

Superior Charter Township Park Commission
Regular Meeting
August 25, 2025

Approved Minutes

1. Call to Order

The meeting was called to order by Chair Nahid Sani-Yahyai at 6:30 pm.

2. Roll Call

Park Commissioners present: Nahid Sani-Yahyai, Greg Vessels, Martha Kern-Boprie, Sharon Bryant-Phillips, Jack Smiley, Matthew Yahyai, Curtis Freeman

Park Commissioners absent: none

Others present: Trustee Sarah Devereaux; Juan Bradford, Park Director; Lynn Rose, Julianna Bonta, Donna Russell, Walter Raugh, Enid Aquirre, other unidentified people.

3. Flag Salute

Chair Nahid Sani-Yahyai led those assembled in the Pledge of Allegiance to the Flag.

4. Agenda Approval

It was moved by Matthew Yahyai and supported by Greg Vessels to approve the agenda as drafted. The motion carried.

5. Prior Meeting Minutes Approval

A. July 28, 2025

It was moved by Curtis Freeman and supported by Matthew Yahyai to approve the minutes of 7/28/25 as drafted. Jack Smiley asked to amend the text in 9.A. Old Business Birdsong Nature Preserve Update with the following: in the last sentence of the first paragraph, after the words "The restoration" delete the word "is" and add the words "and improvements are" and after the word "take" insert the word "over" and change the dollar amount to \$225,000." So that the sentence reads "The restoration and improvements are projected to take over two years and cost a total of \$225,000." The change was accepted by the maker and supporter of the motion. The amended motion carried.

6. Citizens Participation

Lynn Rose 1931 Sheffield Drive Resides in Lakeview Estates condominiums. She asked if a dog park is proposed on Prospect Road south of Berkshire. She supports a park there, and opposes the residential development under review there. Jack Smiley responded that he asked to have consideration of a dog park placed on the Park Commission agenda before he heard about the subdivision proposal. Jack noted that land prices are rising, and this would be a good time to acquire the land. Lynn Rose commented that several people in the audience were with her, and supported her position.

Julianne Bonta 1797 Sheffield Drive Resides in Lakeview Estates condominiums. She is opposed to housing construction on Prospect Road south of Berkshire.

Donna Russell resides near the proposed housing construction on Prospect Road south of Berkshire, and is opposed to it.

Walter Raugh resides near the proposed housing construction on Prospect Road. He is opposed to this construction and wants the land kept open in perpetuity. Concentrate the population in Ann Arbor.

Enid Aquirre 8316 Lakeview Drive resides in Lakeview Estates condominiums. She is opposed to development and likes open space.

7. Reports

A. Chairperson

Nahid Sani-Yahyai reported that she, Matthew Yahyai and Curtis Freeman participated in “Shop with a Cop”. The event was well attended, and 250 backpacks were given away to school children.

She attended the township board meeting on August 18. Much concern was expressed by township board members over the decrease in general fund balance. The township received a letter from the Michigan Department of Treasury that expressed concern over the low general fund balance.

According to best practices, the balance should be at least \$1,800,000 and presently is around \$900,000. Trustee Sarah Devereaux reported that the sale of a lease of space on a cell phone tower will prove \$600,000. This is a one-time sale, not annual rental income. The interest generated by the \$600,000 over seven years will make up for annual rental income. This sale will help make up for the \$900,000 shortfall in fund balance. The hiring freeze will continue. A work session is expected to plan for hiring needs.

Nahid attended the Dixboro Farmers Market, and met people who regularly attend from Oakland County. Nahid and Jack Smiley participated in the Midsummer Greenway Delight Walk on August 24 in Cherry Hill Nature Preserve.

B. Director

Juan Bradford submitted a written report. He introduced Ricky Barber who was recently promoted from seasonal part-time to permanent part-time employment.

C. Board Liaison

Trustee Sarah Devereaux did not attend the township board meeting on August 18, but filled in the detail on general fund finances noted in the Chairperson report. Curtis Freeman spoke about the budget crunch, and urged Park Commissioners to be vigilant about protecting the Park Fund budget.

D. Board Meeting Attendee

None of the park commissioners remembered being the Board Attendee scheduled for the August 18 township board meeting.

E. Park Steward

No report. Juan Bradford commented that some people have expressed interest in serving as a Park Steward.

F. Safety

Juan reported there have been cases of poison ivy and bee stings, but no accidents.

It was moved by Martha Kern-Boprie and supported by Curtis Freeman to receive the reports. The motion carried.

8. Communications

A. Committee to Promote Superior Township: August Highlights Infographic

B. Southeast Michigan Land Conservancy: Summer 2005 Update

It was moved by Sharon Bryant-Phillips and supported by Curtis Freeman to receive the communications. The motion carried.

9. Old Business

A. Birdsong Nature Preserve Update

Bluebird chicks have fledged. Waiting for action on federal grants.

10. New Business

A. Live – Here – Now concert September 13 Fireman’s Park 4:00 – 7:30 pm

Volunteers are needed. The following park commissioners will help:

Nahid Sanii-Yahyai	Martha Kern-Boprie
Matthew Yahyai	Curtis Freeman

- B. Park Reservation at Cherry Hill Nature Preserve (CHNP)
A group of 15 people making a movie will use the CHNP for 48 hours, from October 7 at 8:00 am to October 9 at 8:00 am. Most activity will take place in the evening and night. Juan Bradford is securing waivers to ensure the township is not liable should anyone or thing be injured or damaged.

- C. Community Farm and Birdsong Farming Agreement 2025 to 2030
A draft agreement between Steven Peach (Mr. Peach) and the Superior Charter Township Park Commission (STPRC) to permit Mr. Peach to occupy and use 190 acres of real property in sections 20 and 29 of Superior Township, referred to as the southern half of Birdsong Nature Preserve and the Superior Township Community Farm, for agricultural purposes, for the period January 1, 2026 through December 31, 2030 was presented to the park commission.
Extensive discussion took place about pesticides, herbicides and particular fertilizers used by Mr. Peach in other locations. Suggestions were made to amend the agreement to prevent application of these products on this property, and to shorten the term of the agreement, to check for actual activity during the agreement period. Jack Smiley suggested that if we cannot locate a crop farmer that would observe our standards, hay farming should be considered. Hay farming makes a lower impact on soil. Juan Bradford estimated that Steve Peach would like the agreement in place by October. The committee will make a site visit to the property. Jack Smiley will send email to committee members to firm up date and time of the site visit.

- D. Proposed Land Acquisition for Dog Park
Jack Smiley stated he is interested in securing property for a dog park in Superior Township. He thinks this is something the township needs. He also suggested the real estate on the east side of Prospect Road south of Berkshire would be a good location for a dog park. He noted the township Tree Preservation Fund could be used to help purchase property for a dog park. Jack will contact legal counsel about the potential of condemning land for this purpose.

It was moved by Jack Smiley and supported by Sharon Bryant-Phillips that the Superior Township Parks & Recreation Commission support acquiring Parcel J-10-34-300-001 (26.52 acres) and Parcel J-34-300-019 (22.65 acres) for a township park. We recommend that the Tree Preservation Fund be used for this purpose, and that additional funding be sought from the City of Ann Arbor Greenbelt Program, the Washtenaw County Park & Recreation Commission, and other grant sources.

A roll call vote was taken on the motion.

Nahid Sanii-Yahyai	Yes
Greg Vessels	Yes
Martha Kern-Boprie	No
Sharon Bryant-Phillips	Yes
Jack Smiley	Yes
Curtis Freeman	Yes
Matthew Yahyai	Yes

The motion carried.

- E. Zero Turn Lawn Mower
Juan Bradford obtained five bids for a zero turn lawn mower. These came from three different vendors. Two of the bids were for the specific model requested: 2025 Exmark Lazer Z Diesel Zero Turn. The bids were:

Vendor	Product	Bid Price
Boullion Sales, Dexter MI	Toro 72030 Z Master Zero Turn	\$23,293.18
Boullion Sales, Dexter MI	Exmark Lazer Z Zero Turn	\$23,317.36

Weingartz, Farmington Hills MI	Exmark Lazer Z Zero Turn	\$23,317.99
Boullion Sales, Dexter MI	Toro 72076 Z Master Zero Turn	\$29,224.68
Spartan Distributors, Sparta MI	Toro Groundsmaster 3200 4WD	\$30,722.74

It was moved by Martha Kern-Boprie and supported by Curtis Freeman to approve purchase of a 2025 Exmark Lazer Z Diesel Zero-Turn Mower Model LZS80TDYM724W0 from Boullion Sales for a price not to exceed \$23,317.36.

A roll call vote was taken on the motion.

Nahid Sanii-Yahyai	Yes
Greg Vessels	Yes
Martha Kern-Boprie	Yes
Curtis Freeman	Yes
Matthew Yahyai	Yes
Sharon Bryant-Phillips	Yes
Jack Smiley	Yes

The motion carried.

F. Disc Golf Update

Juan Bradford reported that Steve Albert has volunteered at least 120 hours of his time toward installation of the Disc Golf Course. The course looks great. Steve has offered to pick up and deliver materials. Steve will also pay for concrete needed for the course basket traps. His volunteered effort may help us secure grants.

A bid was obtained from Discraft for nine removable disc golf baskets for a cost of \$3,419.91. It was moved by Martha Kern-Boprie and supported by Curtis Freeman to approve purchase of nine removable disc golf baskets for a price not to exceed \$3,419.91. A roll call vote was taken on the motion.

Nahid Sanii-Yahyai	Yes
Greg Vessels	Yes
Martha Kern-Boprie	Yes
Jack Smiley	Yes
Sharon Bryant-Phillips	Yes
Curtis Freeman	Yes
Matthew Yahyai	Yes

The motion carried.

G. 2026 Budget Preparation

Juan Bradford reviewed a budget preparation worksheet with park commissioners. The worksheet contained the 2025 budget for each line item, actual activity mid-way through 2025 and a column to enter 2026 budget amounts. Commissioners were encouraged to send budget ideas to Juan by September 8.

11. Bills for Payment

It was moved by Greg Vessels and supported by Sharon Bryant-Phillips to approve payment of the bills totaling \$33,741.01 through 8/25/2025. The motion carried.

12. Financial Statements

A. July 2025 Revenue and Expenditure Report

It was moved by Curtis Freeman and supported by Matthew Yahyai to receive the July 2025 Revenue and Expenditure report. The motion carried.

13. Pleas and Petitions

Jack Smiley informed park commissioners that he has been paid his stipend via electronic direct deposit. His stipend deposit was scammed and sent to another bank last month. The township reimbursed him. He encouraged everyone to monitor their accounts.

Trustee Sarah Devereaux and Trustee Dana Green facilitated a community input session at the Ypsilanti District Library in Superior Township. Three comments were received regarding parks.

1. Mower blades were found in a ditch near Geddes Ridge subdivision.
2. Much debris was left near a ditch, after mowing by park staff.
3. Garbage cans are no longer found on MacArthur Blvd. between Clark Rd. and Harris Rd.. Juan Bradford responded that garbage cans are the responsibility of township general fund.

14. Adjournment

It was moved by Greg Vessels and supported by Matthew Yahyai to adjourn at 8:30 pm. The motion carried.

Submitted by
Martha Kern-Boprie
Park Commissioner and Secretary