



Legislation Details (With Text)

File #:	24-0214	Version:	1	Name:	3/4/24 Easement on Fletcher Property
Type:	Resolution	Status:	Passed		
File created:	3/4/2024	In control:	City Council		
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Title: Resolution to Approve Participation in the Purchase of a Conservation Easement on the Fletcher Property in Scio Township, Approve a Participation Agreement with Scio Township, and Appropriate \$50,000.00 (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. FletcherMacroMap.pdf, 2. FletcherPropertyMap.pdf

Date	Ver.	Action By	Action	Result
3/4/2024	1	City Council	Approved	

Resolution to Approve Participation in the Purchase of a Conservation Easement on the Fletcher Property in Scio Township, Approve a Participation Agreement with Scio Township, and Appropriate \$50,000.00 **(8 Votes Required)**

This resolution approves a participation agreement with Scio Township for the purchase of a conservation easement on a 15.75-acre Fletcher property in Scio Township. The resolution also approves an appropriation of funds not to exceed \$50,000.00 (32% of purchase price) from Open Space and Parkland Preservation Millage proceeds for the purchase.

The landowners applied to Scio Township's land preservation program and the Township has been the lead agency in the negotiations with the landowners. The Township commissioned an appraisal with a date of value May 31, 2023, that determined the fair market value of a conservation easement on the property to be \$155,000.00. As the lead agency, the Township will be the holder of the conservation easement and will cover due diligence and closing costs in addition to the acquisition costs below.

Fletcher Property, Scio Township

The property is approximately 15.75 acres and is on Zeeb Road between Liberty Road and Scio Church Road. It is owned by the Carol E. Fletcher Trust. A farmstead is seated near the road, along with pasture currently hosting goats. The remaining land grows hay. While the property is immediately surrounded by rural residential development, the view opens up just a few hundred feet south to 225 acres of other preserved farmland on either side of Zeeb Road. The property scored in the 5th percentile of agricultural applications received by the Greenbelt in the scoring system developed and approved by the Greenbelt Advisory Commission. The protection of this property is a priority for the Greenbelt program due to its prime farmland soils and proximity to other protected lands. The Greenbelt Advisory Commission recommended approving the participation agreement at their October 5, 2023 meeting.

Project Budget:

Total Purchase Price	\$155,000.00	
City of Ann Arbor	\$50,000.00	32%
Scio Township	\$105,000.00	68%

Prepared by: Rosie Pahl Donaldson, Land Acquisition Supervisor

Reviewed by: Derek Delacourt, Community Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator

Whereas, Chapter 42 of Ann Arbor City Code establishes the Greenbelt District and authorizes the City to purchase land and conservation easements on property within the district with Open Space and Parkland Preservation Millage proceeds;

Whereas, Chapter 42 of Ann Arbor City Code authorizes City Council to enter into agreements for joint acquisition of land and easements in the Greenbelt District with other government agencies;

Whereas, The fair market value for the conservation easement was determined by an appraisal as required by Section 1:321 of Ann Arbor City Code; and

Whereas, Scio Township will hold the conservation easement;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute a participation agreement with Scio Township for the purchase of a conservation easement on the Fletcher property after approval as to form by the City Attorney and as to content by the City Administrator;

RESOLVED, That \$50,000.00 is appropriated for contribution toward the purchase of the conservation easement on the Fletcher property from the Open Space and Parkland Preservation Millage proceeds, for the life of the project without regard to fiscal year;

RESOLVED, That the City's contribution is contingent upon the approval by the City of the conservation easement document and appropriate due diligence, including review of title work, an environmental assessment, and survey, as appropriate; and

RESOLVED, That the City Administrator is authorized to take all appropriate action to implement this resolution, including the determination of satisfactory due diligence and execution of all appropriate documents.