



Washtenaw County Parks and Recreation Commission

NOTICE OF MEETING

Date: October 8, 2024

Time: 2:00 p.m.

Location: Rolling Hills County Park, Lodge Building, 7660 Stony Creek Rd., Ypsilanti, MI 48197

AGENDA

- 1. Call to Order / Moment of Silence**
- 2. Pledge of Allegiance**
- 3. Approval of the Minutes**
 - A. September 10, 2024 Meeting (attached, pp. 1-5/action item)
- 4. Public Comment**
- 5. Communications, Projects & Activities** (attached, pp. 6-12/action item)
- 6. Consent Agenda**
 - A. B2B – Barton to Bandemer Tunnel Change Order (attached, pp. 13-14/action item)
 - B. Rolling Hills Trail & Loop Road Repaving (attached, pp. 15-16/action item)
 - C. Rolling Hills Lazy River Mechanicals Contract (attached, pp. 17-18/action item)
 - D. Ducks Unlimited Grant Acceptance (attached, p. 19/action item)
- 7. Financial & Recreation Reports – September 2024**
 - A. Claims Reports (attached, p. 20/action item)
 - B. Fund Balance Reports (attached, pp. 21-24/action item)
 - C. Revenue Reports (attached, pp. 25-28/action item)
- 8. Old Business**
 - A. Director Comments and Project Updates (attached, pp. 29-31/action item)
 - B. NAPP – VanBuhler Final Approval (attached, pp. 32-36/action item)
 - C. Other Old Business
- 9. New Business**
 - A. Parks – Ellis Property Sales Contract (attached, pp. 37-41/action item)
 - B. Connecting Communities Applications (presentation at meeting)
 - C. Other New Business
- 10. Commissioners 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: September 10, 2024

Time: 2:00 p.m.

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

Members Present: Janis Bobrin, WCPARC Vice President; Robert Marans, JoAnn McCollum, Brenda McKinney, Robert Joerg, Katie Scott and Yousef Rabhi

Members Absent: Patricia Scribner, Dan Ezekiel, and Evan Pratt

Staff Present: Coy Vaughn, Director; Meghan Bonfiglio, Deputy Director; Ginny Leikam, Superintendent of Planning and NAPP; Jason Brooks, Manager of Finance and Administration; Ann Ziolkowski, Communications Manager; Karen Harris, Parks Administration Analyst; Kyle Jasper, Communications Specialist; Kevin Butler, NAPP Supervisor; and Allison Krueger, Stewardship Planner.

Others Present: Justin Hodges, BOC Commissioner & Chair; and Crystal Campbell, Public Information Officer

1. Call to Order

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

2. Pledge of Allegiance

3. Approval of the Minutes

A. August 13, 2024 Meeting

The minutes of the August 13, 2024 regular meeting were included with the packet materials.

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

4. Public Comment

None.

5. Communications, Projects & Activities

Mr. Vaughn provided an overview of the communications for August, including articles discussing our parks and Mr. Rahbi's appearance on WEMU. Articles from *mLive* and the *Suntimes* were also featured. The Title IX plaza was covered in both *Suntimes* and *mLive*.

Mr. Vaughn also provided updates on the happenings within the parks, and then Ms. Ziolkowski discussed the turnout for the Title IX project, noting that about 180 people attended, including 9 of the 17 women featured.

Mr. Vaughn introduced Washtenaw County Board of Commissioner and Chair of the Board, Justin Hodge, who addressed concerns about the new Eastside Community and Recreation Center, set for construction off Stamford Rd. in Superior Township. Mr. Hodge stressed that this is a top priority, and it is expected for parks staff to play major part in the project.

A. Natural Areas Stewardship Presentation

Ms. Leikam introduced the NAPP team and explained the millage breakdown and funding allocations: approximately \$5.2 million annually, with 25% allocated for preservation of agricultural land and the rest for natural areas preservation and stewardship. She noted that acquisitions also cover parking lots and efforts to increase public access to any newly acquired preserves. Over time, the fund grows, and the percentage allocation may change depending on funding needs.

Ms. Krueger discussed priorities for land management activities: compliance with legal agreements, partnerships involving the preserves, and the preservation of ecological integrity and biodiversity of the preserves. The conservation goals focus on active restoration areas to protect natural resources, with efforts to combat invasive species like stilt grass.

Ms. Krueger also mentioned the team's extensive use of GIS for record-keeping, documenting requests, reports, and completed tasks. Ms. Krueger introduced Kevin Butler to explain the NAPP crew's operations, including trail maintenance, field surveys, prescribed fire and invasive species management.

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

6. Financial Reports – August 2024

A. Claims Report

Mr. Brooks reported that the total for the claims for the month of August 2024 was \$826,269.30.

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

B. Fund Balance Reports

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

It was moved by Ms. Scott, seconded by Ms. Bobrin, to approve the fund balance for the month of August 2024 as submitted. All ayes, the motion carried.

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 August 31st.

It was moved by Mr. Joerg, seconded by Mr. Rabhi, to receive and file the Revenue Reports for the months of August 2024. All ayes, the motion was approved.

7. Old Business

A. Director's Comments

Mr. Vaughn provided a proposed update to the name of the John Russell Preserve to John S. Russell Huron River Preserve. Based on a request from a prior meeting, a background check was conducted on Mr. Russell. Mr. Rahbi and Ms. McCollum suggested the commission further review the naming policy.

Mr. Vaughn discussed the Ducks Unlimited wetland program grant that could support restoration efforts on the north side of Staebler Farm Park, and he introduced Mr. Bertrand. Mr. Bertrand elaborated on another upcoming grant through the NFWF Resilience Fund which, if awarded, would support trails, a bridge over Fleming Creek and a water exploration feature for programming.

Mr. Vaughn shared that the Meri Lou digital signs have arrived and are being put in place. Lastly, he showed the draft for the B2B kiosk, and discussed how they will be installed at 6 to 8 locations throughout the trails. The first one will be in place this fall.

Ms. Bonfiglio gave a brief update on the master plan, stating the public comment will run for 30 days from September 16 through October 25 with a public hearing occurring on October 24th at 6:00 p.m., at Blackbird Lodge – Staebler Farm County Park. The plan will be brought to the Parks Commission at the November meeting and then final approval will be to Board of Commissioners on December 4th.

It was moved by Mr. Rahbi, seconded by Mr. Joerg, to receive and file the Commission Report as part of Director's Comments for the month of August 2024, as submitted. All ayes, the motion was approved.

B. NAPP-Grossman Property Final Approval

Ms. Leikam provided an overview of the property, nominated in 2019. A grant from Michigan Natural Resources Trust Fund has been awarded for a portion of the purchase price. The property includes 3,700 feet (0.7 miles) of frontage along the Saline River and is located across the river from the Leslee Neithammer Preserve (former NAPP contribution), which makes for an opportune future trail connection. The property also contains hay fields for possible future restoration and upland forest habitat. This would be NAPP's first spending in Saline Township, an area that has been noted as a priority for NAPP.

It was moved by Mr. Marans, seconded by Mr. Joerg to authorize a sales contract for the fee simple purchase of the Grossman property in the amount of \$1,344,000, authorize final purchase of the property contingent upon attorney review and approval of final documents and MNRTF, and authorize a contribution of \$22,000 to the special revenue fund for future management of the property. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Pratt, and Scribner), the motion was approved.

C. NAPP-Ritchie Trust Final Approval

Ms. Leikam shared that 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 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.

It was moved by Mr. Joerg, seconded by Ms. McCollum to authorize the conservation easement purchase of the Ritchie Trust property in the amount of \$548,611.58, contingent upon attorney review of final closing documents and to contribute \$15,000 to the stewardship special revenue fund for the future monitoring and enforcement of the conservation easement. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Pratt, and Scribner), the motion was approved.

D. NAPP- K.Weidmayer Property Final Approval

Mr. Bertrand discussed the Weidmayer farm property. He stated that it was in active agricultural production and that the property was designated high quality by the assessment and prioritization mapping for agriculture sites and identified as a priority for patch expansion.

It was moved by Mr. Marans, seconded by Mr. Rahbi to authorize the conservation easement purchase of the Weidmayer property in the amount of \$623,508.88, contingent upon attorney review of final closing documents and to contribute \$15,000 to the stewardship special revenue fund for the future monitoring and enforcement of the conservation easement. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Pratt, and Scribner), the motion was approved.

E. Other Old Business

None.

8. New Business

A. 2024 USDA ACEP-ALE Grant Submittal

Mr. Bertrand discussed the 2024 USDA ACEP-ALE Grant and noted that the grant 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 per acre. 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 also 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 heads 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.

It was moved by Mr. Marans seconded by Ms. McKinney 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. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Scribner, and Pratt), the motion was approved.

B. NAPP-Beaty Property Sales Contract

Ms. Leikam discussed The Beaty Farm, which was identified by ALPAC as a top priority in Round 23. She reported that the farm is currently in active agricultural production and contains 87% prime agricultural soils. A grant from MDARD has been received and the change in ownership does not affect the grant.

It was moved by Ms. Scott and Mr. Marans to authorize a sales contract for the purchase of a conservation easement on the Beaty property 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. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Scribner and Pratt), the motion was approved.

C. Asset Management Program

Ms. Bonfiglio discussed the need to obtain a more formalized asset management program to forecast CIP projects and maintain our current infrastructure. She introduced Jamie Burton from Hubbell, Roth and Clark, attending remotely. Ms. Bonfiglio stated that the program will use GIS software to create a

catalog of assets within the park system and produce data layers to support maintenance. Ms. Bonfiglio reported that development will start with the Border-to-Border Trail, Scio Woods Preserve, and County Farm Park, including the Administration and Field Operations Buildings. From there, the system will be built out to incorporate our built out parks such as Rolling Hills and Independence Lake.

It was moved by Mr. Rahbi, seconded by Ms. McKinney, that the Parks Commission authorize a contract with Hubbell, Roth and Clark in the amount of \$304,800 to implement Phase I and II of the Asset Management framework and to include up to a 10% contingency (\$30,480) for the work to cover additional data forms and work as requested. Roll call vote, 7 ayes, 0 nays, 3 absent (Ezekiel, Pratt, and Scribner), the motion was approved.

D. Other New Business

None.

9. Commissioners Comments

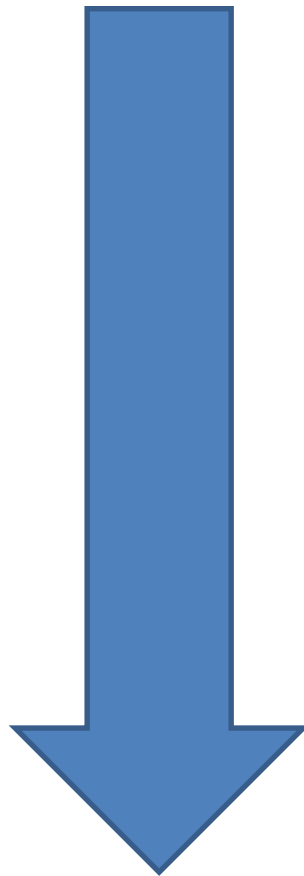
Mr. Rahbi thanked staff and applauded their use of time in land preservation, which is something he values deeply. He stated that the preserved land should not always have to be open to the public and sometimes Parks should let it be nature.

10. Adjournment

It was moved by Ms. Scott, seconded by Mr. Joerg, to adjourn. All ayes, the motion was approved.

The meeting adjourned at 4:52 p.m.

Communications, Projects & Activities



SEPTEMBER 2024 NEWS COVERAGE

Concentrate - New plaza in Dexter honors female athletes and memorializes local triathlete, 9/4/2024 - <https://www.secondwavemedia.com/concentrate/innovationnews/titleixplaza0740.aspx>

mLive - Vacant school purchased for \$600K, making way for new recreation center, 9/6/2024 - <https://www.mlive.com/news/ann-arbor/2024/09/vacant-school-purchased-for-600k-making-way-for-new-recreation-center.html>

The SunTimes News - Chelsea Seeks Grant to Enhance Trail Connections, 9/10/2024 - <https://thesuntimesnews.com/chelsea-seeks-grant-to-enhance-trail-connections/>

mLive - Nearly 200 acres protected for parkland, farming across Washtenaw County, 9/11/2024 - <https://www.mlive.com/news/ann-arbor/2024/09/nearly-200-acres-protected-for-parkland-farming-across-washtenaw-county.html>

Detroit Free Press - Ramona Cox played semipro football for fun, but empowering girls is her lifelong passion, 9/15/2024 - <https://www.freep.com/story/news/local/detroit-is/2024/09/15/ramona-cox-detroit-demolition-national-womens-football-association/75167037007/>

Planet Detroit -Who is working to preserve and restore wetlands in Metro Detroit?, 9/18/2024 - <https://planetdetroit.org/2024/09/michigan-wetlands-preserving-restoring/>

mLive - 5 great roadside stops to take a break and see the fall colors, 9/22/2024 - <https://www.mlive.com/news/ann-arbor/2024/09/5-great-roadside-stops-to-take-a-break-and-see-the-fall-colors.html>



Dear Washtenaw County
 Parks & Recreation Commissioners,
 I can't thank you enough for
 adding my name to the Highland
 Preserve. My heart is full of
 love for your hard work in
 creating and contributing to our
 amazing parks, recreation, preserves
 & Folk School! With gratitude
 & appreciation, JAN



Digital Report - September 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 - September 2024

SOCIAL MEDIA

Profiles

Review your aggregate profile and page metrics from the reporting period.

Profile	Audience	Net Audience Growth	Published Posts	Impressions	Engagements
Reporting Period Sep 1, 2024 – Sep 30, 2024	45,783 ↑ 0.2%	76 ↓ 43.3%	63 ↓ 35.7%	131,000 ↓ 37.6%	4,189 ↓ 47.4%
Compare to Aug 1, 2024 – Aug 31, 2024	45,707	134	98	209,788	7,961
Blue Heron Bay	2,309	-2	0	2,000	0
Independence Lake Co...	3,401	15	23	32,925	557
Meri Lou Murray Recre...	1,678	6	10	4,427	78
Pierce Lake Golf Course	1,201	2	0	11,651	0
Rolling Hills County Park	26,532	8	10	59,692	2,634
Washtenaw County Par...	7,114	41	17	19,004	829
washtenawcountyparks	3,548	6	3	1,301	91

Instagram

Rolling Hills

Total Followers

This Month	Last Month	Last Year
1,516	1,511	

Top Post - Trek or Treat

How many people reacted to posts

This Month	Last Month	Last Year
10	73	

Instagram

WCPARC

Total Followers

This Month	Last Month	Last Year
3,572	3,545	3,241

Top Post - Fall Hikes

How many people reacted to posts

This Month	Last Month	Last Year
86	36	



Digital Report - September 2024

Facebook/Instagram - Top Posts

Rolling Hills Post



Rolling Hills County Park

Tue 9/3/2024 4:29 pm EDT

With retirements, promotions, and some shuffling of staff within the department, Rolling Hills has a full-time Maintenance Technician position to fill.

Rolling Hills, MI

We are adding
to our crew and
HIRING!

FULL TIME POSITION

• MAINTENANCE
• TECHNICIAN

• Full time (37.5 hours/week)
• \$20.45 - \$25.05/hour



Impressions

7,338



WCPARC Post



Washtenaw County Parks & Re...

Fri 9/20/2024 11:56 am EDT

Tune into Detroit PBS next Thursday at 8:30pm for Under The Radar Michigan with Mi Folk School! Here's a preview of the episode....



Impressions

4,142





Digital Report - August 2024

Website, Newsletter, News

Website Statistics

washtenaw.org/parks

Total Page Visits	This Month	Last Month	. Last Year
	18,334	86,354	

Title	URL		Page views % of total	Visits % of total
Meri Lou Murray Recreation Center Washtenaw County, MI	https://www.washtenaw.org/497/Meri-Lou-Murray-Recreation-Center		5,487 15.8%	4,353 23.7%
Rolling Hills Water Park Washtenaw County, MI	https://www.washtenaw.org/638/Rolling-Hills-Water-Park		3,340 9.6%	2,728 14.9%
Online Tickets Washtenaw County, MI	https://www.washtenaw.org/2851/Online-Tickets		1,455 4.2%	1,286 7.0%
Doggy Dip Washtenaw County, MI	https://www.washtenaw.org/653/Doggy-Dip		1,116 3.2%	1,001 5.5%
Nelson Meade County Farm Park Washtenaw County, MI	https://www.washtenaw.org/421/County-Farm-Park		1,092 3.1%	902 4.9%

Monthly Newsletter

WCPARC 42% open rate

Newsletter via MailChimp		
Sent to	Opened	Clicks
31,124	12,888	781

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

Photo Ambassador September Collage





Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: October 8, 2024
Re: Barton-Bandemer Tunnel and Trail Engineering Change Order

Background

At the August 2021 regular meeting, the Commission authorized staff to execute a project agreement with the City of Ann Arbor to advance the Barton-Bandemer Tunnel and Trail project into the engineering and construction phases. Per the agreement, the Commission would hire and manage the consultant team to design and engineer the project. In September of 2021, the Commission hired Bergmann Associates and their subconsultant, OHM Advisors, to complete the engineering work for the project. Bergmann Associates has since been acquired by Colliers Engineering and Design and the contract resides with them for a current total value of \$563,932. The City of Ann Arbor is sharing 45% of the engineering costs per the project agreement.

Discussion

Engineering is complete, all permits are obtained, and the project has been awarded for construction. However, as the project advanced through the final stages of detailed permitting, design, and engineering, additional time and services were required for the project in several areas that exceeded the original estimated work. This work was time sensitive to keep the project delivery on-time.

1. Stream regulations, relocation, and bridge design (EGLE Permit requirements) – additional services include hydraulic and hydrologic analysis and design of a small pedestrian bridge that was outside of the original scope of work.
2. Tunnel aesthetics, architectural detailing, and lighting – additional services were requested to design, engineer, and prepare specifications for the tunnel. These services are associated with placemaking and ensuring that this public space is attractive, safe, and a landmark for the City and the B2B Trail. Includes coordination of artwork required by the Ann Arbor Art Commission. Includes utility coordination and electrical engineering to provide power to the tunnel location.
3. Railroad coordination – Frequent changes to the railroad's process necessitated additional services. For example, several key agreements which were historically provided by the railroad were now required to be provided by the City. The engineering team assisted with the preparation of these documents.

Colliers has requested a contract amendment of \$51,000 for additional services. The above items were tracked separately from the original contract and used much of the original budget that was associated with construction support services (\$30,000), which ensures a smooth transition between the design and construction teams. Construction of the project is expected to be complete in summer 2025.

Proposed Adjustment:

\$563,932 – Total Engineering Contract

\$ 51,000 – Additional Services

\$614,932 – Total new WCPARC Contract

Per the project agreement, the City of Ann Arbor will reimburse the Commission for 45% of the cost.

Recommendation

It is my recommendation that the Washtenaw County Parks and Recreation Commission authorize an amendment to the Colliers Engineering & Design contract in the amount of \$51,000.00 for the Barton to Bandemer Tunnel and Trail Project.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: October 8, 2024
Re: Rolling Hills County Park – Non-Motorized Pathways and Loop Road Pavement Repairs

Background

Rolling Hills Park is one of the largest parks within the parks system covering over 439 acres. It includes more than 5 miles of paved non-motorized trails and a 1.5 mile paved loop road to access a majority of the amenities. The paved trails have been constructed in multiple phases over the years, with the most recent phase implemented in 2012. These trails are heavily utilized by both our residents and visitors throughout the year.

The asphalt surfaces of the paved trails and loop road are showing signs of aging, which include several types of cracks. Some of these cracks are significant and need to be repaired to ensure the health, safety and welfare of the trail users.

Discussion

This past summer, WCPARC staff conducted a pavement assessment of all paved non-motorized trails and the loop road. They documented all known cracks and areas that required replacement due to heaving, settling, and/or “alligator cracking”. Below is a summary of the findings.

Non-Motorized Pathway Transverse Cracks: 355 total or 3,823 lf
 Non-Motorized Pathway Replacement: 17,230 sf
 Loop Road Transverse Cracks: 168 or 3,652 lf

From these findings, staff developed a plan to remediate the pavement and prepared an order of magnitude estimate based upon recent unit price costs from similar projects and industry trends. Staff categorized cracks that either could be sealed verses those that required milling and patching. For areas of greater disrepair, staff recommended full replacement of the asphalt for those sections.

To ensure that the repairs will be completed by a responsive, qualified contractor and before the 2025 peak season, WCPARC staff discussed the project with the Washtenaw County Road Commission (WCRC), who has competitively bid the same type of work for the county road network. The WCRC has a contract to complete patching, joint milling, and similar work with Cadillac Asphalt. Cadillac Asphalt has agreed to honor the unit prices as bid through the WCRC’s Competitive Bid Purchasing Program. This Cooperative Purchasing Program has been approved and utilized in the past by Washtenaw County Purchasing for WCPARC projects, most recently in 2019 for purchasing gravel for repairs at Independence Lake Park.

Through the competitive bid purchasing program, Cadillac Asphalt LLC provided unit price costs utilizing the summary of quantities noted in the pavement assessment report. WCPARC staff have confirmed that pricing matches that of the WCRC contract.

Cadillac Asphalt LLC: \$350,597.00

Recommendation

After conducting a careful investigation into the quote and ensuring that all aspects of construction meet both industry best management practices and purchasing requirements; it is my recommendation that the Washtenaw County Parks and Recreation Commission award a Service Contract in the amount of \$350,597.00 to Cadillac Asphalt LLC. I am requesting an additional 15% (\$52,589) contingency for potential change orders due, bringing the total potential contract price to \$403,186.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: October 8, 2024
Re: Contract Award - Lazy River Mechanical Room Improvements (RFP 8660)

Background

The Rolling Hills Water Park first opened to the public in 1991. The Lazy River was added in 2003 and has since been a popular feature, serving patrons of all ages for both recreation and exercise programming. The Lazy River Mechanical Room, which includes filtration and feature equipment for the spraygrounds, has been plagued with issues since its original construction and addition of variable frequency drives (VFD) panels. Adding to the problem, the mechanical equipment is below ground-level and has flooded several times over the years, resulting in catastrophic damage to pumps, motors, VFDs, and electrical equipment. This has also created safety concerns for our staff as they are often working on electrical equipment in an area that is prone to flooding.

Discussion

Staff collaborated with consultants from Stantec to review existing issues, make recommendations on replacement equipment, and value engineer a new design for the space. The following installation improvements were proposed:

- 4 new immersible pumps and motor units
- Soft starters with bypass (removal of VFD units) for all pumps
- Flood detection float in the lower level
- Emergency stop button
- Secondary sump pumps with floats in the lower level
- Relocation of all electrical components from lower level to upper level

On July 11, 2024, the Washtenaw County Purchasing Division, on behalf of Washtenaw County Parks and Recreation, issued RFP #8660 and received one bid for this project:

Bidder	Location	Price
Innovated Energy Controls LLC (IEC)	Howell, MI	\$347,800

Staff has worked closely with IEC during the construction and installation of the motor control panel in the main pool mechanical room, and have been thoroughly impressed with their workmanship, attention to detail, communication, and commitment to project timelines. IEC has committed to finishing the work before the Lazy River is opened for the 2025 season.

The Capital Improvement Plan (CIP) originally allocated \$200,000 for the project and targeted the work for 2025.



Washtenaw County Parks and Recreation Commission

Recommendation

Based on staff review of the bid price and subsequent discussion with our consultant and IEC, it is my recommendation that the Commission award the contract to Innovated Energy Controls LLC, for lazy river mechanical improvements (as defined in RFP 8660) in the amount of \$347,800. I also recommend authorizing a 10% contingency bringing the total potential contract amount to \$382,580.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: October 8, 2024
Re: Ducks Unlimited Grant Acceptance – Riparian Restoration Staebler Farm County Park

Background

Washtenaw County Parks and Recreation has been awarded a grant in the amount of \$283,380 from Ducks Unlimited (DU) to conduct wetland and shoreline restoration efforts along Fleming Creek on the northside of Staebler Farm County Park. Washtenaw County Parks and Recreation Commission's obligation to the grant is \$10,000.

Discussion

This project will be the first phase of restoration and implementation of the Staebler Farm Park Site Master Plan for the northside of Plymouth Road. Funding from DU will support the restoration of 7,000 linear feet of riparian habitat along Fleming Creek, Peaceful Pond and Heidt Pond, as well as a 4.7-acre complex of wetlands and upland buffers. Additional work will include removing debris from the berm separating Peaceful Pond and Fleming Creek, streambank restoration and stabilization efforts, and a 7.6-acre grassland restoration of existing agricultural fields, for a 12.3-acre total project footprint. Historically, this area was used as pastureland for cattle and thus the shoreline has been degraded due to cattle crossing the creek. The grant will cover costs associated with removal of non-native grasses, possible earthworks, and replanting to a Wet Prairie Natural Community of Michigan, as defined by Michigan Natural Features Inventory, through live stakes, coir logs, or other soft shoreline engineering strategies. Restoring wetland communities in floodplains increases both stormwater capacity and improves resilience to climate change.

A grant has also been submitted to National Fish and Wildlife Foundation (NFWF) to provide funding for additional recreation amenities as part of the Phase 1 of providing public access to the north side of Staebler Farm Park. The NFWF grant includes funding for approximately one mile of walking trails, water exploration feature that may be used for programming and boardwalk and creek crossing.

Recommendation

After review of the Ducks Unlimited grant agreement, I consider the terms to be acceptable. It is my recommendation that the Washtenaw County Parks and Recreation Commission accept the grant terms from Ducks Unlimited to complete restoration efforts at Staebler Farm County Park, contingent upon legal final review of agreement.



Washtenaw County Parks and Recreation Commission

September 2024 - Claims Report

PARK / FACILITY / FUNCTION	UTILITIES	DIRECT PURCHASES	OTHER	TOTAL
Administration	\$ 534.38	\$ 6,417.87	\$ 53,811.25	\$ 60,763.50
Recreation Center	38,238.14	6,003.66	40,828.03	85,069.83
Park Maintenance	1,412.58	11,595.40	18,342.12	31,350.10
Pierce Lake Golf Course	1,471.25	4,131.96	21,746.03	27,349.24
Independence Lake	3,858.71	4,345.43	17,040.78	25,244.92
Rolling Hills	35,513.17	10,788.46	36,377.10	82,678.73
Parker Mill	88.32	-	66.00	154.32
Sharon Mills	150.62	-	35.00	185.62
Staebler Farm	956.74	6,886.80	20,758.33	28,601.87
Swift Run Dog Park	-	-	-	-
Capital Improvement	-	-	153,869.10	153,869.10
Committed Funding Partnerships	-	-	-	-
Commission	-	-	-	-
SUBTOTAL	\$ 82,223.91	\$ 50,169.58	\$ 362,873.74	\$ 495,267.23
 Road Millage Fund	 -	 -	 506,037.38	 506,037.38
SUBTOTAL	\$ -	\$ -	\$ 506,037.38	\$ 506,037.38
 Natural Areas Preservation Program				
Acquisition	\$ -	\$ -	\$ 333,937.27	\$ 333,937.27
Preserve Management	-	2,622.32	9,216.38	\$ 11,838.70
NATAC	-	-	-	\$ -
Acquisition	\$ -	\$ -	\$ 564,627.00	\$ 564,627.00
Annual Monitoring	-	-	-	\$ -
ALPAC	-	-	-	-
SUBTOTAL	\$ -	\$ 2,622.32	\$ 907,780.65	\$ 910,402.97
 TOTAL	\$ 82,223.91	\$ 52,791.90	\$ 1,776,691.77	\$ 1,911,707.58

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

\$ 1,911,707.58

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
FUND BALANCE STATEMENT - SEPTEMBER 30, 2024

Beginning Fund Balance (1/1/24)	13,802,302		75%	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	4,501,863		102%	86,863
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	15,172,604	100%		(3,225)
Expense (Budget)		Expense (Actual)			Variance
Personnel Services	(7,558,812)	(5,924,306)		78%	1,634,506
Supplies & Other Services	(3,505,990)	(2,576,706)		73%	929,284
Internal Service Charges	(1,182,210)	(901,263)		76%	280,947
Capital					
Land Acquisition	-	-		-	-
CIP/Development	(3,100,000)	(713,392)		23%	2,386,608
Contingency	(200,000)	(32,898)		16%	167,102
Machinery & Equipment	<u>(797,330)</u>	<u>(691,360)</u>		87%	<u>105,970</u>
Capital Subtotal	(4,097,330)	(1,437,649)		35%	2,659,681
Transfers Out	(1,190,540)	-			
Total Expense	<u>(17,534,882)</u>	<u>(10,839,924)</u>	62%		5,504,418
Surplus/(Deficit)	(2,359,053)	4,332,680			
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>18,134,982</u>			

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

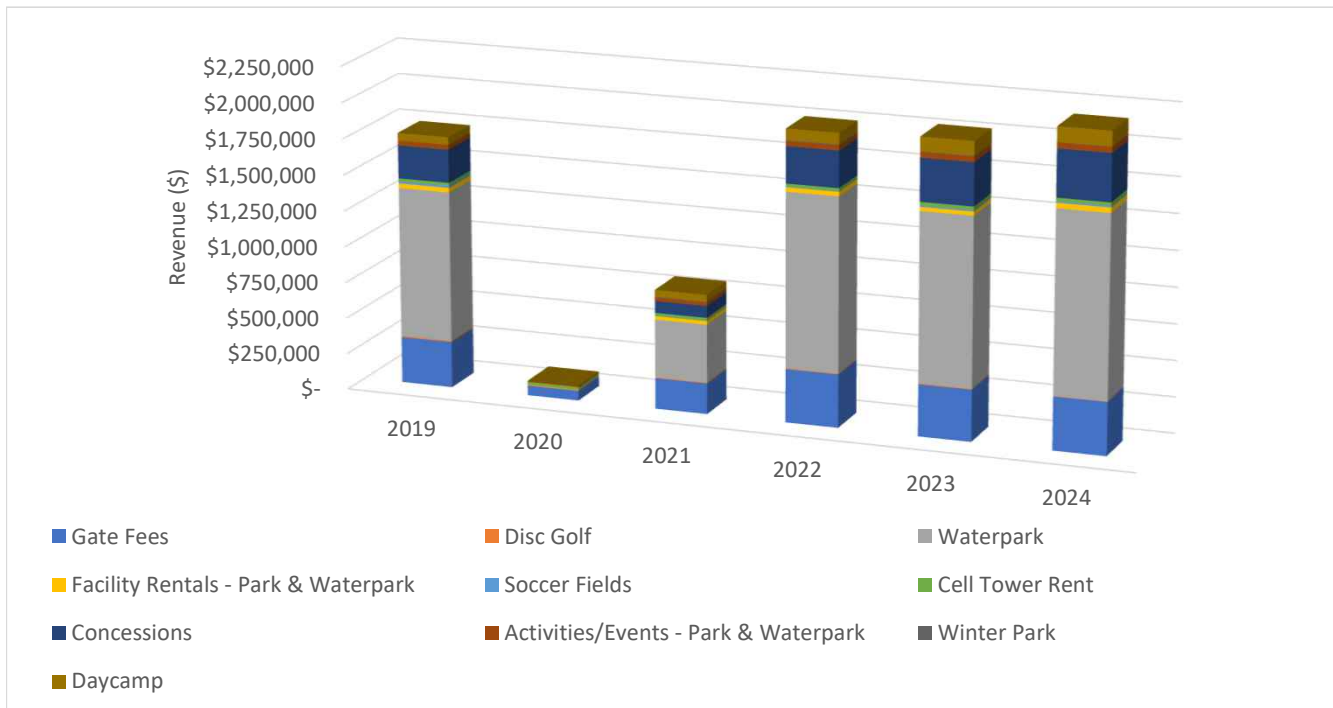
Beginning Fund Balance (1/1/24)	9,421,113	67%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	5,190,155	5,318,352	102%	128,197
Federal Revenue	-	-		-
Interest Earnings	100,000	405,134	405%	305,134
Other Revenue & Reimb.	<u>5,000</u>	<u>93,837</u>	1877%	<u>88,837</u>
Total Revenue	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		

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - SEPTEMBER 30, 2024

Beginning Fund Balance (1/1/24)	9,421,113	75%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	5,190,155	5,318,352	102%	128,197
Federal Revenue	-	-		-
State Revenue	-	4,000		
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	5,821,322	110%	522,167
Expense (Budget)		Expense (Actual)		Variance
Personnel Services	(815,111)	(499,453)	61%	315,658
Supplies & Other Services	(1,004,200)	(396,774)	40%	607,426
Internal Service Charges	(31,532)	(21,696)	69%	9,836
Capital				
Land Acquisition	(2,900,000)	(1,362,509)	47%	1,537,491
Land Development	-	-		-
Machinery & Equipment	<u>(50,000)</u>	<u>(1,705)</u>	3%	<u>48,295</u>
Capital Subtotal	(2,950,000)	(1,364,213)	46%	1,585,787
Total Expense	<u>(4,800,843)</u>	<u>(2,282,136)</u>	48%	2,518,707
Surplus/(Deficit)	494,312	3,539,186		
Projected Fund Balance (12/31/24)	9,915,425	12,960,299		

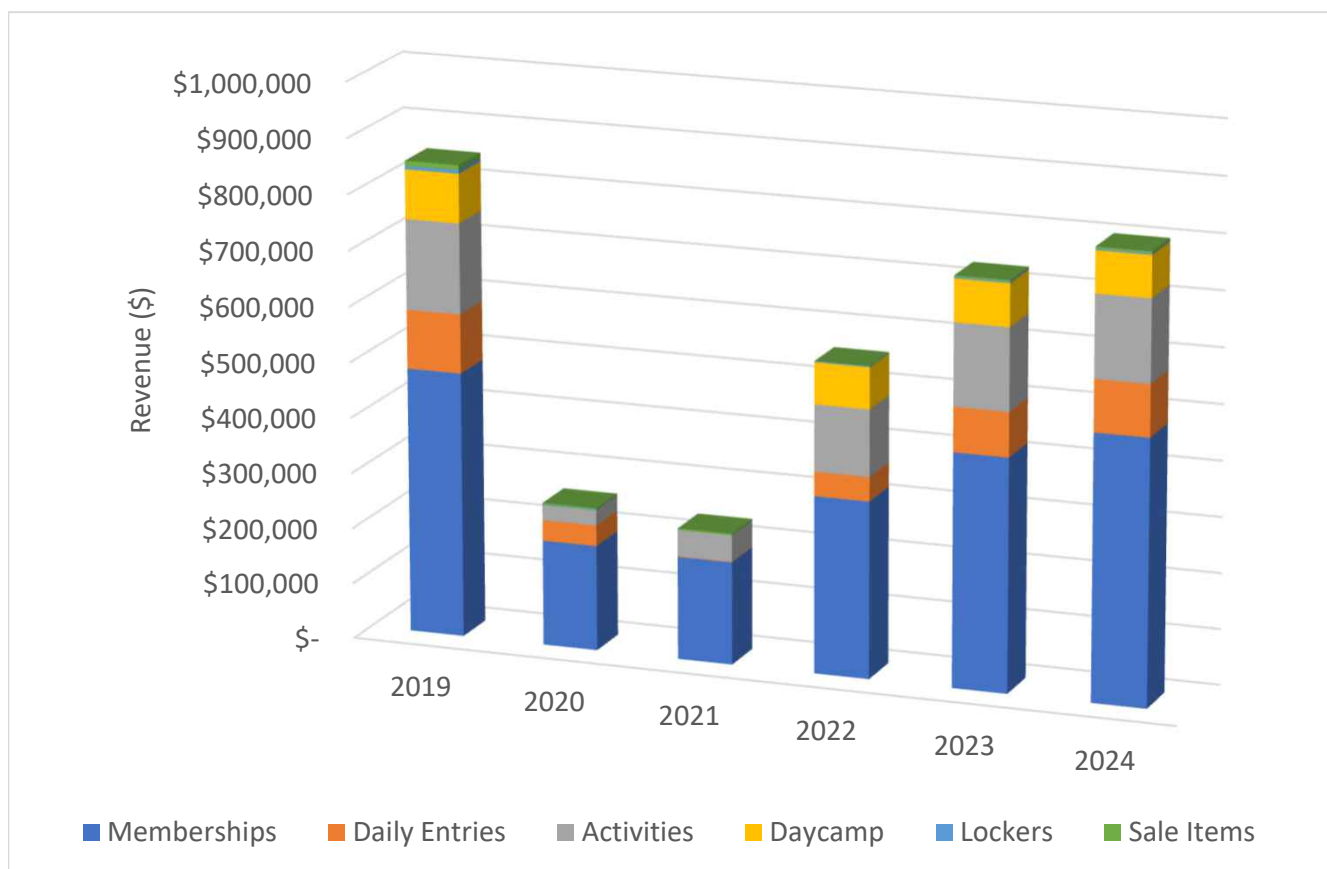
Rolling Hills County Park Revenue Report - September

	2019	2020	2021	2022	2023	2024
Gate Fees	\$ 319,387	\$ 66,888	\$ 213,264	\$ 369,058	\$ 358,098	\$ 368,746
Disc Golf	\$ 8,460	\$ 4,868	\$ 5,558	\$ 5,566	\$ 5,624	\$ 3,363
Waterpark	\$ 1,038,935	\$ 48	\$ 402,006	\$ 1,209,228	\$ 1,171,593	\$ 1,263,624
Facility Rentals - Park & Waterpark	\$ 32,808	\$ 1,125	\$ 24,760	\$ 31,054	\$ 28,301	\$ 37,046
Soccer Fields	\$ 15,190	\$ 200	\$ 1,325	\$ 3,175	\$ 8,890	\$ 10,625
Cell Tower Rent	\$ 19,869	\$ 20,465	\$ 21,079	\$ 21,711	\$ 24,782	\$ 23,033
Concessions	\$ 229,584	\$ -	\$ 81,954	\$ 253,313	\$ 296,182	\$ 326,894
Activities/Events - Park & Waterpark	\$ 33,075	\$ 7,787	\$ 24,373	\$ 35,270	\$ 38,752	\$ 40,088
Winter Park	\$ 1,218	\$ -	\$ 5,088	\$ 5,245	\$ 4,600	\$ 2,180
Daycamp	\$ 52,405	\$ -	\$ 47,485	\$ 78,648	\$ 98,496	\$ 105,112
Totals:	\$ 1,750,931	\$ 101,381	\$ 826,892	\$ 2,012,268	\$ 2,035,318	\$ 2,180,711



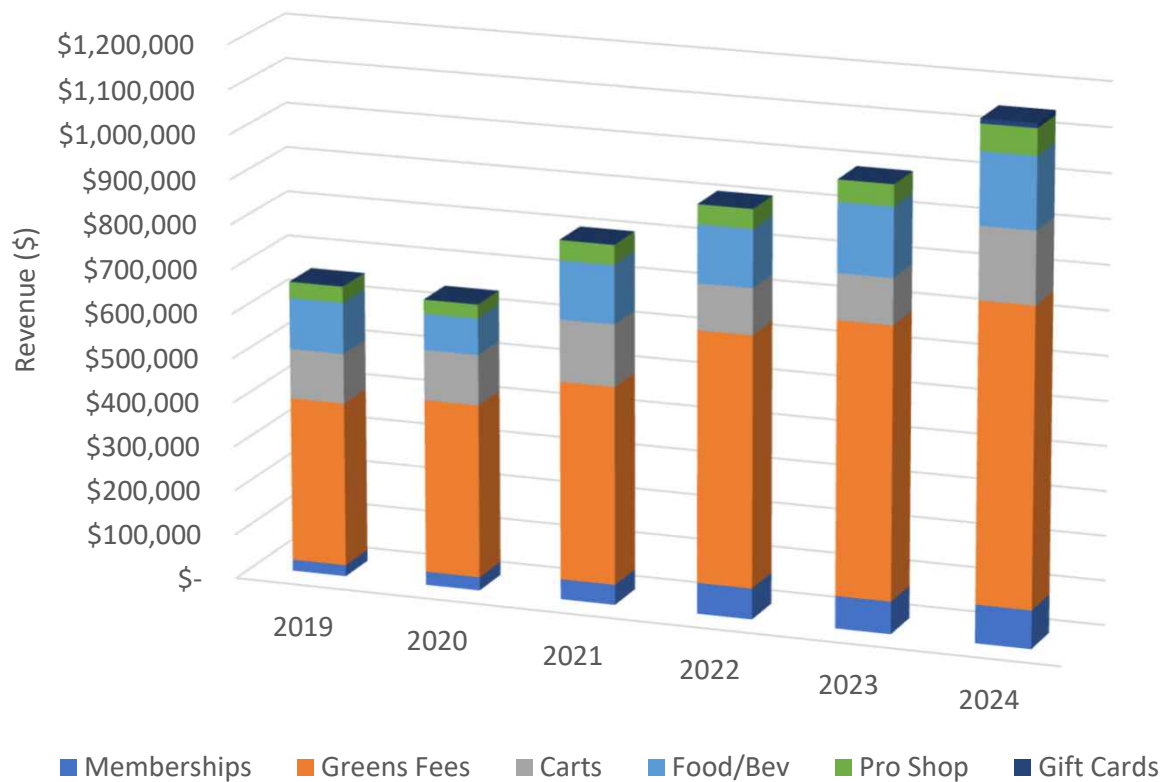
Meri Lou Murray Recreation Center Revenue Report - September

	2019	2020	2021	2022	2023	2024
Memberships	\$ 476,480	\$ 189,053	\$ 184,516	\$ 318,091	\$ 420,209	\$ 478,825
Daily Entries	\$ 106,234	\$ 37,275	\$ 1,207	\$ 43,804	\$ 80,515	\$ 93,716
Activities	\$ 162,644	\$ 25,786	\$ 46,417	\$ 119,824	\$ 148,457	\$ 148,996
Daycamp	\$ 88,617	\$ 630	\$ 405	\$ 74,590	\$ 76,886	\$ 75,341
Rentals	\$ 5,048	\$ 2,554	\$ 300	\$ -	\$ -	\$ -
Lockers	\$ 6,287	\$ 2,267	\$ 780	\$ 2,031	\$ 2,323	\$ 2,415
Vending	\$ 1,425	\$ 1,208	\$ -	\$ -	\$ -	\$ -
Sale Items	\$ 9,037	\$ 2,318	\$ 2,490	\$ 58	\$ 2,931	\$ 3,713
Totals:	\$ 855,772	\$ 261,091	\$ 236,115	\$ 558,398	\$ 731,321	\$ 803,006



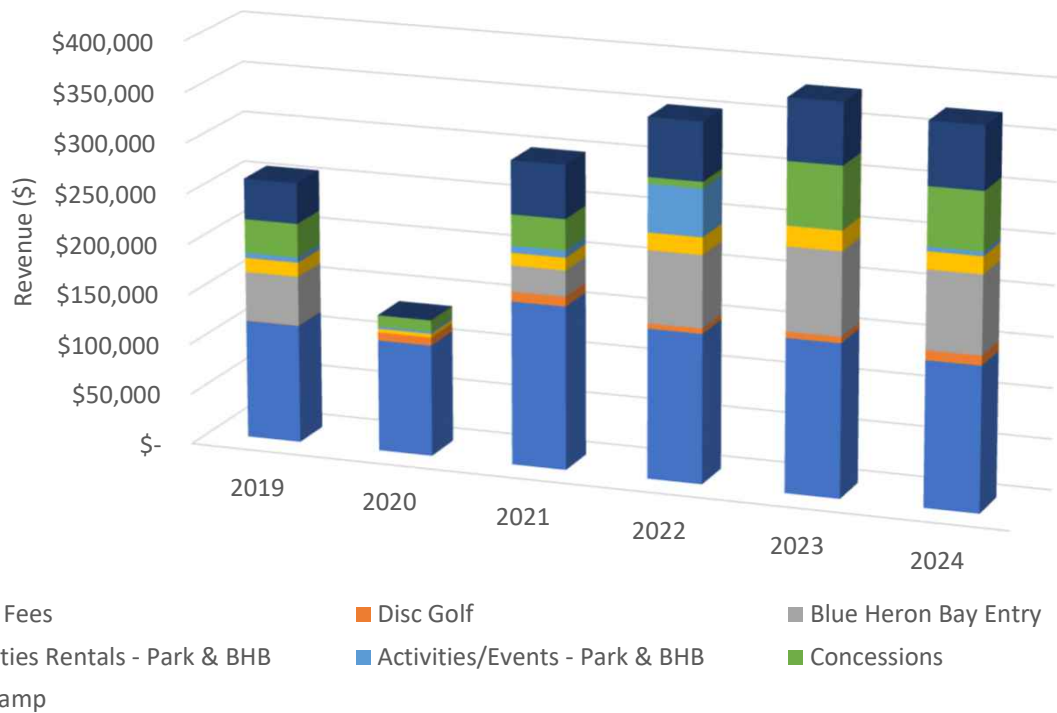
Pierce Lake Golf Course Revenue Report - September

	2019	2020	2021	2022	2023	2024
Memberships	\$ 25,175	\$ 29,882	\$ 45,194	\$ 69,455	\$ 72,908	\$ 86,230
Greens Fees	\$ 368,254	\$ 389,216	\$ 444,930	\$ 564,902	\$ 612,265	\$ 670,498
Carts	\$ 111,905	\$ 113,059	\$ 138,961	\$ 103,792	\$ 103,412	\$ 162,553
Food/Bev	\$ 115,036	\$ 81,605	\$ 131,810	\$ 129,652	\$ 155,846	\$ 161,004
Pro Shop	\$ 36,414	\$ 31,376	\$ 44,590	\$ 43,960	\$ 48,189	\$ 59,723
Gift Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,943
Totals:	\$ 656,784	\$ 645,138	\$ 805,485	\$ 911,761	\$ 992,620	\$ 1,150,951



Independence Lake County Park Revenue Report - September

	2019	2020	2021	2022	2023	2024
Gate Fees	\$ 116,564	\$ 110,041	\$ 161,645	\$ 147,889	\$ 151,945	\$ 143,580
Disc Golf	\$ 476	\$ 8,006	\$ 9,848	\$ 5,310	\$ 6,216	\$ 9,618
Blue Heron Bay Entry	\$ 48,563	\$ -	\$ 25,556	\$ 71,479	\$ 82,464	\$ 77,865
Facilities Rentals - Park & BHB	\$ 14,112	\$ 3,780	\$ 12,540	\$ 17,133	\$ 20,050	\$ 17,400
Activities/Events - Park & BHB	\$ 5,085	\$ 2,225	\$ 7,131	\$ 47,244	\$ 270	\$ 4,477
Concessions	\$ 33,469	\$ 11,026	\$ 30,547	\$ 6,470	\$ 61,880	\$ 57,625
Boat Rentals	\$ 4,503	\$ -	\$ 5,583	\$ 3,487	\$ 4,077	\$ 4,565
Daycamp	\$ 40,217	\$ 150	\$ 52,910	\$ 58,036	\$ 60,906	\$ 62,233
Totals:	\$ 262,989	\$ 135,228	\$ 305,760	\$ 357,048	\$ 387,808	\$ 377,363





Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: October 8, 2024
RE: Project and Activities Update – September 2024

Park Facility Events and Projects

Independence Lake

- 13 people attended Glow Disc Golf Nights on September 13.
- Four families participate in the “Fall Fireside Story Time” program on September 13.
- Discraft Great Lakes Open disc golf tournament brought in 700+ people to play the Red Hawk Disc Golf courses for a three-day tournament September 6-8.
- The second annual Independence Lake Craft Show was held on September 28. Despite the rainy weather, more than 250 shoppers attended.
- Eight people attended the “Sunday Morning Paddle” nature program on September 8.
- “Explore and Restore Woods, Wetlands and Prairies” volunteer program restarted and is offered every Thursday through the season; 10 volunteers contributed 42 hours during the month.
- Yoga program continues every Wednesday evening.
- The quarterly all-staff meeting was held on September 11 at Blue Heron Bay Spray Park (the water features had previously been closed for the season). After the meeting, staff participated in a teambuilding activity and were able to participate in kayaking, disc golf, and trail hikes.
- 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 additional information from staff about operational needs, as well as to gain a better understanding of the existing infrastructure. Soil borings, along with an asbestos report will be performed soon to complete the construction documents.
- Parks staff have conducted an internal assessment of the existing paved trails and boardwalks to evaluate their condition. Budgetary estimates are being finalized.

Meri Lou Murray Recreation Center

- The facility hosted the annual Washtenaw County employee Wellness & Safety Fair on September 12; more than 200 attended.
- Two new facility signs were installed: a large electronic sign at the corner of Platt and Washtenaw roads, and a sign at the Platt Road entrance. Communications staff will be helping to manage the electronic messaging, which will focus on recreation center programs and events, but also highlight activities across all facilities.
- MLMRC accommodated Ann Arbor YMCA members while their facility was closed for renovations. More than 1,000 visits were logged by YMCA members and several joined MLMRC.
- The facility hosted the YMCA’s “Pedaling for Parkinson’s” program and the Special Olympics swimming practice when their pool was unexpectedly shut down for maintenance.

- WCPARC staff met with JFR Consultants to review the latest floor plans and estimate for the Natatorium renovations. Staff has instructed the architect to evaluate cost reduction measures, while still maintaining the overall design intent.

Rolling Hills Park

- The 34th season of Water Park operations closed on September 2.
- 564 dogs (and their owners) attended the Doggy Dip on September 7.
- Throw Proud held a Disc Golf Tournament on September 14.
- Rolling Hills Park hosted on-site chainsaw training for department maintenance staff on September 17.
- Maintenance staff replaced the boardwalk over the McCarthy Drain.
- Liverpool Soccer is hosting regular fall league play on Fridays, Saturdays, and Sundays.
- Work with IEC and Stantec regarding Lazy River Mechanical Room improvements continues.
- Aquatic Development Group has begun fabricating equipment for the wave generator replacement.
- Staff completed general and mechanical Water Park shutdown operations.
- Staff is working with a contractor on demolishing the residence due to excessive water damage.
- Maintenance staff installed a handrail fence for added safety measures on the sledding hill.
- New shade canopies adjacent to the concessions area are scheduled to be installed mid-October. This will complete the concessions renovations projects.

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 October.
- 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.

Special Initiatives

Border to Border Trail (B2B)

- Segment CS3 (N. Territorial Rd 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: A construction kickoff meeting was held, and the project is anticipated to be constructed in summer 2025.
- Engineering and permitting are in various stages for the following trail segments:
 - o Segment DAA4 (Delhi Metropark to Wagner Rd): Permit review at Amtrak in process.
 - o Segment DAA6 (Barton Dam to Maple Rd): Stantec continues to develop the preliminary engineering plans.

Connecting Communities

- Staff has been reviewing projects and scoring applications.
- Staff anticipates providing recommendations that the November Parks Commission meeting.

Comprehensive Master Plan

- The Recreation Master Plan's final draft was available for public review on September 16; it will be open for comment until October 25.

- 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.
- PROS Consulting continues to work with Director Vaughn and Deputy Director Bonfiglio to develop the Strategic Master Plan.

Natural Areas Preservation Program (NAPP)

Stewardship

- Stewardship work occurred at Lost Wagon, Whitmore Lake, Fox Science, Watkins Lake, Koenn, and Scio Woods preserves and at Park Lyndon.
- Staff attended a chainsaw training to improve operational safety knowledge and skillset.
- The boardwalk, trail, and parking area at the Janice Anschuetz Highland Preserve are substantially complete and the project was officially opened to the public on September 14.
- Hunting blinds and stands have been placed for the “Becoming an Outdoor Woman” hunt program for 2024. Participants will hunt at Sharon Mills, Watkins Lake, and River Raisin preserves.

Volunteering and Educational Programming

- More than 650 patrons attended nature programs. Programs include Parker Mill and Sharon Mill tours, opening hike at Highland Preserve, and nature program with Ypsi District Library Youth Council.
- Naturalists hosted our 4th Annual Women’s Nature Camp. Activities included birding, kayaking, archery, an Indigenous storyteller, ethical foraging, fishing, and more. Two participants came from Fort Wayne, IN and Cincinnati, OH, specifically for the event. Each year, hosting this event it reaches a new audience, but there is still a connection to returning campers, as well.
- 76 volunteers provided 177.5 hours of service in September, an uptick from August due to stewardship activities at Independence Lake Park. These numbers reflect a modest increase from 2023, a 22% increase in volunteers and 6% increase in volunteer hours.

Michigan Folk School

- Classes: 197 students attended 28 classes including basketry, blacksmithing, fiber, gardening, jewelry, homesteading, wildcrafting, and millinery.
- Rentals/teambuilding:
 - o 35 people participated in a leather belt teambuilding class for Roush Engineering
 - o One classroom was rented for UM Geriatric Center annual training.
- Under the Radar Michigan filmed in early in the month. The episode was first aired on September 27. It has already been aired three times, reaching approximately 2.2 million people.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: October 8, 2024
RE: Recommendation for Conservation Easement Sales Contract: VanBuhler Property – Northfield Township

Background

Three parcels were purchased in 2013 to become what is now known as the Whitmore Lake Preserve. Since that time, the preserve has grown through additional acquisitions in 2022 and 2023. Whitmore Lake is now one of our largest preserves with 332 acres of forested wetlands, uplands and restored grasslands. The landscape provides habitat for amphibians, including three species of salamanders. Restored grasslands provide habitat for grassland nesting birds, a group of species in known decline. The 2.7 miles of trails provide a compelling hiking experience for a variety of users. Counters installed along the trail in 2020 show that the preserve is a popular destination, receiving hundreds of visits each month.

Discussion

The roughly 12-acre VanBuhler property currently under consideration is adjacent to a western boundary of Whitmore Lake Preserve. Nominated in 2022 the property was prioritized as Tier 1 for NATAC due to the high-quality wetland communities observed on site and adjacency to the preserve. The VanBuhler property marshes and open water habitat extend the extensive wetland system currently protected in Whitmore Lake Preserve. The pond on the VanBuhler property contains no development and a rich diversity of native wetland species, with NATAC members noting plants indicating bog habitat. A conservation easement across this property will protect wetlands and open water habitat from any future development that could damage these natural resources while expanding the overall footprint of preservation at Whitmore Lake Preserve.

An appraisal was completed in August 2023, and determined the value for the conservation easement is \$89,000. NATAC reviewed the appraisal at their October 2, 2023, meeting and recommended moving forward with the preservation of the property. The Commission approved the sales contract in October 2023, contingent upon completion of due diligence, which is now done.

- A boundary survey has been completed with legal descriptions for the conservation easement.
- A Phase I environmental site assessment was completed and no REC's were identified.

Recommendation

Based upon the review by the Natural Areas Technical Advisory Committee, along with other background information, it is my recommendation the Washtenaw County Parks and Recreation Commission purchase of a CE on the VanBuhler property as identified in attached maps in the amount of \$89,000. I further recommend that \$15,000 be contributed to the stewardship special revenue funds for the future monitoring and enforcement of the conservation easement.

Attachments

2024

Whitmore Lake Preserve - VanBhuler CE Acquisition



Vanbuhler Property: Local Area

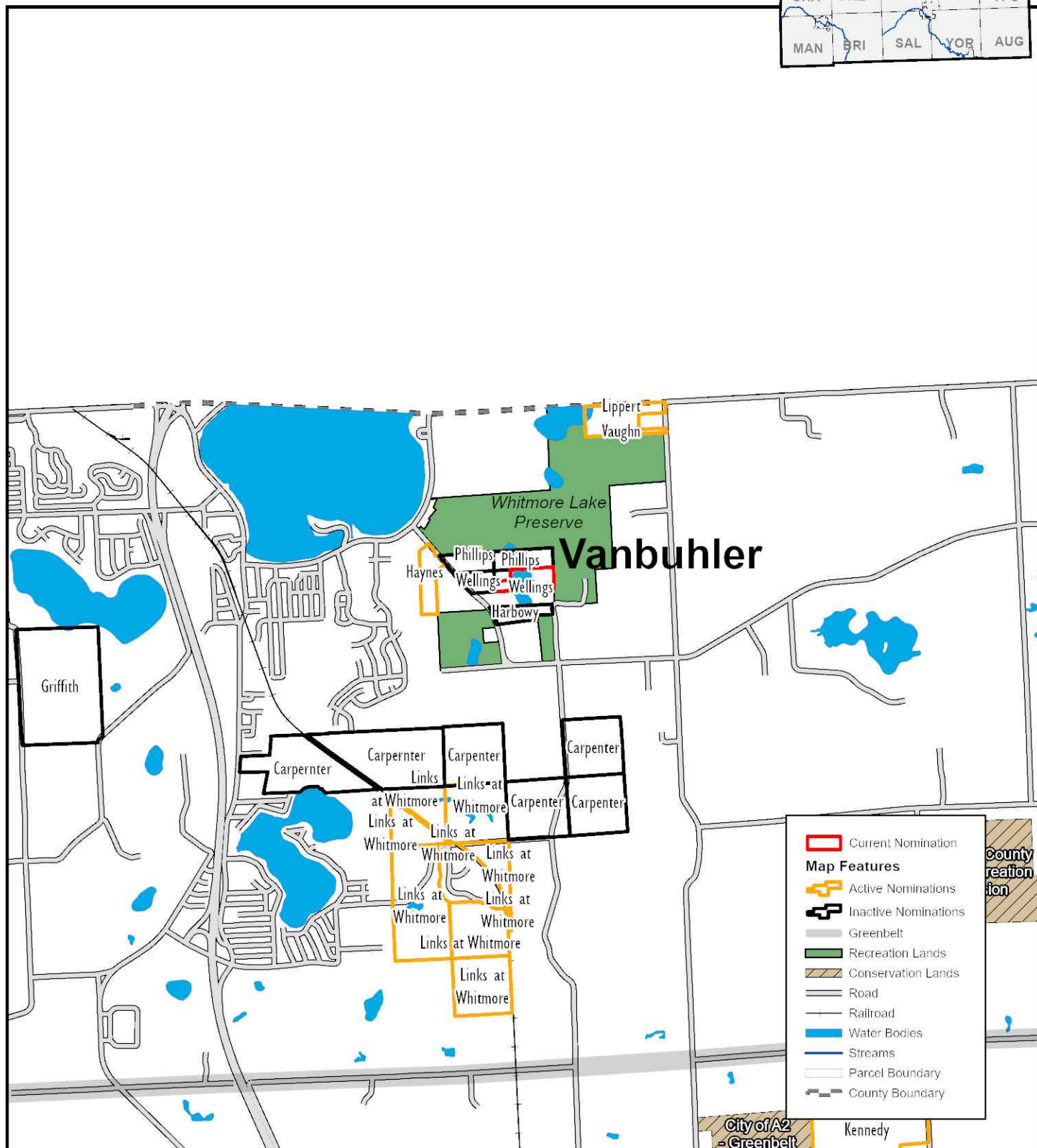
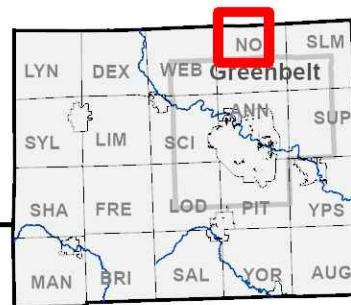
Natural Areas Preservation Program

Nomination ID: 22.343

Northfield Township

+/- 12 Acres

Washtenaw County
Locator Map



Vanbuhler Property: Aerial & Soils

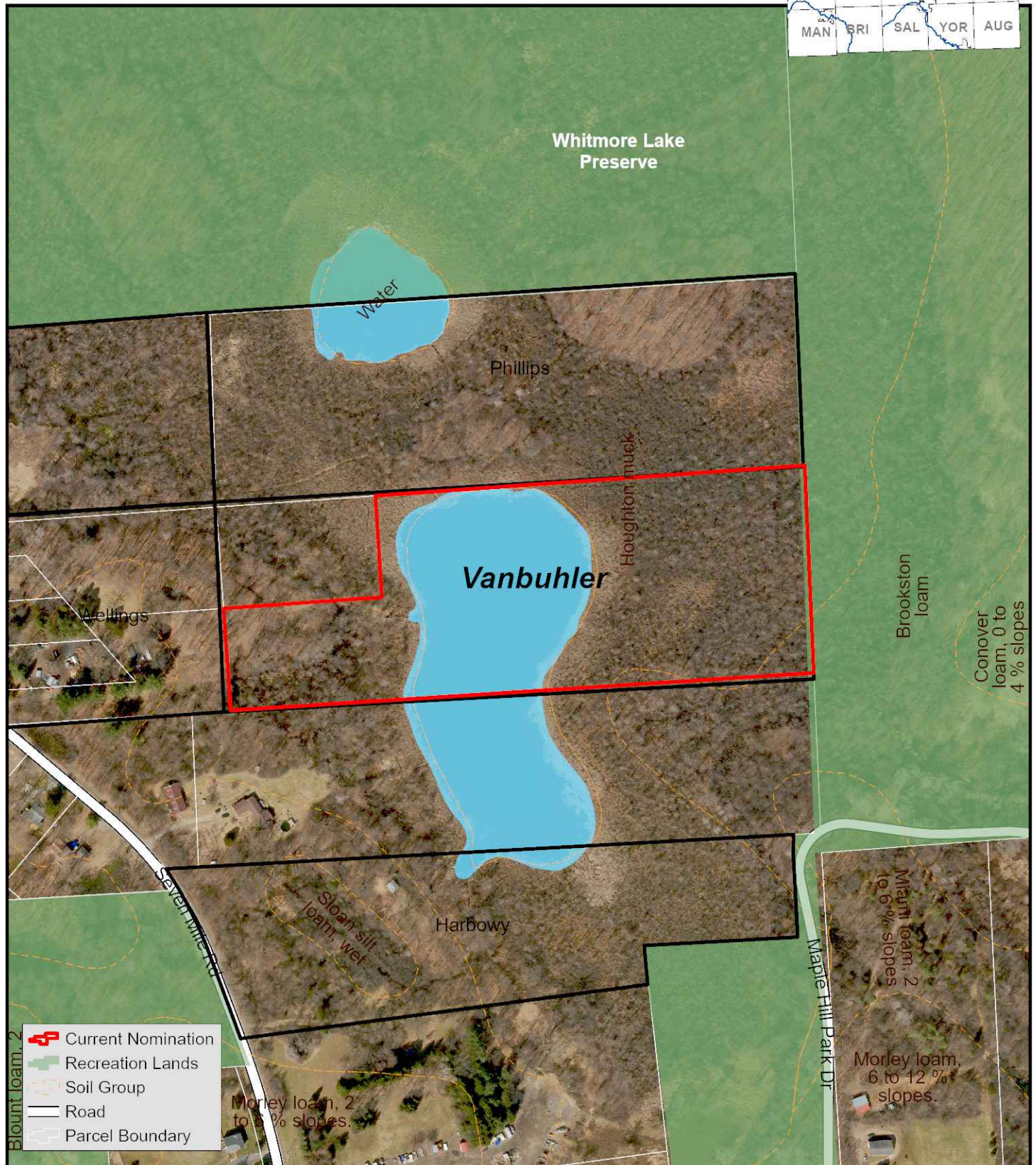
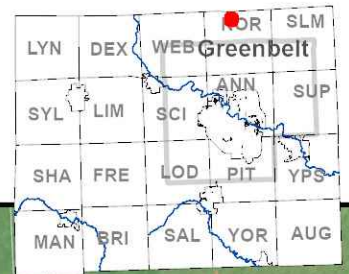
Natural Areas Preservation Program

Nomination ID: 22.343

Northfield Township

+/- 12 Acres

Washtenaw County
Locator Map



Vanbuhler Property: Assessment & Prioritization Mapping

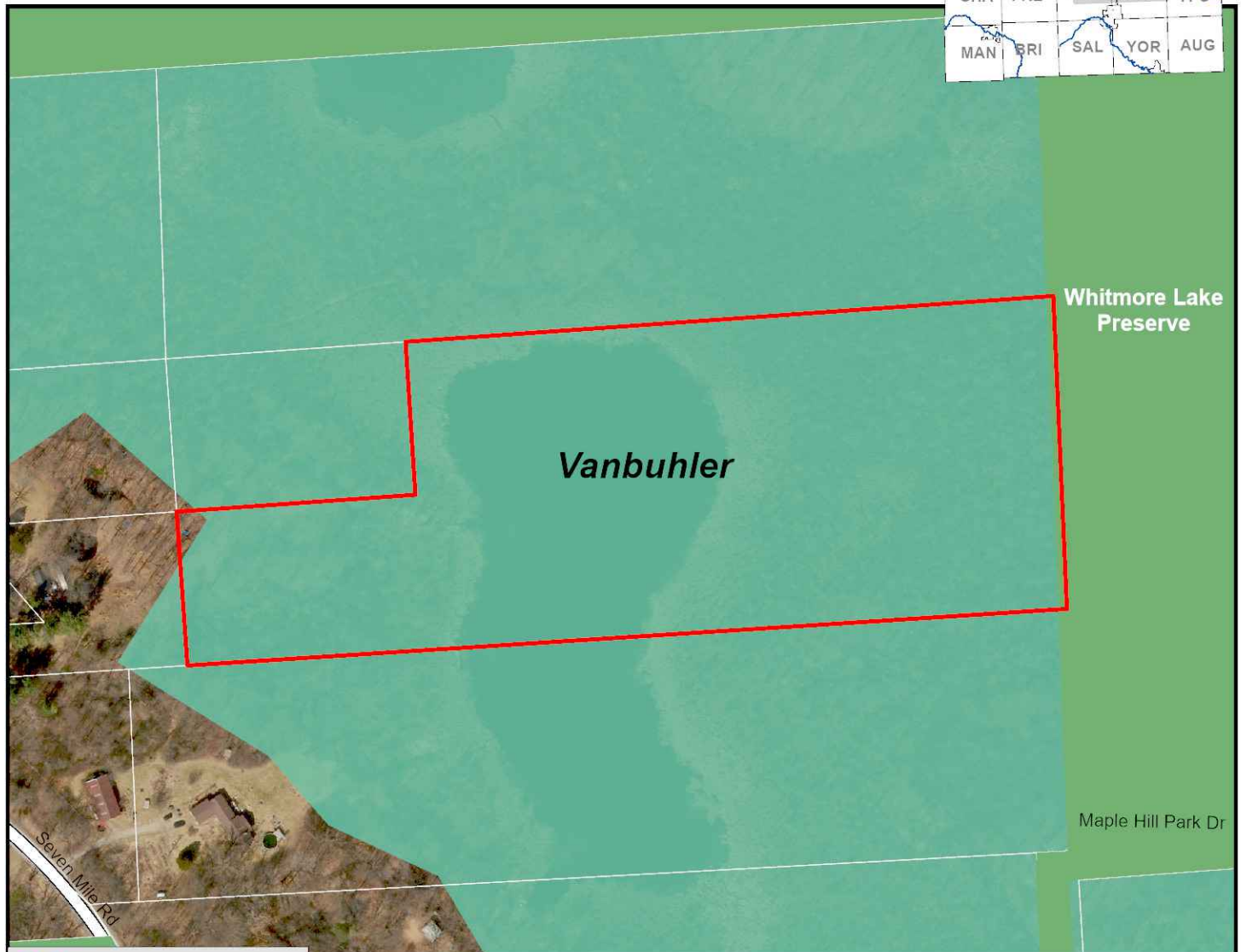
Natural Areas Preservation Program

Nomination ID: 22.343

Northfield Township

+/-12 Acres

Washtenaw County
Locator Map



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





Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: October 8, 2024
RE: Recommendation for Sales Contract: Ellis Property – Sharon Township

Background

Sharon Mills County Park was first established in 1999 through the purchase of the historic mill and surrounding 24-acre landscape and mill pond. Through additional land acquisitions completed in 2000, 2005, 2009, 2015, Sharon Mills County Park now covers 264 acres. Nominations to NAPP have resulted in the purchase of the nearby Sharon Mills Preserve, which expand the footprint of land owned by WCPARC to 306 acres in the area. This landscape provides a unique set of recreational opportunities. Visitors to Sharon Mills County Park can experience and learn about the history of the mill, picnic in manicured gardens, kayak the River Raisin, and mountain bike and hike across nearly 3 miles of trail system. Recent developments at the park include the restoration of over 70 acres of grassland and wetland habitat in 2021 and the completion of a trail linking 6 miles of trails between Sharon Mills and The Nature Conservancy's adjacent Nan Weston Preserve.

Immediately west of Sharon Hollow Road, across from the historic mill, are two parcels owned by Tom Ellis. One parcel has frontage on Sharon Hollow Road, and immediately to the west is the southern portion of an "L" shaped parcel (the northern portion has road access). Both parcels are oriented to access the mill pond (see attached map) and, at one time, both contained rental residences. In December 2023 the residence on the southern and eastern parcel was lost to a fire. Shortly afterward, Tom Ellis contacted WCPARC and nominated both parcels to NAPP for fee simple purchase. Staff evaluated the nomination and considered it better suited for parks acquisition given their adjacency to the historic mill, lack of natural areas, and potential for park-related recreational improvements.

Discussion

Staff visited the nominated properties in spring 2024. There was agreement among staff that the property, given its location across from the mill and additional access along the shoreline could enhance recreational opportunities and connectivity. Most notably, the parcels would provide more direct trail access between the mill and hiking trails, provide additional future parking opportunities, and improved water access. There was stronger interest in the parcels' southern area, for its adjacency to the shoreline and the fact that the remaining parcel contains 2 houses, one of which has renters.

Staff discussed with the property owner the possibility of adjusting the property boundaries of the 2 parcels to increase the shoreline access. An appraisal was completed in July 2024, based on the proposed property boundary adjustment, which determined the purchase value for the proposed new southern parcel (1.92 acres) is \$170,000.

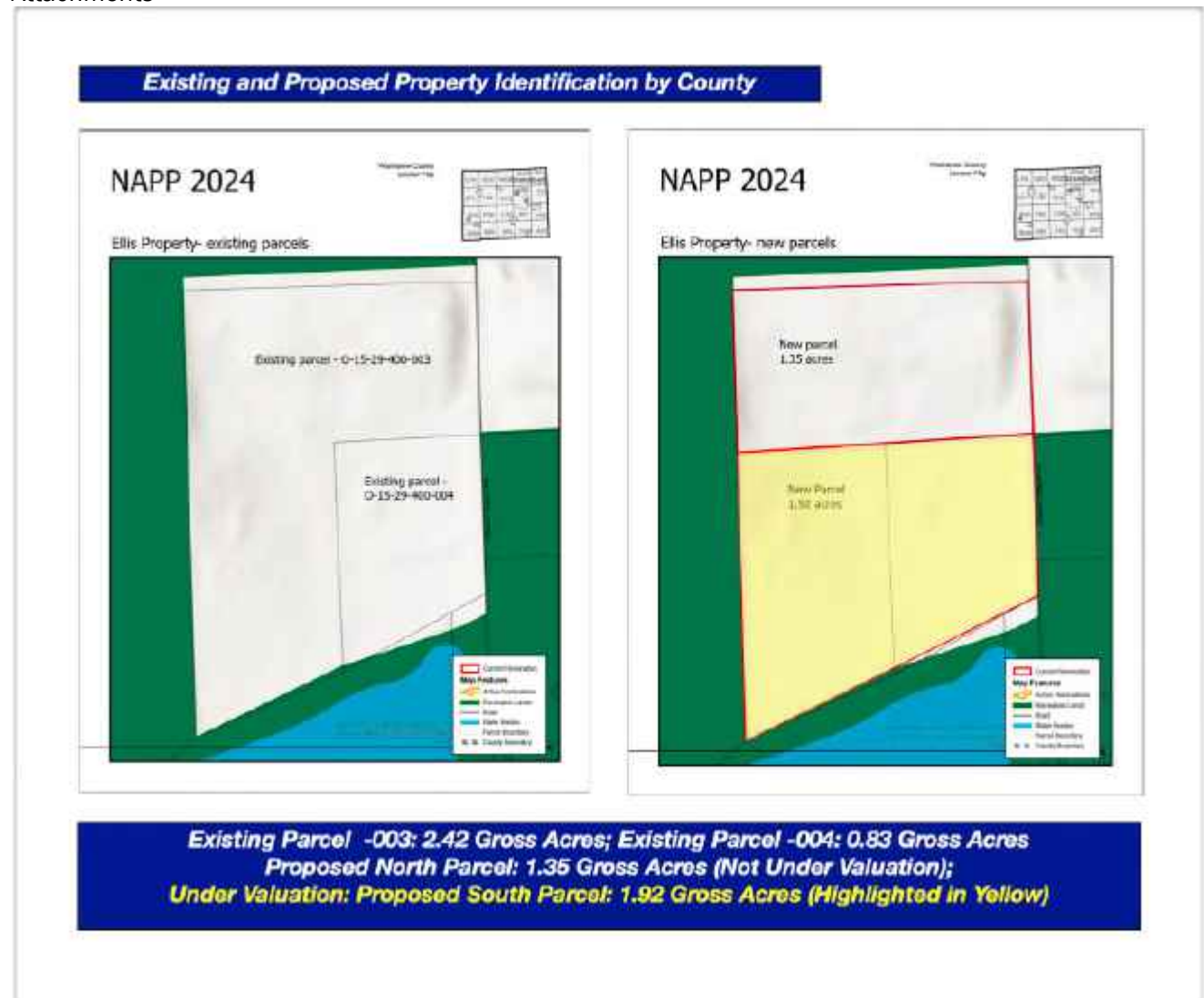
While the focus for this acquisition is to the southern portion of the property, staff does recognize that the northern parcel also holds the potential for future recreation and site amenities. Staff have requested a

Right of First Refusal on the northern parcel for future consideration by WCPARC. The property owner was amenable to that request.

Recommendation

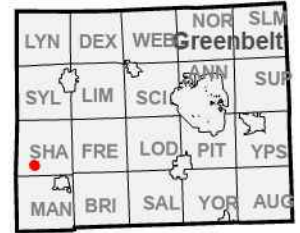
Based upon the review by staff and the appraised value it is my recommendation the Washtenaw County Parks and Recreation Commission authorize a sales contract for the purchase of the Ellis property as identified in attached maps in the amount of \$170,000, contingent upon completion of the parcel boundary change, all necessary due diligence investigation and final approval of the Washtenaw County Parks and Recreation Commission.

Attachments



NAPP 2024

Washtenaw County
Locator Map

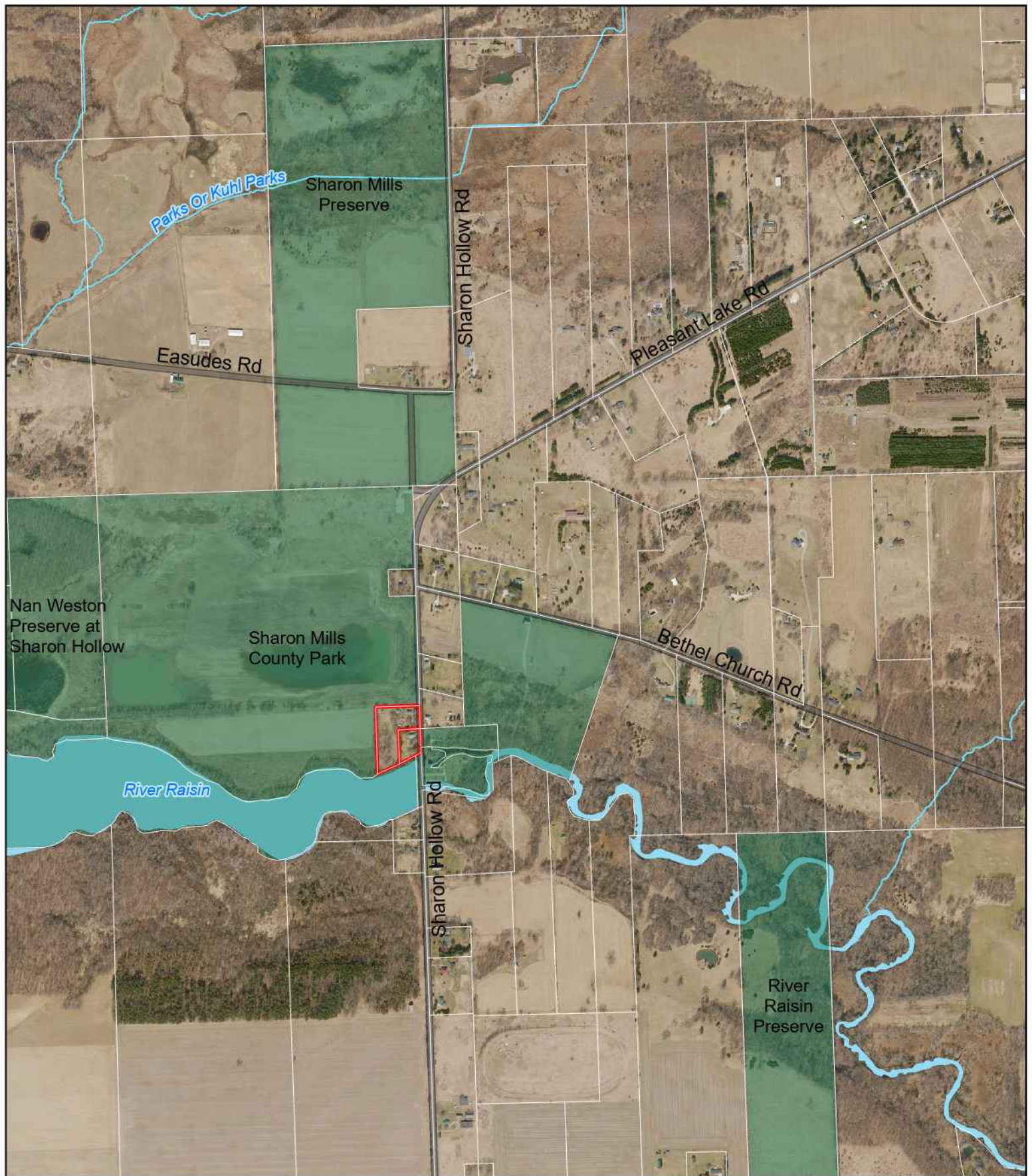


Ellis Property- new parcels





Ellis Properties Nomination
3.31 Acres
O-15-29-400-004
O-15-29-400-003



Ellis Properties Nomination
3.31 Acres
O-15-29-400-004
O-15-29-400-003