

**Members Present:** President Joe Krapohl, Commissioners: Jeff Wright, Gloria Nealy, Ted Henry, Bryant Nolden, Cloyce Dickerson, Mike Keeler

**Members Absent:** Vice President Jim Washington, Mike Lynch

**Staff Present:** Amy McMillan, Director; Barry June, Deputy Director; Matt Armentrout, Facilities Director; Nancy Edwards, Programming and Grants; Leisa Gagne, Finance Officer; Kevin Shanlian, Chief Ranger; Deborah Wilkes, Administrative Secretary; Janet Van De Winkle, Project Sustainability Director

**Others Present:** Nic Custer, 428 Crapo St. Flint

**1) Call to Order.** President Krapohl presided and called the meeting to order at 10:02 a.m.

**2) Opportunity for members of the public to address the commission.** Anyone wishing to address the commission must state their name and address and they have 3 minutes to speak.

Nic Custer, a Flint resident, seeks information about the Parks future plans and changes for Riverbank Park, and the unique feature of the Grand Fountain block. He acknowledged that much of the park needs improvements and maintenance but wants to know how to share information about the design process and upcoming public engagement. He provided pamphlets for the commissioners.

**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 Nolden

Supported by Commissioner Dickerson

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

**Roll Call**

**Yeas:** Dickerson, Keeler, Krapohl, Martin, Nealy, Nolden, Wright

**Nays:** None

**Absent:** Commissioner Washington and Lynch, Commissioner Henry arrived late and missed this vote.

**MOTION CARRIED 8-0**

**4) Director's Report**

**A. License Agreement with Village of Columbiaville.** We recommend renewal of a license agreement as presented today with the Village of Columbiaville for the Sports Park located in Lapeer County. There are issues that were not addressed in the previous agreement that we have included in this document, which boil down to the Village of Columbiaville providing better communication about whatever changes are to be made at the site, uses of the site and physical changes or improvements to the site and Columbiaville's responsibility for such changes.

Krapohl: This area is on the south side of the Village. They have used it primarily for Little League and soccer. The park itself that they use for sports is not right on the water though.

Martin: Does this have anything to do with the Holloway Reservoir? What is the purpose of having the property in Lapeer County? Does it have waterfront?

McMillan: We have thousands of acres in Lapeer County on the Holloway and this is one of those sections. A big section of the Hogbacks is in Lapeer County, part of the reservoir itself is in Lapeer County, and the entire shoreline going all the way up to Klam Rd, the frontage is owned by the City of Flint – but is part of the 100 year agreement between the City and the County Parks by which we manage that entire shoreline- which is under public ownership.

Henry: This is a renewal? Have there been any issues in the past? Can you give an example? Has there been any change of leadership? Your feelings, as the administration, it is in the best interest of the Parks if we move forward with this agreement? Is there any value or need in clarifying that if their organization incurs costs to us that they pay us?

McMillan: It is a renewal of the agreement that expired last year. There have occasionally been issues, but they have been resolved and we expect the new language in this agreement will address those and prevent them recurring. Some things that we considered inappropriate: dumping onsite, some facilities could have been better maintained, physical changes that were made without notification or permission. By and large there was a greater sense of ownership perhaps on the part of the people using it than was actually the case. But those issues have been resolved.

We recommend we move forward. There is a separate request they have made for the extension of the lease for the Levi Cutting boat launch. It does not expire for another 1 ½ yrs and we are not taking action at this time. The Sports Park is used for youth sports and we feel that is a reasonable accommodation to make for that purpose.

Keeler: Should there be an emphasis on the rules of what they can and cannot do with that property?

McMillan: We think the provisions that require them to come to us for approval for changes to the site will allow for that to happen. The changes that they fail to comply with that, will constitute a breach of contract and the contract could be voided. It can be a challenge working with local units or organizations or individuals that do not honor the good faith agreements of their contracts. But we are really looking at the outcome of the use of this facility rather than the folks we had to deal with.

Krapohl: He had some concerns about the original proposal and voiced to the director that we needed to be consistent with our licensing agreements similar to what we do in Linden County Park and we want to hold everyone to the same standard and what their responsibilities and rights are on the property.

McMillan: The clause that relates to if they are determined to be in breach of the contract or the contract is dissolved prior to its completion, that they are required to restore the site to its current condition. So there are enforcement provisions.

**Action Taken:**

Motion by Commissioner Nolden

Supported by Commissioner Dickerson

**Motion and support to approve the licensing agreement with the Village of Columbiaville.**

**Yeas:** All ayes

**Nays:** None

**Absent:** Commissioner Washington and Lynch

**MOTION CARRIED 8-0**

**B. Ticketweb User Agreement.** Ticketweb handles the sales of tickets for Day Out With Thomas. We have a good history with them over the last 12 years or so. Ticketweb is a requirement of our contract with Thomas. They are their outlet for sales.

Martin: The length of time we've been doing this, and the rate that technology has increased, is Ticketweb still a good value? We've done a cost comparison and RFP on this?

Henry: Are ticket sales up, or down, or stable?

McMcMillan: Our sales have been fairly consistent with past years. Thomas is not the rock star that he was for kids like he was a dozen years ago, but he is still a consistent performer. The revenue that we generate from DOWT is significant to underwrite the costs of our summer season programming at Crossroads. And the economic impact from DOWT with people that it draws from outside of the area is also significant, so it is well worth doing.

**Action Taken:**

Motion by Commissioner Wright

Supported by Commissioner Dickerson

**Motion and support to enter into an agreement with Ticketweb to sell Day Out with Thomas tickets for this calendar year.**

**Ayes:** All ayes

**Nays:** None

**Absent:** Commissioner Washington and Lynch.

**MOTION CARRIED 8-0**

**C. Bluebell Beach Barrier Free Beach Access Contract.** Staff recommends awarding the contract to Angelo Iafrate Construction for the construction of the beach access at Bluebell Beach. The first bids were extraordinarily over budget and were rejected bids. We re-bid the project and it has now come in on budget. When constructed, it will allow people who use wheelchairs, push strollers, or people with any sort of mobility impairments to easily cross the beach and go into the water. This improvement is a first of its kind in our area.

Nolden: He sees they meet all the requirements of the checklist, he wonders why the other bids were so much higher? Was it travel from further distance?

McMillan: Sometimes when we bid contracts through the purchasing department, contractors may not be actually interested in a project, but if they submit a bid it preserves a spot for them on the list so when they get notified it is an opportunity to interact with the County It is not uncommon to have a wide spread in the dollar amount of the bids.

Keeler: Are we talking concrete?

McMillan: We can present to you at the next meeting so you can visualize the project.

Nolden: Will this be next to the splash pad?

McMillan: To meet the barrier free requirements on this project to get down to the beach, it is not a direct shot because we can't meet the grade requirements to the water's edge.

Krapohl: He's also seen beaches where swings into the water fit the wheelchairs. Is that something in the future grant monies might be used for?

McMillan: We are working on a sort of swimming wheelchair that will be able to go into the water rather than a lift.

**Action Taken:**

Motion by Commissioner Wright

Supported by Commissioner Dickerson

**Motion and support to award the Bluebell Beach Barrier Free Beach Access contract to Angelo Iafrate Construction in the amount \$113,962.95.**

**Ayes:** Nealy, Keeler, Wright, Nolden, Martin, Krapohl, Dickerson, Henry

**Nays:** None

**Absent:** Commissioner Washington and Lynch.

**MOTION CARRIED 8-0**

**D. Updates:** The Director met with the Risk Manager and he is currently reviewing the insurance charges that the Parks Commission is currently paying. When completed he will come to the parks commission to follow up on the presentation that the Controller made to us last year to notify us of any changes. We express our gratitude to Mr. Cooperrider for working on this.

The Director has had no contact from the gentleman that was here at the beginning of the meeting, nor the group that he referenced. There is a plan for community engagement process for going forward. One of the experiences, particularly to those of us who have been City of Flint residents, is that the City has a really great capacity for planning, but has not always been able to execute those plans. Our perspective has been, as an issue of good faith we have to have certain dollars available to us to accomplish a project, and talk to people about doing something with those dollars. Chevy Commons has a master plan presented by the City to the Planning Commission. As we move forward with the current projects we will have additional community engagement processes that are associated with Riverbank Park itself.

This time last week we received the permit for demolition of the Hamilton Dam and the removal of the Fabri-Dam. That has been a long, difficult process. We want to have all of our ducks in a row before we talk to people about things that can be done, or are going to be done. The Riverbank Park project is still a ways down the road. We have engaged with Communities First for community input. That will be coming over the course of the next several months. There are challenges to be addressed within Riverbank Park itself particularly as it relates to accessibility and safety and crime prevention through environmental design that may or not match up well with some other larger design issues.

We are closing on the Hegel Road property on Monday, January 29, 2018. We have never executed an acquisition in the 19 years the Director has been here. Our grant coordinator at the DNR is new and it is an extraordinarily complex process in that any property closings have a lot of last minute issues that go with it. Debbie has seen through every piece of paper that has been required for that purchase. She has juggled attorneys, title company, and three different property owners. She has been valuable in this whole process. The BOC Chair will be signing those papers at closing and Debbie will be there to witness it with her own eyes. The DNR pays 90% of the grant that was awarded to us in escrow and we will be reimbursed for the remaining 10%. Then we are required to have the property open to the public within 90 days. That will fall on Barry and Matt and their crews to ready the property. We will schedule a date for the grand opening.

Keeler: By getting the park ready, is that making sure there are a few places to park?

McMillan: We will be creating a new entrance road so it is more centrally located. There will be a parking area. We need to put up a park sign showing the grant source from the DNR, park rules will be posted, there are a lot of foot paths existing and some service groups are interested in doing some projects such as benches. Birding and paddling opportunities will be there.

Wright: This will be one of the nicest, most natural facilities that we have.

## **5) New/Old Business**

Commissioner Wright would like to make a motion to give the Director of the Parks Commission approval to sign contracts once reviewed and approved by legal counsel on behalf of the Parks board.

Henry: Wasn't this a rule before? Counsel meaning parks counsel?

Krapohl? This is something the Director has done in the past, sign contracts for us. It's been a consensus, but it was suggested that we do it in the form of a motion or resolution to make it as part of the record.

McMillan: County Corporation Counsel reviews and has final review of contracts.

### **Action Taken:**

Motion by Commissioner Wright  
Supported by Commissioner Keeler

### **Motion and support to authorize the Director to be a signatory for contracts for the Parks Commission after review and approval by legal counsel.**

**Ayes:** All Ayes

**Nays:** None

**Absent:** Commissioner Washington and Lynch.

### **MOTION CARRIED 8-0**

**6) Opportunity for the public to address the commission** No one from the public addressed the commission.

### **7) Opportunity for Commissioners to address the Commission.**

Nolden: The Berston Field House has dedicated a room in the basement, the Herb L. Washington, Donald Wesley, Jesse E Johnson Success Center. It has computers and tables for students for complete their homework and adults can come during the day and work on their literacy skills, resume writing, job searches. It's another source for the community to use that is a centrally located venue.

Keeler: Any bridging required at the new Park? Has anybody kayaked that section?

Henry: Are boundary lines identified well? Does the Parks Commission have a drone? He could see a value in having one. The Parks Commission has access to Pictometry? If we have a facility to launch, is that upstream from the golf course.

McMillan: Yes, as part of the grant requirement there is a boundary survey, an ALTA survey, and we also did all the title work that was required so there are no surprises lurking. A Phase I environmental report was required and appraisals were required as part of the grant.

We do not have a drone. When needed, we have hired a commercial photographer to take videos and photos with a drone of the properties. We do have some new software opportunities that are coming up to allow us to map the areas and we'll keep you updated as those come online. We do have access to Pictometry, with limitations in some of the areas. It has always been our goal to have a better representation of some of the foot trails, equestrian trails through the Hogbacks and Richfield Park.

We don't expect any bridges required in the new property. There are some well-worn trails, for walking. There are marshy wet areas that will be preserved, as well as small ponds that you can easily walk around. There is a great scenic overlook near an old structure that we will be demolishing that is ideal for some benching. We will not seek to modify many areas. It will take a while to figure out how to launch from that site without extensive portaging. Fishing is also reported as being good in there. The Mill Pond is downstream. We'll get you a map of the area.

Martin: He has walked areas of the Davison Township Park and you can't believe the views and wildlife in Genesee County like that. It's like going down the Flint River for the first time from the Reservoir, you don't realize the views, you think it is just all farmland.

Tonight is the Flint River Watershed Coalition's Celebration at Factory One at 6-9 pm, \$20 donation.

The sale of property at Davison and Genesee Roads, it is for an industrial park, but it doesn't say what is coming there. There might be some wind/odors toward ForMar depending on what they produce there but ForMar will look like an oasis and it should enhance ForMar.

McMillan: We are making some changes and improvements to the signage for ForMar to make it easier to identify and also address some of the challenges with site lines coming in and out of the park.

Keeler: You wonder what impact it will have on the deer population in that area.

**8) Adjournment.** Hearing no objections to adjournment, the meeting was adjourned at 10:46 am.