 acres of farmland since 1935, an average of over 2,600 acres each year.

“While these impacts to the landscape continue, the Lake Erie Conservation Partnership will help preserve what farmland and green infrastructure remains,” the city stated in a news release. “These protected lands create continuing environmental and social benefits, which include cost-effective landscape-level carbon storage and creating affordable farmland opportunities to support new and beginning farmers.”

The top challenge for new and beginning farmers in the United States is finding affordable farmland, Long said.

By purchasing the development rights on farmland via permanent conservation easements, the decreased land value offers new and beginning farmers more affordable land access opportunities in the region, which can be especially important in the Ann Arbor greenbelt area where land values are higher compared to other parts of the county, Long said.

The federal funds will help the greenbelt program and other partners continue to leverage local funding to add thousands more acres of protected farmland to the landscape, increasing the total portfolio of affordable farmland in the region, he said.

The federal grant award also includes incentive payments for adopting farmland management practices that improve water quality, Long added, expressing hopes of connecting farmers with NRCS payment programs and the Huron River Watershed Council’s [Whole Farms for Clean Water](#) program.

“These kinds of programs help farmers diversify their revenue streams, which can be critical for long-term farm and business viability,” Long said.

MORE FROM THE ANN ARBOR NEWS:

[Ann Arbor OKs largest greenbelt purchase in history, preserving 375-acre farm](#)

[Take a virtual flyover tour of Ann Arbor’s greenbelt properties](#)

[‘Process issue’ puts proposed housing development north of Ann Arbor on hold](#)

[Ann Arbor council member proposes community forum on Palestinian human rights](#)

[Millennials, seniors predicted to drive more housing demand in downtown Ann Arbor](#)



[Subscribe](#)

COVID-19 - The information you need from the source you trust. Subscribe now.

Advertisement

Ann Arbor

Upgrades coming to Border-to-Border pathway near Gallup Park

Updated May 04, 2021; Posted May 04, 2021



Support journalism that serves your community.



Kayakers paddle under the wooden vehicle bridge at Gallup Park in Ann Arbor on Wednesday, July 29, 2020. Jacob Hamilton/MLive.com

By **Samuel J. Robinson | srobinson@mlive.com**

ANN ARBOR, MI — Repairs are coming to Washtenaw County's Border-to-Border pathway between the Gallup Park vehicle bridge and Mitchell Field pedestrian bridge.

A \$646,595.50 contract with E.T. Mackenzie Company to improve the pathway was approved by the Ann Arbor City Council at its Monday, May 3 meeting.

The pathway that runs along the southern bank of the Huron River is in need of repairs, officials said. Additionally, it does not currently meet American Association of State Highway and Transportation standards, officials said.

The Parks and Recreation Open Space Plan recommends updating to these standards when renovating existing pathways. New ADA accessible benches and an accessible bench will be installed along the path to provide for a better user experience, city officials said.

With its geographic location, this path segment presents a problem regarding construction access, officials said. Contractors must enter the site from the east by crossing the vehicle bridge in Gallup Park, which has a maximum load capacity less than current design standards. Due to this access difficulty, officials are

recommending replacing the existing asphalt path with a new concrete path, which has a much longer 30- to 40-year life span.

A similar path made of asphalt can expect to last 15 to 20 years before replacement is needed, officials said.

The use of concrete for this stretch is also beneficial in that damaged sections of path can often be fixed more easily, as a broken section of concrete can be removed, and a new section poured. Asphalt repairs are often more intensive and require special equipment, making it cost prohibitive for small repairs, officials said.

Funding for the improvements comes from the 2021 Park Maintenance and Capital Improvement Millage budget, according to city staff.

The Washtenaw County Parks and Recreation Commission has agreed to assist with \$165,000, in funding, city officials said. Of that \$165,000, the Huron Waterloo Pathways Initiative is contributing \$50,000, officials said.

READ MORE FROM THE ANN ARBOR NEWS:

[Judge orders new cleanup and monitoring protocols for Ann Arbor dioxane plume](#)

[Encore Studio in Ann Arbor's Kerrytown merging with Douglas J. Salon](#)

[New nonprofit group aims to bring 'equitable housing' to Ann Arbor](#)

[Blast shakes Ann Arbor neighborhood after rocket club's experiment goes wrong](#)



Your favorite towns and topics

We deliver. Get the local news you care about when it breaks.

Free custom email alerts

Note to readers: if you purchase something through one of our affiliate links we may earn a commission.

Around the web

ADVANCE LOCAL

Registration on or use of this site constitutes acceptance of our [User Agreement](#), [Privacy Policy and Cookie Statement](#), and [Your California Privacy Rights](#) (User Agreement updated 1/1/21. Privacy Policy and Cookie Statement updated 5/1/2021).

[Cookies Settings](#)

© 2021 Advance Local Media LLC. All rights reserved ([About Us](#)).

The material on this site may not be reproduced, distributed, transmitted, cached or otherwise used, except with the prior written permission of Advance Local.

[Community Rules](#) apply to all content you upload or otherwise submit to this site.

[Ad Choices](#)



Support journalism that serves your community.



Listen Live - click here · 89.1 WEMU
89.1 Jazz Morning



[VOTE: Best of Washtenaw County! \(https://www.ecurrent.com/best-of-washtenaw-2021-2/#/\)](https://www.ecurrent.com/best-of-washtenaw-2021-2/#/)

[Issues of the Environment \(/programs/issues-environment\)](/programs/issues-environment) and [Morning Edition \(/programs/morning-edition\)](/programs/morning-edition)
and [All Things Considered \(/programs/all-things-considered\)](/programs/all-things-considered)

Issues Of The Environment: Washtenaw County Parks Preserving Local History

By [DAVID FAIR \(/PEOPLE/DAVID-FAIR\)](/PEOPLE/DAVID-FAIR) • 2 HOURS AGO



[Share \(http://facebook.com/sharer.php?](http://facebook.com/sharer.php?u=https%3A%2F%2Ftinyurl.com%2Fycdlgd9w&t=Issues%20Of%20The%20Environment%3A%20Washtenaw%20County%20Parks%20Preserving%20Local%20History)

[u=https%3A%2F%2Ftinyurl.com%2Fycdlgd9w&t=Issues%20Of%20The%20Environment%3A%20Washtenaw%20County%20Parks%20Preserving%20Local%20History](https://tinyurl.com/ycdlgd9w&t=Issues%20Of%20The%20Environment%3A%20Washtenaw%20County%20Parks%20Preserving%20Local%20History)



[Tweet \(http://twitter.com/intent/tweet?](http://twitter.com/intent/tweet?url=https%3A%2F%2Ftinyurl.com%2Fycdlgd9w&text=Issues%20Of%20The%20Environment%3A%20Washtenaw%20County%20Parks%20Preserving%20Local%20History)

[url=https%3A%2F%2Ftinyurl.com%2Fycdlgd9w&text=Issues%20Of%20The%20Environment%3A%20Washtenaw%20County%20Parks%20Preserving%20Local%20History](https://tinyurl.com/ycdlgd9w&text=Issues%20Of%20The%20Environment%3A%20Washtenaw%20County%20Parks%20Preserving%20Local%20History)



[Email \(mailto:?\)](mailto:)

[subject=Issues%20Of%20The%20Environment%3A%20Washtenaw%20County%20Parks%20Preserving%20Local%20History&body=I](mailto:)



The natural parks found all over Washtenaw County are like a time capsule. They tell tales of local and state history, which is why their preservation is such a high priority. In this week's "Issues of the Environment," WEMU's David Fair talks about the work being done to protect and preserve these areas with Kira Macyda, a park planner and preservationist for Washtenaw County Parks and Recreation.

https://mediad.publicbroadcasting.net/p/wemu/files/styles/x_large/public/202103/Watkins_Lake.jpg

Watkins Lake

CREDIT MICHIGAN DEPARTMENT OF NATURAL RESOURCES /
DNR.STATE.MI.US



Listening...

Overview

- Washtenaw County Parks holds over 5,400 acres of land, including many high quality natural areas. Most of the county's parks also have a less well-known historic significance.
- Some of the most historically significant parks include:
 1. **Parker Mill County Park** (<https://www.washtenaw.org/602/Parker-Mill-County-Park>) - The historic Parker Mill, one of the many mills that once dotted the length of the Huron River, is located within the boundaries of the park. Prior to the Civil War and the Parkers' arrival, Washtenaw County was a lumbering capital as well as the nation's breadbasket. Located in Ann Arbor, the park features an operating historic gristmill with tours on Sundays in the fall. It also has walking trails and connects to the City of Ann Arbor's Gallup Park.
 2. **Sharon Mills County Park** (<https://www.washtenaw.org/669/Sharon-Mills-County-Park>) – This is the site of a gristmill-turned-Ford small factory. This amazing park is located on the picturesque River Raisin in Sharon Township. There are also mountain bike/hiking trails, a canoe launch, interpretive signs, and museum tours.
 3. **Staebler Farm County Park** (<https://www.washtenaw.org/701/Staebler-Farm-County-Park>)– Currently, there are walking trails in the southern portion of the park. The Washtenaw County Parks and Recreation department is finalizing the north park's site plan and hoping to open it in the next couple of years.
 4. **Watkins Lake State Park and County Preserve** (<https://www2.dnr.state.mi.us/ParksandTrails/Details.aspx?id=746&type=SPRK>) – This is the State of Michigan's first partnership with a county entity. It has a documented association with the Underground Railroad. It was recently recognized by the National Park Service as a "Network to Freedom" site.
- Kira Macyda (<https://www.linkedin.com/in/kira-macyda-2a892779>), Park Planner and resident Historic Preservationist for Washtenaw County Parks and Rec (<https://www.washtenaw.org/288/Parks-Recreation>), has been instrumental in helping to preserve and document the history of some of the county's best and least-known parks.

Non-commercial, fact based reporting is made possible by your financial support. Make your donation to WEMU today (<https://donate.nprstations.org/wemu/>)**to keep your community NPR station thriving.**

Like 89.1 WEMU on Facebook (<http://www.facebook.com/wemufm>) **and follow us on Twitter** (<http://www.twitter.com/wemu891>)



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: May 11, 2021
RE: Project and Activities Update – April 2021

Park Facility Events and Projects

Independence Lake

- Concrete has been poured and is curing at Blue Heron Bay Spray Park; water features will be installed later in May.
- A “Spring Bird Egg Hunt” was held for families to learn about six common Michigan birds. Participant then went on a wooden egg hunt and then a birding walk with naturalist Elle Bogle.
- Despite cold weather, Naturalist Kelsey Dehring lead a program where participants learned about frogs and got to try their skill at frog calling.
- Staff is preparing for the summer season with general maintenance and spring clean-up.
- Independence Lake Park’s Day Camp is full for all 9 weeks.
- Staff continues with hiring seasonal workers and training has begun.
- Staff continues developing the park site master plan with anticipation it will be presented to the Commission for adoption later this year.

Meri Lou Murray Recreation Center

- Staff has observed that members are returning in larger numbers after completing vaccinations.
- The spring virtual exercise session started on April 5 and will run until June 12. 115 participants are currently attending the 28 weekly classes offered.
- The parent/tot swimming program opened for registration and quickly filled; 15 parent/tot pairs will begin classes in May.
- As the weather warms, staff is planning to offer two outdoor classes beginning in early May.

Pierce Lake Golf Course and Park

- The “Back Nine” cart path work continues. Unfortunately, unfavorable weather conditions have delayed completion of the paving work. It is, however, open for play.

Rolling Hills Park

- 1,730 annual vehicle passes have been sold through April, which is more than 2017, 2018, and 2019 combined!
- Washtenaw County Health Department has granted permission for us to offer “River Walking” in the lazy river when the water park is not able to be open for general use.
- Operations staff is continuing to interview and hire water park staff with anticipation of opening for the summer season.
- Maintenance and operation staff are busy preparing the Water Park inspection by the health department on May 25.

- Staff has been working with Allied Building Service to get contract documents signed and fully executed so the concession building improvements can begin. Physical construction will not begin until after Labor Day weekend after the Waterpark closes; however, orders for long lead-time equipment will begin in the next few weeks.

Sharon Mills Park

- Consultants from SmithGroup are completing concepts for a livery/canoe launch in the Maly addition off Bethel Church Road.
- Staff is evaluating the existing trail network in the Frazee addition (west side of Sharon Hollow Road) for a potential reroute and expansion into the adjacent Crouch addition (north).
- The contractor has been making significant progress on repairing the headwalls into the turbine house. Their work is expected to be completed in early May.

Staebler Farm Park

- Consultants from The Collaborative finalized the Park Development Plan and cost opinions.
- March MFS classes: 65 in-person and 14 virtual students attended classes including Blacksmithing 101, Beekeeping, Spoon Carving, Millinery, Microgreens, and Rain Gardens.

Special Initiatives

Border-to-Border Trail (B2B)

- Engineering and permitting work continues on the following trail segments: Zeeb Road to Delhi Metropark (DAA3), Delhi Metropark to Wagner Road (DAA4), Dancer Road to Wylie Road (CD2), Werkner Road to Timbertown (C1), and the Grove Road Bridge over I-94 (Y7).
- Temporary wayfinding signs have been installed as part of a pilot project in the Chelsea area.
- Consultants from The Collaborative Inc. continue to develop designs and graphics for the B2B wayfinding project. Two surveys are currently live and have already gathered significant public comments.

Natural Areas Preservation Program (NAPP)

Acquisition

- NAPP closed on the Landau property, which is a 9-acre expansion of the Raymond F. Goodrich Preserve. The parcel extends from Goodrich south to Ford Road, across from the City of Ann Arbor's Marshall Nature Area. Staff hopes to encourage development of a single trail loop that would span Goodrich Preserve, Marshall Nature Area, Freeman Preserve, and Horner-McLaughlin Woods. City of Ann Arbor's Greenbelt program contributed 50% of the funding for its purchase.
- Legacy Land Conservancy closed on their Irwin conservation easement. The Commission recommended both ALPAC's and NATAC's participation in the purchase in February 2020. The Irwin easement is 158 acres on both sides of Grass Lake Road in Sharon Township. Legacy's press release: <https://legacylandconservancy.org/sesquicentennial-farm-protected-forever/>
- The City of Ann Arbor was awarded \$7.4 million for conservation work, especially acquisitions, through the latest Regional Conservation Partnership Program (RCP) grant cycle. The other partners in this RCP are: WCPARC, Scio Township, Ann Arbor Township, Webster Township, Legacy Land Conservancy, Six Rivers Land Conservancy, Huron River Watershed Council, Washtenaw County Conservation District, and the USDA Natural Resources Conservation Service (NRCS). The RCP is called "Lake Erie Conservation Partnership: Food & Water for the Future of Southeast Michigan" and covers the entire Huron River and River Raisin watersheds. More information may be found here: <https://www.a2gov.org/news/pages/article.aspx?i=788>

Stewardship

- Twenty volunteers helped to remove dames rocket, garlic mustard, and bittercress at County Farm Park, Parker Mill Park, and Baker Woods Preserve.
- Surveying and removing invasive spring plants, such as garlic mustard, bittercress, and dames rocket, has been conducted at Scio Woods, Weatherbee Woods, Kosch Headwaters, River Raisin, Goodrich, Draper-Houston, Baker Woods, West Lake, Squiers, and Leonard preserves. NAPP staff also worked to clear at Parker Mill, Sharon Mills, Park Lyndon, County Farm, and Independence Lake County parks.
- Design documents are being prepared for the Draper-Houston Meadows Preserve boardwalk improvements and development of a trail and stream crossing at Highland Preserve.
- NAPP crew completed controlled burns at Rolling Hills County Park and Watkins Lake, Whitmore Lake, West Lake, Scio Woods, and Kosch Headwaters preserves. The prescribed fires are targeted at areas where native prairie plants have been planted to improve establishment.
- A Stiltgrass Coordinator has been hired by the Stiltgrass Working Group to continue management of Stiltgrass in Scio Township. Scio Township has also allocated funds to support management efforts this year.

Interpretive Programming

- About 214 patrons attended naturalist programs in April. Programs included a presentation to the Ladies Literary Club in Ypsilanti on Michigan birds, vernal pool volunteer training, frog calling night hike, and intro to archery to name a few.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: May 11, 2021
RE: **Award of Watkins Lake Trail Construction and NAPP Gravel Parking Lot Redressing**

Background

The Commission recently expanded the Watkins Lake Preserve and State Park through the purchase of an additional mile of the abandoned railroad corridor. The corridor now extends approximately 3.5 miles from Austin Road to the parking lot in Jackson County. Staff and the DNR propose to construct a 10-foot-wide, compacted gravel trail along the entire railroad corridor. Allowed uses include, bicycles, foot traffic, and related nonmotorized uses, but no horses. The proposed gravel trail meets ADA standards for a “firm and stable surface”. Additionally, the trail is part of a larger plan, involving the DNR and local partners, to connect Manchester with Brooklyn via a rail-trail. Completing the trail within Watkins Lake will be the first major step towards achieving this larger trail connection and increasing the regional draw to this unique park and preserve.

Discussion

In April, the county issued RFP 8101 to solicit bids to construct the Watkins Lake Trail project. Due to the nature of the work – gravel trail construction – staff bundled this RFP with top-dressing three gravel parking lots for nature preserves: Leonard, Brauer, and Trinkle Marsh (including the existing gravel trail there). Four bids were received with JB Contractors being the lowest qualified bid. The trail contract is proposed to be constructed in several phases for budgetary reasons starting this year and finishing no later than fall 2023.

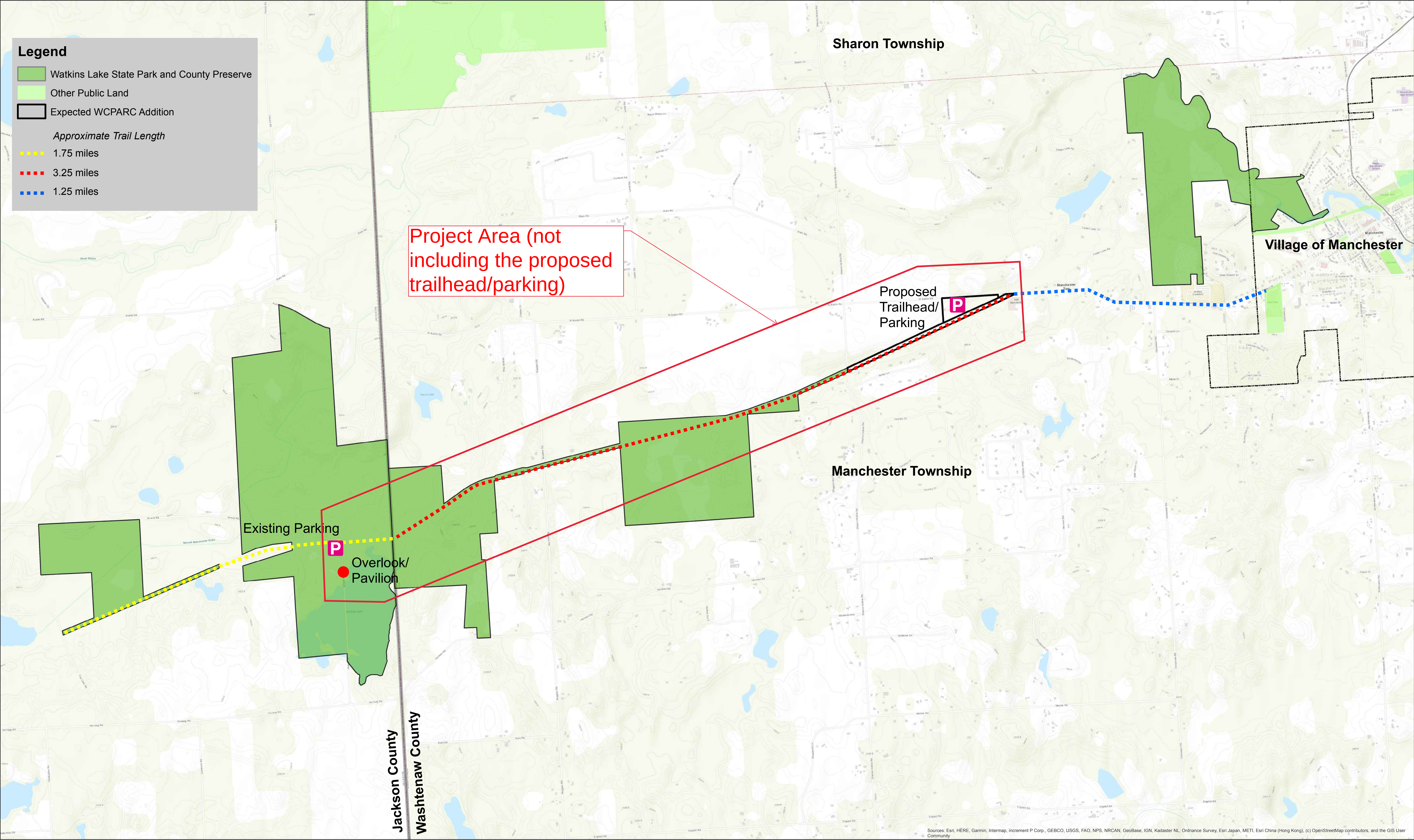
Contactor	Location	Trail Bid	Parking Lots	Total
JB Contractors	Detroit, MI	\$ 704,381.00	\$ 26,932.00	\$ 731,313.00
LJ Construction	Clifford, MI	\$ 940,198.00	\$ 59,080.00	\$ 999,278.00
Fonson Co.	Brighton, MI	\$ 1,170,778.22	\$ 51,505.00	\$ 1,222,283.22
Erie Construction	Woodhaven, MI	\$ 1,194,946.00	\$ 105,200.00	\$ 1,300,146.00
<i>Engineer's Opinion of Cost</i>		<i>\$ 952,000.00</i>		

Recommendation

It is my recommendation that the Washtenaw County Parks and Recreation Commission award the contract for RFP 8101 to JB Contractors in the amount of \$731,313.00 and authorize a 10% contingency for the Watkins Lake Trail Project of \$70,000.

Watkins Lake State Park and County Preserve to Manchester Village - Trail Design

September 2019





Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
 FROM: Coy P. Vaughn, Director
 DATE: May 11, 2021
 RE: **Border to Border Trail Special Revenue Fund Contribution**

Background

In 2020, the Commission requested, and the Washtenaw County Board of Commissioners approved, the establishment of a Special Revenue Fund to provide a sustainable funding source for Commission-owned segments of the Border to Border Trail (B2B Trail). It is anticipated that a planned annual expenditure from the Special Revenue Fund will provide an inflation adjusted, sustainable funding source for routine maintenance, including: staff time, equipment, and materials for general repairs – it is not intended to fund capital projects. The B2B Special Revenue Fund will be invested under the same policies and managed in the same fund as the Natural Areas Preservation Program Special Revenue Fund, but it will be tracked separately. A Commission policy is still needed to guide future eligible expenditures from the fund.

Additionally, the Commission executed a 2017 Memorandum of Understanding with the Huron Waterloo Pathways Initiative (HWPI), which indicates that HWPI will provide a maintenance contribution of \$20,000 per mile of new trail built.

The Commission currently has ownership and legal responsibility for 10.2 miles of Border to Border Trail (B2B Trail) and that number is anticipated to grow to approximately 21 miles at full build-out of the planned trail network within the county.

Discussion

At the March 23, 2021 Working Session, scenarios were detailed regarding present and future maintenance commitments for the B2B Trail. Projections indicate that the Special Revenue Fund will need a principal of \$2.7-\$3.4M to allow for approximately \$136,500 in annual maintenance spending for all 21 miles of Commission-owned future B2B Trail.

The most favorable scenario to establish a sustainable Special Revenue Fund for the B2B Trail included making an initial contribution of \$808,000 for the 10.2 miles of trail constructed between 2017-2020. That contribution is made up of the \$20,000 per mile commitment from HWPI, a matching \$20,000 per mile commitment from WCPARC, and an additional \$400,000 contribution, to be drawn from the balance of the 2017-2022 \$4M parks general fund commitment, to bolster the fund. Additionally, there would be a contribution of \$40,000 per completed mile of trail (\$20,000 HWPI/\$20,000 WCPARC) for the remaining 10.8 miles of trail construction. It was also discussed

that it may be necessary to make an additional, smaller contribution(s) to the fund over the next several years to achieve the necessary principal, which will be evaluated at that time.

Recommendation

It is my recommendation that the Washtenaw County Parks and Recreation Commission deposit all \$20,000 per mile contributions from HWPI into the B2B Trail Special Revenue Fund as they are received. Further, I recommend that the Commission deposit an additional \$20,000 per mile of B2B Trail completed between 2017 and 2020 (\$204,000) into the Special Revenue Fund and commit to depositing an additional \$20,000 per mile of new B2B Trail completed for the duration of the project. Additionally, I recommend that the Commission make a one-time deposit to the Special Revenue Fund of \$400,000 and allow the fund to grow, without withdrawals until 2026 or later and authorize staff to amend the budget in alignment with these deposits. Lastly, I recommend that Commission direct staff to draft a policy for consideration by the Commission to regulate expenditures from the Special Revenue Fund.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: May 11, 2021
RE: **Kosch Wetland Project Agreement**

Background

At the March 9, 2021 meeting of the Commission, staff presented an opportunity to participate in the establishment of a wetland mitigation bank site in partnership with the Washtenaw County Road Commission at the Kosch Headwaters Preserve. Creation of a wetland mitigation bank site will enhance the recreational and ecological services offered by the preserve through the addition of new trails and wetland restoration. Furthermore, WCPARC will receive a portion of the credits created, which can be used to meet Michigan Department of Environment, Great Lakes and Energy (EGLE), requirements for mitigation on future phases of the Border to Border Trail.

Discussion

The next step for the project is to conduct site monitoring and analysis to determine the ultimate suitability of the site and advance the design of the project into engineering. In order to take this step, the Road Commission has requested a project agreement between the two Commissions (draft attached) be executed. Upon legal review, it has been determined that this project is consistent with the mission and intent of the Natural Areas Preservation Program and ordinance. If the site proves suitable as is anticipated, an additional agreement known as a Preliminary Banking Agreement (PBA), will be required later. The PBA will detail the design, monitoring/stewardship requirements, grant of an easement to EGLE, and additional terms and conditions. County corporation counsel has indicated that the future step of granting the required mitigation bank easement to EGLE will require final authorization of the Washtenaw County Board of Commissioners.

Recommendation

It is my recommendation that the Washtenaw County Parks and Recreation Commission authorize staff to execute the project agreement with the Washtenaw County Road Commission for the Kosch Wetland Project contingent upon final review and acceptance by legal counsel and the Washtenaw County Road Commission.

WETLAND MITIGATION BANK PROJECT KOSCH HEADWATERS PRESERVE AGREEMENT

This Agreement ("Agreement"), is entered into as of the ____ day of _____, 2021, and memorializes and confirms certain verbal commitments and understandings previously made by the Board of County Road Commissioners of the County of Washtenaw, a public body corporate, with offices at 555 Zeeb Road, Ann Arbor, Michigan 48103 ("WCRC") and the Washtenaw County Parks and Recreation Commission, a public entity, with offices at 2230 Platt Road, Ann Arbor, Michigan 48104 (the "WCPARC").

1.0 ACKNOWLEDGMENTS

1.1 The parties desire to collaborate in the planning, funding, design, construction, development, and monitoring of a public wetland mitigation bank site at the Kosch Headwaters Preserve, located in Superior Township, Washtenaw County (the "**Project**"). See Attachment A.

1.2 WCRC has been awarded funding through the Michigan Wetland Board to evaluate the viability of, plan, design, and engineer the Project.

1.3 WCPARC is the fee simple owner of the proposed Project site and desires to provide the land required to construct the Project because restoration of a wetland condition will enhance the recreational experience and ecosystem services provided by the nature preserve which aligns with the core mission of the Natural Areas Preservation Program.

1.4 WCPARC agrees to provide the land required to construct the Project in exchange for its value in wetland mitigation credits within the Project. It is anticipated that future mitigation credits will be needed by WCPARC to comply with MCL324.303 Wetlands Protection and other regulations as enforced by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Specifically, WCPARC anticipates the need for wetland mitigation credits for the Border to Border Trail project (B2B Trail), which provides transportation and recreation opportunities to county residents, and desires to mitigate its future impacts within the county.

1.5 WCPARC desires that credits not reserved for WCPARC projects only be used by public entities and transportation enhancement projects.

1.6 It is anticipated that Washtenaw County Board of Commissioners approval is necessary to authorize execution of the final easement on The Project as required by EGLE.

1.7 It is anticipated that this agreement will be wholly or partially superseded by a future Preliminary Banking Agreement (Attachment B), which shall further detail the requirements and responsibilities of the parties, if the preliminary site investigation determines the Project to be viable.

NOW, THEREFORE, in exchange for their mutual promises as set forth herein the parties agree as follows:

2.0 FUNDING AND RESPONSIBILITIES OF THE PARTIES

2.1 Project Costs and Funding

2.1.1 WCRC shall be responsible for all Project costs to evaluate, plan, design, engineer, permit, and construct the Project. WCRC may enter into agreements with other organizations and entities as necessary to fully fund the Project.

2.1.2 Design Phase: WCRC has entered into a Contract with ASTI Environmental for engineering services consisting of site investigation, design/preliminary engineering, securing the required permits/approvals, and performing the project administration of the Project up to the construction phase. WCRC may terminate this phase of the Project at any time and provide written notice to WCPARC. In the event of WCRC termination of the Project and 2.1.7 is not the justification for such termination, WCPARC shall not be responsible for any expenses associated with the Project. WCPARC may terminate this phase of the Project at any time and provide written notice to WCRC. In the event of WCPARC termination of the Project and 2.1.7 is not the justification for such termination, WCPARC shall reimburse the WCRC for incurred expenses associated with the Project.

2.1.3 Bidding Phase: The design phase of the Project will include an engineer's estimate for the construction costs for the Project (the "Engineer's Estimate"). Based on the Engineer's Estimate and site suitability, the WCRC will decide whether it will move forward with the Project and thereby commit to funding a construction budget for the Project equal to the Engineer's Estimate plus an additional ten percent (10%) contingency (the "Project Budget"). The lowest qualified bid obtained during the WCRC bid letting will be awarded the Project so long as the bid price is within ten percent (10%) of the Engineer's Estimate. Should the lowest qualified bid exceed the Engineer's Estimate by more than ten percent (10%), WCRC will be given the option of funding the increased cost or rejecting all bids. If all bids are rejected, the Project will be cancelled and WCPARC will not be responsible for any Project costs.

2.1.4 Construction Phase: It is anticipated that a Preliminary Banking Agreement will dictate the terms of construction. Presently, it is understood that the WCRC shall enter into a Contract with a qualified engineering consultant to serve as the Project Engineer and perform all construction engineering services. These services shall include without limitation inspection; office technician; construction surveying; materials testing and inspection; and generating contractor pay estimates; and providing other construction contract documentation in accordance with EGLE's, WCRC's, and other applicable guidelines and standard practices and procedures.

2.1.5 During the construction phase, the Project Engineer shall consult with WCPARC and WCRC regarding any items which may result in an increase to the estimated construction cost or substantially modify the approved design plans. WCRC will be responsible for any and all actual and necessary construction and Project costs to complete the scope of the Project which WCRC approved during the design phase. WCRC shall also pay any additional construction costs incurred due to unforeseen field conditions or payment of field measured unit priced contract items.

2.1.6 Monitoring and Establishment Phase: It is understood that the details of site establishment and monitoring will be determined in the Preliminary Banking Agreement in coordination with WCPARC, WCRC, EGLE, and other appropriate parties. Presently, it is anticipated that WCPARC will receive funding to perform work associated with monitoring and establishment of the Project.

2.1.7 Future Agreements and Mitigation Credits: If site investigation, monitoring, and engineering determine the site to be viable for construction of the Project and the Washtenaw County Board of Commissioners declines to grant the required easement to EGLE, WCPARC shall reimburse the WCRC for 50% of the costs incurred to date as a direct result of The Project. In such an event, the WCRC shall provide documentation of expenses and shall be responsible for the remaining 50% of the Project costs. If EGLE, Michigan Wetland Board, or the WCRC denies the allocation of mitigation credits relative to the value of the land supplied by WCPARC for use on WCPARC projects, subject to the standard use of credit approval process, WCPARC shall not be responsible for any costs associated with the Project and may require compensation for land provided for the Project.

2.2 WCRC Responsibilities

2.2.1 In cooperation with WCPARC, WCRC will oversee the Project in accordance with EGLE requirements. WCRC will enter into the necessary contract(s) with EGLE or the Michigan Wetland Board relating to the Project; coordinate the preparation of construction documents with their Engineers; secure the required permits and approvals for the Project; advertise and let bids; execute the necessary construction contract(s) for the Project; and administer the Project during construction in accordance with WCRC, EGLE, and WCPARC guidelines and standard practices and procedures.

2.3 WCPARC Responsibilities

2.3.1 In cooperation with the WCRC, WCPARC will participate in the site investigation, design, engineering and other activities related to determining the suitability of the site. If the site is suitable, WCPARC will assist to review and approve the design plans and the execute the required Preliminary Banking Agreement, easement, and other related documentation for the Project.

2.3.2 WCPARC agrees to monitor, steward, and maintain the Project in accordance with EGLE requirements set forth in the future Preliminary Banking Agreement on the condition that an endowment is provided to offset said expenses and at terms agreeable to WCPARC. Agreement to steward and monitor the site shall not be unreasonably withheld by WCPARC.

3.0 **GENERAL PROVISIONS**

3.1 All notices and invoices under this contract are deemed given when mailed by first class mail, postage pre-paid, e-mailed, or personally delivered as follows:

For the Washtenaw County Parks and Recreation Commission

Washtenaw County Parks and Recreation Commission
Attn: Coy Vaughn, Director
2230 Platt Road
Ann Arbor, Michigan 48109
E-mail: vaughnc@ewashtenaw.org

For the Board of County Road Commissioners of the County of Washtenaw

Washtenaw County Road Commission
Attn: Sheryl Soderholm Siddall, Managing Director
555 N. Zeeb Road
Ann Arbor, MI 48103
E-mail: siddalls@wcroads.org

3.2 The obligations of the parties under this Agreement shall be null and void if any application for grant and/or funding referred to herein is not approved, unless otherwise agreed in writing by the parties. This Agreement shall be null and void in the event that WCRC does not enter into necessary contract(s) between WCRC and EGLE.

3.3 This Agreement constitutes the entire Agreement between the parties and all previous communications between the parties, whether written or oral, with reference to the subject matter of this Agreement are hereby superseded.

3.4 If it is determined by a court of competent jurisdiction that any provision of this Agreement is contrary to law the remaining provisions of this Agreement shall continue in full force and effect.

3.5 This Agreement shall be interpreted and construed in all respects in accordance with the laws of the State of Michigan.

3.6 This Agreement has been jointly drafted by the parties and, therefore, shall be construed and interpreted accordingly.

3.7 Failure or delay in performance of this Agreement by any party shall not be deemed to be a breach thereof when such failure or delay is occasioned by or due to any act of God, labor strike, lock-out, war, riot, epidemic, explosion, terrorism, breakage or accident to machinery or equipment, the binding order of any court or governmental authority or any other cause, whether of the kind enumerated here or otherwise, not within the control of the party claimed to be responsible for such failure or delay or other similar alleged breach of this Agreement.

3.8 Without the prior written consent of the governing body of either party, neither this Agreement, any interest created by this Agreement, nor any claim arising under this Agreement shall be transferred or assigned by either party.

3.9 The parties agree and it is specifically understood that the parties' performance under this Agreement does not and shall not confer upon WCRC, and/or EGLE any right, title or interest in the Project or land owned by WCPARC. The Parties further agree that parties' performance under this Agreement does not and shall not confer upon EGLE or WCPARC any right, title or interest in any improvements to roadways under the jurisdiction of WCRC.

3.10 This Agreement does not create nor vest any rights or privileges in any third party not a party to this Agreement. Notwithstanding any other provision of this Agreement, this Agreement and actions taken by the parties under this Agreement shall not be construed by any third party or any court of law as vesting any rights or privileges in any third party under any circumstances.

3.11 Nothing herein shall be construed to constitute any party to this Agreement, or their member communities, contractors, agents or assigns, as a joint venture, agent, or general partner of the other, nor do the parties intend to create or engage in a joint venture or joint venture partnership by entering into and satisfying the terms and conditions of this Agreement.

3.12 This Agreement may be modified or amended only by written agreement, duly authorized and executed, of the parties hereto.

3.13 This Agreement shall be effective and binding on the date on which the last of the parties signs this Agreement. This Agreement may be executed in counterpart originals, one of which shall be retained by each party and each of which may serve as the original of this Agreement.

IN WITNESS WHEREOF, the parties have set their hands to this Agreement the day and year here written.

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION

Dated: _____, 2021

By: Coy Vaughn
Its: Director

BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF WASHTENAW

Dated: _____, 2021

By: Sheryl Soderholm Siddall
Its: Managing Director

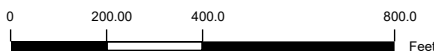
Dated: _____, 2021

By: Barbara R. Fuller
Its: Board Chair



Attachment A Kosch Preserve Potential Wetland Site

© 2013 Washtenaw County



3/4/2021

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



Michigan Wetland Board for Local Transportation Agencies
989-390-2378 www.miwb.org

Updated 2/2/2021

6 May 2021

Mitigation Bank Pre Proposal
Information required by EGLE

Sponsor

Location

Type of wetland proposed – emergent, forested, scrub.

The name of the bank sponsor and any associated agencies or organizations.

- A site location map and any other available maps or aerial photos of the property.
- A description of the site, including existing hydrology, vegetation, and land use.
- Objectives including proposed service area, conceptual design of the bank, description of the approximate acreage and types of wetlands to be created or restored and technical and ecological feasibility of the site to achieve objectives.
- Permission for the EGLE to enter the site for inspection.
- Ownership arrangements including willingness of the bank sponsor to provide a conservation easement that protects the site at the time the banking agreement is signed.
- Notification that the bank will or will not be used to meet requirements of local, state, or federal agencies, and identification of the agencies.
- Description of proposed long term management of the site.
- Qualifications of the bank sponsor to establish and maintain the bank site.

CHAIR: Steve Puuri

VICE CHAIR: Rob Laitinen

TREASURER: Brad Knight

DIRECTORS: Kelly Bekken | Tim Wolff | Jim Watling | Mike O'Malley



Washtenaw County Parks and Recreation Commission

April 2021 - Claims Report

PARK / FACILITY / FUNCTION	UTILITIES	DIRECT PURCHASES	OTHER	TOTAL
Administration	\$ 289.13	\$ 1,120.48	\$ 50,204.22	\$ 51,613.83
Recreation Center	13,797.66	1,163.44	20,546.35	35,507.45
Park Maintenance	1,215.68	5,392.04	17,299.17	23,906.89
Pierce Lake Golf Course	1,350.73	2,386.88	76,232.20	79,969.81
Independence Lake	1,355.07	3,780.68	13,452.82	18,588.57
Rolling Hills	2,290.22	2,482.37	2,199.11	6,971.70
Parker Mill	183.39	-	645.00	828.39
Sharon Mills	89.49	-	3,388.11	3,477.60
Staebler Farm	14.95	163.13	76.00	254.08
Swift Run Dog Park	-	-	-	-
Capital Improvement	-	-	1,746.10	1,746.10
Committed Funding Partnerships	-	-	15,000.00	15,000.00
Commission	-	-	-	-
SUBTOTAL	\$ 20,586.32	\$ 16,489.02	\$ 200,789.08	\$ 237,864.42
 Road Millage Fund	 -	 -	 851.02	 851.02
SUBTOTAL	\$ -	\$ -	\$ 851.02	\$ 851.02
 Natural Areas Preservation Program				
Acquisition	\$ -	\$ -	\$ 218,874.47	\$ 218,874.47
Preserve Management	-	1,535.48	4,902.28	\$ 6,437.76
NATAC	-	-	-	\$ -
Acquisition	\$ -	\$ -	\$ 51,684.00	\$ 51,684.00
Annual Monitoring	-	-	-	\$ -
ALPAC	-	-	-	-
SUBTOTAL	\$ -	\$ 1,535.48	\$ 275,460.75	\$ 276,996.23
 TOTAL	\$ 20,586.32	\$ 18,024.50	\$ 477,100.85	\$ 515,711.67

It was moved by _____ and supported by _____
to approve payment of claims in the amount of..... \$ 515,711.67

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
FUND BALANCE STATEMENT - APRIL 30, 2021

Beginning Fund Balance (1/1/21)	17,612,810		33%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)			Variance
Property Tax	7,949,931	8,224,802		103%	274,871
State Grant Funds	-	-			-
Fees & Services	3,560,000	439,445		12%	(3,120,555)
Interest Earnings	150,000	21,704		14%	(128,296)
Other Revenue & Reimb.	<u>30,000</u>	<u>5,994</u>		20%	<u>(24,006)</u>
Total Revenue		11,689,931	8,691,946	74%	(2,997,985)
Expense (Budget)		Expense (Actual)			Variance
Personnel Services	(6,231,847)	(1,523,612)		24%	4,708,235
Supplies & Other Services	(2,390,854)	(471,111)		20%	1,919,743
Internal Service Charges	(940,957)	(310,194)		33%	630,763
Capital					
John Deere Lease	(84,246)	-		0%	84,246
Land Acquisition	-	-		-	-
CIP/Development	(3,100,000)	(312,677)		10%	2,787,323
Contingency	(400,000)	(27,481)		7%	372,519
Machinery & Equipment	<u>(172,300)</u>	<u>(14,484)</u>		8%	<u>157,816</u>
Capital Subtotal	(3,756,546)	(354,642)		9%	3,401,904
Total Expense		<u>(13,320,204)</u>	<u>(2,659,560)</u>	20%	10,660,644
Surplus/(Deficit)		(1,630,273)	6,032,386		
Operating Reserve		(7,832,444)	(7,832,444)		
Funding Commitments (Partnerships)		<u>(3,397,546)</u>	<u>-</u>		
		(11,229,990)	(7,832,444)		
Projected Fund Balance (12/31/21)		<u>4,752,547</u>	<u>15,812,752</u>		

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - APRIL 30, 2021

Beginning Fund Balance (1/1/21)	6,662,301		33%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)			Variance
Property Tax	3,936,536	4,072,985		103%	136,449
Federal Revenue	-	-			-
Interest Earnings	50,000	8,693		17%	(41,307)
Other Revenue & Reimb.	<u>5,000</u>	<u>-</u>		0%	<u>(5,000)</u>
Total Revenue	3,991,536	4,081,679		102%	90,143
Expense (Budget)		Expense (Actual)			Variance
Personnel Services	(675,600)	(157,075)		23%	518,525
Supplies & Other Services	(332,600)	(39,355)		12%	293,245
Internal Service Charges	(22,840)	(4,290)		19%	18,550
Capital					
Land Acquisition	(2,550,000)	(447,359)		18%	2,102,641
Land Development	-	-			-
Machinery & Equipment	<u>(5,000)</u>	<u>-</u>		0%	<u>5,000</u>
Capital Subtotal	(2,555,000)	(447,359)		18%	2,107,641
Transfers Out	(7,500)	(7,500)		100%	
Total Expense	<u>(3,593,540)</u>	<u>(655,579)</u>		18%	2,937,961
Surplus/(Deficit)	397,996	3,426,099			
Projected Fund Balance (12/31/21)	<u>7,060,297</u>	<u>10,088,400</u>			

ROLLING HILLS COUNTY PARK
YEAR-TO-DATE PARTICIPATION & REVENUE REPORT
APRIL

	GATE					
	2019	2020	2021	2019	2020	2021
RESIDENT (ANNUAL)	529	341	1,451	\$ 15,870	\$ 10,230	\$ 43,530
NON-RESIDENT (ANNUAL)	48	28	124	2,160	1,260	5,580
RESIDENTS (DAILY)	464	281	2,066	2,784	1,686	12,396
NON-RESIDENTS (DAILY)	228	129	714	2,280	1,290	7,140
SENIOR (DAILY)	27	11	85	81	33	255
SENIOR NON-RES. (DAILY)	3	4	7	18	24	42
GLOW GOLF DROP-IN	-	-	-	-	-	-
BUSES (DAILY)	3	-	-	90	-	-
ANNUAL BUS	-	-	-	-	-	-
MINI BUS	-	1	1	-	15	15
ANNUAL MINI BUS	-	-	-	-	-	-
	<u>1,302</u>	<u>795</u>	<u>4,448</u>	<u>\$ 23,283</u>	<u>\$ 14,538</u>	<u>\$ 68,958</u>

PERCENT OF NON-RESIDENTS:

ANNUAL	8.32%	7.59%	7.87%
DAILY	31.99%	31.29%	25.10%

WATER PARK POOL ATTENDANCE

	2019	2020	2021	2019	2020	2021
DAILY ENTRANCE	<u>1</u>	<u>2</u>	<u>-</u>	<u>\$ (30)</u>	<u>\$ 20</u>	<u>\$ -</u>
	1	2	-	\$ (30)	\$ 20	\$ -

PROGRAMMING & RETAIL OPERATIONS

	2019	2020	2021	2019	2020	2021
DAYCAMP	634	426	567	\$ 17,131	\$ 11,495	\$ 15,305
BIRTHDAY PACKAGES	1	-	-	200	-	-
AQUATICS PROGRAMMING	-	-	-	-	-	-
DISC GOLF	2,250	463	1,484	4,500	926	2,968
SPECIAL EVENTS	<u>1,917</u>	<u>356</u>	<u>208</u>	<u>19,888</u>	<u>4,025</u>	<u>4,398</u>
	<u>4,802</u>	<u>1,245</u>	<u>2,259</u>	<u>\$ 41,719</u>	<u>\$ 16,446</u>	<u>\$ 22,671</u>

ROLLING HILLS COUNTY PARK
YEAR-TO-DATE PARTICIPATION & REVENUE REPORT
APRIL

PROGRAMMING & RETAIL OPERATIONS (cont'd)

	2019	2020	2021	2019	2020	2021
FACILITY RENTALS						
WEEKDAYS	1	4	6	\$ 180	\$ 660	\$ 730
WEEKENDS	64	24	41	7,860	4,650	7,355
SOCCER FIELDS	2,450	35	-	9,965	100	-
DISC GOLF COURSE	-	-	9	-	-	925
WATERPARK SHELTERS	1	-	-	25	-	-
	<u>2,516</u>	<u>63</u>	<u>56</u>	<u>\$ 18,030</u>	<u>\$ 5,410</u>	<u>\$ 9,010</u>
TOBOGGANS	229	-	760	\$ 687	\$ -	\$ 2,280
CROSS COUNTRY SKIS	177	-	936	531	-	2,808
MISC. RETAIL	-	-	-	-	-	-
	<u>406</u>	<u>-</u>	<u>1,696</u>	<u>\$ 1,218</u>	<u>\$ -</u>	<u>\$ 5,088</u>
LOCKERS	-	-	-	\$ -	\$ -	\$ -
FOOD CONCESSIONS	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-
GIFT CERTIFICATE SALES	13	3	-	100	428	-
	<u>13</u>	<u>3</u>	<u>-</u>	<u>\$ 100</u>	<u>\$ 428</u>	<u>\$ -</u>
	2019	2020	2021	2019	2020	2021
YTD TOTAL PARTICIPATION & REVENUE:	9,040	2,108	8,459	\$ 84,320	\$ 36,842	\$ 105,727

**RECREATION CENTER
YEAR-TO-DATE PARTICIPATION & REVENUE REPORT
APRIL**

MEMBERSHIPS

	2019	2020	2021	2019	2020	2021
INDIVIDUAL RESIDENT	414	337	130	\$ 88,712	\$ 60,905	\$ 21,079
INDIVIDUAL NON-RESIDENT	9	5	-	2,915	2,060	-
S/Y/D RESIDENT	577	420	129	96,510	67,757	20,056
S/Y/D NON-RESIDENT	3	2	-	790	520	-
FAMILY RESIDENT	89	133	70	44,703	34,107	10,896
FAMILY NON-RESIDENT	2	1	-	1,480	735	-
FAMILY - ADDT'L MEMBER	9	13	4	513	483	150
SENIORS OVER 80	164	109	42	9,840	6,180	2,335
PERSONAL TRAINERS	10	3	-	2,580	1,500	-
MILITARY PASS	2	2	1	360	180	204
30-DAY PASS	397	257	285	17,730	10,532	12,420
SEASONAL PASS	-	-	-	-	-	-
REPLACEMENT PASS	55	33	4	55	33	4
SUB-TOTAL	1,731	1,315	665	\$ 266,189	\$ 184,992	\$ 67,143
PASS FACILITY USE	67,336	43,173	21,048			
PERCENT OF NON-RESIDENTS:	1.28%	0.89%	0.00%			

DAILY ENTRIES

	2019	2020	2021	2019	2020	2021
INDIVIDUAL RESIDENT	4,101	2,552	-	\$ 32,808	\$ 20,416	\$ -
INDIVIDUAL NON-RESIDENT	425	212	-	3,825	1,908	-
S/Y/D RESIDENT	3,250	2,122	-	19,500	12,732	-
S/Y/D NON-RESIDENT	142	105	-	994	735	-
INDIVIDUAL FITNESS RESIDENT	60	46	-	480	264	-
INDIVIDUAL FITNESS NON-RESIDENT	-	-	-	-	-	-
SENIOR FITNESS RESIDENT	148	129	-	888	756	-
SENIOR FITNESS NON-RESIDENT	2	3	-	14	14	-
DAILY PASS/GIFT CERTIFICATE SALES	-	-	-	2,574	-	-
SUB-TOTAL	8,128	5,169	-	\$ 61,083	\$ 36,825	\$ -
PERCENT OF NON-RESIDENTS:	7.00%	6.19%	-			

OTHER REVENUE

	2019	2020	2021	2019	2020	2021
DAYCAMP	1,975	1,569	-	\$ 53,329	\$ 42,370	\$ -
RECREATION PROGRAMS	15,078	8,724	11,762	84,909	43,249	8,618
FACILITY RENTALS	97	104	-	4,142	2,494	-
POOL/STUDIO/GYM	-	-	-	-	-	-
PARTY PAVILION	-	-	-	-	-	-
MISC. RETAIL	-	81	17	-	2,220	603
LOCKERS	13,717	9,068	1,480	3,429	2,267	370
VENDING	-	-	-	4,816	558	-
SUB-TOTAL	30,867	19,546	13,259	\$ 150,626	\$ 93,158	\$ 9,591

	2019	2020	2021	2019	2020	2021
YTD TOTAL PARTICIPATION & REVENUE:	108,062	69,203	34,972	\$ 477,898	\$ 314,974	\$ 76,734

PIERCE LAKE GOLF COURSE
YEAR-TO-DATE PARTICIPATION & REVENUE REPORT
APRIL

GREEN FEES

	2019	2020	2021	2019	2020	2021
WEEKDAYS						
REGULAR - 9	58	-	65	\$ 441	\$ -	\$ 676
SR/JR/STUDENT - 9	33	-	67	396	-	970
LEAGUES - 9	2,730	100	2,422	43,680	2,178	41,174
REGULAR - 18	191	2	458	4,733	57	13,542
SR/JR/STUDENT - 18	251	-	368	4,011	-	6,977
TWI-LIGHT	226	-	256	3,259	-	4,491
WEEKENDS						
REGULAR - 9	27	-	18	543	-	432
SR/JR/STUDENT - 9	7	-	9	112	-	171
REGULAR - 18	244	-	627	7,585	-	21,739
SR/JR/STUDENT - 18	-	-	2	-	-	38
TWI-LIGHT	103	-	136	2,088	-	3,114
EARLY BIRD - 9	-	-	-	-	-	-
MEMBERSHIPS						
ULTIMATE PACKAGE	109	3	255	8,600	2,200	20,326
WEEKDAY PACKAGE	25	2	71	6,775	1,550	14,350
WEEKEND PACKAGE	3	-	4	750	-	800
TWI-LIGHT PACKAGE	42	2	81	3,425	950	4,575
OUTINGS (WEEKDAYS & WEEKENDS)	-	-	-	-	-	-
	<u>4,049</u>	<u>109</u>	<u>4,839</u>	<u>\$ 86,398</u>	<u>\$ 6,935</u>	<u>\$ 133,375</u>

PROGRAMMING & RETAIL OPERATIONS

	2019	2020	2021	2019	2020	2021
CARTS	1,607	-	1,937	\$ 6,670	\$ -	\$ 9,701
RENTALS	<u>2</u>	<u>-</u>	<u>6</u>	<u>20</u>	<u>-</u>	<u>60</u>
	1,609	-	1,943	\$ 6,690	\$ -	\$ 9,761
FOOD & BEVERAGE	2,257	26	3,774	\$ 7,399	\$ 1,068	\$ 13,721
PRO SHOP	287	6	480	3,541	52	5,815
DISCOUNTS	-	-	-	(1,361)	546	(9,242)
VENDING	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12</u>
	2,544	32	4,254	\$ 9,578	\$ 1,666	\$ 10,306
	2019	2020	2021	2019	2020	2021
YTD TOTAL PARTICIPATION & REVENUE:	8,202	141	11,036	\$ 102,666	\$ 8,601	\$ 153,442

INDEPENDENCE LAKE COUNTY PARK
YEAR-TO-DATE PARTICIPATION & REVENUE REPORT
APRIL

	GATE					
	2019	2020	2021	2019	2020	2021
RESIDENTS (ANNUAL)	306	176	513	\$ 9,180	\$ 5,280	\$ 15,390
NON-RESIDENTS (ANNUAL)	60	37	154	2,700	1,665	6,930
RESIDENTS (DAILY)	294	175	562	1,764	1,050	3,372
NON-RESIDENTS (DAILY)	469	165	775	4,690	1,650	7,750
SENIOR (DAILY)	25	20	55	75	60	165
SENIOR-NON RES. (DAILY)	11	4	27	66	24	162
BUSES (DAILY)	-	-	-	-	-	-
ANNUAL BUS	-	-	-	-	-	-
MINI BUS	-	-	-	-	-	-
ANNUAL MINI BUS	-	-	-	-	-	-
	<u>1,165</u>	<u>577</u>	<u>2,086</u>	<u>\$ 18,475</u>	<u>\$ 9,729</u>	<u>\$ 33,769</u>
PERCENT OF NON-RESIDENTS:						
ANNUAL	16.4%	17.4%	23.1%			
DAILY	60.1%	46.4%	56.5%			

BLUE HERON BAY ATTENDANCE

	2019	2020	2021	2019	2020	2021
BHB ANNUAL PASSES	-	-	-	\$ -	\$ -	\$ -
BHB DAILY ENTRANCE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	-	-	-	\$ -	\$ -	\$ -

BLUE HERON BAY RETAIL OPERATION

	2019	2020	2021	2019	2020	2021
FACILITY RENTALS	-	-	-	\$ -	\$ -	\$ -
BIRTHDAY PACKAGES	-	-	-	-	-	-
SPECIAL EVENTS	<u>1</u>	<u>-</u>	<u>-</u>	<u>50</u>	<u>-</u>	<u>-</u>
	1	-	-	\$ 50	\$ -	\$ -
LOCKERS	-	-	-	\$ -	\$ -	\$ -
FOOD CONCESSIONS	-	-	-	-	-	-
ACCESSORIES/MISC.	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	-	-	-	\$ -	\$ -	\$ -

INDEPENDENCE LAKE COUNTY PARK
YEAR-TO-DATE PARTICIPATION & REVENUE REPORT
APRIL

PROGRAMMING & RETAIL OPERATIONS

	2019	2020	2021	2019	2020	2021
DAYCAMP	968	1,046	1,847	\$ 26,141	\$ 28,235	\$ 49,860
DISC GOLF	47	1,303	1,850	94	2,606	3,700
SPECIAL EVENTS	<u>60</u>	<u>34</u>	<u>360</u>	<u>1,425</u>	<u>1,425</u>	<u>4,675</u>
	1,075	2,383	4,057	\$ 27,660	\$ 32,266	\$ 58,235
FACILITY RENTALS						
WEEKDAYS	4	3	2	\$ 400	\$ 320	\$ 160
WEEKENDS	<u>31</u>	<u>17</u>	<u>32</u>	<u>3,870</u>	<u>2,050</u>	<u>4,020</u>
	35	20	34	\$ 4,270	\$ 2,370	\$ 4,180
ROW BOATS-HOURLY	-	-	-	\$ -	\$ -	\$ -
ROW BOATS-DAILY	-	-	-	-	-	-
PADDLE BOATS-1/2 HOUR	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	-	-	-	\$ -	\$ -	\$ -
FOOD CONCESSIONS	-	-	-	\$ -	\$ -	\$ -
ACCESSORIES/MISC.	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	-	-	-	\$ -	\$ -	\$ -
	2019	2020	2021	2019	2020	2021
YTD TOTAL PARTICIPATION & REVENUE:	2,276	2,980	6,177	\$ 50,455	\$ 44,365	\$ 96,184



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: May 11, 2021
RE: **Staebler Farm County Park Development Plan**

Background

In 2017, the Staebler Farm County Park Site Master Plan was formally adopted to guide the facility's future development by establishing its overall vision, priorities, goals, and development phases. Shortly after adoption, staff formalized a partnership with the Michigan Folk School (MFS) and implemented the initial phase of development on the south of the park, which included mowed trails and construction of a parking lot. In 2019, staff began working with The Collaborative Inc. (TCI) to design a multipurpose building for MFS and WCPARC programming use.

Discussion

In winter 2020, staff engaged TCI again to develop a comprehensive Park Development Plan, to incorporate the southside development with program elements north of Plymouth Road to guide development over the next 10+ years. In preparing the plan, input was obtained from Parks Commissioners, stakeholder groups, other government and non-profit agencies, and members of the public.

At the March 2021 Parks Commission meeting, TCI presented a draft of the plan to confirm that its general direction aligned with Commission priorities. Since that meeting, the plan has been finalized and placed on the County's website for public review: https://www.washtenaw.org/DocumentCenter/View/20352/Staebler-Farm-MP_May-11-2021_Final-Draft. An email and social media post announced its availability for comment.

Recommendation

I have reviewed the Staebler Farm County Park Development Plan and believe the proposed park program will further WCPARC's mission and provide new recreational and educational opportunities for county residents. It is my recommendation that the Washtenaw County Parks and Recreation Commission adopt the Staebler Farm County Park Development Plan.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy Vaughn, Director
Date: May 11, 2021
Re: **Staebler Farm Park Multipurpose Building and Farmhouse Design RFP**

Background

In 2017, O|X Associates completed a condition assessment report (CAR) of the farmhouse at Staebler Farm Park. Based on the CAR, critical repairs were completed in 2018 to stop further deterioration of the house for 5-7 years until redevelopment plans could be implemented. Currently, there is \$500,000 in CIP for renovations to the farmhouse.

In 2019, staff engaged architects from The Collaborative Inc. (TCI) to provide programming and schematic design of a multipurpose building at Staebler Farm County Park to accommodate WCPARC needs and classes for partner, the Michigan Folk School. At the October 2019 Parks Commission meeting, architects from TCI presented the initial design of the building.

Subsequent to the meeting, TCI addressed Commissioners' concerns regarding design elements of the new building to ensure it complements the historical character of the park including repeating elements on the existing structures, such as roof pitch and window ratios. In addition, TCI investigated and modified elements to address the sustainability concerns of the Commission, including the design of an all-electric building. Staff has also been working with County IT leaders and TCI to ensure the building will meet the County and Michigan Folk School or other community partner infrastructure needs.

Discussion

The multipurpose building project was put on hold in 2020 due to impacts of COVID. Subsequently, in late 2020 and early 2021, staff held several working sessions with the Commission to review overall development needs for the site, partnership with the Michigan Folk School, and budget implications of site development. Staff also engaged consultants, Bonner Advisory Group and Gritter Real Estate Services, to conduct a cost benefit analysis for the construction of the multipurpose building and renovations to the farmhouse and evaluate partnership with the Michigan Folk School. Their recommendations included moving forward with construction of the multipurpose building and renovations to the farmhouse. These recommendations were presented to the Commission in March 2021.

TCI has provided detailed estimated costs, construction drawings, and material specifications for the multipurpose building. Currently, the cost estimate for the building is \$3.7 million.

Additional site elements include installation of well and septic field for the building; pathways to allow for connectivity between parking lot, building, and existing workshop; paving and extending the existing parking lot; and construction of a left turn lane that will be required by the WCRC along Plymouth Road. These costs were included in the CIP presentation to the Commission on April 19, 2021, with an estimated cost of \$700,000

The next phase of this project is to prepare and release a Request for Proposal in order to receive bids for the construction of the building, extension of the parking lot, installation of necessary infrastructure, and construction of the left hand turn lane on Plymouth Road. In addition, staff will need to engage an architecture firm to develop drawings for renovations to the farmhouse.

Recommendation

Based on staff review, consultant recommendations, and design of the multi-purpose building, I recommend that the Washtenaw County Parks and Recreation Commission authorize staff to work with TCI to conduct value engineering analysis for potential cost savings. In addition, authorize staff to work with County Purchasing to prepare and release bid documents for the construction of the multipurpose building at Staebler Farm County Park, along with additional elements outlined in the memo above. Further, I recommend that WCPARC authorize staff to engage an architecture firm to develop necessary construction documents for renovations to the farmhouse. Bid responses will be brought back to a future Park Commission meeting for final review and award.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Coy P. Vaughn, Director

Date: May 11, 2021

Re: **East Washtenaw Community Recreation Center**

Background

In January 2012, WCPARC entered into a Memorandum of Understanding with the City of Ypsilanti to explore the feasibility of constructing a new Eastside Recreation Center (ERC) in the Water Street Redevelopment Area, a brownfield site in the downtown area. The proposed project was envisioned as a collaborative effort between WCPARC, the City of Ypsilanti, and the Ann Arbor YMCA. WCPARC was proposing to build a 50,000 sq. ft. facility, the City was planning to provide a 4-acre building site, and the YMCA was offering to operate the building once constructed. The original construction project estimate was approximately \$10M. The proposal was heavily dependent on a successful collaboration with the developer of Riverwalk Commons, a large mixed-use development, that was proposing to construct the street network and infrastructure necessary to support their development as well as the ERC project. Due to site contamination issues, River Walk Commons eventually withdrew their proposed residential development leaving the cost of required roads and infrastructure solely on WCPARC. In August 2016, with the project budget approaching \$18M (including \$1.2M in site remediation), WCPARC voted to terminate the ERC project.

In 2018 WCPARC was approached by Eastern Michigan University (EMU) with an opportunity to participate in the renovation of the EMU REC/IM facility with the intent of making the building and surrounding recreational amenities open and accessible to the residents of Ypsilanti. After several months of exploring this opportunity and consulting with local community leaders, WCPARC withdrew from the project when it was determined that the proposal would not meet the needs of the community.

As part of WCPARC's 2020-24 Recreation Master Plan update, a community survey was conducted in 2018 to help determine the community need and interest in various recreational facilities and programs. While *recreation centers* did not score particularly high (medium/low priority), many of the components commonly found in recreation centers, as well as the programs offered, scored as high to medium-high priority. For example, *Indoor Aquatic Center* was determined to be a high priority, as well as *Adult Fitness & Wellness* programs, which the survey indicated as the highest priority for investment out of all programs. Further, a market study completed in 2013 as part of the original ERC proposal, indicated strong support in the Ypsilanti area for a recreation center.

Discussion

In 2019, the Ann Arbor YMCA initiated discussions regarding the possibility of developing a new Community Recreation Center (CRC) in Ypsilanti Township. This project, led by the Ann Arbor YMCA, is proposed as partnership between the YMCA, WCPARC, and Ypsilanti Township. As the lead organization, the YMCA will own the facility and will be responsible for overseeing construction and operations. The YMCA plans to operate the space and provide programming consistent with other YMCA

facilities. The proposed site is a 25-acre parcel, located at 1500 S. Huron, owned by Ypsilanti Township and was conveyed to the YMCA by resolution of the Township Board of Trustees for construction of the recreation facility.

The project partners secured the services of GRO Development, a facility design and management consulting firm, in early 2020 and were in the process of kicking off the design process when the COVID-19 pandemic struck. Although the project was delayed for an entire year, the facility design is now ready to move forward. The CRC facility design and program development elements will be facilitated by GRO Development and informed through three steering committees comprised of the representatives of the project partners, as well as community leaders in the Ypsilanti area. The three steering committees are *Design/Construction*, *Community Engagement*, and *Capital Campaign*.

The CRC will likely include a natatorium, wellness floor, group exercise studios, gym, and locker rooms. In addition to traditional recreation/wellness amenities and programs, the facility will include space for wraparound services which may include: food distribution, adult educational classes, healthy eating and nutrition, chronic disease prevention programs, mental health support, and more. One of the more pressing needs in the community is space dedicated to the delivery of youth development programming. The CRC may include: an early childhood development center, summer camp, teen programs, outdoor youth sports, after school care, as well as learning labs. The proposed CRC facility is anticipated to be a minimum of 45,000 square feet and is estimated to cost approximately \$20M.

As discussed at the working session on April 19, WCPARC has been asked to help seed the capital development fund with a financial contribution of \$3-4M (see attached). By making the initial contribution to this important community facility, WCPARC will help to kick off the private fundraising campaign that will be led by the YMCA. This financial commitment will also serve as the initial contribution to the Healthy Washtenaw Initiative, that will ultimately provide funding for renovating the Meri Lou Murray Rec Center and the Chelsea Wellness Center (Five Healthy Towns Foundation).

Staff recommends a commitment of \$3.5 million towards the CRC project. This includes a \$3M contribution towards capital construction and an additional \$500,000 to go towards community scholarships over the first 5-years of operation to help assure the facility is viable and self-sustaining. This money will be held by WCPARC as encumbered funds and will not be spent until construction of the facility is underway (likely no earlier than 2023). Further, staff will work with legal counsel to draft a Memorandum of Understanding (MOU) between the partner agencies that will spell out the terms of the project, the financial contributions, and set forth the rights, responsibilities, and expectations of each party. The draft MOU will be placed on a future Commission agenda for final approval.

The proposed CRC will be a place to promote the health and wellbeing of Ypsilanti area residents, through providing healthy living programming, including indoor and outdoor recreation activities, as well as youth development and social responsibility programming. This building has the potential to become an anchor capital institution for this area, providing many jobs, increasing foot traffic for the businesses around it, and attracting future residential and commercial developments. This complex will also help promote an equitable distribution of resources throughout the county, as it will be located in a currently under resourced area of the county.

Recommendation

It is my recommendation that the Washtenaw County Parks and Recreation Commission authorize staff to work with project partners and legal counsel to draft a Memorandum of Understanding (MOU) outlining the terms and conditions of the East Washtenaw Community Recreation Center project and contingent upon a successfully executed MOU, make a financial commitment of \$3,500,000 towards to the project.



May 6, 2021

To the Washtenaw County Parks and Recreation Commission:

The Ann Arbor YMCA and Washtenaw County Parks and Recreation Commission have a history of working in collaboration to serve our community; and both agree that there is a disparity of services and opportunities offered in East Washtenaw County. Together we can address some of those needs by establishing a new YMCA branch on the 25-acre parcel of land located at 1500 S. Huron. The property is being donated to the Y by Ypsilanti Township, which is another partner in the East Washtenaw County YMCA project.

The facility would be owned and operated by the YMCA and offer programming in our 3 main areas of focus: Youth Development, Healthy Living and Social Responsibility. Our vision for the new Y branch includes indoor recreational amenities such as a natatorium, gymnasium, wellness floor, and group exercise studios, plus an outdoor pavilion and playing fields for youth and adult sports, as well as summer camp activities.

The East Washtenaw County YMCA would also include an infant through preschool Early Childhood Development Center and playground, in addition to space for afterschool and teen activities, health management and feeding programs, adult education opportunities, wrap around services, the Y's administrative offices and more.

I am respectfully requesting a \$3 to \$4 million dollar contribution from the Washtenaw County Parks and Recreation Commission for this project. A lead gift from WCPRC would assist the Y in kicking off our capital campaign efforts by acting as a catalyst for our securing additional private and foundation funding for our estimated \$20 million plus project. I would also welcome any interested Commissioners to participate in our East Washtenaw County YMCA Task Force, which will be comprised of 3 sub task force groups: Community Engagement, Design/Construction and Capital Campaign.

Thank you for your consideration, and please feel free to contact me at:
Tkayumi@AnnArborYMCA.org or (734) 661-8059, if there is any other information that I can provide you with.

Sincerely,
Toni Kayumi
President & CEO
Ann Arbor YMCA



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy Vaughn, Director
DATE: May 11, 2021
RE: **Recommendation for Partnership – Schwarck Easement, Webster Township**

Background

Webster Township has been working with the Schwarck property landowners for a few years, and they were able to agree on an easement arrangement in 2020. Webster forwarded the project to NAPP in anticipation of a request for participation, and the property was scored and included in ALPAC's 2020 annual prioritization of properties.

Discussion

The 80-acre Schwarck property sits on the northeast corner of Merrill and Barker Roads, at the edge of the county. Pasture and some hay fields can be seen from several spots along its nearly one mile of road frontage. There are no other conservation easements in the nearby area, but Independence Lake County Park and Mud Lake Bog are just a half-mile away. The landowners have been interested in conserving their land since 2014 and will likely pursue conservation measures on other land they own nearby in the future.

The Schwarck property received 60/88 points on ALPAC's scoring system. Notable high-scoring areas include its prime farmland composition (95% prime or important) and its 4300+ feet of road frontage.

The Commission's scoring system for NAPP properties yields 44/100 points. However, there are two aspects of the scoring that negatively affect the property scoring. The Assessment and Prioritization Mapping did not include these parcels in the analysis at all, because the underlying land use layer used in the analysis falsely identified them as non-agriculture. A manually performed GIS assessment of the two tax parcels puts them both in the "high quality" category, and an understanding of what the prioritization analysis looks for strongly suggests that these parcels would have been prioritized by the New Patch Establishment strategy. This would add 8 points to Schwarck's Commission score. Secondly, the west side of Merrill Road that was "excluded" is not the typically imagined building exclusion protruding into the easement area, but rather a non-agricultural area already physically separated from the proposed easement area. Webster excluded the west side of Merrill Road from the easement area in order to (a) improve the score the property would achieve on the ACEP-ALE system and (b) break the project into a size that the Township could financially afford. If

the excluded area is ignored, only 4 points are lost for the two agricultural building envelopes, instead of all 12 points. These two adjustments would raise the Commission Score to 60.

Project Name	Location	Acres	Tax parcels	Excluded Area Description	Building Envelope Description	Reserved Land Divisions	Comm. Score
Schwarck	Webster Twp	80	2	West side of Merrill Road 30 ac.	Two agriculture-only envelopes: 4-ac. and 2-ac., both along the road	N/A	44 or 60

Webster Township ordered an appraisal that was completed in January 2021 and valued the 80-acre conservation easement at \$520,000 or \$6,500/acre. Webster Township applied for and was awarded an ACEP-ALE grant for 45% of the value. They are requesting \$235,200 (45%) from WCPARC. Webster Township will contribute \$49,600 (10%) and be responsible closing and due diligence for monitoring and enforcing the conservation easement. ALPAC recommended to partner with Webster Township and contribute \$235,200 at their March 2021 meeting.

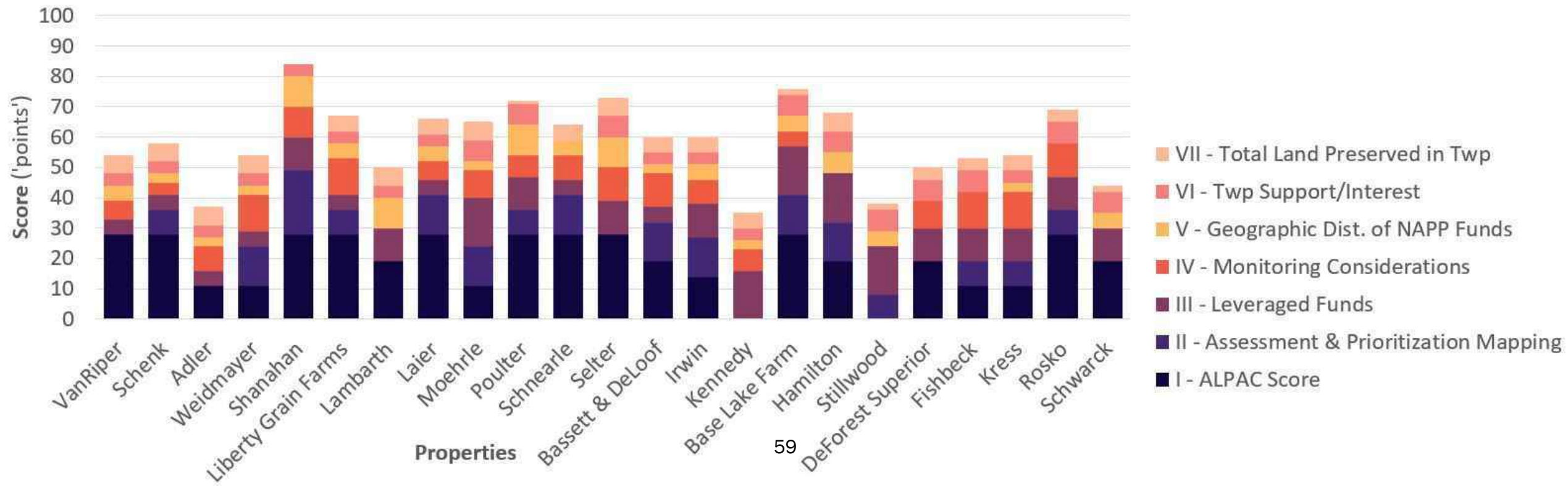
Webster Township	\$49,600 (10%)
ACEP-ALE	\$235,200 (45%)
WCPARC	\$235,200 (45%)
FMV	\$520,000 (\$6,500/acre)

Recommendation

Based upon the review by the Agricultural Lands Preservation Advisory Committee and staff, it is my recommendation that the Washtenaw County Parks and Recreation Commission partner with Webster Township for the purchase of a conservation easement on the Schwarck property in Webster Township, as identified in the attached map, and contribute \$235,200 toward the purchase, contingent upon attorney review of documents and execution of participation agreement. I further recommend that \$7,500 to the stewardship special revenue fund to cover potential future costs associated with monitoring and enforcement of the conservation easement, contingent upon attorney review of documents and execution of participation agreement.

Attachments

Parks Commission Scoring - Easements (ALPAC)



Schwarck Property: Local Area Aerial

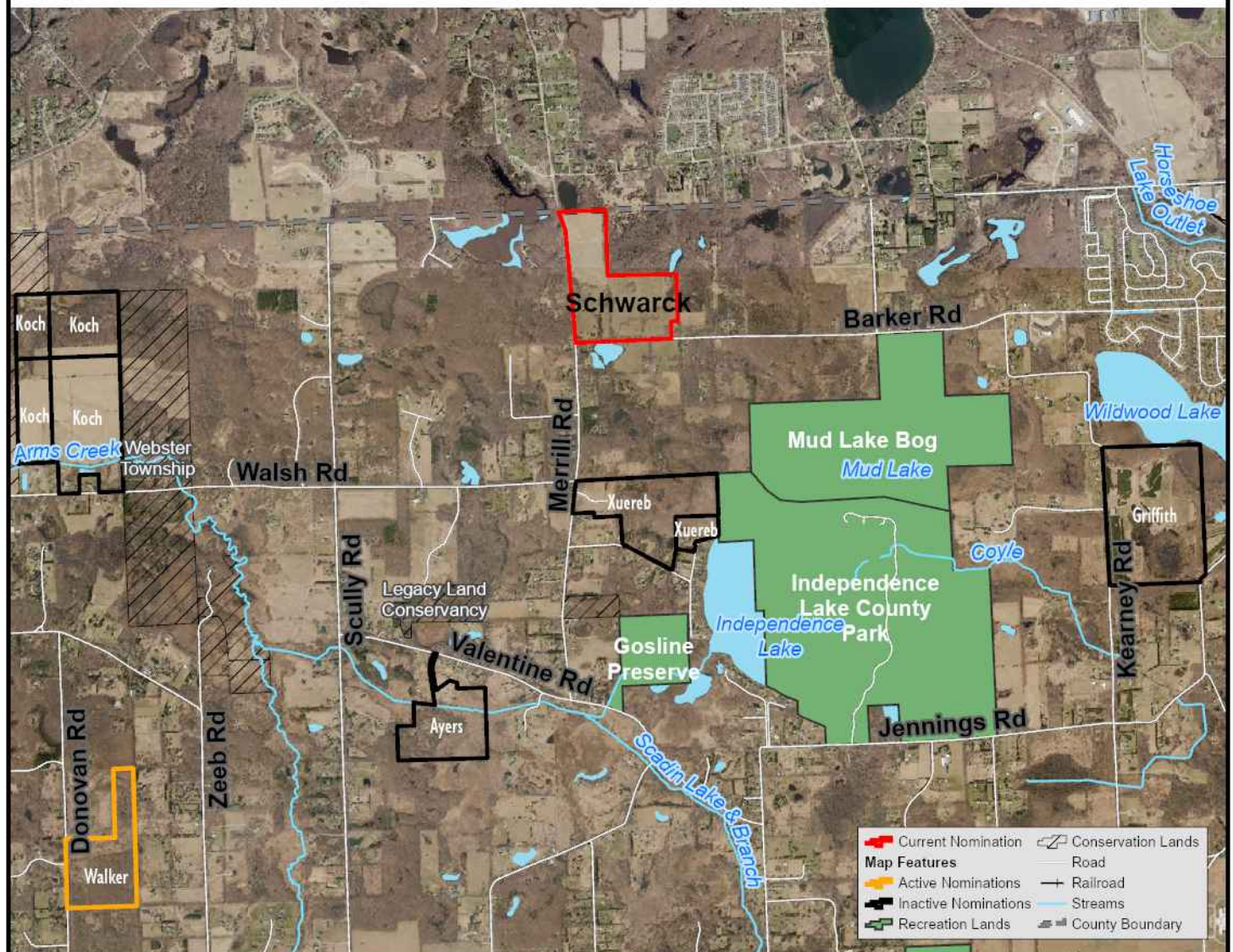
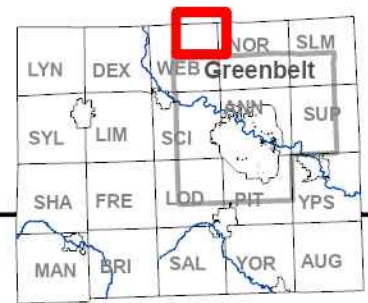
Natural Areas Preservation Program

Nomination ID: 14.240

Webster Township

+/-80 Acres

Washtenaw County
Locator Map



Schwarck Property: Aerial & Soils

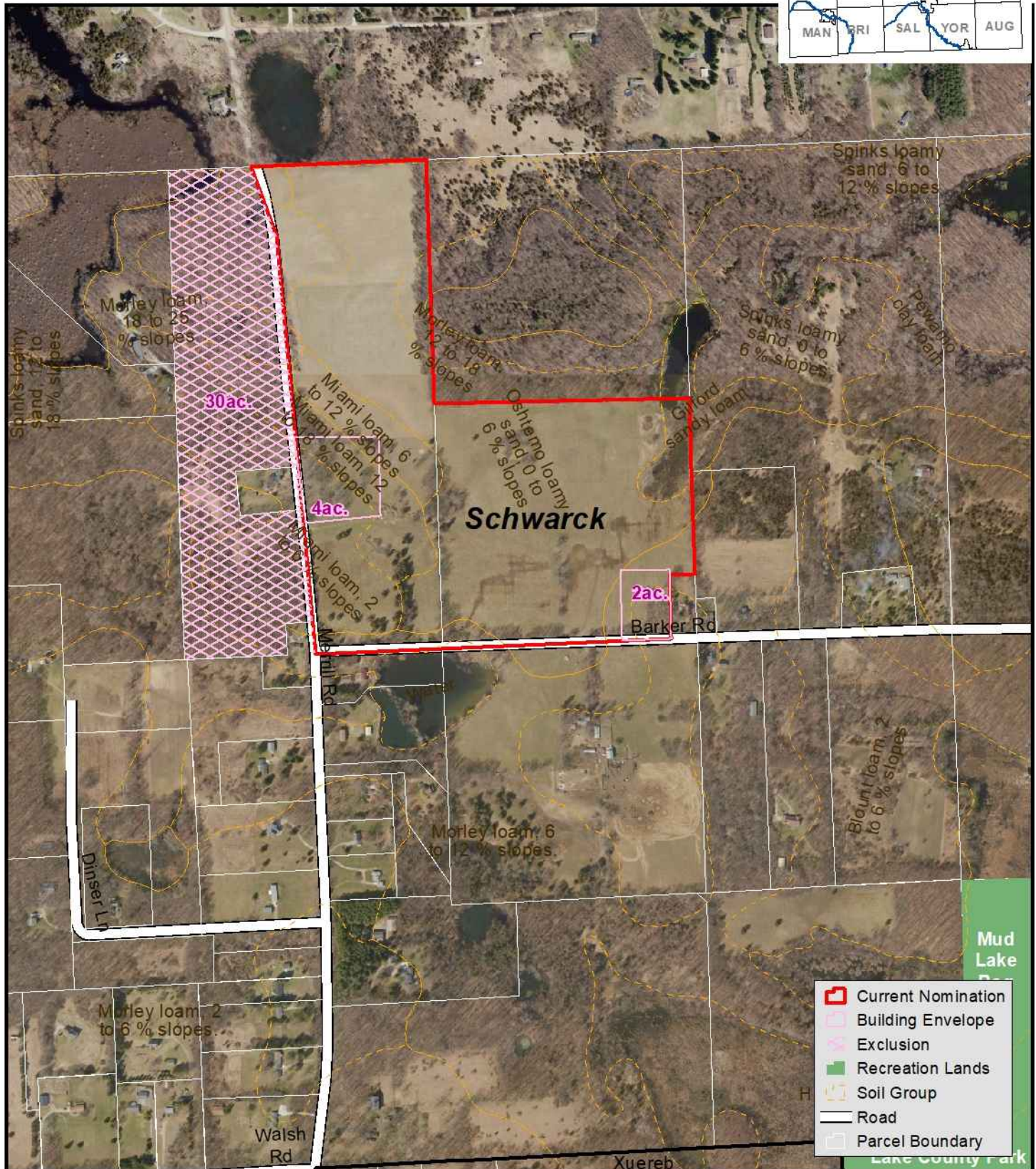
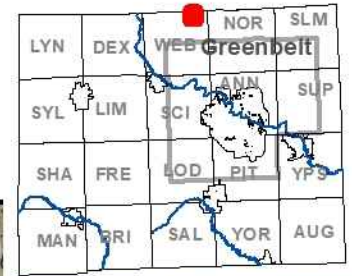
Natural Areas Preservation Program

Nomination ID: 14.240

Webster Township

+/-80 Acres

Washtenaw County
Locator Map





Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy Vaughn, Director
DATE: May 11, 2021
RE: **Recommendation for Partnership – Rosko easement, Scio Township**

Background

In 2020, Scio Township's Land Preservation Commission received a nomination for an easement on the Rosko property and forwarded it to NAPP in anticipation of a request for participation. The property was scored and included in ALPAC's 2020 annual prioritization of properties.

Discussion

The highlight of the Rosko property is its adjacency to NAPP's Scio Woods Preserve. The Rosko property alone abuts about 14% of the perimeter of the preserve; placing an easement on a preserve's neighboring property helps to protect the preserve's conservation values. This partnership follows two other active acquisitions related to Scio Woods Preserve: Kidder and Rouse.

The property has no road frontage and is accessed via a 66' wide easement from Knight Road. There is an existing house and some accessory structures on the site, though they are dilapidated and will likely be replaced by the current landowner.

The Assessment & Prioritization Mapping labeled one of the easement parcels as medium-high quality and prioritized it based on its proximity to other protected areas (Patch Expansion). It received 63/88 points on ALPAC's scoring system, which tied it for the 3rd highest scoring nomination in Round 20. Notable high-scoring areas included its prime farmland composition (89% prime or important); high percent of soils suitable for septic system development; and its proximity to available sewer service.

The Commission's scoring system for NAPP properties yields 69/100 points. It lost 1 of 12 possible points for the proposed building envelope that is around an "existing building site that is significantly away from the road."

Project Name	Location	Acres	Tax parcels	Excluded Area Description	Building Envelope Description	Reserved Land Divisions	Comm. Score
Rosko	Scio Twp	71.5	2	N/A	One 8-ac residential envelope around existing structures	N/A	69

Scio Township ordered an appraisal that was completed in January 2021 and valued the 72.49-acre conservation easement at \$733,000 or about \$10,112/acre. Scio Township is requesting to split the cost approximately evenly among the Township, the City of Ann Arbor Greenbelt, and WCPARC. Ann Arbor City Council approved the \$244,000 contribution requested of them at their April 5, 2021 meeting. ALPAC recommended to partner with Scio Township and contribute \$244,000 at their March 2021 meeting.

Scio Township	\$245,000 (33.4%)
Ann Arbor Greenbelt	\$244,000 (33.3%)
WCPARC	\$244,000 (33.3%)
FMV	\$733,000 (\$10,112/acre)

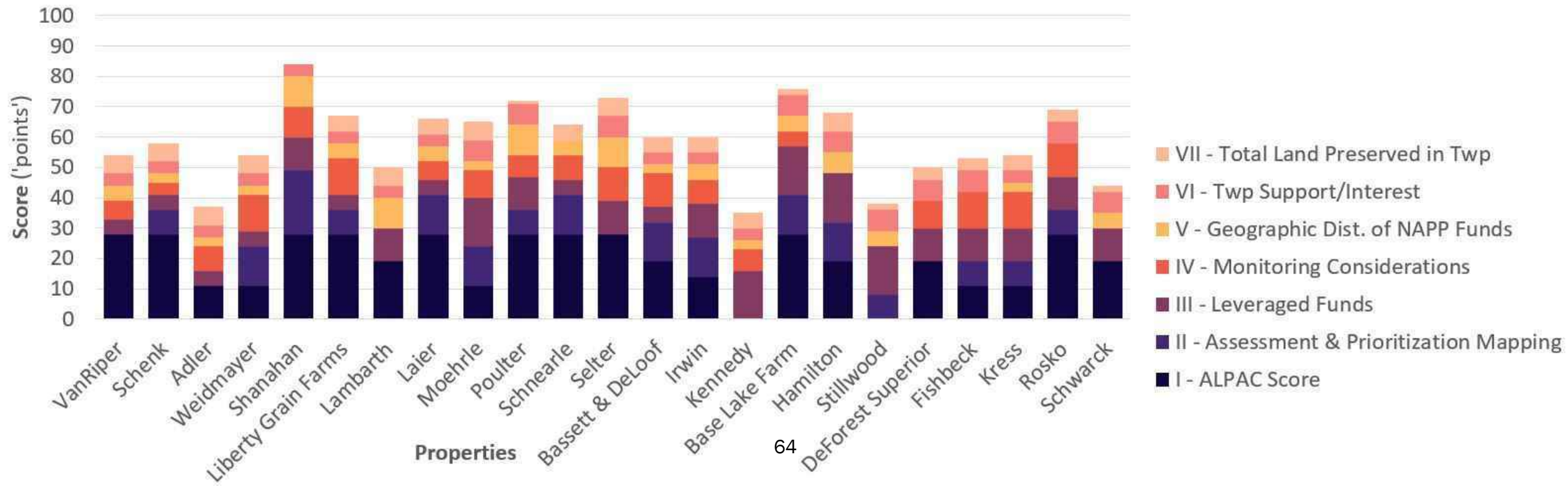
Scio Township will be responsible closing and due diligence for monitoring and enforcing the conservation easement.

Recommendation

Based upon the review by the Agricultural Lands Preservation Advisory Committee and staff, it is my recommendation that the Washtenaw County Parks and Recreation Commission partner with Scio Township for the purchase of a conservation easement on the Rosko property in Scio Township, as identified in the attached map, and contribute \$244,000 toward the purchase, contingent upon attorney review of documents and execution of participation agreement. I further recommend that \$7,500 to the stewardship special revenue fund to cover potential future costs associated with monitoring and enforcement of the conservation easement, contingent upon attorney review of documents and execution of participation agreement.

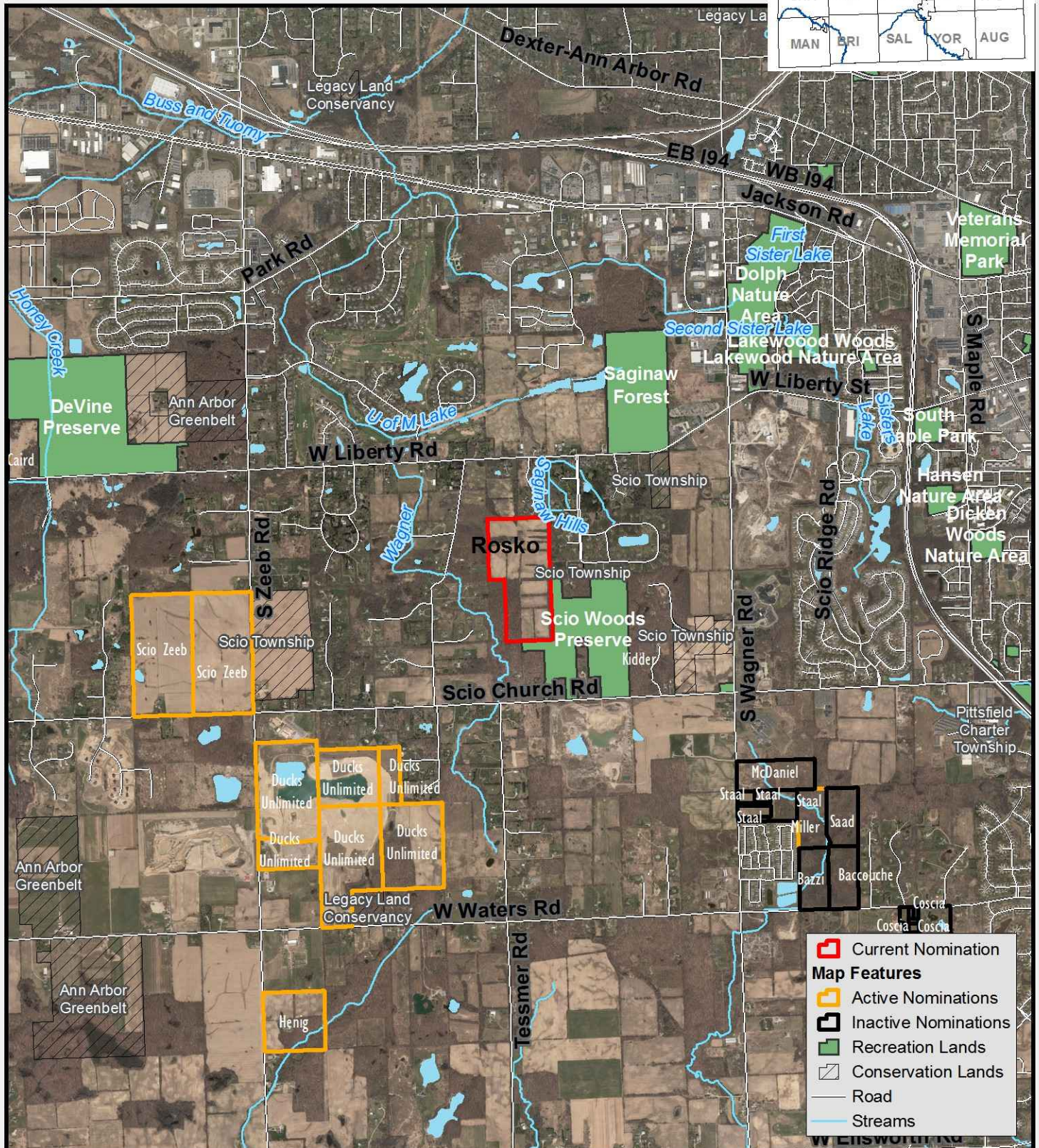
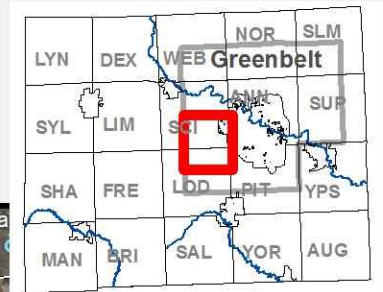
Attachments

Parks Commission Scoring - Easements (ALPAC)



Rosko Property: Local Area Aerial
 Natural Areas Preservation Program
 Nomination ID: A20.139
 Scio Township
 +/-74 Acres

Washtenaw County
 Locator Map



Rosko Property: Aerial & Soils

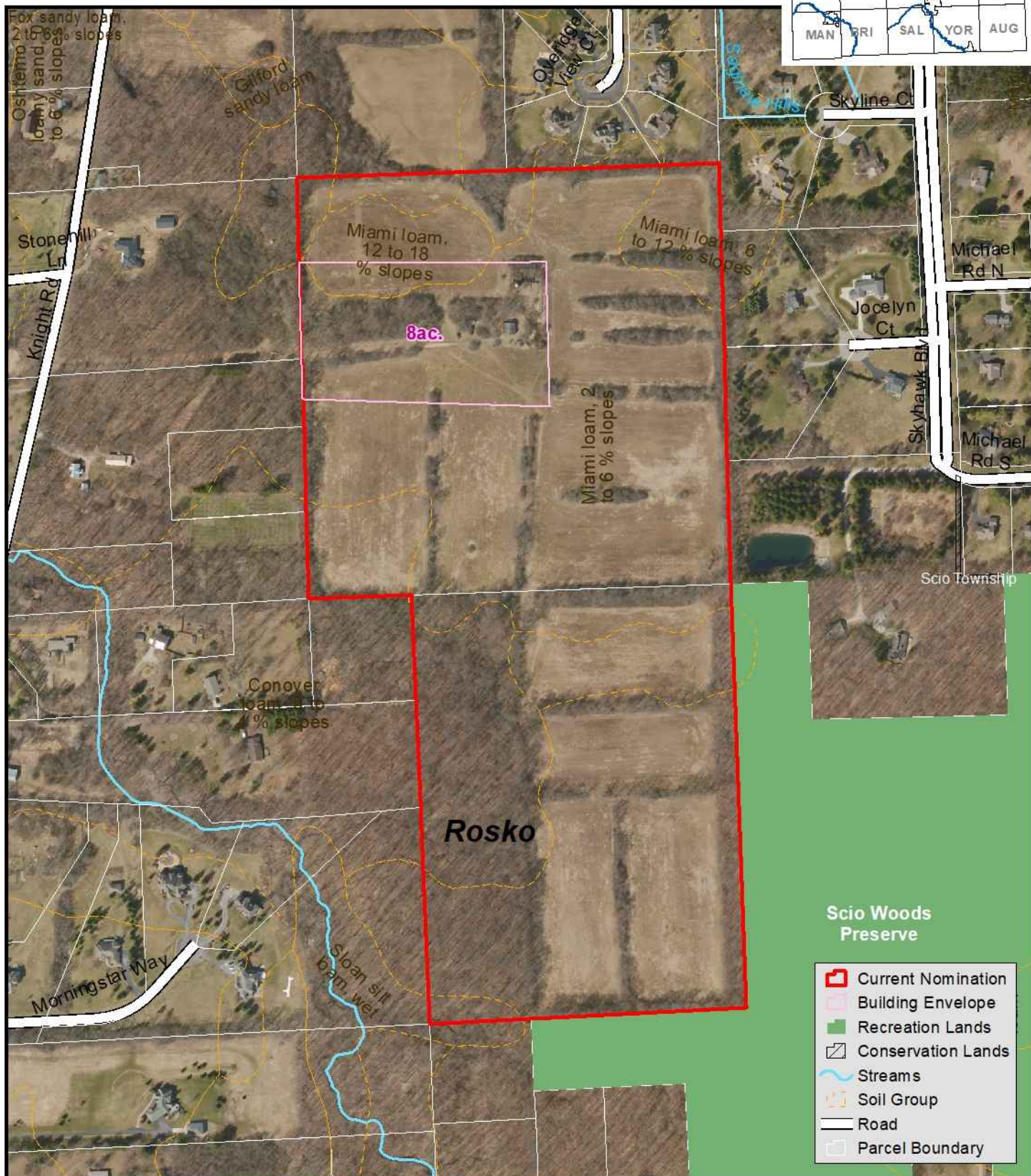
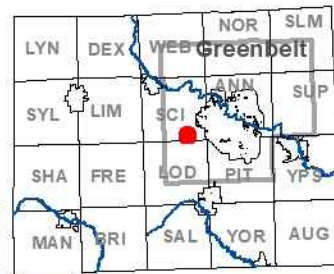
Natural Areas Preservation Program

Nomination ID:A20.139

Scio Township

+/-74 Acres

Washtenaw County
Locator Map



Rosko Property: Assessment & Prioritization Mapping

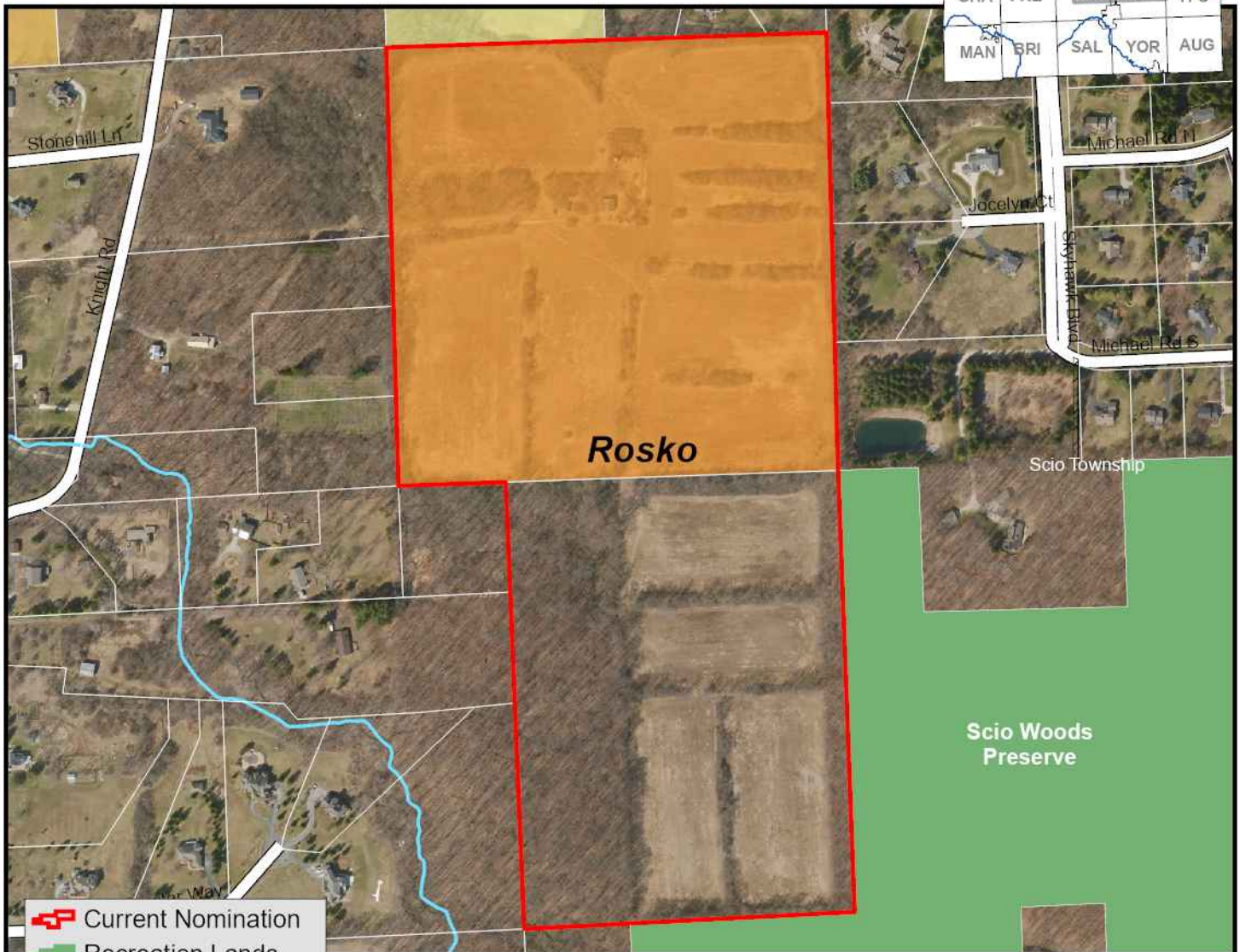
Natural Areas Preservation Program

Nomination ID:A20.139

Scio Township

+/-74 Acres

Washtenaw County
Locator Map



- Current Nomination
- Recreation Lands
- Conservation Lands
- Streams
- Road
- Parcel Boundary
- County Boundary
- Natural Area Quality**
- Medium-Low Quality
- Ag Quality Assessment**
- Low Quality
- Medium-Low Quality
- Medium-High Quality
- ALPAC Priorities

At least one parcel or area on this property was prioritized based on:

- **Patch Expansion:** This site is located in a dense area of higher quality land and protection thereof enlarges the footprint of existing protected land.
- New Patch Establishment:** This site is located in a dense area of higher quality land and protection thereof helps preserve land where none is currently preserved, in a manner that still offers "stepping stone" connectivity.
- Corridor:** Protection of this site protects land within an identified path of linear habitat connectivity.
- Stream Protection:** Protection of this site preserves or is ecologically connected to a site that preserves creek frontage.
- Lake Plain Ecoregion:** Protection of this site preserves land in the lake plain ecoregion, much of which has been developed and is significantly underrepresented in NAPP's portfolio.
- Not prioritized