



Washtenaw County Parks and Recreation Commission

NOTICE OF MEETING

Date: September 10, 2024

Time: 2:00 p.m.

Location: Parks Administration Building, 2230 Platt Road, Ann Arbor, MI 48104

AGENDA

- 1. Call to Order / Moment of Silence**
- 2. Pledge of Allegiance**
- 3. Approval of the Minutes**
 - A. August 13, 2024 Meeting (attached, pp. 1-4/action item)
- 4. Public Comment**
- 5. Communications, Projects & Activities** (attached, pp. 5-10/action item)
 - A. Natural Areas Stewardship Presentation (presentation at meeting)
- 6. Financial & Recreation Reports – August 2024**
 - A. Claims Reports (attached, p. 11/action item)
 - B. Fund Balance Reports (attached, pp. 12-15/action item)
 - C. Revenue Reports (attached, pp. 16-19/action item)
- 7. Old Business**
 - A. Director Comments and Project Updates (attached, pp. 20-25/action item)
 - B. NAPP – Grossman Property Final Approval (attached, pp. 26-29/action item)
 - C. NAPP – Ritchie Trust Final Approval (attached, pp. 30-32/action item)
 - D. NAPP – K. Weidmayer Property Final Approval (attached, pp. 33-38/action item)
 - E. Other Old Business
- 8. New Business**
 - A. 2024 USDA ACEP-ALE Grant Submittal (attached, pp. 39-41/action item)
 - B. NAPP – Beaty Property Sales Contract (attached, pp. 42-44/action item)
 - C. Asset Management Program (attached, pp. 45-46/action item)
 - D. Other New Business
- 9. Commissioners Comments**
- 10. 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: August 13, 2024

Time: 2:00 p.m.

Location: Staebler Farm County Park, Blackbird Lodge, 7734 Plymouth Rd., Ann Arbor, MI 48105

Members Present: Patricia Scribner, WCPARC President; Janis Bobrin WCPARC Vice President; Robert Marans, JoAnn McCollum, Brenda McKinney, Evan Pratt, and Yousef Rabhi

Members Absent: Dan Ezekiel, WCPARC Secretary; Robert Joerg, and Katie Scott

Staff Present: Coy Vaughn, Director; Meghan Bonfiglio, Deputy Director; Ginny Leikam, Superintendent of Planning and NAPP; Jason Brooks, Manager of Finance and Administration; Julie Sigda, Independence Lake Superintendent; Jason Gold, Michigan Folk School Manager; Ann Ziolkowski, Communications Manager; David Ries, Project Manager; Karen Harris, Parks Administration Analyst; Kyle Jasper, Communications Specialist

Others Present: James Renaud, JFR Architects, PC

1. Call to Order

Ms. Scribner called the meeting to order at 2:00 p.m.

2. Pledge of Allegiance

3. Approval of the Minutes

A. June 11, 2024 Meeting

The minutes of the June 11, 2024 regular meeting were included with the packet materials.

It was moved by Ms. McCollum, seconded by Ms. McKinney, to approve the minutes of the June 2024 regular meeting. All ayes, the motion was approved.

B. July 9, 2024 Special Meeting

The minutes of the July 9, 2024 special meeting were included with the packet materials.

It was moved by Mr. Rabhi, seconded by Ms. Bobrin, to approve the minutes of the July 9, 2024 special meeting. All ayes, the motion was approved.

C. July 9, 2024 Working Session Meeting

The minutes of the July 9, 2024 working session meeting were included with the packet materials.

It was moved by Ms. McKinney, seconded by Mr. Rahbi, to approve the minutes of the July 9, 2024 working session meeting. All ayes, the motion was approved.

4. Public Comment

None.

5. Closed Session – Legal Update

It was moved by Ms. Bobrin, seconded by Mr. Rahbi, to enter closed session for the purpose of receiving a legal/litigation update. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Joerg, and Scott), the motion was approved.

The meeting adjourned to closed session at 2:03 p.m.

The meeting reconvened at 2:17 p.m.

6. Communications, Projects & Activities

Mr. Vaughn provided an overview of the communications for the months of June & July. As part of the presentation, Mr. Vaughn invited Mr. Gold to provide a brief update on activities at the Michigan Folk School. Mr. Gold reported that 48% of the Folk School participants this year are from Washtenaw County and 17% came from out of state with classes being taught by 48 instructors. He also reminded commissioners of the upcoming Folk Festival set to take place at Staebler Farm County Park on October 12, 2024.

Mr. Vaughn provided an update on the August vote for both the WCPARC millage and the Roads Millage. He expressed his gratitude for the friend's group and the impact they have on the voting outcomes and making sure that we are being 'visible'.

Ms. Bonfiglio reported that the Border-to-Border Trail and Michigan Folk School logos have been officially trademarked. She also added that Michigan Golf Live came out to Pierce Lake Golf Course to film a segment for their program set to air on Bally Sports Detroit on August 17th and 18th.

It was moved by Mr. Marans, seconded by Mr. Rahbi, to receive and file the Communications, Projects & Activities for the months of June and July 2024, as submitted. All ayes, the motion was approved.

7. Financial Reports – June & July 2024

A. Claims Report

Mr. Brooks reported that the total for the claims for the month of June 2024 was \$993,753.95.

It was moved by Mr. Marans, seconded by Mr. Rahbi, to approve the claims for the month of June 2024 as submitted. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Joerg, and Scott), the motion was approved.

Mr. Brooks reported that the total for the claims for the month of July 2024 was \$1,216,883.72.

It was moved by Ms. Bobrin, seconded by Ms. McCollum, to approve the claims for the month of July 2024 as submitted. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Joerg, and Scott), the motion was approved.

B. Fund Balance Reports

Mr. Brooks provided an update on the fund balance reports through July.

It was moved by Mr. Rahbi, seconded by Mr. Marans, to receive and file the fund balance reports for June & July 2024 as submitted. All ayes, the motion was approved.

C. Revenue Reports

Mr. Brooks presented the revenue reports. Mr. Rahbi noted the increases in both concessions and waterpark revenue seen at Rolling Hills waterpark through July 31st.

It was moved by Mr. Rahbi, seconded by Ms. McKinney, to receive and file the Revenue Reports for the months of June & July 2024. All ayes, the motion was approved.

8. Old Business

A. Director's Comments

Mr. Vaughn reported on the Highland Preserve. In 2020, a utility easement was executed with Superior Twp., but in 2023 there was a construction delay. WCPARC is requesting \$93,500 for delays due to increase in construction costs. Superior is building the parking lot in exchange for the easement.

Mr. Vaughn provided a brief update on the Eastside Recreation Center Project and noted that the project is currently in the schematic design phase. Discussion took place about the current standing of the budget, roles of WCPARC, County Administration and the BOC. Mr. Rahbi recommended that WCPARC and BOC could begin having discussions. He added that a draft operational budget for the building would be beneficial.

Finally, Ms. Bonfiglio stated that there is a meeting set to take place in September with Pros Consulting which will begin work on establishing a draft revenue and scholarship policy for WCPARC.

It was moved by Mr. Pratt, seconded by Mr. Marans, to receive and file the Commission Report as part of Director's Comments for the month of June & July 2024, as submitted. All ayes, the motion was approved.

B. Independence Lake Maintenance Building

Mr. Vaughn stated that WCPARC has the goal of implementing the Washtenaw County Resilient Washtenaw plan. He reported that WCPARC has recently joined the Ann Arbor 2030 District which is a public-private partnership that is currently entering WCPARC into a database and working on getting us Energy Star Certified. WCPARC is also participating in a County decarbonization study as recently authorized by the County Board of Commissioners. He added that the County has hired a Resiliency Officer, who's leadership will be helpful to bring more resources to the effort.

Mr. Vaughn turned to the maintenance building at Independence Lake County Park and reported that this building is almost completely shaded, making it a poor candidate for solar. He added that we are looking at doing solar elsewhere at the park in a more public facing area.

C. Other Old Business

None.

9. New Business

A. Golf Course Renovation Contract

Mr. Vaughn stated that this item is coming before the Commission because while improvements have been made at Pierce Lake Golf Course over the years, those improvements have not directly addressed the playing surface of the course. He reported that the bunkers and tee boxes are especially in need of some attention after nearly 30-years of play. Staff has engaged with Harry Bowers, the golf course Architect who originally designed and constructed Pierce Lake. Mr. Bowers submitted a proposal through his company, Signature Design Services, to re-shape and re-grass the tees, renovate the bunkers, and address some of the course drainage problems. The total fee for the design work and construction administration is \$68,000. The actual construction work will be bid at a later date with the intent of hiring a local landscape contractor to implement the improvements.

It was moved by Mr. Marans seconded by Ms. Bobrin, to authorize a contract with Signature Design Services, Inc. for design and construction oversight at Pierce Lake Golf Course in the amount of \$68,000 and authorize a 10% contingency for potential change orders. Roll call vote, 6 ayes, 0 nays, 4 absent (Ezekiel, Joerg, McKinney, and Scott), the motion was approved.

B. Other New Business

None.

10. Commissioners Comments

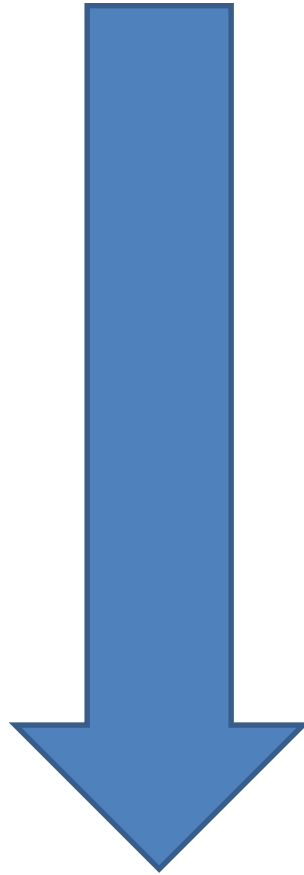
None.

11. Adjournment

It was moved by Mr. Rabhi, seconded by Mr. Pratt, to adjourn. All ayes, the motion was approved.

The meeting adjourned at 4:30 p.m.

Communications, Projects & Activities



AUGUST 2024 NEWS COVERAGE

The Sun Times - Border to Border Trail Opens New Segment Connecting Zeeb to New Delhi, 8/2/2024 - <https://thesuntimesnews.com/border-to-border-trail-opens-new-segment-connecting-zeeb-to-new-delhi/>

WEMU - Issues of the Environment: Voters approve three ballot issues put forth by Washtenaw County, 8/7/2024 - <https://www.wemu.org/show/issues-of-the-environment/2024-08-07/issues-of-the-environment-voters-approve-three-ballot-issues-put-forth-by-washtenaw-county>

mLive - Experience beautiful scenery and a historic mill at this hidden gem park in Washtenaw County, 8/13/2024 - <https://www.mlive.com/news/ann-arbor/2024/08/experience-beautiful-scenery-and-a-historic-mill-at-this-hidden-gem-park-in-washtenaw-county.html>

mLive - 200-acre family farm saved from development in Washtenaw, Lenawee counties, 8/16/2024 - <https://www.mlive.com/news/ann-arbor/2024/08/200-acre-family-farm-saved-from-development-in-washtenaw-lenawee-counties.html>

The Sun Times - 200-Acre Farm Along Scenic Heritage Trail Permanently Protected, 8/17/2024 - <https://thesuntimesnews.com/200-acre-farm-along-scenic-heritage-trail-permanently-protected/>

mLive - New Border-to-Border Trail segment through Ann Arbor nature area now open, 8/19/2024 - <https://www.mlive.com/news/ann-arbor/2024/08/new-border-to-border-trail-segment-through-ann-arbor-nature-area-now-open.html>

The Sun Times - Parker Mill's Legacy Continues: Descendant Watches as 200-Year-Old Family Mill Prepares for Renovation, 8/27/2024 - <https://thesuntimesnews.com/parker-mills-legacy-continues-descendant-watches-as-200-year-old-family-mill-prepares-for-renovation/>

The Sun Times – Title IX Plaza Ribbon-Cutting Marks a Milestone in Celebrating Women in Sports, 8/28/2024 - <https://thesuntimesnews.com/title-ix-plaza-ribbon-cutting-marks-a-milestone-in-celebrating-women-in-sports/>

mLive - The Border-to-Border Trail has a new plaza honoring women in sports, Title IX fighters, 8/29/2024 - <https://www.mlive.com/news/ann-arbor/2024/08/the-border-to-border-trail-has-a-new-plaza-honoring-women-in-sports-title-ix-fighters.html>



Digital Report - August 2024

This monthly report will highlight our social media outreach, website analytics, newsletters, items in the news, and recent snapshots around the parks.

Monthly comparisons will be used to track data and improve our outreach.

Useful definitions for this report

Impressions

A Facebook metric related to the visibility of our posts is referred to as impressions. Impressions measure the number of times our posts were seen. That includes if one post was seen multiple times by a single user.

Engagement

Engagement measures the number of times someone took action on our posts. That could mean clicking a link, sharing our post, making a reaction or leaving a comment.



Digital Report - August 2024

SOCIAL MEDIA

Pages

Review your aggregate page metrics from the reporting period.

Organic and Paid

Page	Followers	Net Follower Growth	Fans	Net Page Likes	Published Posts	Impressions	Engagements
Reporting Period	42,181	107	37,893	90	69	203,834	7,710
Aug 1, 2024 – Aug 31, 2024	0.3%	73.7%	0.2%	67.3%	8%	54.7%	67.7%
Compare to	42,074	407	37,817	275	75	450,134	23,873
Jul 1, 2024 – Jul 31, 2024							
Blue Heron Bay	2,311	7	2,222	5	0	13,586	0
Independence Lake Co...	3,385	16	3,146	14	24	23,886	209
Meri Lou Murray Recre...	1,672	1	1,584	2	9	5,599	154
Pierce Lake Golf Course	1,198	3	1,141	2	0	12,163	0
Rolling Hills County Park	26,541	48	23,937	53	19	121,214	5,878
Washtenaw County Par...	7,074	32	5,863	14	17	27,386	1,469

Instagram

Rolling Hills

Total Followers

This Month	Last Month	Last Year
1,511	1,496	

Top Post - Summer MVP's

How many people reacted to posts

This Month	Last Month	Last Year
73	57	

Instagram

WCPARC

Total Followers

This Month	Last Month	Last Year
3,545	3,514	3,165

Top Post - August Photo Ambassador

How many people reacted to posts

This Month	Last Month	Last Year
36	51	



Digital Report - August 2024

Facebook/Instagram - Top Posts

Rolling Hills Post



 Rolling Hills County Park
Fri 8/23/2024 2:33 pm EDT

Each summer, we recognize employees who are performing exceptionally well in their job category throughout the season. We put all...



Impressions

7,747



WCPARC Post



 Washtenaw County Parks & ...
Wed 8/7/2024 10:51 am EDT

Thank you for supporting the Washtenaw County Parks Operating Millage (Proposal C) and the Road and Non-Motorized Trails...



Impressions

7,460





Digital Report - August 2024

Website, Newsletter, News

Website Statistics

washtenaw.org/parks

Total Page Visits	This Month	Last Month	. Last Year
	86,354	42,740	

#	Title	URL	ws % of total
1	Rolling Hills Water Park Washtenaw County, MI	https://www.washtenaw.org/638/Rolling-Hills-Water-Park	56,235 28.8%
2	Online Tickets Washtenaw County, MI	https://www.washtenaw.org/2851/Online-Tickets	29,160 14.9%
3	Park Rates Washtenaw County, MI	https://www.washtenaw.org/2254/Park-Rates	19,756 10.1%
4	Rolling Hills Park Hours Washtenaw County, MI	https://www.washtenaw.org/2253/Park-Hours	8,406 4.3%

Monthly Newsletter

WCPARC 40.7% open rate

Newsletter via MailChimp		
Sent to	Opened	Clicks
31,732	12,839	1,492

Newsletter non MailChimp		
Sent to	Opened	Clicks
N/A	N/A	

Photo Ambassador August Collage





Washtenaw County Parks and Recreation Commission

August 2024 - Claims Report

PARK / FACILITY / FUNCTION	UTILITIES	DIRECT PURCHASES	OTHER	TOTAL
Administration	\$ 401.60	\$ 8,288.72	\$ 134,065.05	\$ 142,755.37
Recreation Center	16,869.69	6,896.91	20,111.05	43,877.65
Park Maintenance	762.84	14,315.18	4,086.92	19,164.94
Pierce Lake Golf Course	1,397.25	6,367.01	128,674.58	136,438.84
Independence Lake	4,528.03	5,287.54	10,264.62	20,080.19
Rolling Hills	12,464.07	14,249.39	68,730.18	95,443.64
Parker Mill	33.68	-	171.18	204.86
Sharon Mills	155.42	-	35.00	190.42
Staebler Farm	870.25	2,638.65	6,876.93	10,385.83
Swift Run Dog Park	-	-	-	-
Capital Improvement	-	-	146,194.00	146,194.00
Committed Funding Partnerships	-	-	-	-
Commission	-	-	-	-
SUBTOTAL	\$ 37,482.83	\$ 58,043.40	\$ 519,209.51	\$ 614,735.74
Road Millage Fund	-	-	1,992.00	1,992.00
SUBTOTAL	\$ -	\$ -	\$ 1,992.00	\$ 1,992.00
Natural Areas Preservation Program				
Acquisition	\$ -	\$ -	\$ 15,587.58	\$ 15,587.58
Preserve Management	-	2,389.98	191,564.00	\$ 193,953.98
NATAC	-	-	-	\$ -
Acquisition	\$ -	\$ -	\$ -	\$ -
Annual Monitoring	-	-	-	\$ -
ALPAC	-	-	-	-
SUBTOTAL	\$ -	\$ 2,389.98	\$ 207,151.58	\$ 209,541.56
TOTAL	\$ 37,482.83	\$ 60,433.38	\$ 728,353.09	\$ 826,269.30

It was moved by _____ and supported by _____
to approve payment of claims in the amount of.....

\$ 826,269.30

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
FUND BALANCE STATEMENT - JULY 31, 2024

#6b

Beginning Fund Balance (1/1/24)	13,802,302		58%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)			Variance
Property Tax	9,798,849	10,001,827		102%	202,978
State Grant Funds	-	-			-
Fees & Services	4,415,000	3,454,786		78%	(960,214)
Interest Earnings	300,000	497,996		166%	197,996
Other Revenue & Reimb.	<u>661,980</u>	<u>89,752</u>		14%	<u>(572,228)</u>
Total Revenue	15,175,829	14,044,361	93%		(1,131,468)
Expense (Budget)		Expense (Actual)			Variance
Personnel Services	(7,558,812)	(4,034,809)	53%		3,524,003
Supplies & Other Services	(3,505,990)	(1,889,711)	54%		1,616,279
Internal Service Charges	(1,182,210)	(701,960)	59%		480,250
Capital					
Land Acquisition	-	-	-		-
CIP/Development	(3,100,000)	(407,329)	13%		2,692,671
Contingency	(200,000)	(32,898)	16%		167,102
Machinery & Equipment	<u>(797,330)</u>	<u>(640,851)</u>	80%		<u>156,479</u>
Capital Subtotal	(4,097,330)	(1,081,078)	26%		3,016,252
Transfers Out	(1,190,540)	-			
Total Expense	<u>(17,534,882)</u>	<u>(7,707,558)</u>	44%		8,636,784
Surplus/(Deficit)	(2,359,053)	6,336,803			
Operating Reserve	(9,798,849)	(9,798,849)			
2024 Funding Commitments (Partnerships)	<u>(4,780,000)</u>	<u>-</u>			
	(14,578,849)	(9,798,849)			
Projected Fund Balance (12/31/24)	<u>6,663,249</u>	<u>20,139,105</u>			

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
FUND BALANCE STATEMENT - AUGUST 31, 2024

Beginning Fund Balance (1/1/24)	13,802,302	67%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	9,798,849	10,001,827	102%	202,978
State Grant Funds	-	-		-
Fees & Services	4,415,000	4,172,840	95%	(242,160)
Interest Earnings	300,000	579,162	193%	279,162
Other Revenue & Reimb.	<u>661,980</u>	<u>89,752</u>	14%	<u>(572,228)</u>
Total Revenue	15,175,829	14,843,581	98%	(332,248)
Expense (Budget)		Expense (Actual)		Variance
Personnel Services	(7,558,812)	(5,281,100)	70%	2,277,712
Supplies & Other Services	(3,505,990)	(2,298,088)	66%	1,207,902
Internal Service Charges	(1,182,210)	(804,570)	68%	377,640
Capital				
Land Acquisition	-	-	-	-
CIP/Development	(3,100,000)	(553,523)	18%	2,546,477
Contingency	(200,000)	(32,898)	16%	167,102
Machinery & Equipment	<u>(797,330)</u>	<u>(691,279)</u>	87%	<u>106,051</u>
Capital Subtotal	(4,097,330)	(1,277,700)	31%	2,819,630
Transfers Out	(1,190,540)	-		
Total Expense	<u>(17,534,882)</u>	<u>(9,661,458)</u>	55%	6,682,884
Surplus/(Deficit)	(2,359,053)	5,182,123		
Operating Reserve	(9,798,849)	(9,798,849)		
2024 Funding Commitments (Partnerships)	<u>(4,780,000)</u>	<u>-</u>		
	(14,578,849)	(9,798,849)		
Projected Fund Balance (12/31/24)	<u>6,663,249</u>	<u>18,984,425</u>		

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - JULY 31, 2024

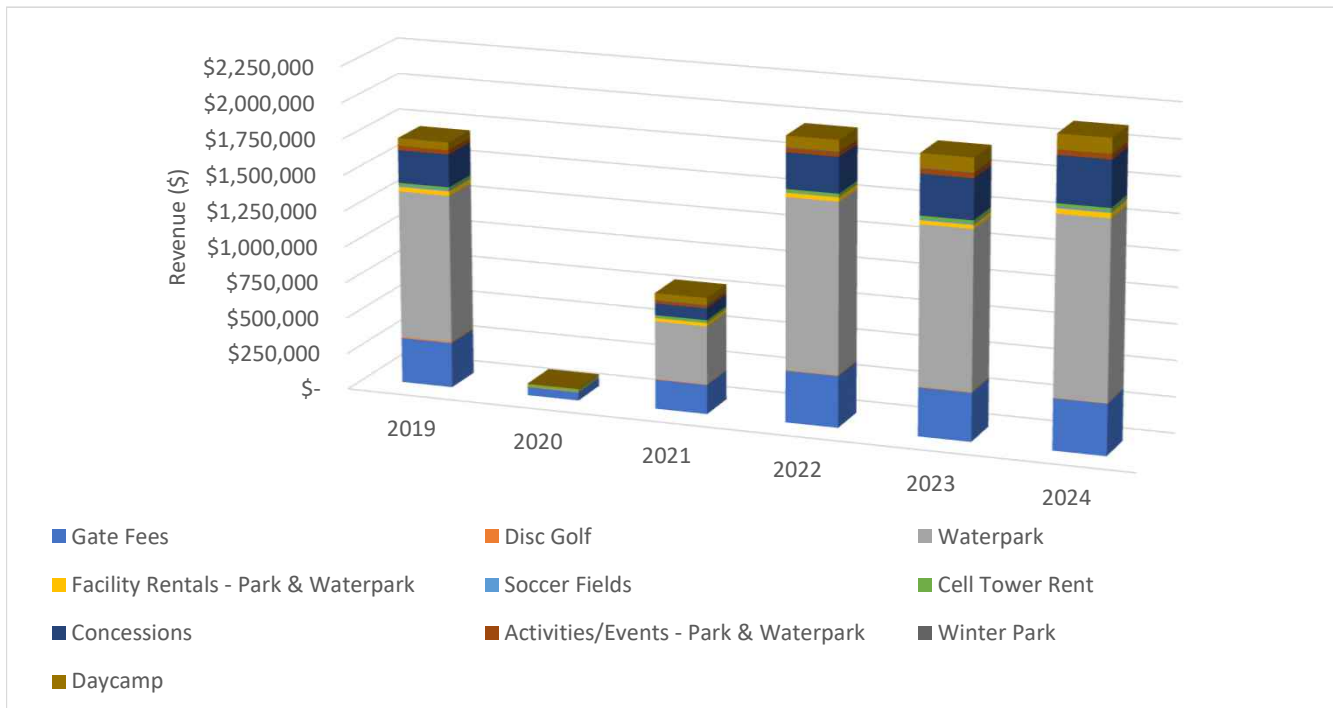
Beginning Fund Balance (1/1/24)	9,421,113	58%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	5,190,155	5,318,352	102%	128,197
Federal Revenue	-	-		-
Interest Earnings	100,000	343,717	344%	243,717
Other Revenue & Reimb.	<u>5,000</u>	<u>-</u>	0%	<u>(5,000)</u>
Total Revenue	5,295,155	5,662,069	107%	366,914
Expense (Budget)		Expense (Actual)		Variance
Personnel Services	(815,111)	(368,964)	45%	446,147
Supplies & Other Services	(1,004,200)	(135,590)	14%	868,610
Internal Service Charges	(31,532)	(26,112)	83%	5,420
Capital				
Land Acquisition	(2,900,000)	(501,161)	17%	2,398,839
Land Development	-	-		-
Machinery & Equipment	<u>(50,000)</u>	<u>(1,705)</u>	3%	<u>48,295</u>
Capital Subtotal	(2,950,000)	(502,865)	17%	2,447,135
Total Expense	<u>(4,800,843)</u>	<u>(1,033,532)</u>	22%	3,767,311
Surplus/(Deficit)	494,312	4,628,537		
Projected Fund Balance (12/31/24)	9,915,425	14,049,650		

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - AUGUST 31, 2024

Beginning Fund Balance (1/1/24)	9,421,113	67%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	5,190,155	5,318,352	102%	128,197
Federal Revenue	-	-		-
Interest Earnings	100,000	405,134	405%	305,134
Other Revenue & Reimb.	<u>5,000</u>	<u>93,837</u>	1877%	<u>88,837</u>
Total Revenue	5,295,155	5,817,322	110%	522,167
Expense (Budget)		Expense (Actual)		Variance
Personnel Services	(815,111)	(442,985)	54%	372,126
Supplies & Other Services	(1,004,200)	(367,953)	37%	636,247
Internal Service Charges	(31,532)	(20,035)	64%	11,497
Capital				
Land Acquisition	(2,900,000)	(691,161)	24%	2,208,839
Land Development	-	-		-
Machinery & Equipment	<u>(50,000)</u>	<u>(1,705)</u>	3%	<u>48,295</u>
Capital Subtotal	(2,950,000)	(692,865)	23%	2,257,135
Total Expense	<u>(4,800,843)</u>	<u>(1,523,838)</u>	32%	3,277,005
Surplus/(Deficit)	494,312	4,293,484		
Projected Fund Balance (12/31/24)	9,915,425	13,714,597		

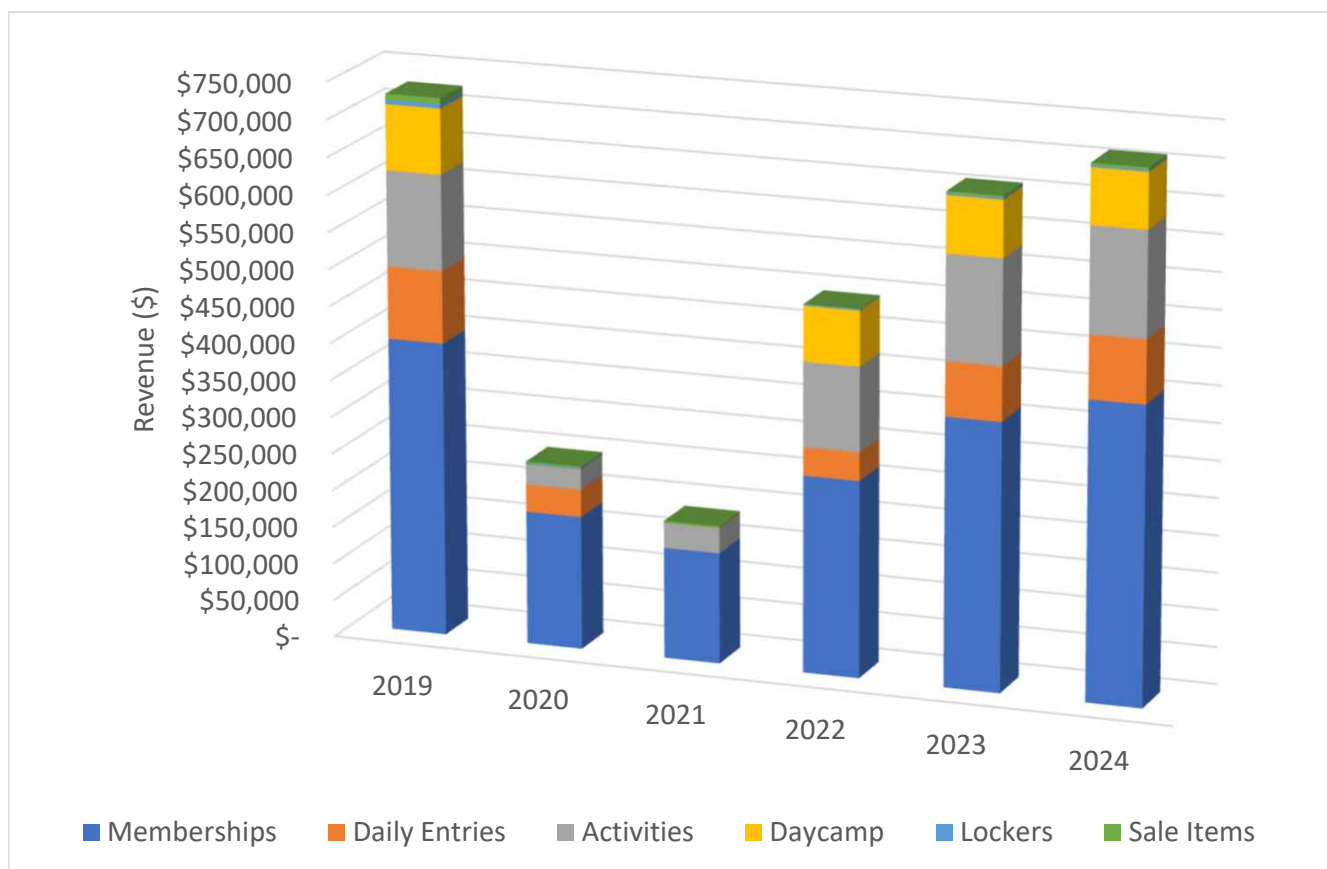
Rolling Hills County Park Revenue Report - August

	2019	2020	2021	2022	2023	2024
Gate Fees	\$ 311,199	\$ 56,176	\$ 202,153	\$ 357,584	\$ 336,363	\$ 356,904
Disc Golf	\$ 8,228	\$ 4,352	\$ 5,130	\$ 5,354	\$ 5,131	\$ 3,237
Waterpark	\$ 1,024,904	\$ 48	\$ 401,673	\$ 1,184,705	\$ 1,104,962	\$ 1,240,448
Facility Rentals - Park & Waterpark	\$ 31,757	\$ 200	\$ 23,149	\$ 30,259	\$ 27,391	\$ 36,096
Soccer Fields	\$ 9,965	\$ 200	\$ 1,325	\$ 2,875	\$ 8,590	\$ 9,870
Cell Tower Rent	\$ 17,654	\$ 18,183	\$ 18,729	\$ 21,711	\$ 22,290	\$ 23,033
Concessions	\$ 227,792	\$ -	\$ 81,897	\$ 248,820	\$ 281,748	\$ 320,992
Activities/Events - Park & Waterpark	\$ 29,725	\$ 3,360	\$ 18,753	\$ 29,532	\$ 34,947	\$ 35,088
Winter Park	\$ 1,218	\$ -	\$ 5,088	\$ 5,245	\$ 4,600	\$ 2,180
Daycamp	\$ 52,405	\$ -	\$ 47,485	\$ 78,648	\$ 98,497	\$ 105,174
Totals:	\$ 1,714,847	\$ 82,519	\$ 805,383	\$ 1,964,731	\$ 1,924,518	\$ 2,133,022



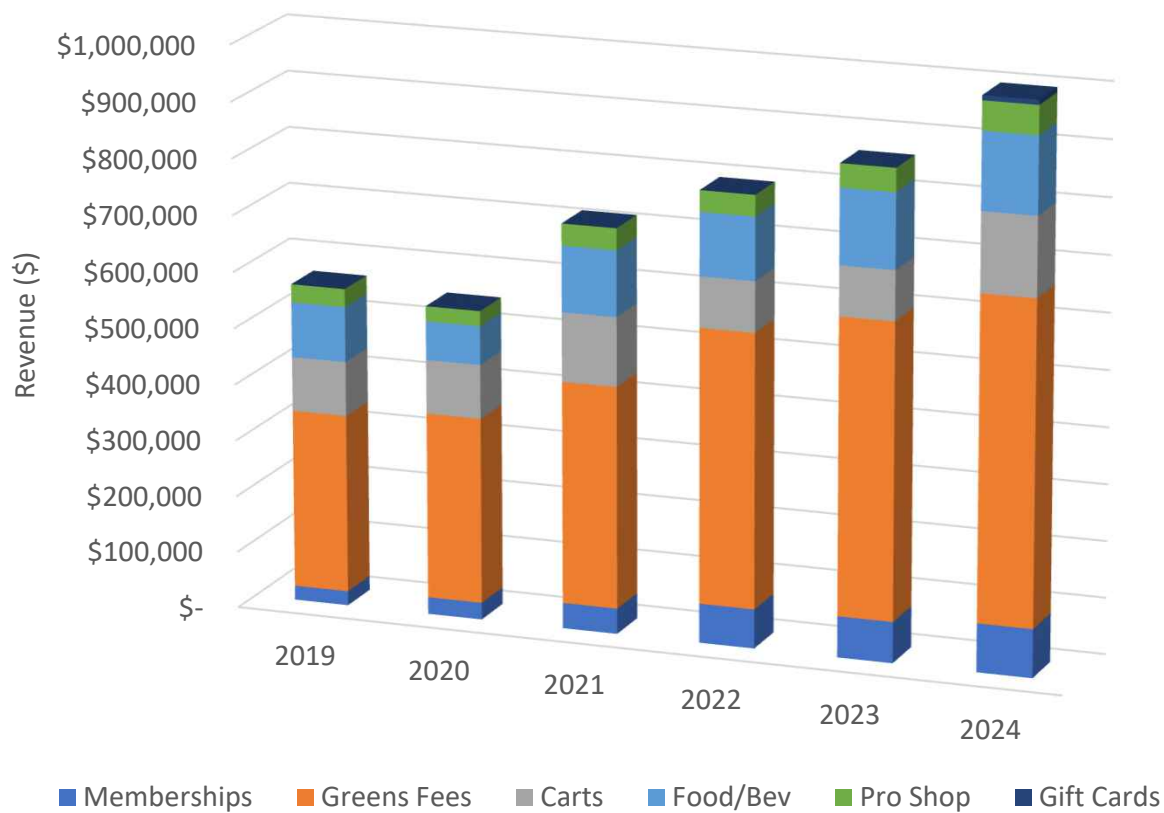
Meri Lou Murray Recreation Center Revenue Report - August

	2019	2020	2021	2022	2023	2024
Memberships	\$ 397,038	\$ 179,824	\$ 149,594	\$ 265,764	\$ 362,599	\$ 403,268
Daily Entries	\$ 97,874	\$ 37,275	\$ 157	\$ 38,231	\$ 73,678	\$ 85,791
Activities	\$ 129,214	\$ 25,927	\$ 33,020	\$ 114,101	\$ 141,791	\$ 142,637
Daycamp	\$ 88,617	\$ 630	\$ 405	\$ 74,580	\$ 76,886	\$ 75,341
Rentals	\$ 4,948	\$ 2,554	\$ 300	\$ -	\$ -	\$ -
Lockers	\$ 5,677	\$ 2,267	\$ 780	\$ 1,930	\$ 2,223	\$ 2,265
Vending	\$ 1,135	\$ 1,208	\$ -	\$ -	\$ -	\$ -
Sale Items	\$ 8,273	\$ 2,220	\$ 2,190	\$ 50	\$ 2,675	\$ 3,403
Totals:	\$ 732,777	\$ 251,906	\$ 186,446	\$ 494,655	\$ 659,851	\$ 712,705



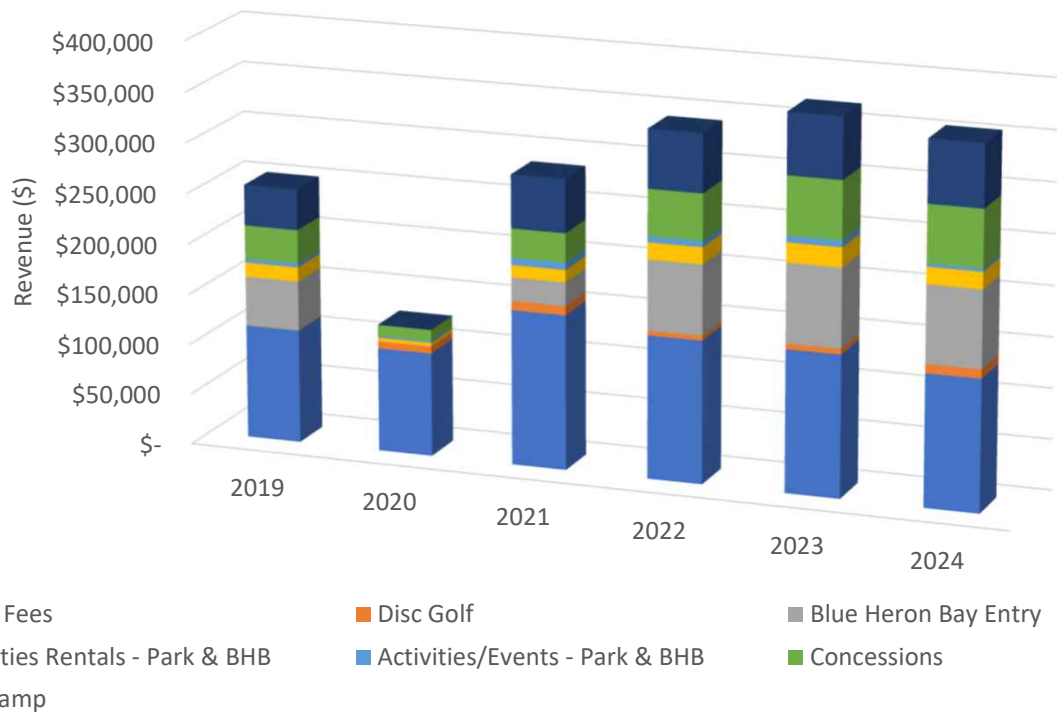
Pierce Lake Golf Course Revenue Report - August

	2019	2020	2021	2022	2023	2024
Memberships	\$ 25,175	\$ 29,882	\$ 45,194	\$ 69,455	\$ 72,908	\$ 86,230
Greens Fees	\$ 315,273	\$ 329,042	\$ 393,306	\$ 486,628	\$ 525,667	\$ 574,533
Carts	\$ 96,093	\$ 95,375	\$ 122,798	\$ 90,213	\$ 88,754	\$ 141,509
Food/Bev	\$ 97,854	\$ 68,557	\$ 117,015	\$ 112,200	\$ 134,179	\$ 137,281
Pro Shop	\$ 31,993	\$ 26,717	\$ 38,581	\$ 37,704	\$ 42,037	\$ 51,748
Gift Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,238
Totals:	\$ 566,388	\$ 549,573	\$ 716,894	\$ 796,200	\$ 863,545	\$ 1,000,539



Independence Lake County Park Revenue Report - August

	2019	2020	2021	2022	2023	2024
Gate Fees	\$ 111,943	\$ 102,130	\$ 153,077	\$ 141,347	\$ 140,915	\$ 130,938
Disc Golf	\$ 426	\$ 7,092	\$ 9,150	\$ 4,674	\$ 5,595	\$ 8,996
Blue Heron Bay Entry	\$ 48,563	\$ -	\$ 23,146	\$ 69,497	\$ 78,509	\$ 76,846
Facilities Rentals - Park & BHB	\$ 14,085	\$ 3,480	\$ 12,240	\$ 16,740	\$ 19,550	\$ 16,740
Activities/Events - Park & BHB	\$ 3,953	\$ 1,875	\$ 7,081	\$ 6,085	\$ 6,560	\$ 3,325
Concessions	\$ 33,115	\$ 10,946	\$ 28,802	\$ 45,895	\$ 57,914	\$ 56,896
Boat Rentals	\$ 4,248	\$ -	\$ 5,338	\$ 3,306	\$ 3,550	\$ 4,307
Daycamp	\$ 40,217	\$ 150	\$ 52,910	\$ 58,036	\$ 60,906	\$ 62,233
Totals:	\$ 256,549	\$ 125,673	\$ 291,744	\$ 345,581	\$ 373,500	\$ 360,280





Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: September 10, 2024
RE: Project and Activities Update – August 2024

Park Facility Events and Projects

Independence Lake

- Thirty-one people attended the “Sensory Splash Night” at Blue Heron Bay Spray Park.
- 88 people attended the A3 disc golf club tournament on Red Hawk Disc Golf Course.
- Staff from the Michigan Folk School taught a tool sharpening class for stewardship staff and volunteers to assist with the ability to sharpen tools in the field.
- Maintenance staff replaced the dog waste stations with four new stations.
- A new filter pump was installed at Blue Heron Bay Spray Park.
- Staff are preparing for the second annual Independence Lake Park Craft Show on September 28. The event will include crafters and several food trucks.
- Staff have been preparing Red Hawk Disc Golf for the upcoming Discraft Great Lakes Open.
- Parks staff, along with the JFR consultant team, continue to finalize design documents, including the floor plan for a new maintenance building. The team has conducted multiple site visits to garner further information from staff regarding operational needs, as well as to gain a better understanding of the existing infrastructure. Soil borings will be performed soon to complete the geo-technical report.
- Parks staff have conducted an internal assessment of the existing paved trails to garner their condition. Budgetary estimates are being finalized.

Meri Lou Murray Recreation Center

- Day Camp concluded with a full roster the first week of August. Several campers stated their camp highlight was the archery lesson.
- Eight participants attended Camp Big Heart for 13–35-year-olds with developmental disabilities the second week of August. Campers took a field trip to the Hands-On Museum and had a visit from the Ann Arbor Fire Department.
- For the second year, staff from MLMRC and Rutherford Pool in Ypsilanti partnered to offer free swimming lessons, including two adult beginner swim classes.
- For the facility’s annual shutdown in the last two weeks of August, the Ann Arbor YMCA provided members free access to their pool & facility during this time.
- Staff continue to work with the JFR consultant team on plans for improvements to the Natatorium, including replacing the existing glass block wall, adding family/universal changing rooms and saunas, upgrading the electrical and mechanical infrastructure, and reconfiguring the existing lockers in both locker rooms. Design development plans have been completed and an estimate reflecting current plans is being finalized.

Rolling Hills Park

- 150 campers participated in Family Campouts August 2-4 and 9-11. Activities included stargazing, a movie under the stars, and pancake breakfast.
- Seasonal staff enjoyed VIP access to the Water Park for the annual staff party on August 14.
- 119 patrons took part in Special Needs Swim Day on August 17. Participants received access to the water park two hours before opening to the general public.
- The 11-week Day Camp season concluded on August 23, with 431 registrations, which included 184 individual campers from 144 different families.
- River Walk classes ended on August 25, as our most successful season to date. 150 punch cards and 1,630 drop-in visits were purchased this season (compared to 123 punch cards and 1,105 drop-ins in 2023).
- 138 daycare programs, summer camps, and school groups visited the Water Park this summer.
- Park hosted a 5K/10K/half marathon with Bodies Race Company on August 24.
- Soccer Shots summer session partnership continues through September.
- Parks staff have conducted an internal assessment of the existing paved trails and the main loop road to garner their condition. Budgetary estimates are being finalized.

Staebler Farm Park

- The Contractor for Blackbird Lodge is presently addressing the remaining warranty items noted on the walk-through last month. Work is expected to be completed by the end of September.
- Consultants from The Collaborative have submitted engineering plans for the Farmhouse Renovation project for permit review to all respective agencies. Technical specifications and RFP are being prepared for release for bids once permits are approved.
- Michigan Folk School: 210 students attended 31 classes including Hide Tanning, Basketry, Stained Glass, Cheese Making, Mushroom Identification, Handweaving, Kitchen Knife Skills.

Special Initiatives

Border to Border Trail (B2B)

- Title IX Plaza project (adjacent to the B2B Trail in Dexter-Huron Metropark): Work is complete except from minor site restoration, which will continue this fall. A ribbon cutting was held with more than 180 people in attendance.
- Segment DAA3 (Zeeb Road to Delhi Metropark): Project is complete and open for use by the public. Plantings will occur this fall.
- Segment CS3 (N. Territorial Road to Boyce Rd in Lyndon Twp): Installation of the concrete boardwalk continues; everything else is generally complete. Anticipated fall opening.
- Segment DAA7 (Barton-Bandemer Tunnel and Trail, in partnership with the City of Ann Arbor):
 - o Trail Segment: Construction of the trail from Barton Dam, heading east across the Barton Nature Area, is complete. Final site restoration and plantings will occur this fall.
 - o Tunnel Portion: Ann Arbor City Council approved several contracts and agreements at their August meeting and the project is anticipated to be constructed in summer 2025. Action by a governing body will be needed prior to initiating construction.
- Engineering and permitting are in various stages for the following trail segments:
 - o Segment DAA4 (Delhi Metropark to Wagner Road): Permit review at Amtrak in process.
 - o Segment DAA6 (Barton Dam to Maple Road): Stantec continues to develop the preliminary engineering plans.

Connecting Communities

- Grant applications were due August 29. Six communities submitted seven applications.
- Staff has begun reviewing applications and anticipates updating the Parks Commission at their October meeting.

Recreation Master Plan & Strategic

- Staff are reviewing a rough draft. A final draft is expected to be completed in mid-September. The public will have a month to provide feedback before Commission adoption.
- A Public Hearing is scheduled for October 24 and comments will be integrated into the plan, as appropriate. Staff anticipates presenting the plan for Commission adoption in November.
- The consultants continue to work with Director Vaughn and Deputy Director Bonfiglio in developing the strategic plan.

Natural Areas Preservation Program (NAPP)

Stewardship

- Invasive plant management occurred at Meyer, West Lake, Fox Science, Scio Woods, Watkins Lake, Botsford, Leonard, Northfield, and Trinkle Marsh preserves and at Sharon Mills and County Farm parks.
- Field mowing occurred at Leonard, Whitmore Lake, and West Lake preserves to remove brush, maintain grass cover, and protect grassland bird habitat.
- EMU students have been engaged to develop new monitoring and management plans for stiltgrass control at Botsford Preserve.
- The boardwalk, trail, and parking area at the Highland Preserve are substantially complete. The opening is planned for September 14.
- Partners have begun to prepare for the “Becoming an Outdoor Woman” hunt program for 2024. Participants will hunt at Sharon Mills, Watkins Lake, and River Raisin preserves.

Interpretive and Volunteer Programming

- More than 224 patrons attended nature programs in the month of August.
- Twenty volunteers provided 58.5 hours of service, 98% of which focused on horticultural activities at County Farm Park and at Sharon Mills Park.



Policy for naming or renaming parks, preserves or facilities, including memorial/honorarium features.

The Policy

Washtenaw County Parks & Recreation Commission (WCPARC) parks and facilities are generally named for a geographic area or a natural/historic feature. Parks and facilities may also be named to reflect a person of historic or outstanding civic service and/or where appropriate, naming may also recognize significant historic, material, and/or financial contributions to WCPARC. Markers may be placed in parks and on recreational facilities honoring or memorializing individuals and organizations.

Procedure for Requesting Permission

Anyone wishing to name or rename a WCPARC park or facility, or erect a memorial/honorarium in a park or within a facility, must submit his or her request in writing to the Director of WCPARC with a sufficient explanation of the proposal to enable the director to make a determination that the naming or memorial is justified. The factors to be taken into consideration by the director will include, but not limited to the following:

1. The reason for the naming or renaming or erection of a memorial/honorarium;
2. The contribution or other factors for which the person is being memorialized/honored, and/or their contribution or connection to the park or facility named;
3. Whether and to what extent the facility or park has been financed by the person being honored or by the persons wishing to honor him/her;
4. Whether and to what extent the appropriate and/or impacted communities support the proposal;
5. Any other factors, which would support the request.

Naming/Renaming

1. The Director's considerations regarding the naming or renaming of parks, natural areas or facilities, shall be guided by the following considerations:
 - o Recognized geographic names;
 - o Natural historic or ecological features;
 - o Significant historic contributions;
 - o Significant material contributions;
 - o Significant financial contributions;
 - o Persons of historic service to WCPARC or Washtenaw County;
 - o Persons of outstanding civic service to the County;

- o Documented community support.
- 2. If the naming request meets the required criteria, the Director will prepare a recommendation and schedule the proposal for a Commission meeting agenda. The requesting person(s) or organization(s) may present their request to the Commission at the meeting.
- 3. If the naming request includes a person's name, a background check will be conducted of that person as part of the due diligence process, prior to recommendation before the Commission.
- 4. The naming request, especially for nature preserves, will strive to include some identifying key natural feature on the property in addition to personal name.
- 2.5. The Commission will not accept proposals for parks, preserves or facilities to be named after any corporate or for-profit entities.
- 3.6. The Commission will review the request and the Director's recommendation and will take final action on the proposal.
- 4.7. The requestor will be notified via letter of the Commission's decision. The letter will outline, if applicable, those areas that did not meet the criteria.

Questions?

Petitioner Name:

Please respond to the following questions:

1. What is proposed (naming, renaming or erection of a memorial/honorarium) and what is the purpose?
2. What are significant contributions or other factors for which the person is being memorialized/honored or the park or facility named?
3. To what extent has the facility or park has been financed by the person being honored or by the persons wishing to honor him/her?
4. To what extent is there support for this proposal from the appropriate and/or impacted communities?
5. Are there other factors to be considered that would support this request?



Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: September 10, 2024
Re: NAPP – Grossman Property Sales Contract and Final Approval

Background

In 2019, the 44.8-acre Grossman property in Saline Township was nominated to the Natural Area Preservation Program (NAPP) for fee simple acquisition. The Natural Areas Technical Advisory Committee (NATAC) reviewed the property as part of its Round 19 applications and prioritized it as a Tier 1 property for acquisition. To attempt to maximize NATAC's budget, an application was submitted to MNRTF Grant in 2022 and subsequently funded.

Discussion

The Grossman property was submitted to Michigan Natural Resources Trust Fund (MNRTF) for grant funding because of its location on a river and potential trail connection to City of Saline parks. The property has 3,700 feet (0.7 miles) of frontage along the Saline River. It shares some of that frontage with the Leslee Neithammer Preserve, which is on the opposite bank and makes for an opportune future trail connection. This would be NAPP's first spending in Saline Township.

A grant was awarded in 2023 and staff has been working through the grant process since the project agreement was awarded. The acquisition process with MNRTF is different than our usual process and requires due diligence be completed prior to entering into a purchase agreement. Therefore, a survey and Phase I report has been completed. The Phase I was completed in August 2024 did not identify any Recognized Environmental Concerns (RECs). A boundary survey has also been completed for the property.

Affinity Valuation Group completed an appraisal of the property in October 2021, prior to submittal of the grant. At the time, the property was determined to be valued at \$1,344,000 (\$29,910 per acre). WCPARC was awarded a Michigan Natural Resource Trust Fund (MNRTF) grant for \$501,000 for the purchase price plus \$10,600 as reimbursement toward due diligence costs.

Purchase Price breakdown:

MNRTF Grant =	\$501,000
NAPP =	\$852,400
Purchase Price =	\$1,344,000

Recommendation

Based upon the review of the property by NATAC and staff and the requirements for the MNRTF grant, it is my recommendation that the Washtenaw County Parks & Recreation Commission authorize a sales contract for the fee simple purchase of the Grossman property as identified in the attached maps in the amount of \$1,344,000 and authorize the final purchase of the property contingent upon attorney review and approval of final documents and MNRTF. I further recommend that \$22,000 be contributed to the special revenue fund for future management of the property.

Grossman Property: Local Area Aerial

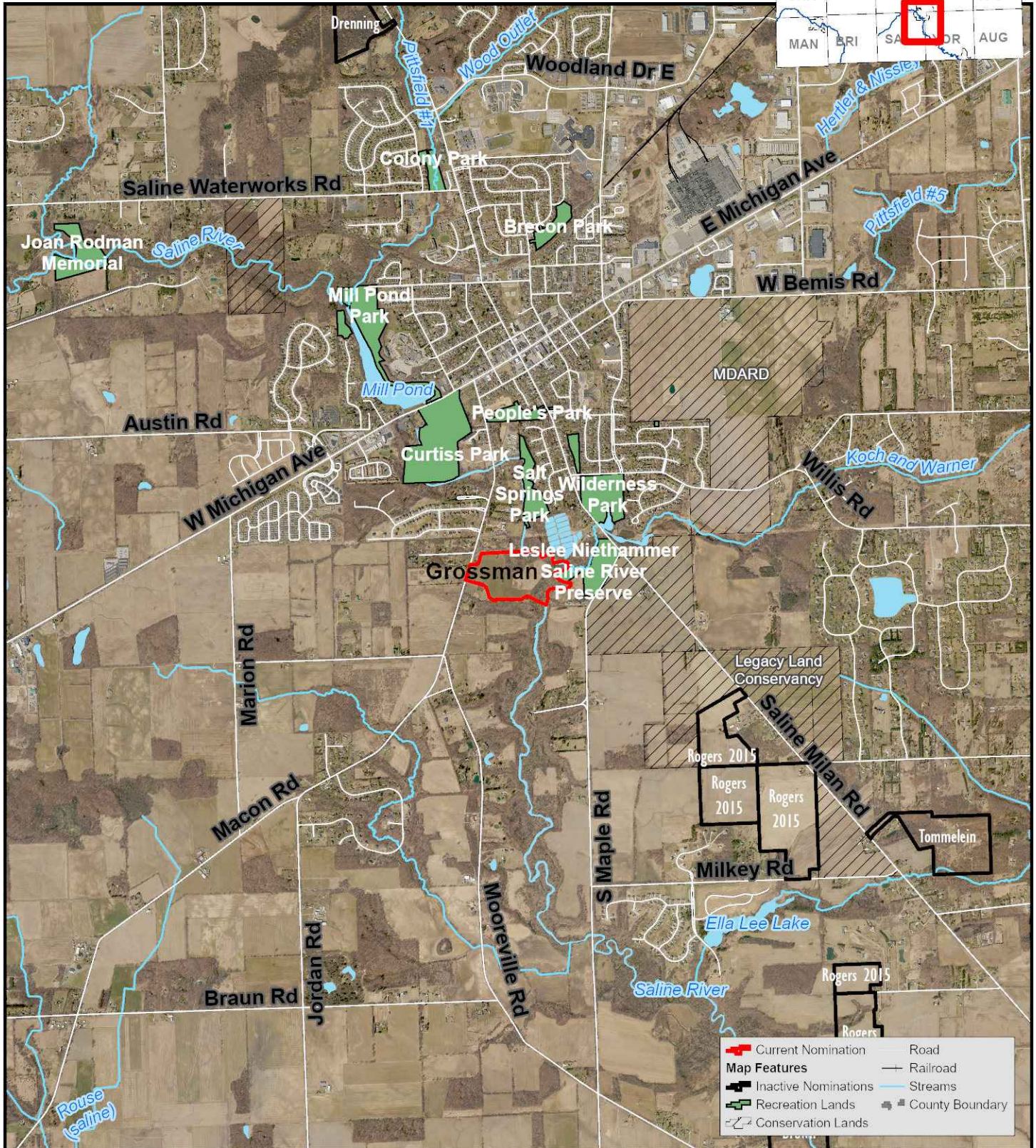
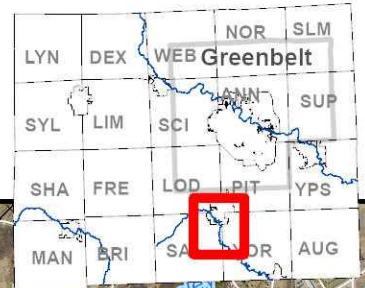
Natural Areas Preservation Program

Nomination ID: 19.308

Saline Township

+/-44.8 Acres

Washtenaw County
Locator Map



Grossman Property: Aerial & Soils

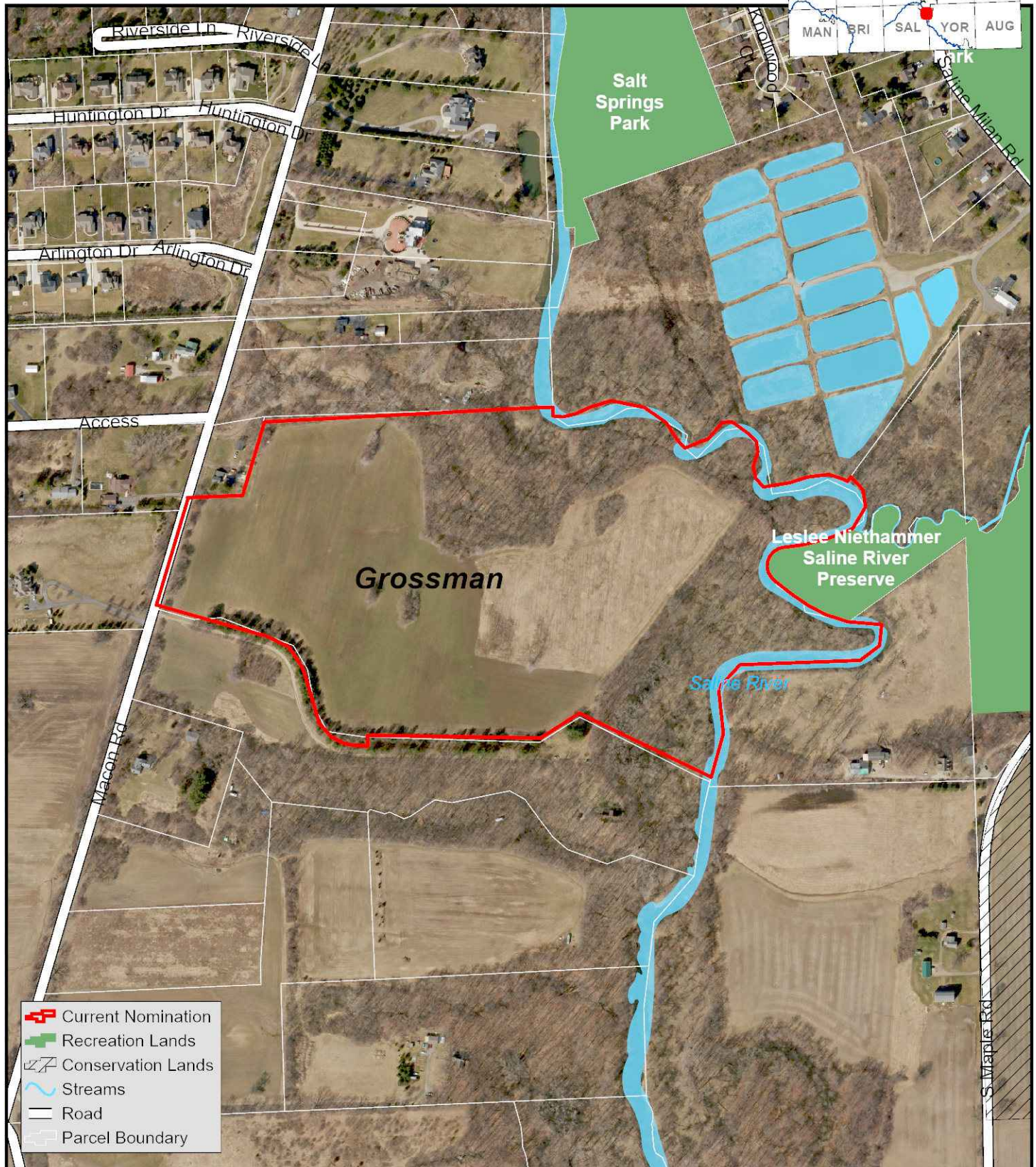
Natural Areas Preservation Program

Nomination ID: I9.308

Saline Township

+/- 44.8 Acres

Washtenaw County
Locator Map





Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: September 10, 2024
Re: Ritchie Trust Conservation Easement – Final Approval

Background

The 79.75-acre farm is currently owned by the James and Sarah Ritchie Trust with Sally Lovell as the Trustee. The property is located along Trinkle Road, about a mile east of Trinkle Nature Preserve and in proximity to another farmland easement held by Scio Township.

Discussion

The farm was identified by ALPAC as a high priority in Round 23. The farm is currently in active agricultural production and the current landowners are looking to sell the farm to another farm family immediately following the purchase of the conservation easement. The property contains 92% prime agricultural soils. Based on the ALPAC scoring system, the property scored 70 points, for the percentage of prime soils, adjacency to active farmland, and proximity to other protected land.

In April 2024, the Commission approved a sales contract for the purchase of a conservation easement in the amount of \$539,544 (\$7,493.67 per acre) for an estimated 72 acres. There is a 6.5 acre building exclusion around the current home and farm buildings. The sales contract was contingent upon completion of due diligence, which has since been completed. The final purchase price has been adjusted by the exact surveyed acres of 73.21 to \$548,611.58.

- Appraisal was completed for the property in October 2023.
- Phase I Environmental Site Assessment completed in August 2024 by ASTI and showed no recognized environmental conditions.
- A boundary survey including legal descriptions has been prepared.

Recommendation

Based upon the review by the Agricultural Lands Preservation Advisory Committee, along with the completion of the due diligence, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize the conservation easement purchase of the Ritchie Trust property as identified in attached maps in the amount of \$548,611.58, contingent upon attorney review of final closing documents. I further recommend that \$15,000 be contributed to the stewardship special revenue fund for the future monitoring and enforcement of the conservation easement.

Lovell Property Local Area Aerial

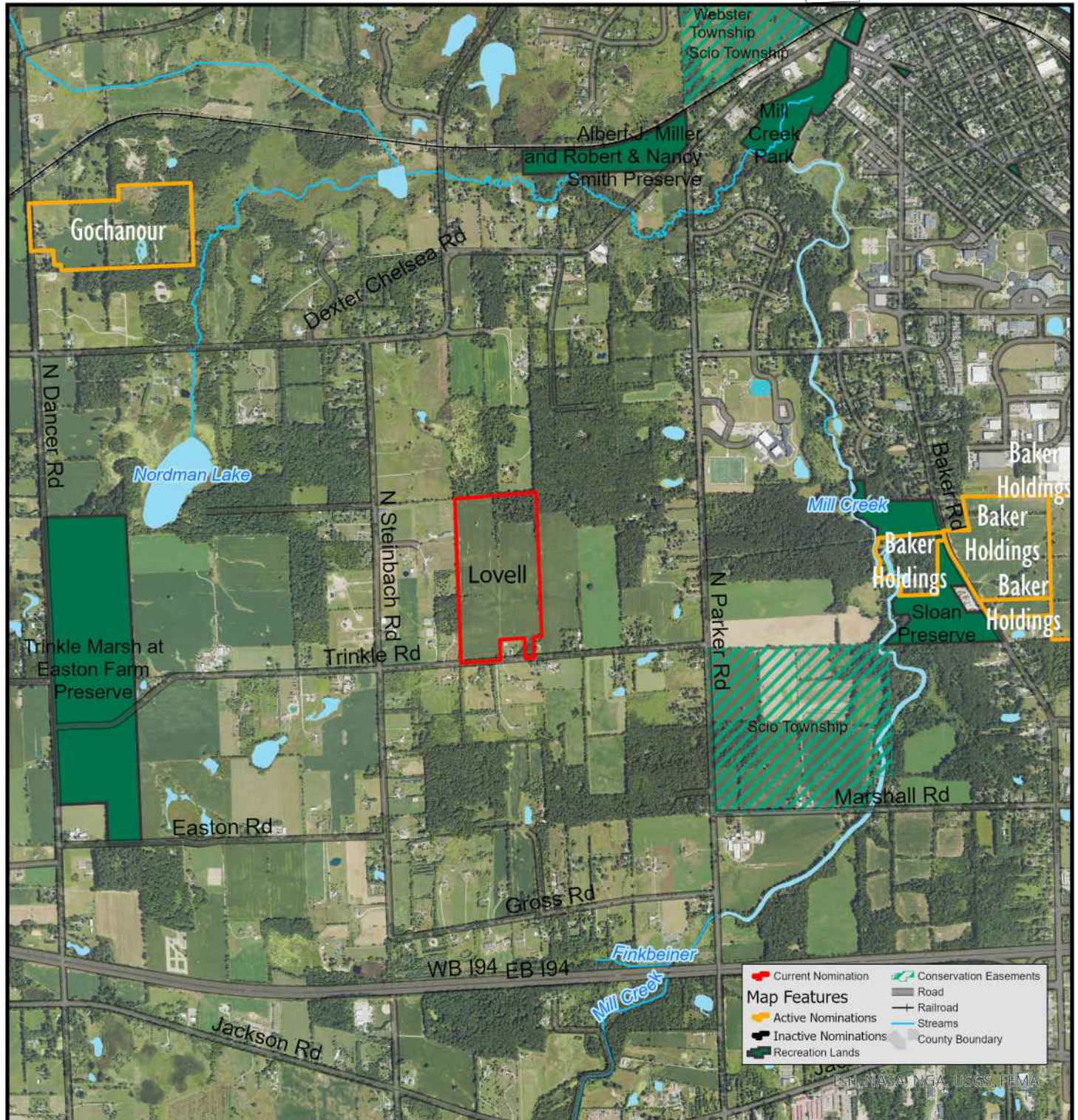
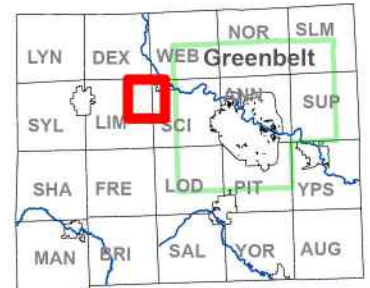
Natural Areas Preservation Program

Nomination ID: A23.162

Lima Township

+/- 79.00 acres Lima

Washtenaw County
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission
WC GIS; 2022 NAIP Aerial Photo



Lovell Property 2022 Aerial

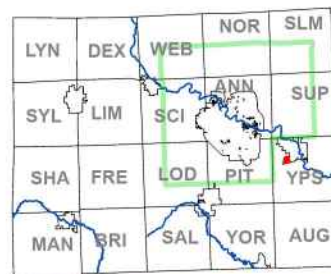
Natural Areas Preservation Program

Nomination ID: A23.162

Lima Township

+/- 79acres

Washtenaw County
Locator Map





Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: September 10, 2024
RE: Recommendation for Final Approval: K. Weidmayer Conservation Easement

Background

The 66.41-acre farm, located in Freedom Township, is currently owned by Keith and Jean Weidmayer. The Weidmayer farm was identified as a high priority in Round 21. ALPAC had received MDARD grant for the Stegenga property, but the property owner decided not to move forward. Therefore, the MDARD grant funds were reallocated to this project. The modification to the grant funds was approved by MDARD and staff commissioned an appraisal. The funds must be expended by September 2025. The adjacent property to the east, also owned by Keith Weidmayer, has a conservation easement on the property held by Washtenaw County Parks, purchased in 2019. In addition, the property to the northeast has a conservation easement on it, held by Legacy Land Conservancy. The property immediately north is an active project under consideration for a potential conservation easement and was prioritized by ALPAC in Round 23.

Discussion

The Weidmayer farm property is in active agriculture and was designated high quality by the Assessment and Prioritization mapping for agriculture sites and identified as a priority for patch expansion. The Commission's scoring system gives this project 65/112 points.

In March 2024, the Parks Commission approved a sales contract in the amount of \$596,000 based on the appraised value based on an estimated 63.48 acres. The sales contract was contingent upon completion of due diligence, which has since been completed. The final purchase price has been adjusted by the exact surveyed acres to \$623,508.88 (\$9,388 per acre). The MDARD grant will reimburse \$296,071 towards the purchase price, for a total NAPP contribution of \$327,437.

- Appraisal was completed for the property in December 2023.
- Phase I Environmental Site Assessment completed in May 2024 by ASTI and showed no recognized environmental conditions.
- A boundary survey including legal descriptions has been prepared.

Recommendation

Based upon the review by the Agricultural Lands Preservation Advisory Committee, along with the completion of the due diligence, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize the conservation easement purchase of the Weidmayer property as identified in attached maps in the amount of \$623,508.88, contingent upon attorney review of final closing documents. I further recommend that \$15,000 be contributed to the stewardship special revenue fund for the future monitoring and enforcement of the conservation easement.

Attachments

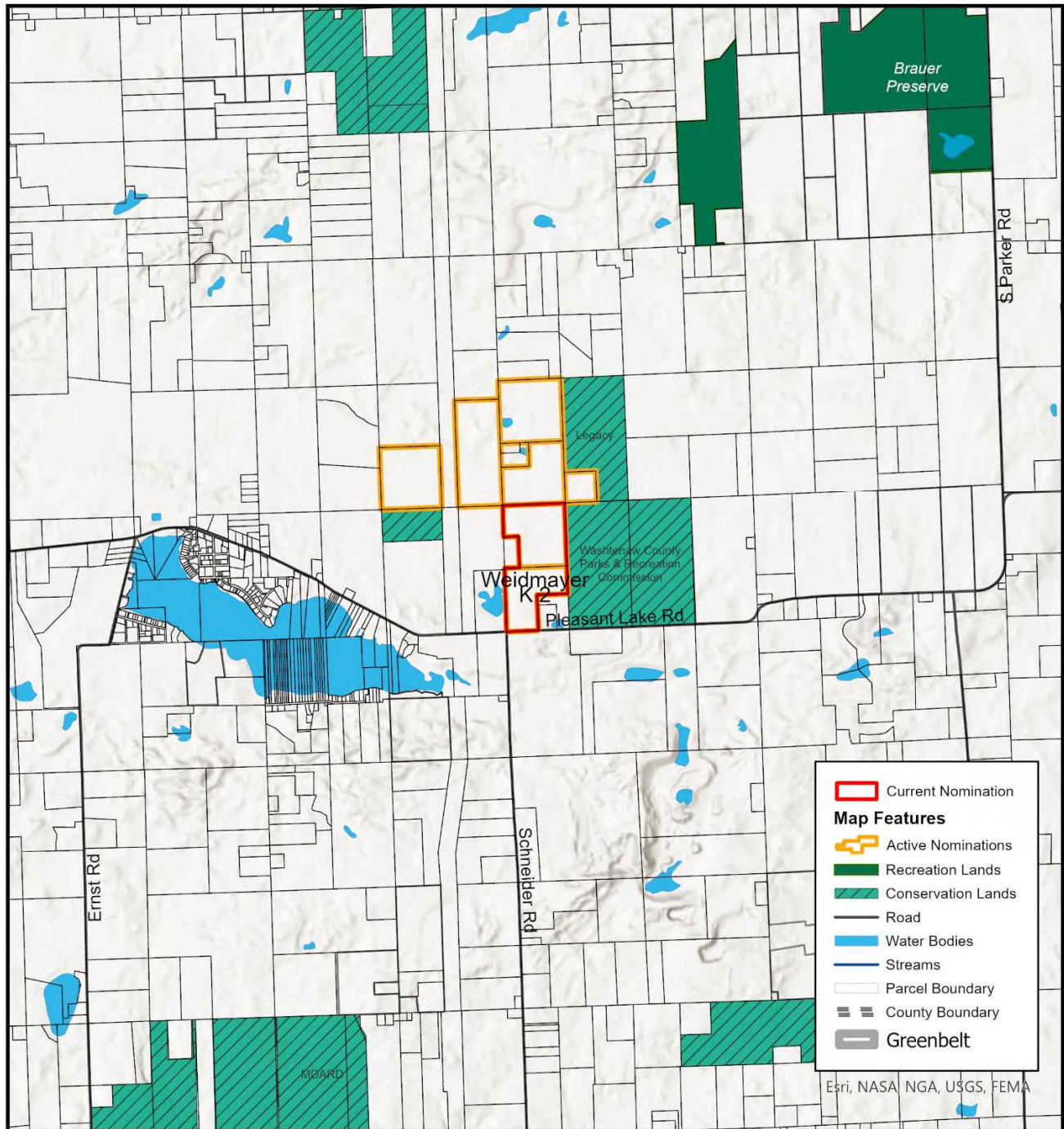
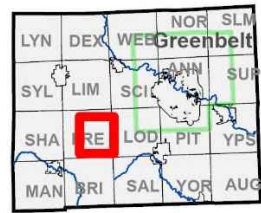
Weidmayer K 2 Property Local Area

Natural Areas Preservation Program

Freedom Township

+/- 63.50 acres

Washtenaw County
Locator Map



0 0.5 1 1.5 2 Miles

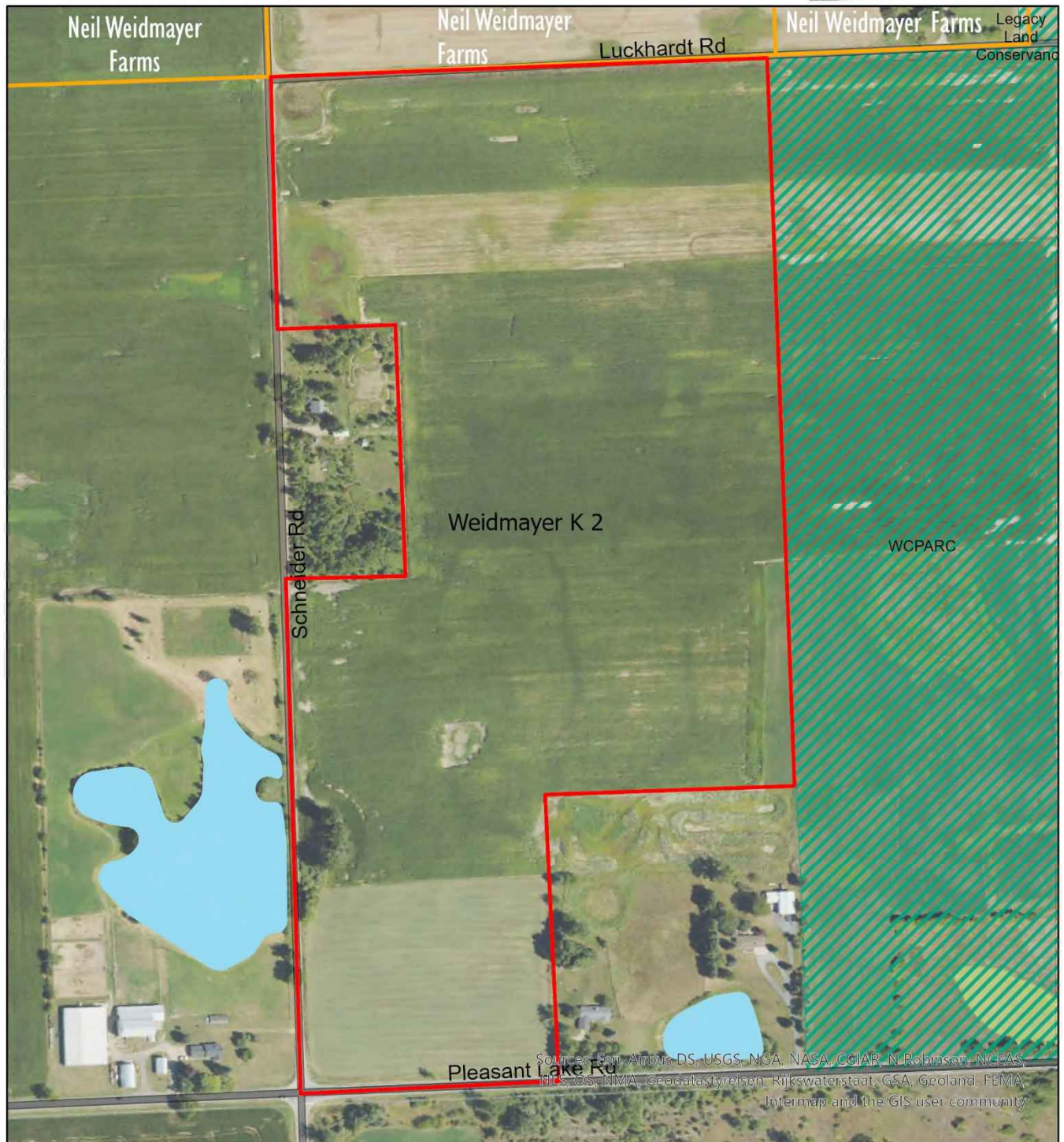
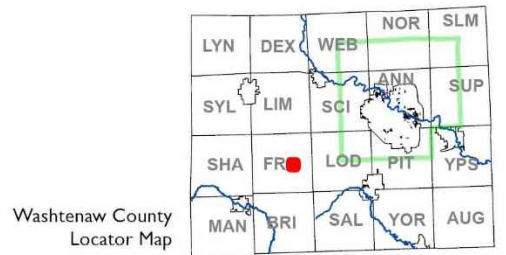


Weidmayer K 2 Property 2022 Aerial

Natural Areas Preservation Program

Freedom Township

+/- 64acres



Prepared by Washtenaw County Parks & Recreation Commission
2020 Aerial Photo; NRCS Soils

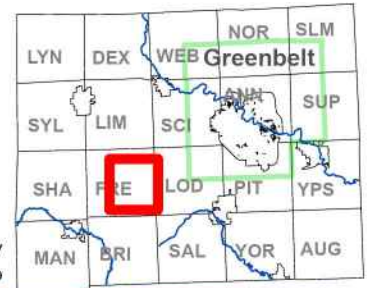


Weidmayer K 2 Property Local Area Aerial

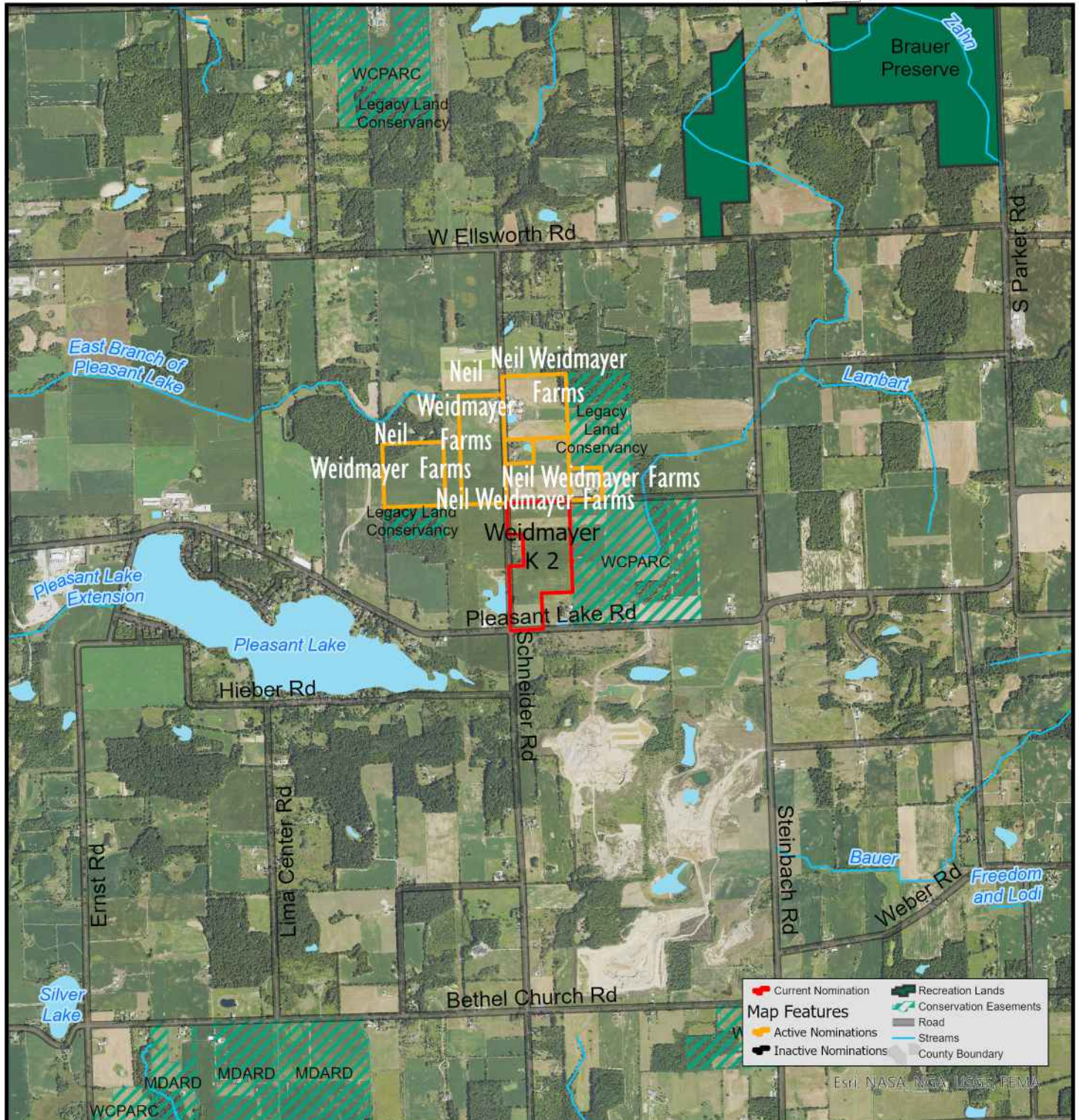
Natural Areas Preservation Program

Freedom Township

+/- 63.50 acres



Washtenaw County
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission
WC GIS; 2022 NAIP Aerial Photo



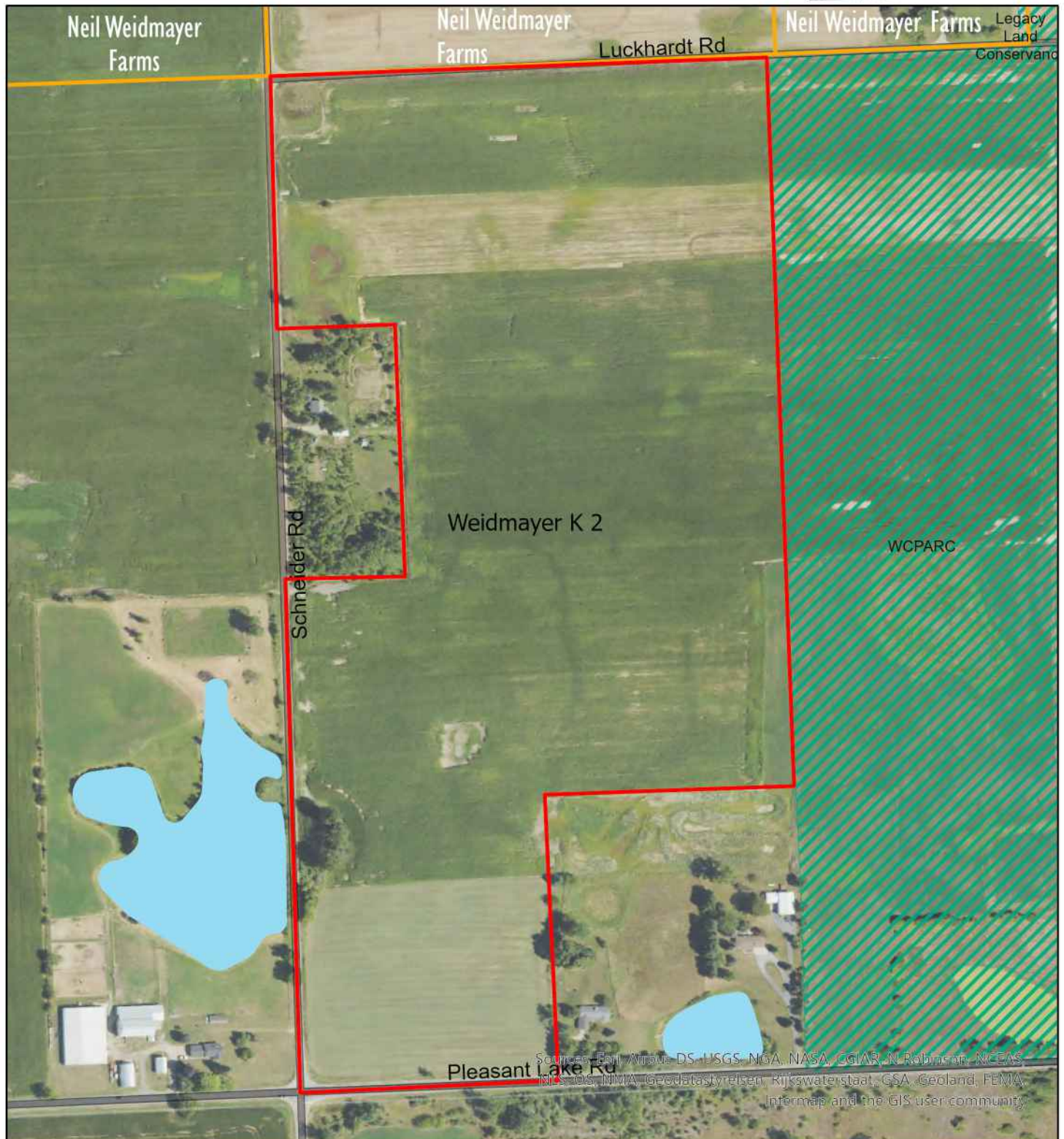
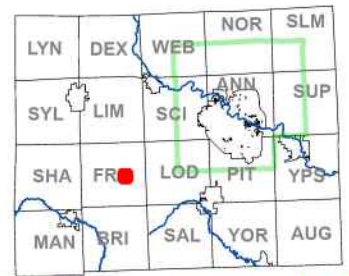
Weidmayer K 2 Property 2022 Aerial

Natural Areas Preservation Program

Freedom Township

+/- 64acres

Washtenaw County
Locator Map





Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: September 10, 2024
Re: 2024 USDA ACEP-ALE Grant applications

Background

The US Department of Agriculture (USDA) – Natural Resource Conservation Service (NRCS) Agricultural Conservation Easement Program (ACEP) awards matching grant funds up to 50% of the appraised fair market value of conservation easements on prime farmland up to a maximum of \$5,000.00 per acre.

Discussion

On September 4, 2024, the USDA announced the October 4, 2024 deadline for the 2024 grant application submittals.

In 2023, ALPAC identified several nominated properties as top priorities for preservation in Round 23, which were subsequently adopted by the Parks Commission in December 2023. The top ranked property, owned by Neil Weidmayer, is an ideal candidate for ACEP-ALE funding based on the percent prime soils, size of property, proximity to active agriculture and protected farmland. The 200-acre property is adjacent to 2 farms protected by Legacy Land Conservancy as well as, the Keith Weidmayer property on the agenda for final approval. Building envelopes will be established around existing buildings on the property. The property is an active dairy farm with milking herd of approximately 90 head of cattle. The farmer sells milk into the Michigan Milk Co-op and the cropland is used to grow corn for silage for the herd.

If grant funds are awarded an appraisal will be completed and the property will be brought back to the Commission for approval of sales contract contingent upon completion of due diligence and final approval by the Commission.

Recommendation

Based on the Agricultural Land Preservation Advisory Committee and staff review of the properties, I recommend that the Washtenaw County Parks and Recreation Commission apply for matching grant funds to the USDA-NRCS ACEP-ALE program for the Neil Weidmayer property.

Attachments

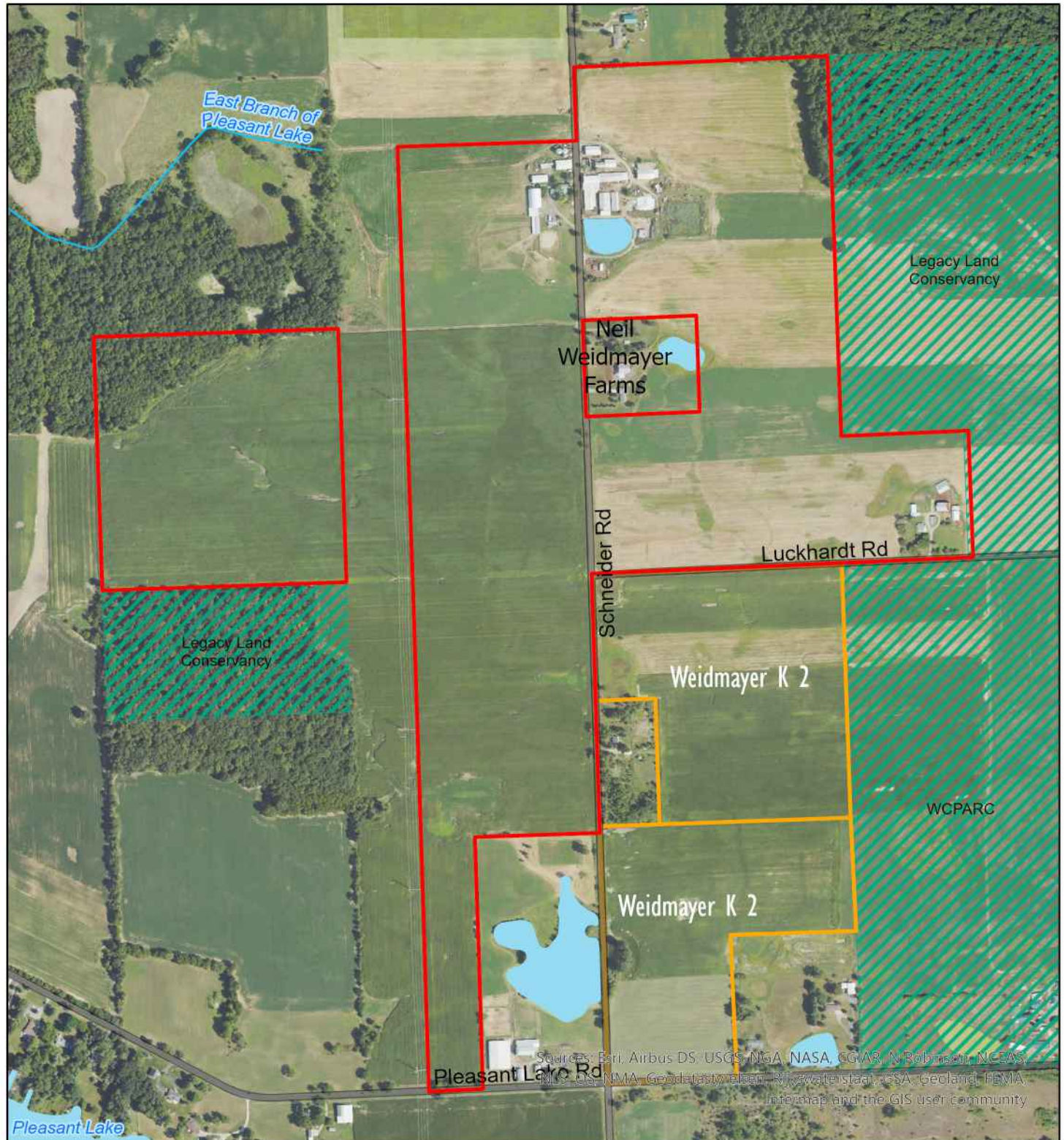
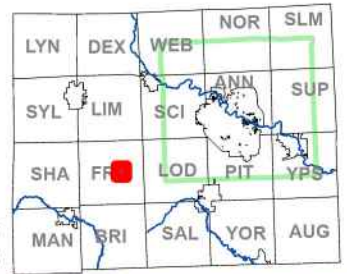
Neil Weidmayer Farms Property 2020

Natural Areas Preservation Program

Freedom Township

+/- 213 acres

Washtenaw County
Locator Map



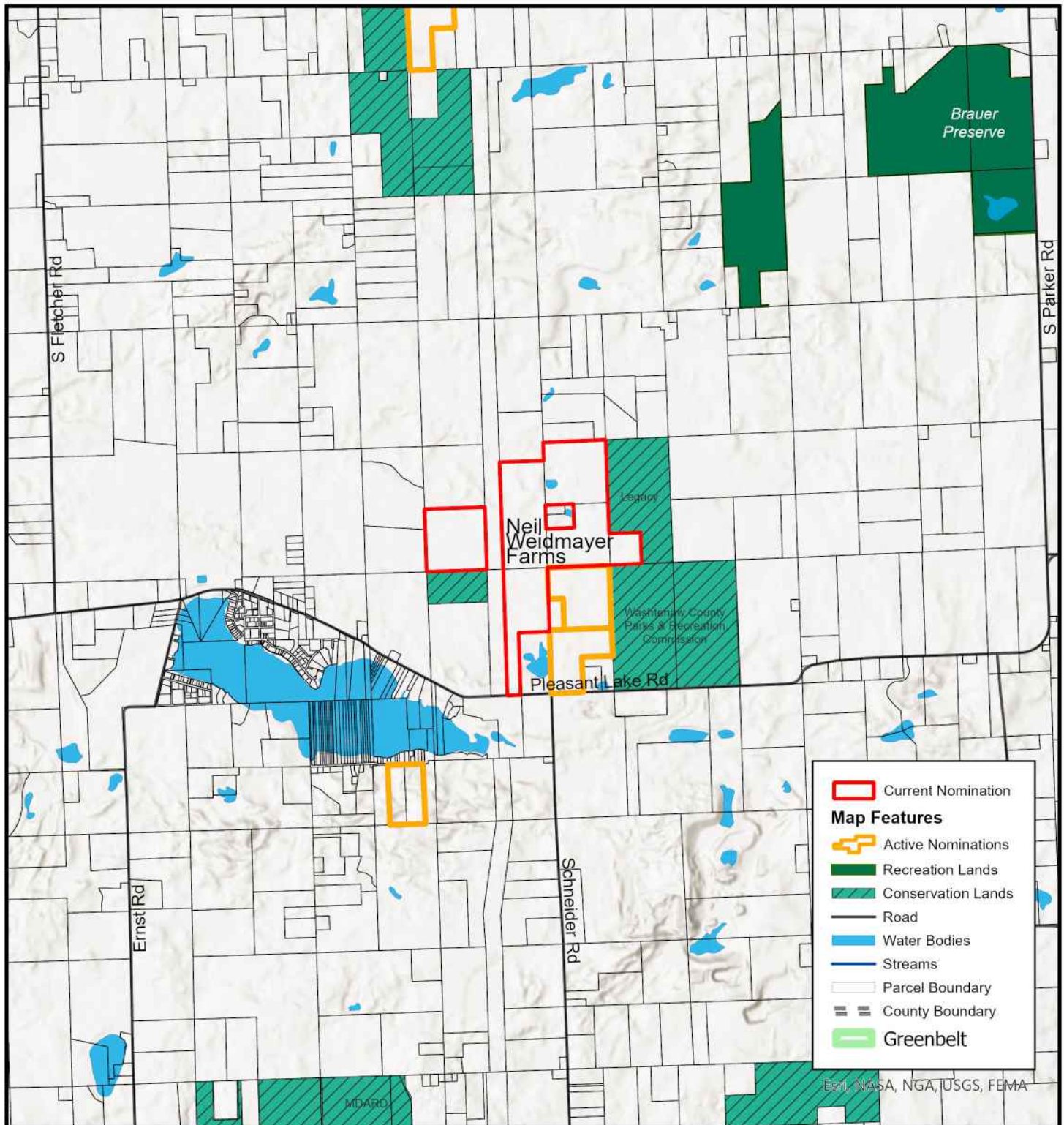
Neil Weidmayer Farms Property Local

Natural Areas Preservation Program

Freedom Township

+/- 213.00 acres

Washtenaw County
Locator Map



0 0.5 1 1.5 2 Miles





Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: September 10, 2024
Re: Beaty Conservation Easement – Sales Contract

Background

The 69-acre farm is currently owned by Michael Beaty. The property is in proximity to other farmland already protected by Legacy Land Conservancy, the Bauer Conservation Easement. The farm is located in Saline Township, an area where no ALPAC dollars have been spent to date but contains high quality farmland based on the GIS assessment previously completed.

Discussion

The Beaty farm was identified by ALPAC as a top priority in Round 23, then under ownership by Pittsfield Realty and since then renominated by the new owner. The farm is currently in active agricultural production and contains 87% prime agricultural soils. Based on the ALPAC scoring system, the property scored 68 points, rating highly across all categories including for the percentage of prime soils, adjacency to active farmland, historical features (1800s barn), proximity to other protected land, open space value, and potential for development pressure.

An appraisal was completed in October 2023. The appraised value for the conservation easement was determined to be \$587,000 (\$7,399.47/acre). An MDARD grant was awarded earlier this year for the property in the amount of \$238,000.

Project Budget:

MDARD Grant = \$238,000

WCPARC = \$349,000

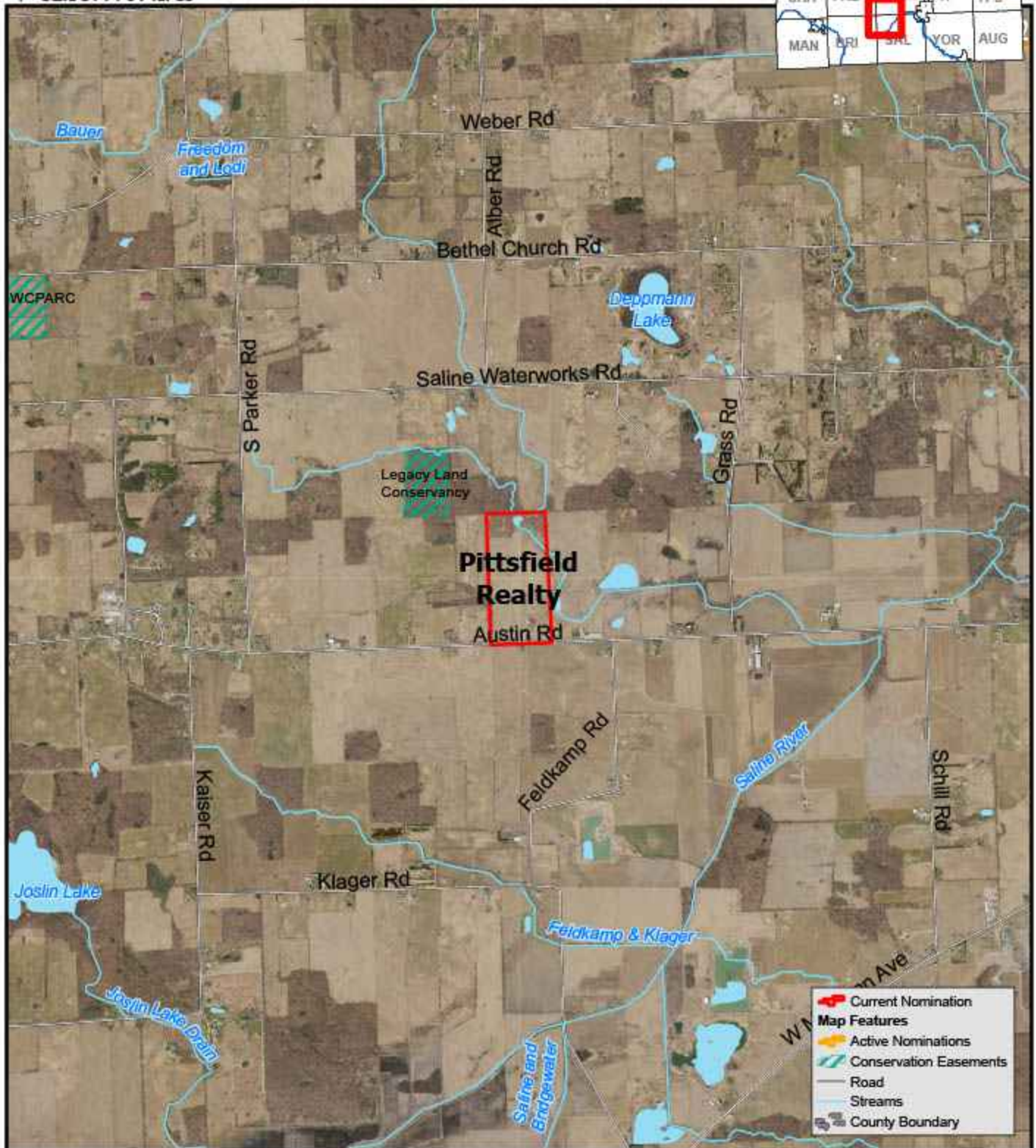
Purchase Price = \$587,000

Recommendation

Based on the quality of the farmland, the opportunity to protect acreage in Saline Township for the first time in a location with potential development pressure, and ALPAC's prioritization, it is my recommendation that the Washtenaw County Parks and Recreation Commission authorize a sales contract for the purchase of a conservation easement on the Beaty property as identified in attached maps in the amount of \$587,000, or \$7,399.47 per acre, contingent upon completion of all necessary due diligence investigation and final approval of the Washtenaw County Parks and Recreation Commission.

Pittsfield Realty Property: Local Area Aerial
 Natural Areas Preservation Program
 Nomination ID:A23.
 Saline Township
 +/- 82.589996 Acres

Washtenaw County
 Locator Map



Pittsfield Realty Property: 2020 Aerial
Natural Areas Preservation Program
 Nomination ID:
 Saline Township
 +/-82.589996 Acres

Washtenaw County
 Locator Map





Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: September 10, 2024
Re: Asset Management Strategy– Hubbell, Roth and Clark Contract Award

Background

In 2023, Washtenaw County Parks and Recreation celebrated their 50th anniversary. As such, much of the built infrastructure within the park system has reached or is approaching the end of useful life. Washtenaw County Parks currently owns and manages over 7,000 acres of preserves and parkland, including operating a golf course, water park, 2 spray parks, a recreation center, a folk school and miles of trails that cross the county just to name a few. Simultaneously, the park system continues to expand. Park staff have developed a robust Capital Improvement Plan but has not developed a system-wide asset management framework. Therefore, it is an opportune time to develop a comprehensive asset management strategy and framework to be able to operate more efficiently and proactively project capital improvement needs and budgets into the future and plan for renovations.

Discussion

Hubbell, Roth & Clark, Inc (HRC) is one of the professional consultant engineering teams currently under contract. HRC has a long history of working with communities, municipalities, and commercial institutions with developing asset management strategies for infrastructure, buildings, and facilities throughout Michigan. This project will establish a framework of asset management strategies and standard practices for WCPARC to continue to grow and expand throughout the park system.

Specifically, HRC will provide the following services in a phased approach, including monthly progress meetings:

Phase I: Develop a GIS based framework to allow park staff to track condition of assets, prioritize maintenance and engage the community with interactive maps and reporting tools.

- Develop GIS dashboard to provide concise and easily accessible metrics.
- Quantitative summary of facilities age and replacement value
- Create and implement data collection forms to be used by field staff.
- Utilizing this framework, HRC will develop final asset management plans for the following park and preserve facilities during this Phase:
 - o B2B Trail
 - o Staebler Farm Park

- o Scio Woods Nature Preserve
 - o Nelson Meade County Farm Park (including Parks Administration & Field Operations buildings)
- Develop asset management standard procedures and recommended Best Management Practices.

Phase II: Continue to develop site asset management plans for park facilities

- The following facilities will be reviewed by both HRC and Parks Staff:
 - o Independence Lake County Park
 - o Rolling Hills County Park
 - o Meri Lou Murray Recreation Center
 - o Pierce Lake Golf Course

Recommendation

Based on preliminary meetings and demos with HRC and conversations with leadership staff, I recommend that the Parks Commission authorize a contract with HRC in the amount not to exceed \$304,800 to implement Phase I and II of the Asset Management framework. Additionally include a 10% contingency (\$30,480) for the work to cover additional data forms and work requested.