

# Community Building Development Team

## Minutes

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

Location: Amish Warehouse – 141 S. Main St., Cedar Springs

### 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.

- I. Call to order
- II. Roll call – Introductions – Request for all team members to provide their phone number for the development of a Team Member Directory that can be used for telephone communication when necessary.  
Board Members Present: Dale Larson, Tom Holloway, Sue Wolfe, Sally Howland, Kurt Mabie, Tom Mabie, Carolee Cole, Nick Andres, Betty Truesdale.  
Board Members Absent: None
- III. Approval of minutes from October 21, 2014 Team Meeting.
  - A. Changed the heading from Agenda to Minutes.
  - B. Changed item VIII. L. from city hall to community building.
  - C. Added Dale Larson as board member present.
- IV. Treasurer's Update – \$85 spent for a Domain Name. \$0 received.
- V. Review/Questions from October 7, 2014 Board of Directors Meeting Minutes – None
- VI. Review and Approval of Agenda – Moved by Tom Holloway, second by Nick Andres to accept the agenda with the following changes: Approved.
  - A. Added under City Council – Official request for the city to abandon Maple Street beyond the White Pine Trail.
  - B. Added under City Council: Official request for the city to donate lots adjacent to Coxon property.
  - C. Added under New Business: Fund Raising – Grant Write and Capital Campaign Director
- VII. Team Meeting Location –
  - A. Discussion regarding moving our Team meetings to the Cedar Springs Public Schools Board Room in the Hilltop School.
  - B. As long as Amanda Gerhardt or Dave Cairey attend the meeting there will be no cost to us. If it is necessary to hire a janitor to open and close the building there will be a fee.
  - C. Tom Holloway offered the use of Solon Wesleyan Church for those occasions when neither Dave nor Amanda are available.
  - D. Agreed to move the meeting to Hilltop.
- VIII. Reports

- A. Johnson Property –
  - 1. The Westgate/Wesco property closed yesterday.
  - 2. In return for Leon Stout arranging this opportunity for them they dropped the lien against the Johnson property as long as the property is sold to the CBDT.
  - 3. There are some concerns between the Johnson family that are being resolved.
- B. Coxon Property: The Coxon property consists of Lot #180 and #158 on the attached map. We will pursue purchase of this property as soon as the Johnson Property closes. In addition Lot #118 and #98 and Lot #160 may be available for purchase.
- C. Library Building – Representative Becky Powell and Board Members Present
  - 1. They have not yet received the report from the DEQ.
  - 2. The next step is to get elevations of the bottom of the creek.
  - 3. Kurt Mabie will contact a surveyor to get the elevations done.
  - 4. Question from Dale Larson. Are there any site plans yet? Duane McIntyre thinks it would be possible to do a Site Plan before the report comes in from the DEQ.
  - 5. We need more information from Nichol DeMol from Trout Unlimited regarding what the stream buffer/rain garden will look like so City Council can be assured that it will look nice.
  - 6. Are the flags currently existing exactly where the library will go? No. It could change.
  - 7. City Council members requested that they be kept up to date on what the area will look like and how the plans are evolving.
  - 8. Duane McIntyre and Kurt Mabie will try to get information from Josh Zuiderveen regarding the wetland delineation.
- D. Design Committee – Sue Wolfe –
  - 1. In a holding pattern until the library gets the site plan completed and the Johnson property purchase is closed.
  - 2. Fred Gunnell will contact Doug Gordon regarding drawing a picture of what the Community Building could look like based on the old train depot he drew years ago.
- E. Walking Trail Along Creek – Perry Hopkins and DDA –
  - 1. The quarterly meeting of the DDA will be Monday, November 24.
  - 2. Perry will bring the DDA up to date as they have not been updated since the last meeting and a lot has happened.
  - 3. Kurt encouraged Perry to contact Josh Zuiderveen regarding funds that might be available through grants for trails.
- F. Natural Spring / Rain Garden / Beautification – Tom Mabie and Historical Society –
  - 1. Tom is investigating various local artists for ideas.
  - 2. Fred Gunnell reminded us the Historical Society is working on a plaque to mark the natural spring as a historical site. Fred will inform the historical society board of the CBDT's hope that we can partner with them in developing the area.
- G. Website Development – Carolee Cole – Meeting will be scheduled soon.
- H. North Country Trail – Carolee Cole – Tom Noreen and Carolee will be walking a possible route for the trail with Jeff McCusker from the DNR on December 13. Anyone who would like is welcome to join. Information as to time and meeting location will be sent out to team members via email.
- I. City Council – Board Members Present –
  - 1. Tom Holloway explained that he will be requesting approval for moving forward with plans for the amphitheater. He will also be asking them to accept responsibility for providing electricity for the structure as well as upkeep.
  - 2. Perry Hopkins asked that City Council be given information regarding the expected use, costs, value to the community in 10 years.

3. Team members informed City Council members who were present that the CBDT will be asking them to abandon the part of Maple Street that is West of the White Pine Trail.
  4. Team members informed City Council members that we would like lot #174 on Pine Street to the North West of the Coxon property and lot #116 that is Southwest of the Coxon property on 5<sup>th</sup> Street to be donated to the CBDT. These requests will be made following the closing on the Johnson property.
  5. Discussion regarding the Planning Commission developing a larger PUD area to simplify how businesses operate in terms of space.
- J. Public Relations – Sue Wolfe – Stationary and Thank You cards have been designed and ordered.
- K. Amphitheater – Tom Holloway –
1. Distributed information on the Rogers Park amphitheater in Sparta. This amphitheater provides great storage areas, a flat back wall for movies and the acoustics are good.
  2. Long-term benefit to the community. Will bring a lot of people in.
  3. Perry suggested setting up a trust that people could give to, that would provide for insurance, electricity, etc. Tom will ask Sparta and some other cities what the costs are to keep it up.
  4. Patty Troost asked who might manage it. Parks and Rec have been asked to consider taking that responsibility.
- L. Fire Barn – Dale Larson –
1. A study has been approved to see if it would be feasible and desirable to consolidate several of the surrounding communities into one Fire Barn.
  2. The study has to be completed in one year although it can be done sooner.
  3. Dale suggested creating drawings for a fire barn to be located in the city and then see what information the study has provided in several months.
  4. Kurt asked City Council members to bring further information to the next meeting regarding the possibilities for consolidation vs. a City only fire department.
- IX. Other Old Business
- M. Discussion regarding the funds the CBDT will contribute for the Library site preparation.
1. Dale Larson made a motion and Nick Andres supported, that the CBDT will pay for all necessary fill, any necessary retaining walls and any DEQ costs and related permits needed to prepare the planned building site on Main Street.
  2. It was also noted as part of the motion that consideration will be given to future requests. Roll Call vote. Motion passed unanimously.
- N. Tom Holloway and Kurt Mabie will extend an invitation to Bob Ellick to attend the CBDT meetings. He is a key player in the area and we would greatly appreciate his input and participation in the deliberations and considerations of the team.
- X. New Business
- A. Discussion regarding forming a fund raising team –
1. Becky Powell asked that the library needs for fund raising be included in this group. Discussion.
  2. Tom Holloway suggested we hire a company that does capital campaigns.
  3. Claudia Mabie stated we have found professional quality local people who have helped on major community projects in the past and suggested we put something on the website and in the newspaper and see who comes forward.
  4. Kurt Mabie asked that team members consider all possibilities over the next month.
- B. Kurt reminded team members not to get wrapped up in politics. He stated that everyone who is involved is important. Diverse opinions are valuable. As a team, we

are neutral on political issues. Our focus is on doing whatever is best for Cedar Springs.

Next Team Meeting Date: Tuesday, December 16, 2014, 6 pm at Cedar Springs Public Schools Board Room.

Adjourned 7:58

Respectfully submitted  
Carolee Cole  
Secretary