

Members Present: President Joe Krapohl, Vice President Jim Washington, Cloyce Dickerson, Commissioners Keeler, Madore, Nealy, Nolden, Lynch

Members Absent: Secretary Bill Lucas and Commissioner Wright

Staff Present: Amy McMillan, Director; Barry June, Deputy Director; Danielle Fulcher, Marketing Specialist, Leisa Gagne, Finance Officer; Deborah Wilkes, Secretary; Patrick Linihan, Administrative Intern

Others Present: Brian Barkey, Legal Counsel; Ted Amsden, The Leadership Group, LLC; LaMonica Harris, Tom Kehoe

1) Call to Order. President Krapohl presided and called the meeting to order at 9:10 a.m.

2) Opportunity for members of the public to address the commission. Tom Kehoe, 4304 E. Stanley Rd stated he has made a claim for the seat on the board for adjacent property owners and wanted to know if there was any progress.

A. Input from the Public for Parks Grant Applications. There were no comments or public input on the staff's request to pursue grant applications.

3) Consent Agenda. President Krapohl asked commissioners if there are any items they wish to remove from the consent agenda for discussion. No items were removed from the consent agenda.

Action Taken:

Motion by Commissioner Keeler

Supported by Commissioner Washington

Motion and support for approval of consent agenda items A through C, as listed.

Roll Call

Yeas: Dickerson, Keeler, Krapohl, Madore, Nealy, Nolden, Washington

Nays: None

Absent: Secretary Lucas is absent. Commissioner Lynch arrived at 9:50am and missed this vote.

MOTION CARRIED 7-0

4. Director's Report

A. Grant Applications. We spoke to you at the last meeting to let you know that we planned to ask for a resolution from the Commission for the staff to apply for funds from the State of MI to construct a section of the Iron Belle Trail. We are asking for \$300,000, which is the maximum amount of development money from the Trust Fund. The trail would start here and go along the river all the way up to Irish Road. The matching funds for the project are provided from the Genesee County Metropolitan Planning Commission's TAP Funds. If the grant is approved by the State of MI, it will be approved by the end of this calendar year so the construction could begin in 2017. Because we have been able to match Federal and State funds there are no Parks Commission dollars in matching funds in this grant.

Madore: Was there a map of this trail included? I thought it just went to Vassar Rd.

McMillan: Last time we did not realize all the Planning Commission money that would go toward the project and we initially thought we'd only be able to do the first section of the trail to Vassar Road. The Planning Commission came up with some additional money and we were also the only agency that requested TAP funding in 2017, so the additional money allows us to do the entire (approximately) 3 miles Tuesday we had folks out in the parks working on starting to clear the trail.

Madore: He is concerned because on Wednesday or Tuesday he heard from some folks living on Rich Street that the park workers were coming through there and crossing their property. They asked why the trail wasn't going closer along the river. Where the trail winds through there it is away from the river.

McMillan: We have not heard from those residents. We are all on county park property.

Madore: No there is no access from Rich Street to that, it is all private through there, even the private drive, and some residents didn't want that access to continue.

June: It is our property, we access the property at the end of the street. The street goes right into our property, we are part of the private street because we own the property at the end of it.

Madore: We'll discuss that because he's not sure about that. We can't even work on a sewer down there without getting an extension of the easement. The resident's question was 'why were they so far from the river because there are already nice trails', unless there are low spots. You're south of the county drain. Without a map it is hard to see.

June: We were working down by the river, but we accessed it from the road.

Keeler: Do we see any bridges or decking that needs to be laid?

June: There will be some water crossings.

Krapohl: If you have any residents that have questions, just have them call the office.

Madore: The residents didn't know anything about it, and he thought it was only going to Vassar Road.

Action Taken:

Motion by Commissioner Nolden

Supported by Commissioner Washington

Motion and support for approval of Resolution 004-16 for application of a grant from the State of MI Department of Natural Resources Trust Fund for construction of the Genesee to Irish Road Section of the Iron Belle Trail.

Yeas: Washington, Nolden, Nealy, Madore, Krapohl, Keeler, Dickerson

Nays: None

Absent: Secretary Lucas is absent. Commissioner Lynch arrived at 9:50am and missed this vote.

MOTION CARRIED 7-0

McMillan: The next trust fund project is one we started discussing back in December. We commissioned an appraisal of the property referred to as the Hegel Road property that is owned by the Poulos brothers. The appraisal came back considerable lower than the asking price of \$850,000.00. The appraisal came back at \$650,000.00 and with some additional information and area comps provided we were able to agree on a price of \$700,000.00, which was a price the Poulos

brothers are willing to sell it. One of the conditions of the Trust Fund Grant is you must have a willing seller. The Trust Fund application also allows us to include some incidentals cost associated with closing, so we will be asking for \$30,000.00 additional. The Parks Commission will need to provide matching funds at the \$700 thousand price. We do have the funds to do that. We recommend the Commission provide a resolution for the staff to apply for the grant. The grant amount would be \$547,500.00, the total grant application will be \$730,000.00.

Keeler: When's the outing to see the new park land?

McMillan: Once the grant is approved and the purchase agreement executed, and things dry out, it is not out of the realm of possibility to schedule a tour. These two resolutions will be forwarded to the Board of Commissioners for approval in advance of the April 1 deadline.

There is likely to be another trust fund application that is coming. The details are not sufficient at this time to let you know. If it occurs, it will be the result of a very broad partnership. We'll inform you as we get close enough to determine if it will work.

Nolden: Are these time sensitive?

McMillan: Yes, it must be approved by Public Works, then to the Board.

Nolden: We'll see if we can get that waived through Public Works because the Board will be postponing a meeting due to attending the MAC conference. He will talk to Mike Lynch.

Action Taken:

Motion by Commissioner Keeler

Supported by Commissioner Washington

Motion and support for approval of Resolution 005-16 for application of a grant from the State of MI Department of Natural Resources Trust Fund for the Hegel Road land acquisition.

Yeas: Nealy, Dickerson, Madore, Washington, Nolden, Krapohl, Keeler

Nays: None

Absent: Secretary Lucas is absent. Commissioner Lynch arrived at 9:50am and missed this vote.

MOTION CARRIED 7-0

B. RFQ – Crushed Limestone. We received a quote for crushed limestone for the new arena at the EA Cummings Event Center. This is one of the first major elements of the Cummings Event Center Master Plan. The materials were bid through the County's Purchasing Department through a sealed bid process. We are recommending that you award the contract to Stoneco at the price of \$15.50 per ton for the estimated total cost of \$62,000. It may be a little more, or less.

Action Taken:

Motion by Commissioner Washington

Supported by Commissioner Nolden

Motion and support to award the bid for the crushed limestone bid to Stoneco at \$15.50 per ton, estimated cost of \$62,000.00, for the E. A. Cummings Event Center arena.

Yeas: Madore, Krapohl, Dickerson, Nolden, Washington, Nealy, Keeler

Nays: None

Absent: Secretary Lucas is absent. Commissioner Lynch arrived at 9:50am and missed this vote.

MOTION CARRIED 7-0

C. City of Flint Partnership We are currently working to extend our existing partnership with the City of Flint. It will simply be an extension that will come to the Parks Commission for approval.

D. Financial Management Software. The process in which the budget is managed will be changing for us under the new software requirements. Typically we manage the budget by funds. Each area of the parks has a fund number assigned to it, as well as grants having fund numbers assigned. We balance each fund as we go along, and we don't pay a tremendous amount of attention to individual line item expenditures because we are a revenue-based budget. We make adjustments as we go along. When we have funds that are not spent when we think they will be spent, or when revenue exceeds projected revenue we throw that in our savings account, the fund balance and then we move it at the end of the fiscal year as projects are completed. The County's new software does not permit any department to go over a line item, it doesn't balance by fund, it balances by line item. The County's budget, for all general fund departments are primarily an expenditure-based budget. At the next parks commission meeting we will be bringing some transfers to you to be approved from line items into other line items so we can move forward on some projects. We have all the dollars lined up, but not in a format that is easily understood today, so we will bring that back to you at our next meetings to ask for those transfers.

Krapohl: Normally we don't approve line items, it is by fund. Is it required that you get parks commission approval to transfer between line items?

McMillan: Yes, the new software requires it. Other general fund departments have to go to the Board of Commissioners. We asked for some leeway on that because for us, if we had to go to the parks commission, then through Public Works (PW) and then through the Board of Commissioners, (BOC) it could take 6 weeks depending on how the meetings line up. Work could grind to a halt. We have been given the opportunity to allow the parks commission to make those approvals directly rather than going through PW and BOC.

Krapohl: So we will be the final stop of the transfer requests?

McMillan: Yes

Madore: Basically, you have to amend the budget every time you go over the line item? It is a budget amendment vs a cost center. Now it is a budget amendment to transfer between line items.

McMillan: We used to just transfer things within the line items within the same fund department. So what we are going to do is listing all of the projects that were approved projects and programs at the time the budget was approved, we will move them from one line item to another so it doesn't stress out the new software system and it will allow the purchasing department to issue purchase orders for the work to occur. We'll request that it be approved all at once rather than asking for every line, line-by-line, every other week. Although this is a different process for us, the new software is exciting for us. Leisa has spent a lot of time downtown training and it is so much above and beyond the County's current software system. In terms of the hands-on management in real time, it is significantly better.

5) New Business - Legal Report by Brian Barkey Mr. Barkey informed the commissioners that the Mt. Morris Rd. property lawsuit is nearly wrapped up. There were three separate claims, one lawsuit and it is pending in Lapeer County, Oregon Township. One lawsuit is against the person occupying the property, the other with the person that holds the life estate on the property, and an adjacent property owner who is encroaching on the land. They are all interrelated with one another, making it difficult to settle one claim, without settling the others at the same time. The most

troublesome part involves the occupants of the property. They have moved from the property and they wanted to remove some items from the property and we've had all kinds of discussions with them, the commission and the park rangers. We began a long day a week ago and we began at 9:30am in the morning and finally obtained signatures on the documents by 5:45pm that evening. That part of the case is done. There is one last detail, that we do not expect any problems with that. We have verbal agreements and there are documents being sent to him, that we have seen, that are to be signed. We will have deeds from all people with any interest in the land, deeded over to the County.

Nolden: Did they get their carpet?

McMillan: I don't think we want to go there! Brian Barkey has extraordinary patience and has really great mediation skills to settle this. It was not fun.

Barkey: Yes they took their carpet. They advertised parts of the house on eBay and we had people showing up with receipts to claim what they had 'bought'. We have to thank Ron Walker who helped with this.

McMillan: We will be bringing a recommendation to you in the future and will be asking for authority to sell the property after all the papers are signed and the case is closed. We expect that the proceeds from the sale of the property could fund the Hegel Rd matching funds that we need. It would be a closed bid process. There are many questions coming from the other residents on the Holloway Reservoir. It is a five acre parcel and it is hard to come up with any sizeable acreage on the Reservoir. We expect there will be a tremendous amount of interest in the property this spring and summer. Regardless of what rumors you may have heard, there are no development plans or recommendations by the staff to ask the commission to turn it into a campground. If for some reason it is not sold, it would otherwise just meld into the park property and lead to the Mt Morris Rd fishing site.

Keeler: How much frontage? Could it be sub-divided into two lots? Is there any zoning problems with splitting property that you just recently purchased?

McMillan: About 200 feet. Probably not, it is a narrow lot, we don't know what the requirements are. We'll get an appraisal and see what they say. We haven't just purchased it, or do you mean if we sell it?

Madore: 105' frontage is the minimum road frontage at the road that Richfield Township requires. He doesn't know about Oregon Township.

6) Opportunity for Commissioners to address the Commission.

Krapohl: Since we still have our quorum we will have commissioners address the commission. Then we will take a five minute break and go into our retreat.

Madore: Will we get information about the City of Flint partnership extension sent to us, or at the next meeting? It would be nice to see the agreement and some financial projections too, will that be part of the contract?

The property on Mt. Morris Road, that was given to the County Parks? If it was sold, is there any way the County can keep that money since the Parks is part of the County?

McMillan: We are hopeful it will be at the next meeting. We like the City to review, approve and sign it first. So the timing in lining up three different boards is always challenging. There are a lot of

moving parts but we just wanted to let you know that it will be coming to you for ratification. Financial projections will not be in the contract itself.

The Mt Morris Road property was not given to the County Parks. It was acquired by The Nature Conservancy as a Life Estate and deeded to the County Parks.

The County Board has been very fair and has recognized that those properties acquired for the parks have remained in the Parks funds. We expect it will be the same. In 2000 we had a major sale that resulted in over a million dollars in income and a few years later we sold another piece on the lake for about \$125 thousand and those funds remained here.

Keeler: Do we know if the Hegel Road property comes with mineral rights? Is there any way we can set that up to obtain the mineral rights later? If natural gas prices are up again, guaranteed the DNR will be selling leases again. And there may not be adjacent property to angle in.

McMillan: We don't know that. We don't know if the Poulos' have mineral rights. If the money comes from the Trust Fund, if we do have mineral rights the Trust Fund would get the mineral rights. The DNR might have a little different approach to Flint and Genesee County now, compared to the past.

Madore: Not if the State is funding it. You could pay cash. It's not a big enough chunk of land, what is it 103 acres?. They are looking for larger properties.

McMillan: It is 155 acres and that includes the Consumers Energy easement that runs through the property.

Krapohl: Mr. Kehoe made a request about being appointed to our board. We've had requests before. The appropriate method is to address the Board of Commissioners office and express your interest in being appointed to the Parks Commission. We wouldn't want anything to come from the Parks Commission to imply if we are either favoring or not favoring a certain person on the Parks Commission. If you have a desire to be appointed, you should contact the Board of Commissioners downtown for specific instructions about that process. We all serve here as members of the Parks Commission as being appointed by the BOC and we have to re-apply for re-appointment.

Amy will introduce the facilitator of the retreat. The Retreat is focused on the Commission members. Input would be similar to a meeting. If there is a motion on the table, the commission would be the only ones to discuss it. Members of the public are invited, and welcome to stay, but the retreat is going to be for commission members and there will not be any public input at this time.

7) Opportunity for the public to address the commission

Krapohl: At the end of the retreat we will allow the final opportunity for the public to address the commission. That way, they can comment on anything that is discussed during the retreat.

8) Adjournment. Hearing no objections, the meeting adjourned at 10:49 a.m.