



DEXTER TOWNSHIP

FARMLAND AND OPEN SPACE PRESERVATION BOARD

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REGULAR MEETING OF THE FARMLAND AND OPEN SPACE PRESERVATION BOARD

Thursday, September 7, 2023

Present: Chairperson Mark Teicher; Vice-Chairperson Scott Joling; Secretary Kathy Bradbury; Laura Sanders, Township Board Rep.; Guerin Wilkinson, Gretchen Driskell, Marty Ruhlig.

Absent: None.

Also present: FOSP Board Consultant Barry Lonik, and Janis Miller, Recording Secretary.

Audience present: None.

1. **Call to Order:** Chairperson Teicher called the meeting to order at 7:03 PM.

2. **Pledge of Allegiance:** Recited by all.

3. **Approval of Agenda:**

Motion by Bradbury, seconded by Sanders, to approve the agenda as presented.

Motion carried 7-0

4. **Approval of Minutes:**

Motion by Joling, seconded by Ruhlig, to approve the regular meeting minutes of August 3, 2023, as presented. All ayes. Motion carried.

Motion by Bradbury, seconded by Joling, to approve the Closed Session meeting minutes of August 3, 2023 as presented. All ayes. Motion carried.

5. **Public Comment – 1st call:** (non-agenda items) No public present.

6. **Consultant's Report:**

Consultant Lonik noted:

- He had spoken with Supervisor Sikkenga about funding sources, the new City of Ann Arbor water treatment plant, and a possible partnership with Ann Arbor's carbon neutrality plan.
- Continued the conversation regarding a Buy/Protect/Sell Policy (Scio Township approved, and the Ann Arbor Greenbelt is implementing).

- Update on (2022-1) Monier – Van Gorder property: Dexter Township will pay for the cost of the Title transfer; as the county needs two weeks' notice to close, Barry is confident it will be accomplished by September 30th.

8. Committee Member Q & A:

With many questions, Barry reviewed the Buy/Protect/Sell Policy: Developers with acreage in Dexter Township would be approached by the township for purchase of the property. Dexter Township would own the property a short time while they received applications identifying purchasers who agree with a conservation easement. The ownership of the property would transfer to the identified purchaser (with the purchase agreement identifying what is to be preserved) and the conservation easement would be executed, as conservation easements apply only to property in private ownership.

Discussion: This is one more tool for preserving land. Possibility of obtaining grants for this Buy/Protect/Sell process. The number of properties in Dexter Township that would qualify for this process. Where the money would come from as it would need to be unencumbered in the budget. Very few municipalities in Washtenaw County are doing land preservation. The Buy/Protect/Sell Policy needs to be remanded to the Board of Trustees but the Land Preservation Board decided to table the topic until a later date.

9. Closed Session:

Motion by Teicher, seconded by Joling, to move the Board into closed session under section 8 of the Open Meetings Act, to consult with our consultant regarding the potential purchase of development rights of certain properties.

Roll Call Vote: Yea – Joling, Bradbury, Wilkinson, Sanders, Driskell, Ruhlig and Teicher; Nays – None; Absent – None. Motion carried 7-0.

The Board entered Closed Session at 7:57 PM.

Motion by Driskell to return to Open Public Meeting. Motion seconded by Sanders. All ayes. Motion carried.

The Board returned to Open Session at 8:39 PM.

Open Session Motion:

Motion by Teicher, seconded by Driskell, the Commission would recommend to the Board of Trustees to expend \$31,000, the easement value of (2023-1), and a survey not to exceed \$5,000, and an environmental assessment not to exceed \$3,000. All ayes. Motion carried.

10. Public comment – 2nd call: No public present.

Although Mark Teicher used this opportunity to share with the Board that he had taken the Base Lake Farm Tour, located in Webster Township. This is a 237-acre farm, with about 30 acres of woods, off Strawberry Lake Road. The farm raises beef in a high environmental manner.

11. Adjournment:

Documents regarding the agenda items can be obtained at the Township Hall during normal business hours or the Townships website: www.dextertownship.org.

Motion by Wilkinson to adjourn. Motion seconded by Ruhlig. All ayes
Meeting adjourned at 8:44 PM.

Respectfully submitted,

Kathy Bradbury, Secretary

Janis Miller, Recording Secretary

Next meeting of the Farmland and Open Space Preservation Board is October 5, 2023