

# Community Building Development Team Meeting

## Board of Directors Minutes

Date: Tuesday –September 15, 2014

Time: 7:30 a.m.

Location: Cedar Springs Manufacturing

**Mission:** The Community Building Development Team (CBDT) exists to construct buildings and spaces where the greater Cedar Springs community can gather for cultural, educational, recreational, commercial and family/community events.

**Vision:** The Vision of the Community Building Development Team (CBDT) is to retain the small-town character of Cedar Springs, incorporate natural features, link neighborhoods and people, enhance characteristics that already define our community and make it easy for families, youth, senior citizens, organizations, and all community members to gather, celebrate and serve each other.

**Attendees:** Kurt Mabie, Tom Mabie, Betty Truesdale, Carolee Cole, Sue Wolfe, Dale Larson  
Sally Howland, Nick Andres, Tom Holloway\

- I. The meeting was called to order at 7:37 a.m. by Kurt Mabie.
- II. Approval of August 18, 2014 Team Meeting Minutes: Motion by Tom Mabie, second by Nick Andres to approve the minutes as presented. Approved.
- III. Motion by Tom Mabie, second by Dale Larson to allow treasurer, Betty Truesdale, to write checks with one signature for anything under \$100. All expenditures are and will be approved at the next meeting following the writing of the check, through the Treasurers Report.
- IV. Treasurers Update: \$355,284.26 is the total in the Building Fund Account. \$130,000.00 is the total in the Fire Barn Account. \$2,660.46 is the total in the cash account. New money received: \$1,949.66 as a donation for expenses. Money Spent \$3.90 to Wolverine Worldwide for printing of information cards.
- V. Approval of Agenda: Motion by Tom Mabie, Dale Larson Second. Agenda Approved.
- VI. Johnson Property / Coxon Property / Other Possible Land Acquisitions
  - A. It has come to light that there are liens against the Johnson property.
  - B. It is most likely the problems will be able to be resolved but it will take a little more time to make the final purchase.
  - C. If a problem became insurmountable, alternatives are plentiful.
    1. The property and house on the South side of Pine Street next to the White Pine Trail is for sale. This property is adjacent to the Coxon property.
    2. The property on the North side of the Creek behind the houses on Main Street is for sale as is one of the houses on main street in front of that property.
    3. There are other properties for sale in the area.
  - D. The City told Rob Coxon he has to clean up the property.
    1. Kurt Mabie is going to get it cleaned up. Rob is selling the property to us for only what he has into it and does not have the equipment to clean it up himself, though he is willing to help if the equipment can be made available.
    2. We are concerned that this seeming deterrent to progress in our plans has been made an issue.

3. We are hearing from several local businesses that they always make sure they bring lawyers if they have to work with the City of Cedar Springs.
  4. We hope to be able to assist the City in changing this negative reputation and to help them change the culture of the City government. Many other cities in the area do not have this reputation and work with their local businesses in a way that supports progress and creates a spirit of collaboration with all involved. We would like to nurture this collaborative spirit in Cedar Springs and will do all in our power to see it achieved.
- VII. Nick Andres contacted the DNR (Josh Pello, Cadillac) regarding the White Pine Trail.
- A. The CBDT would like to clean up the land along the Trail in areas that might touch the easement of the Trail and have received the permits to do so.
  - B. The DNR and Friend of the White Pine Trail responded quickly and were easy to work with, supporting any efforts to improve the Trail.
  - C. Right of Way concerns:
    1. If the CBDT is able to obtain the Johnson Property, it would be in our best interest to lease or purchase the easement along the White Pine Trail.
    2. The cost to purchase the right-of-way is \$350, which is the application fee. The application and fee is submitted to the State for review and approval. The alternative is a long-term (99 year) lease of the easement from the State.
    3. Having rights to the land will help us with setbacks as the easement accounts for 30 – 50 feet of property along the trail.
    4. Agreed to pursue obtaining the lease and/or purchase of the easement once the Johnson property is secured.
    5. The DNR is looking for someone(s) to keep the Trail clear when it gets blocked by debris or downed trees, etc. We agreed to get the word out.
    6. Kurt Mabie will ask the Johnson family if it would be OK with them for us to clean up from Elm Street to the Creek even though the purchase of the property is not complete. A tentative date of September 27 or before was set to do the cleanup if permission is obtained.
- VIII. Tom Noreen and Carolee Cole were appointed to the North Country Trail Optimal Location Review.
- IX. Library Building Update: Tabled until tomorrow night. Hoping to get more clear timeline so we can plan forward for site development.
- X. Design Committee Update: Sue presented a preliminary sketch and floor plan for the Community Building.
- A. The Design Committee is recommending we go with a 19<sup>th</sup> Century train depot theme.
  - B. Duane took into account all the needs that had been expressed by the community in the past.
  - C. The kitchen is an incubator kitchen, not a commercial kitchen.
  - D. It will seat 300 people.
  - E. Planning a cathedral with knotty pine beamed ceiling.
  - F. It was designed off the original depot that was in Cedar Springs.
  - G. He would encourage adding stone detail to the outside.
  - H. Sonia said there are zoning requirements for every building along the trail. We will find those requirements and make sure we are keeping to them.
  - I. They looked at a site plan for the land space, but felt they couldn't talk any further in depth until we know what property we will be using.
  - J. Dale Larson made a motion to accept the façade theme of 19<sup>th</sup> Century train depot. Sally Howland supported and the motion was approved.
  - K. Nick Andres made a motion to accept the tentative draft design. Tom Holloway supported and the motion was approved.
  - L. Kurt Mabie asked us to keep considering how to incorporate the flowing wells into the overall plan to help define and brand our city and the property. It was agreed the sound of flowing water through various flowing wells around the area would be a cool identifying mark.
- XI. Amphitheater:

- A. Tom Holloway and Kathy Bremmer are planning to present the vision to City Council.
  - B. In the effort to develop and enhance the spirit of collaboration, they will stay focused on the fact that we are using the City's site plans. They will also be sure to ask what the City's hopes for those areas are and how can we support that.
  - C. The concept, in keeping with the 19<sup>th</sup> Century train depot theme would likely incorporate wood and stone. Kurt Mabie suggested a band stand concept cut in half.
  - D. Suggestion to have the Amphitheater in the Northwest corner of the property.
- IX. DDA/Trout Unlimited/Walking Trail Along Creek
- A. Trout Unlimited is working on cleanup of the Creek from Cherry Street to Riggle Park.
  - B. Josh Zuiderveen will be staking out the wetland area very soon.
  - C. Tom Mabie is meeting with Perry Hopkins and Nicole DeMol tomorrow afternoon to discuss the Rain Garden next to the flowing well.
    - 1. Tom and Nicole will coordinate with him Josh.
    - 2. They will consider the walking trail along the creek in their conversation.
      - a. This will be more involved because the city needs to be involved.
      - b. Perry Hopkins/DDA will need to present to the City Council regarding the Boardwalk in conjunction with the Rain Garden because they affect each other.
      - c. This presentations regarding rain garden and walking trail along the creek needs to be extremely clear and specific as to what we are planning, what we need from the City, and requesting what they need from us to fulfill the original plans they had for a trail along the Creek.
      - d. We will get the architect involved to help us make the most complete presentation possible.
- X. City Council Update: The City Manager's contract was renewed for a 3-year term during the last City Council meeting. The CBDT will continue to foster and develop a positive atmosphere for growth and development of the City of Cedar Springs.
- XI. Time Line Development: From the Design Committee Recommendation
- A. First – Rain Garden next to the flowing well to prepare for the building of the Library.
  - B. Second – Amphitheater, flowing well, and boardwalk.
    - 1. Kurt Mabie shared with Sally Howland that Governor Schneider is making 1.2 million dollars available to build trails.
    - 2. Sally will work with the DDA to request some of this money for the trail along the creek.
  - C. Third – Community Center
  - D. The Library will likely be started in the Spring.
- XII. Goals / Strategies – Sally Howland agreed to work with Kurt Mabie and Carolee Cole to complete.
- XIII. Website Update:
- A. Ready to send copy to Creative Solutions to get website up and running.
  - B. Carolee Cole asked board members to submit an outline of topics they would like included and she will write the copy for the article and submit for inclusion.
- XIV. Thank you notes. Betty will get Sue a copy of the approved logo and Sue will design.
- XV. Unity Service: Lots of cards were passed out. Sue will make more cards with our new logo on them.
- XVI. Red Flannel Day:
- A. We will make cards available at the Rotary Chicken Dinner.
  - B. Suggestion to buy a banner to be carried in the parade that says “Community Building Development Team. Embracing the Past – Building the Future. Join the Team”
  - C. We'll ask for volunteers from the team tomorrow night to make this happen.
- XVII. Naming of Area and Designing the presentation :
- A. It is important that Library Board have input into this topic.
  - B. It is also important for the DDA, Chamber, and City to have input.
  - C. Sue Wolfe will try to form a coalition with the DDA, Chamber and Library in preparation for a presentation to the City Council. Naming the area and designing the appearance of the display that will have the name of the area on it.

- XVIII. Fire Barn: Dale Larson and Jeff Gust and working on pricing and design.
- XIX. Holton's: Tabled
- XX. Grants / Fundraising – Kurt suggested we ask businesses that own property adjacent to the freeway to put up a billboard, rent it out, earn perhaps \$12,000 a year from the rent and donate the proceeds to cover operational costs of the Library and/or Community Building.
- XXI. New Business
- A. Fred Gunnell did some excellent research on a possible Fish Race. The final word from the DNR was that it is costly and labor intensive to manage. Kurt suggested we consider working with local schools.
  - B. Suggestion that we encourage Judy Reed to run an article on the upgrade/pride in Cedar Springs businesses amongst the buildings from Kelly's to the new Brewery to Steins.
    1. Betty Truesdale will mention it to Judy.
    2. Sally Howland shared that the Chamber is posting this type of information on their website and is also encouraging Judy to run an article.
  - C. Sally Howland will ask whether there are ways we can support and encourage the chamber and create a partnership that will benefit the City and the CBDT, etc.
  - D. Sue thanked Kurt and Tom Mabie for keeping us positive and staying encouraging rather than devolving into criticism, etc.
  - E. Sally would like Judy Reed to do an article on the Community Building Development Team and its influence on the wider Cedar Springs community. She feels like people outside the City Limits don't feel connected to the City and don't care because they don't feel they have an opportunity for influence.
  - F. Betty presented a possible logo. It was requested that she change the name under the picture to Community Building Development Team and add the tag line, "Embracing the Past – Building the Future."
    1. Dale Larson moved that we accept the design for the logo with the changed noted above. Sally Howland supported the motion. Approved.
    2. Tom Holloway suggested adding some idea of what the future holds rather than just the focus on the past as the current logo shows.
    3. We will go with this logo at this time, knowing that we will need to consider reshaping the logo as we move forward.

Adjourned at 9:20 a.m.

Next meeting is October 14, 2014

Respectfully Submitted,  
Carolee Cole  
Secretary