

Community Building Development Team

Minutes

Date: Tuesday, March 18, 2014 Time: 6:00 p.m.

Location: Amish Warehouse

VISION STATEMENT

The Community Building Development Team exists to construct a building and space where the many clubs, governmental entities, educational organizations, community organizations and residents of the greater Cedar Springs community can gather for cultural, educational, recreational, commercial and family/community events. Because this vision enhances the mission and goals of these many entities, we hope to collaborate with them to design, raise the funds and construct this space. It is our goal, as reflected in the vision statements of many other community entities, that the space will retain our small-town character, incorporate natural features, link neighborhoods, 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:

Hal Babcock	Vickie Babock	Kathy Bremmer	Dave Cairey	Dan Clark
Mark Fankhouser	Dan George	Amanda Gerhardt	Jeff Gust	Perry Hopkins
Shawn Kiphart	Mark Laws	Deb McIntyre	Duane McIntyre	Becky Powell
Dave Ringeler	Bob Truesdale			

- I. Call to order: The meeting was called to order at 6:40 pm by Kurt Mabie.
- II. Officers Present: Kurt Mabie Absent:
Tom Mabie
Betty Truesdale
Carolee Cole
Sue Wolfe
Shawn Kiphart
Dale Larson
- III. Approval of minutes from February 18, 2014 Team meeting and March 11, 2014 Board of Directors meeting – Moved by Sue Wolfe and seconded by Tom Mabie to approve the minutes with the following changes: Minutes approved.
 - A. Change location of March 11, 2014 Board of Directors meeting to Cedar Springs Tool Engineering
 - B. Change Number IX in March 11, 2014 Board of Directors meeting to include an indoor and outdoor pavilion.
- IV. Sue Wolfe read the vision statement
- V. Review and Approval of Agenda . Moved by Tom Mabie and seconded by Carolee Cole to approve agenda as presented. Agenda approved.
- VI. Treasurer’s Report – Moved by Sue Wolfe and seconded by Tom Mabie to approve the Treasurer’s report as presented.
 - A. \$50 collected this month
 - B. Can’t get money released until the 501c3 letter is received from the government.
- VII. Open Issues

- A. Approve new board members for two open seats It was moved by Carolee Cole and seconded by Betty Truesdale to approve Dale Larson and Shawn Kiphart to the position of Trustee. Terms will end on December 31, 2015.
- B. Community Night, April 17 – Kurt and Tom Mabie volunteered to man the booth. Sue Wolfe and Carolee Cole will design and create elements to include Vision Statement, Dates, Times and Location of meetings, Sign up for e-mail list, etc. Mark Laws will help and has red pop up tent. Motion by Sue Wolfe and support by Tom Mabie to authorize \$30 expenditure for Community Night registration. Approved.
- C. Website Development – Presentations by possible website developers – Tabled till next meeting. Keith Hall not here. Shawn Kiphart will bring suggestions for a website to next meeting. The Board of Directors will decide on the domain name.

VIII. Reports

- A. Update on the Brewery – David Ringler
 - 1. They are moving as fast as they can. The original goal was to be open by Red Flannel Day.
 - 2. Licensing application has been submitted.
 - 3. David Ringler is a German trained brewer who lives locally. He is making this happen with family and friends in town.
 - 4. They will manufacture and distribute their own beer, wine, spirits, as well providing a full-service restaurant with an outdoor terrace. See the image on facebook at Cedar Springs Brewing Company.
 - 5. Plan has been shared with the Planning Commission and City Council.
 - 6. While the project is expensive and requires a lot of regulations through the State, there are no insurmountable issues standing in the way of getting it done.
 - 7. Part of what led them to the site at the corner of Maple and Main was the Library and Community Building projects.
 - 8. Kurt thanked Mr. Ringler for bringing this to Cedar Springs and for his community orientatino. \
 - 9. Mr. Ringler expressed his interest in participating in this Team, getting to know everyone and finding those with whom his team might be able to form mutual relationships.
- B. Library Building and Board/Committee intentions – Duane McIntyre reported that the Building and Site Committee had a good meeting 3 weeks ago.
 - 1. He reported that the board is in an exploratory phase asking such questions as; What can the library afford to maintain and operate? How does size relate to that? What monies will be available to build it? The Board expressed interest in getting in writing what the CBDT is willing to give.
 - 2. Appears what they are planning will come out to approximately \$132 per square foot.
 - 3. They debated whether a commercial kitchen and a larger room would be/become a burden to the library.

4. They decided to draw a new plan with a smaller room and smaller kitchen. Duane believes they are getting clearer on their direction and closer to coming up with a size.
5. Vickie Babcock expressed that the largest room that had ever been included in the design was too small for what we really want for Cedar Springs.
6. The Library Board has asked Duane to draw a new plan with a room designed to serve approximately 100 people. This space would work for small business and clubs and also for reading programs, etc.
7. Suggestion to support the Library Board including rooms that could be used for smaller community groups and classrooms, and build a separate community building.
9. The most important thing is to keep the dialogue going so that we create what is needed for Cedar Spring without duplicating spaces, and in such a way as to logistically, and aesthetically complement what already exists in Cedar Springs and what is planned for the future. It sounds like there is good dialogue going on within the Library Board and Building Committee.
10. Tom Mabie expressed his opinion that the library should be built on Main Street. The Library Board has expressed concern that the land near Main St. is low and prone to flooding and will be costly to prepare as a building site. There had been a comment made that the property could be sold for commercial use. It is reported that this is a concern to the Library Board. Everyone at this meeting seemed to agree that the ideal location for the library would be on Main Street in order to keep the site line out to the trail open and green, allow the spring to be a focal point, etc.
11. Duane talked with City Manager, Thad Taylor and he seemed to be on board with this concept.
12. Kathy Bremmer expressed that one of the biggest concerns for the library board is to not have a library attached to a building that serves alcohol.
13. Kurt expressed interest in improving Cedar Springs as a whole; making it inviting as people move up and down the White Pine Trail. He expressed that the CBDT has been investigating the possibility of obtaining the property to the West of the White Pine Trail and building the Community Building there allowing the space that would exist between the library and the trail open, beautifully green, and maximizing space, allowing for plenty of parking for everything that is built in that area. He expressed hopes that we can work together to get the biggest bang for the buck at no cost to the City of Cedar Springs.
14. Question as to when the Library Board might make their decision regarding building.
15. The Byron Township librarian said a library needs to be 10,000 square feet in order to meet all the needs of a library.
16. Kurt asked Dan George and Dave Cairey to consider what the needs are for education in terms of all these buildings and express those needs to the Library Building Committee. Duane has a meeting with Nelson township to talk about operations of the library in Sand Lake.

C. Update on Trout Unlimited meeting

1. Kurt commented that the mutual benefit of connecting with Trout Unlimited will bring money into the City of Cedar Springs to meet the DDA goals, etc. Josh writes grants for many projects and is willing to be a resource for us. He has connections that will benefit our hopes. He deals with the DEQ frequently. Josh, from Trout Unlimited, stated that if Cedar Springs were Grayling, the Creek would be the center of attention in town.

2. Trout Unlimited has done a lot of work already and is moving forward as quickly as they can and as often as they find support for projects they value. They are very interested in making Cedar Springs a show piece for Trout Unlimited. We are looking forward to teaming with Trout Unlimited on the following projects:
 - a. Rain Gardens. A rain garden is currently being planned at the corner of Fifth and Cherry St.
 - b. Natural habitat plants that help to keep the stream cold and slow the water transfer down.
 - c. Providing education throughout the community. Mark Laws and Kurt are going to meet with the DNR and include CTA and CSHS on developing a raceway with fingerlings, as we might not be able to get a hatchery approved, but could likely get an educational facility to be used by surrounding schools, Tri County, Cedar, Kent City, etc., approved.

D. City Council

1. Mark Fankouser suggested the CDBT bring something viable to the City Council. He stated the City Council needs to see something substantial in order to leverage their support. He stated they will want to see that we are providing something more desirable from something less desirable. He communicated that there has been a lot of turmoil, but City Council is looking forward to creating a sustainable model so they can insure they are not burdening the City with something it cannot operate. He stated tonight's meeting was the first time he has known there was a footprint already drawn up. He stated the City Council is not opposed or against things but needs to look at things in a positive manner. He expressed he likes what he's hearing, while having some areas of concern. He was willing to accept questions.
 - a. Sue Wolfe asked - What should we do to help this happen? Mark answered that Dave Ringler had done a very nice job of making a presentation to the City Council. Mr. Ringler brought a long-term, sustainable goal or package to them. He would like to see that from us.
 - b. Mayor Fankouser asked if we had considered a private source of management. He believes a private entity will make sure it makes money. Municipalities struggle against requirements of state and so forth that make it harder to make money, harder for it to evolve. If the city grows by triple in 10 – 15 years are we building big enough?
 - c. Sue Wolfe asked - How can we work together as a community. Mark said provide something that has \$0 financial impact to the City. He expressed great concern that whatever comes about not become a burden to the City when it becomes time to improve, update and repair whatever is built. He stated the City must be realistic.
 - d. Mr. Fankouser asked why none of the other entities outside the boundaries of CS seemed to be getting involved. He would like to see officials from all the surrounding townships be a part of this group. He expressed that if the City of Cedar springs absorbs all the cost of the expenses for services that meet the needs of all the surrounding communities, that is too big a burden. He wants to see other entities coming on board and bearing responsibility for what comes about. Ownership of the building is a sticking point for the city.
 - e. Tom Mabie stated – When you get too many people involved you end up not doing anything. And that if we try to predict and troubleshoot problems from 10 years in the future, we might not

do anything. He used the building of the library as an example of something that has been on the agenda for 15 years. He feels it's time to make the best decision and go with it.

f. Amanda Gebhardt – Noted that Parks and Rec, which encompasses all the surrounding entities, would be able to put out a millage to run the building if this project came under their umbrella. She stated the Parks and Rec Board hasn't said yes yet, but it's part of the discussion.

g. Kurt stated – There are too many boundaries, things are too fractured. We need to bring the community together as a whole as defined by the boundaries of the school district.

E. Miscellaneous comments:

1. Kurt wrapped up by stating how much he appreciated getting the concerns all on the table. He believes getting the library going will be such a good forward jump for the community –
2. Sue commented that we have 3 city council members, 3 library board members, 2 school superintendents, business owners, etc. all at this one meeting.
3. Tom stated that we have the muscle to build a library right now.
4. Vicky suggested we need a millage to build the library. Getting tax input from Solon Township that is equitable to what the city is paying would go so far in accomplishing the goals of the library. Carolee asked whether the library is considering joining the KDL. Vicky stated they are leaning more toward keeping the district designation because joining the KDL puts the library at risk as the last library in could be closed if funds became too tight. In addition, our local board loses control over funds. \
5. Bob Truesdale raised a question regarding police consolidation. This topic will be discussed at the city council.

IX. New Business – Assignment of a Community Building Design Team. Kurt asked those interested in participating on a design committee for the community center / gymnasium to volunteer.

- A. Dan George, Amanda Gerhardt, Sue Wolfe, Dale Larson, Duane McIntyre, Tom Mabie, and Kurt Mabie volunteered.
- B. Sue will chair the committee.
- C. The conference room at CS Tool Manufacturing is available for meetings.

Meeting adjourned at 7:50 p.m.

Respectfully Submitted
Carolee Cole
Secretary