

Leelanau County Parks and Recreation Commission
Myles Kimmerly Park Committee
Thursday, April 15, 2021, 3:00 p.m.
at the Leelanau County Government Center, Suttons Bay, Michigan
Tentative Minutes – Meeting Recorded
<https://www.leelanau.gov/meetingdetails.asp?MAId=2134>

The meeting was called to order by Committee Chairman Don Frerichs at 3:00 p.m.

The Pledge of Allegiance to the United States of America was led by Committee Chairman Frerichs.

Roll Call:
Steve Christensen
Don Frerichs, *Chairman*
Rick Robbins
Michael Smith

Guests present.

Approval of Agenda and Late Additions/Deletions:

Motion by Smith to accept the agenda as presented. Seconded by Christensen.

Discussion – none.

Ayes – 4 (Smith, Christensen, Frerichs, Robbins)

No – 0

Motion Passes.

Public Comment:

The number to call in for public comment was stated by the Clerk (231-256-8109) – no public comment was received.

Action Items –

Approval of March 17, 2021, Meeting Minutes:

Motion by Christensen to approve the March 17, 2021, Meeting Minutes, as presented.

Seconded by Smith.

Minor discussion ensued – Committee Chairman Frerichs asked and Maintenance Worker W. Scott Bradley responded that Glen Lake Community Schools high school seniors visited the park and assisted with spring clean-up duties as part of their community service; the weather was cold and wet. Their assistance was greatly appreciated.

Ayes – 4 (Christensen, Frerichs, Robbins, Smith)

No – 0

Motion Passes.

LCAO-RFP-2021-001 (Trail Debris Removal) Review, Recommendation:

Committee Chairman Frerichs remarked we have all had an opportunity to review the four bids submitted; three of the bids were acceptable, one was not. Discussion followed on the bidding process, scope of the project, and the disparity in bids.

Motion by Christensen to recommend to the Leelanau County Parks and Recreation Commission to accept the bid from Wildlife and Wetlands Solutions for the trail debris clean-up at Myles Kimmerly Park, in an amount not to exceed \$46,800.00. Seconded by Smith.

Discussion – Motion language was reviewed.

Ayes – 4 (Christensen, Frerichs, Robbins, Smith)

No – 0

Recommendation Passes.

Committee Chairman Frerichs remarked on the 2018 timber harvesting project that led to the need for the cleanup project, and where the profits from that sale went. Discussion ensued on the parks budget coming directly from the General Fund.

Grub/Storage Shack Evaluation, Options:

Smith noted that he reviewed with a contractor to see what it would take to redo or to remove and replace (the structure). The third option to move building, and if moved; a slab and electrical service for waterworks and a panel to support that, as well as a panel with information at site would still be needed. Smith referenced Fishtown as an example, which was previously moved with a crane. Smith visited the site and noticed storage area is needed and desired. To keep and maintain the (existing) shack would consist of replacing the roof, the underlayment, redo the fascia and its supports, prep siding and replace as needed, replace the drain tile on the side to prevent washout under building, replace the door on east side, and enclose the interior area containing the waterworks. A necessary interior door should be a 3-foot door with a 5' x 5' x 6' area to make it easy to swing in and out. He has volunteers lined up for painting; green with white scalloped trim. Smith continued to review his recommendation on the repair work, and to refurbish the structure. He also reviewed the history of the current structure, which was initially constructed in the 1970s.

Smith added that the cost would not be much different if the building were to be removed; we would have a slab and a wall up for posting events. Smith then mentioned they could put the events board on the face of the building. If the building were to be removed, storage would be lost and we would need to replace that somehow because storage is needed at that park.

Smith concluded that a third option would be moving the building to another site, which would be equal in cost to revamping this building. According to estimates that Smith has seen, a minimal amount of money would be needed to redo the building, which is prudent in his perspective.

Discussion ensued about what to do about the current electrical panel, adding skirting, and the current kiosk. Bradley asked for review of an email between then-Building Official Glen Dempsey and Maintenance Director Jerry Culman II, which had listed the things that needed to be taken care of with the existing structure (on file with clerk). Christensen asked and Smith responded it would cost about \$10,000.00 to refurbish the structure. Christensen was okay with that amount.

Committee Chairman Frerichs asked Smith if he has considered razing the shack. Smith affirmed, adding that if the building were to be demolished, we would still need waterworks and a slab of concrete for that. In transitioning that, it would be near the equal amount as

having a building that is complete and sitting there with everything on it that we want. Frerichs added his other goal was aside from the cost, what do we really want in that space? His idea included a kiosk on the west side of the current structure. Frerichs continued to outline what he would like to see done with the space, including specifics. Frerichs had sought informal quotes from Traverse City on a demolition cost; tearing down the shack, electrical and waterworks would estimate to be \$3,000.00 to \$5,000.00 tops. For a 16' x 32' x 4" thick slab of concrete only cost is estimated to \$782.50 with no labor. Labor involved would cost another \$1,331.00. Additional cost for building, electrical, and water is unknown at this time.

Executive Assistant Laurel Evans suggested that due to the cost and scope of the trail debris cleanup project and the projected cost for the grub shack project, the chances of this project being (approved) this year may be slim. She further suggested the Committee may wish to offer both grub shack solutions to the full Commission. Committee Chairman Frerichs said the trail project could be rejected, and they would not have something to offer the Commission (by way of projects). Smith concurred. He said it may be a good idea to forward all three grub shack proposals. Evans said the problem with the trail debris project is that the current situation is a physical hazard to the public. She asked Bradley, would you consider this a liability issue, (as to the current state of) the trails and disc golf course? Bradley affirmed. Evans offered comment on potentially structuring the projects in phases.

Minor discussion ensued on the County's bid policy. Smith offered comment on the building options, and stressed this issue has been going on for decades. Committee Chairman Frerichs asked and Evans stressed the need to only seek bids if the project has a chance of being completed soon after bid award, and gave the example of the recent tennis court project and a lack of submitted bids. Bradley offered comment on the reason for a lack of and disparity in bids and vendors; discussion followed.

Smith concluded the project could cost closer to \$7,000.00 with some things eliminated, but with a little more money, the building would be complete.

Motion by Christensen to recommend to the Parks and Recreation Commission to move forward with renovating the storage shack at Myles Kimmerly Park. Seconded by Smith.

Discussion – Committee Chairman Frerichs said he is probably a bit more in favor of demolishing the existing structure. The Cedar-Maple City Lions Club (was instrumental) in (construction of the building). He appreciates that. However, it is a building that has deteriorated and is hardly used for storage. More comments followed on how much and what type of storage is needed. Frerichs said he keeps returning to what do the folks who use the park for find important? The first thing you would need when you drive up whether you are a first-time visitor, is information. We also need to contain water and make the electrical safe. Frerichs continued to outline what an ideal building design would look like. He concluded that for less than \$10,000.00, they could construct a new, more desired structure.

Aye 3 – (Christensen, Robbins, Smith)

No – 1 (Frerichs)

Recommendation Passes.

A discussion ensued on the process, with Evans suggesting seeking advice on the Parks budget from Chief Deputy Clerk Jennifer Zywicki.

Train Signage Update:

Committee Chairman Frerichs gave an update on replicating signage similar to Veronica Valley Park. The Equalization Department is waiting on new aerials for location of signage. He concluded that all three parks should have similar signage.

Dog Park Update:

Robbins said per Committee Chairman Frerichs' request, he did follow up with Animal Control Officer Wayne Kalchik on rules. Nothing affects Kalchik and his duties. Kalchik had offered comment to Robbins in a previous discussion on his opinion as to where a good location for the dog park. Robbins said Kalchik had suggested it be sited away from the road. Frerichs noted the park is wanted by the community and he would like to come up with a plan for the future. A projected cost for a fence was briefly discussed based on facts from previous years. A single fence versus a double fence and location was touched on briefly as well. Robbins indicated that the park would need water and perhaps lighting. Frerichs mentioned shade and suggests Robbins scope out the area with Bradley.

Public Comment:

The number to call in for public comment was restated by the clerk; no comment received.

Board Member Comment:

Committee Chairman Frerichs mentioned one other big project – a one-mile paved loop trail, which would need to be funded in different ways than through the Parks budget, so this proposed project would have to wait. Evans suggested that the Committee could possibly draft a Grand Traverse Band 2% allocation proposal for (partial funding of) the trail loop, which could also be utilized to Tribal members. A possible phase breakdown with funding assistance was also suggested. Christensen gave the example of invasive species removal at Veronica Valley Park, was successful with similar assistance from the Tribe.

Adjournment:

Motion by Committee Chairman Frerichs to adjourn. Seconded by Christensen.

Ayes – 4 (Smith, Christensen, Frerichs, Robbins)

No – 0

Motion Passes.

Meeting adjourned to the call of the Chairman at 4.00 p.m.

Jenny Romo, Secretary Pro Tem