Agenda
Ottawa County Agricultural Preservation Board
West Olive Administration Building – Conference Room C
12220 Fillmore Street, West Olive, MI 49460
Wednesday, September 4, 2024
8:00am – 9:30am

I. Call to Order

II. Establish Quorum

III. Invocation

IV. Approval of the Agenda for September 4, 2024

V. Approval of the Minutes from August 7, 2024

VI. Public Comment

VII. New Business

A. 2025 Scoring Criteria

Motion: To recommend and forward to the Board of Commissioners the 2025 Purchase of Development Rights Scoring Criteria and 2024 Applicant Ranking, as per the Farmland Development Rights Ordinance Sections 6 and 7G, respectively.

B. Jongekrijg Easement

Motion: To approve construction of a 42X64 pole barn within the easement boundary, consistent with the provisions in Section I, Paragraph 2(C) in Exhibit B of the easement deed and contingent on approval by the Chief of NRCS.

VIII. Discussion Items

A. Financial Review

B. Farm Updates

C. Fundraising
   i. Farms are the Tapas 2024!

IX. Old Business

A. Appeal Hearing

X. Next Meeting Date: October 2, 2024

XI. Adjournment

UNOFFICIAL MINUTES

OTTAWA COUNTY AGRICULTURAL PRESERVATION BOARD

DATE: August 7, 2024

PLACE: Ottawa County Fillmore Street Complex, Conference Room C

PRESENT: Chair Josh Hucul, Mike Bronkema, Kelly Goward, Nate Pyle, Paul Windemuller

ABSENT: Lukas Hill, Allison Miedema, Jasmine Kober (Ad Hoc Youth)

STAFF: Becky Huttenga, Julie Lamer

PUBLIC: Cliff Meeuwsen, Gary Boersen

CALL TO ORDER / ESTABLISH QUORUM / INVOCATION

The Ottawa County Agricultural Preservation Board met on Wednesday, August 7, 2024. Chair Hucul called the meeting to order at 8:02 a.m. A quorum was present to do business. Windemuller gave the invocation.

APPROVAL OF THE AGENDA AND MINUTES

APB 24-20 Motion: To approve the agenda for the August 7, 2024
Moved by Bronkema UNANIMOUS

APB 24-21 Motion: To approve the minutes from the June 5, 2024 meeting
Moved by Pyle UNANIMOUS

PUBLIC COMMENT

Cliff Meeuwsen, Gary Boersen

NEW BUSINESS

A. Rillema Farm

APB 24-22 Motion: To authorize staff to order a development rights appraisal of the Rillema farm at a not-to-exceed cost of $3,000.
Moved by Windemuller UNANIMOUS

APB 24-23 Motion: To approve and forward to the Board of Commissioners a Purchase Agreement for the development rights to the Rillema farm.
Moved by Pyle UNANIMOUS

DISCUSSION ITEMS

A. FINANCIAL REVIEW

The Board reviewed the 3rd quarter Non-Endowed and Endowed funds.

B. FARM UPDATES

Veldheer property is moving towards close. The Rasch appraisal review resulted in final value of $606,000. Hucul shared his observations regarding the Rasch

appraisal. The Rasch property received funding from MDARD and an ACEP application will be submitted in the Fall. Huttenga shared there may be IRA funding available. Huttenga explained the current plan for the Rillema funding will be to use the ground water fund for county match and apply for ACEP funding in the Fall. Huttenga will work with Molyneux to become MAEAP verified for cropping. Staff will apply for MDARD funding in the Fall.

APB 24-24 Motion: To amend the June 2024 minutes under Farm Updates. The Board discussed reviewing the details of the original appraisal value with the appraisal company.
Moved by Goward UNANIMOUS

APB 24-25 Motion: to set the Development Rights Values of the Rasch property of $606,000 as per the appraisal.
Moved by Bronkema UNANIMOUS

C. FUNDRAISING

1. Farms are the Tapas 2024! Lamer shared the latest flyer and encouraged Board members to invite guests to attend the event.
2. Culver's Share Night Recap Huttenga share the event had a good turnout for the first farmland preservation share night. Gross proceeds were roughly $3800. The outreach was very positive. Eight Culver restaurants participated. Bronkema and Goward volunteered at the Standale location. Ottawa County will investigate holding a Share night for Ottawa Couty Farmland Preservation.

D. 2025 SCORING CRITERIA

Discussion will be moved to the September Meeting

E. APPRAISAL PROCUREMENT UPDATE

The current contract is with Peoples and will expire in October 2024, Staff will provide a list of potential appraisers for the Board to review. Going forward, staff will distribute and an RFP for appraisal serviced for each property selected.

OLD BUSINESS

A. NRCS appeal

The Appeal decision favored the County and ACEP funding for the Molyneux property was restored.

NEXT MEETING

September 4, 2024.

ADJOURNMENT

APB 24-26 Motion: To adjourn the meeting at 9:22 a.m.
Moved by Pyle UNANIMOUS

Ottawa County
Purchase of Development Rights Program
Scoring Criteria

The Ottawa County Farmland Development Rights Ordinance (13-1), as amended, authorizes Ottawa County to purchase development rights to farmland from landowners who voluntarily offer those rights for sale. The purpose of this ordinance is to protect farmland from future development. These scoring criteria are designed to prioritize land for preservation based on specific characteristics identified by the local Agricultural Preservation Board. Each year, parcels will be prioritized based on score; however, the Agricultural Preservation Board will also evaluate each parcel individually and, if deemed necessary, reprioritize the applications, per Section 7F of the Ordinance. These scoring criteria are evaluated annually and revised as needed.

1. AGRICULTURAL CONSERVATION EASEMENT PROGRAM (ACEP) SCORE

Priority is placed on applications that have a higher probability of receiving ACEP funding from the Natural Resource Conservation Service. Further, the ACEP Ranking Form addresses a number of criteria that are valued by Ottawa County. Total points awarded on the ACEP Ranking Form, which is included in its most current version as an addendum to this Scoring Criteria, will be entered here. *400 points possible.*

Points for Criterion 1: ____

2. DEVELOPMENT PRESSURE

Ottawa County is the fastest growing county of the top ten most populous counties in the State. Its population is projected to grow by 6.7% by 2030. Population density in 2022 was 534 person per square mile. Priority is placed on preserving parcels located in townships have higher projected population growth and density, both indicators of potential development pressure that could lead to farmland loss. *55 points possible.*

- Jamestown ..... 55 pts
- Blendon ..... 50 pts
- Tallmadge ..... 45 pts
- Park ..... 40 pts
- Zeeland ..... 35 pts
- Crockery ..... 30 pts
- Olive ..... 25 pts
- Robinson ..... 20 pts
- Polkton ..... 15 pts
- Wright ..... 10 pts
- Chester ..... 5 pts

Points for Criterion 2: ____

3. ECONOMIC IMPACT

Priority is placed on farmland that produces one or more of the many specialty crops (as defined by the United States Department of Agriculture) that are critical to Ottawa County's agricultural industry or produces products in one of the top five market sectors in ag receipts (2022 Ag Census). In addition, agricultural products that are sold locally have a greater economic impact. Note: points are awarded only for the crop that comprises the majority of the revenue for the farm enterprise. *35 points possible.*

- Specialty crop(s) and/or Nursery/greenhouse/floriculture/sod ..... 25 pts
- Poultry/eggs ..... 20 pts
- Fruit/tree nuts/berries ..... 15 pts
- Grains/oilseeds/dry beans/ ..... 10 pts
- Products are direct marketed locally .....10 pts

Points for Criterion 3: _____

4. CONSERVATION PRACTICES

Priority is placed on property on which conservation best practices are planned and/or implemented to help maintain the agricultural productivity and environmental sustainability of the land. Points are awarded for properties that have had any of the following completed or updated within the past three years. *55 points possible.*

RMS Level Conservation Plan .....10 pts
Comprehensive Nutrient Management Plan ..... 10 pts
Irrigation Management Plan..... 10 pts
MAEAP Verified – Cropping .....10 pts
MAEAP Verified – Livestock .....10 pts
MAEAP Risk Assessment(s) completed (only if not MAEAP verified in any systems)..... 5 pts

Note: zero points will be awarded if the farm operation, in the last three years, has been found by the Michigan Department of Agriculture and Rural Development to be in violation (problem not resolved within the allotted time frame) of the Michigan Right to Farm Act or has been found to be in violation of State environmental statutes.

Points for Criterion 4: _____

5. FUTURE SUSTAINABILITY FOR AGRICULTURAL PRODUCTION

Priority is placed on parcels located in areas that have the greatest ability to sustain agriculture in the long term with the least amount of conflict with neighboring landowners and competing land uses. This approach provides the benefits of clustering for farm related land use. Points can be awarded for each of the bullet points below that apply to the property. *55 points possible.*

- Future land use planned for agriculture..... 20 pts
- 100% of directly adjacent parcels are zoned for agriculture ..... 15 pts
- >2 miles from municipal water connection ..... 10 pts
- Succession and/or Land Transfer plan is documented .....10 pts

Points for Criterion 5: _____

Total Points Awarded: _____

Total Score Possible: 600 points

FOR INTERNAL USE ONLY

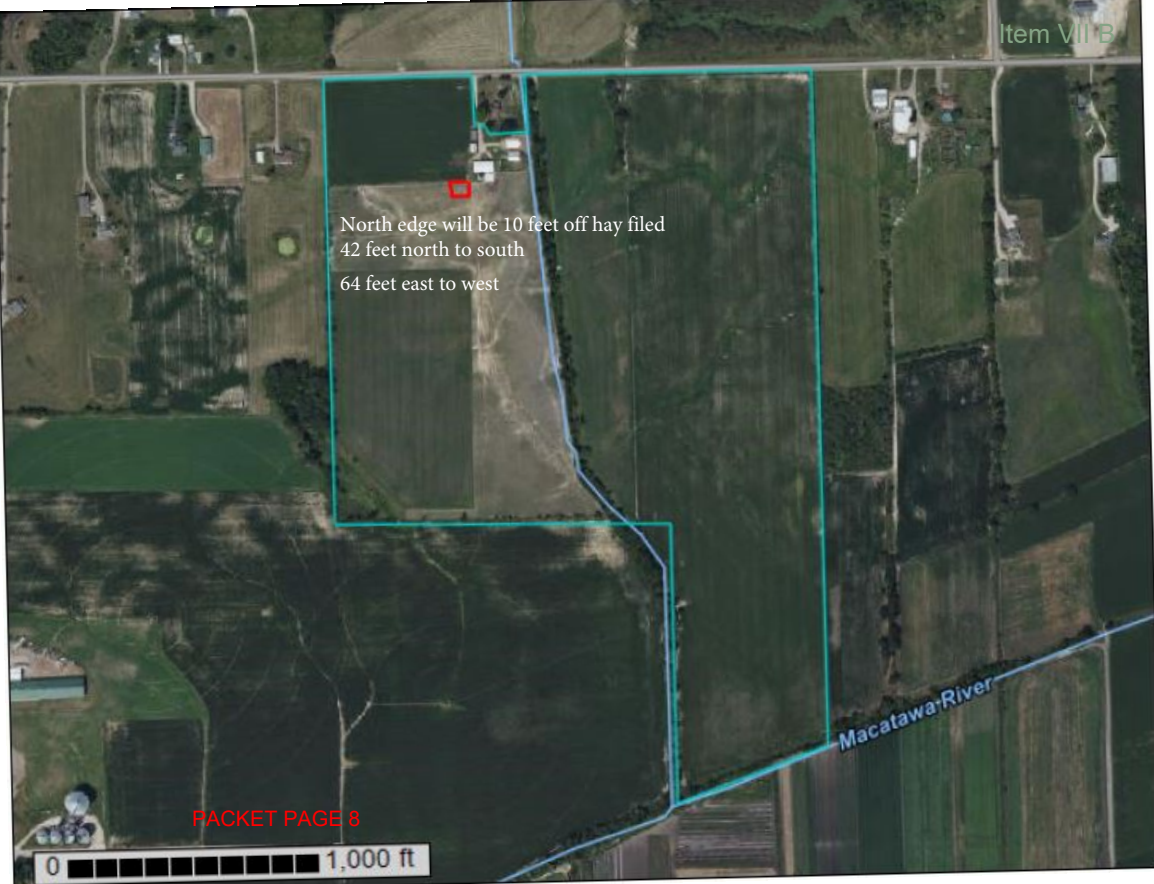
Purchase of Development Rights Program Scoring Criteria Overview

Ottawa County

Primary Characteristics	**Points Possible**	**Points Awarded**
1. Agricultural Conservation Easement Program (ACEP) score	*400*	
2. Development Pressure	*55*	
3. Economic Impact	*35*	
4. Conservation Practices	*55*	
5. Future Sustainability for Agriculture	*55*	
Total Points	*600*	

2024 Purchase of Development Rights Program
Applicant Ranking for Board of Commissioners

Landowner name	**Rillema**								
Rank	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**
Township	Blendon	Chester	Chester	Chester	Polkton	Blendon	Polkton	Crockery	Chester
Acres nominated (+/-)	45	80	33	166	62	50	83	74	96
Total Points	**310**	**295**	**290**	**284**	**283**	**274**	**260**	**251**	**230**


North edge will be 10 feet off hay filed
42 feet north to south
64 feet east to west
Macatawa River
0
1,000 ft

Ottawa County
Farm Where You Belong

Agricultural Preservation Board

Ottawa County Farmland Preservation Non-Endowed Fund
Statement of Activity - 3rd Quarter 2024

Expenses

Date	Vendor	Description	Amount

Total Quarter Expenses: **$0.00**

Revenue

Date	Description of Donation	Amount
7/11/2024	Farmland Preservation Donation	$25.00
7/17/2024	Tapas Ticket Sales	$491.70
7/18/2024	Tapas Ticket Sales	$100.00
7/22/2024	Tapas Ticket Sales	$91.70
7/25/2024	Tapas Ticket Sales	$591.00
7/29/2024	Tapas Ticket Sales	$100.00
7/31/2024	Tapas Ticket Sales	$229.40
8/2/2024	Tapas Ticket Sales	$91.70
8/15/2024	Tapas Ticket Sales	$91.70
8/21/2024	Tapas Ticket Sales	$50.00

Total Quarter Revenue: **$1,862.20**

Beginning Balance	**$202,279.95**	*6/30/2024*
Expenses	**$0.00**	
Revenue	**$1,862.20**	
Ending Balance	**$204,142.15**	*8/27/2024*
Restricted Funds	**$79,000.00**	*Veldheer Farm $79,000*
Available Balance	**$125,142.15**	

Ottawa County
Farm Where You Belong

Agricultural Preservation Board

Ottawa County Farmland Preservation Non-Endowed Fund #2
Statement of Activity - 3rd Quarter 2024

Expenses

Date	Vendor	Description	Amount

Total Quarter Expenses: **$0.00**

Revenue

Date	Description of Donation	Amount

Total Quarter Revenue: **$0.00**

Beginning Balance	**$1,032,443.23**	*6/30/2024*
Expenses	**$0.00**	
Revenue	**$0.00**	
Ending Balance	**$1,032,443.23**	*8/27/2024*
Restricted Funds	**$0.00**	
Available Balance	**$1,032,443.23**	

Ottawa County
Farm Where You Belong

Agricultural Preservation Board

Ottawa County Farmland Preservation Endowed Fund
Statement of Activity - 3rd Quarter 2024

Expenses

Date	Vendor	Description	Amount

Total Quarter Expenses: **$0.00**

Revenue

Date	Description of Donation	Amount

Total Quarter Revenue: **$0.00**

Beginning Balance	**$54,406.85**	*6/30/2024*
Expenses	**$0.00**	
Revenue	**$0.00**	
Ending Balance	**$54,406.85**	*8/27/2024*
Restricted Funds	**$0.00**	
Available Balance	**$54,406.85**	

Ottawa County
Farm Where You Belong

Farm Updates – September 2024

Rillema Property – Blendon Township

+/- 47 acres; field crops; 2024 applicant; estimated value $517,500

- Funding options are being explored
- Purchase agreement to be present to Board of Commissioners in October
- Appraisal is complete
- Survey is being scheduled

Molyneux Property – Wright Township

155.1 acres; field crops; 2023 applicant; appraised at $1,239,000

- ACEP funding was reinstated - parcel contracts are being circulated for signatures
- MAPF application will be submitted

Rasch Property – Chester Township

74.32 acres; apples and peaches; 2023 applicant; appraised at $606,000

- Application for ACEP funding will be submitted once announcement posts

Veldheer Property – Olive Township

36 acres; cattle, sheep, and field crops; 2022 applicant; appraised at $316,000

- Preparation for closing in late 2024 continues

Jongekrijg Property – Zeeland Township

92.55 acres; beef cattle and field crops; 2022 applicant; preserved for $981,000 in March 2024

Holstege Property – Zeeland Township

38.1 acres; beef cattle and field crops; 2021 applicant; preserved for $393,000 in February 2024

Bronkema Property – Olive Township

123.12 acres; sheep, dry beans, and field crops; 2020 applicant; preserved for $675,000 in December 2022

DeHaan Property – Blendon Township

37 acres; beef cattle and field crops; 2019 applicant; preserved for $315,000 in September 2021

Ottawa County
Farm Where You Belong

Farm Updates – September 2024

Jim Klein Property – Chester Township

168.2 acres; field crops; 2019 applicant; preserved for $585,000 in November 2020

Kruithoff Property – Chester & Wright Townships

148.3 acres; hog & cash Crop; 2018 applicant; preserved for $405,000 in July 2020

Klein Property – Chester Township

55.63-acres; beef cattle and field crops; 2017 applicant; preserved for $160,000 in July 2018

Hehl Property – Polkton Township

34.9-acres; hogs, beef cattle, and poultry; 2015 applicant; preserved for $87,000 in August 2016

Total acres preserved to date: 697.27

USDA United States Department of Agriculture

Natural Resources Conservation Service

Michigan State Office

3001 Coolidge Road
Suite 250
East Lansing, MI
48823-6321

Telephone:
(517) 324-5270
Fax:
(855) 701-4363

www.mi.nrcs.usda.gov

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

August 2, 2024

Ottawa County
Attn: Becky Huttenga
12220 Fillmore Street
West Olive, Michigan 49460

RE: Informal Appeal Hearing Decision for Ottawa County, Agricultural Conservation Easement Program (ACEP) Application Ineligibility (Ottawa Co.)

Dear Ms. Huttenga:

In a letter dated May 16, 2024, you were informed that the county's ACEP application was deemed ineligible because the necessary matching funds were not available at the time of application. In response to that letter, you requested the NRCS State Conservationist review the above decision, which resulted in an informal review hearing via Microsoft Teams on July 2, 2024.

The information and testimony that you and your colleagues provided during the hearing was considered. It is my determination that Ottawa County demonstrated that they had sufficient funds available for acquisition if additional funding from the Michigan Farmland and Open Space Preservation Program was not received.

Additional ACEP funds were requested from NRCS to fund your application. This request was successful, and your ACEP application was accepted. Please continue to work with Brian Thomas, ACEP Coordinator, to complete the application and contract process. He can be reached via email or at (517) 324-5259.

NRCS appreciates your continued interest in NRCS conservation programs, and we look forward to working with you in the future.

Sincerely,

GARRY LEE Digitally signed by GARRY LEE Date: 2024.08.02 11:33:39 -04'00'

GARRY LEE
State Conservationist

cc:
Brian Thomas, Acting ASTC-Programs, NRCS, East Lansing, MI
Eddie Glover, Area Conservationist, NRCS, Grand Rapids, MI
Kelly Bishop, Acting District Conservationist, NRCS, Grand Haven, MI
Erin Busscher, Appeals Specialist, NRCS, East Lansing, MI

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