

MINUTES OF A MEETING OF THE
KATHY'S TASK FORCE
COMMITTEE
(89.02)

February 22, 1989

<u>Members</u>	
<u>Present</u>	<u>Absent</u>
	Otto Bretz, Board Rep.
	Walter Cook, Pl. Comm. Rep.
Bill Good	
Harvey Jacobitz, Chairman	
Jack Norris, Secretary	

Second meeting, at Village Hall, 10:18 to 11:50.

Chairman Jacobitz called the meeting to order at 10:18. Minutes of the preceding meetings were accepted as circulated.

Agenda for the current meeting included:

- Possible toxic contamination, with
implications for condemnation
- Grant funding
- Recreation Plan
- Campground acquisition, other methods
- Possible park components

Possible toxic contamination, with implications for condemnation

Storage tank leakage of gasoline has contaminated a site just west of the campground, making for a serious question as to the suitability of the campground for its proposed use. It is even questionable whether any ground disturbance should be undertaken prior to cleanup. This situation may have an impact on the condemnation proceedings if such are contemplated by the township. (Further details annexed.)

Grant funding

Materials and advice so far collected indicate that the township can certainly finance acquisition of the campground, and other projects, by grant funding. However, the lead time is such that this method alone will not solve the acquisition problem. Supplementary methods must be investigated, at the same time that the township pursues the grant funding procedure. (Further details annexed.)

Recreation plan

A prerequisite to the grant funding is the adoption and filing of a Township Recreation Plan, aligned with the Michigan Recreation Plan. For this reason and others, the Task Force will recommend the establishment of a commission to develop and register a Township Recreation Plan. (Further details annexed.)

Campground acquisition, other methods

The Task Force will research alternate methods of acquisition, notably condemnation and private subscription, to be used in place of or in combination with grant funding. (Details in annex.)

Possible park components

Since public support is an essential element in the development of the campground into a township park, an early function of the appointed commission for the Recreation Plan should be to assess and inform public opinion on the matter. (Further discussion in annex.)

The meeting was adjourned at 11:50; next meeting to be at the call of the Chair.

Minutes distributed in draft form for comments and correction.

Jack Norris, Secretary

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ANNEX TO MINUTES (89.02)

Possible toxic contamination

About 4-5 years ago, gasoline components were found in the wells of the Stroebel family and the Hybl Gift Shop (Former filling station). The PHD and DNR were active in assessing the incident and taking remedial action -- i.e. replacing the contaminated wells.

Monitoring is still to be carried out for an indefinite period, and at some time in the future a decision must be made as to the cleanup of the contaminated site.

The Task Force will research this matter further, but believes at this moment that:

- 1) The contamination must be cleaned up, regardless of property ownership,
- 2) Financial responsibility for the cleanup apparently falls on the person under whose ownership the contamination occurred, or if he is unable to respond (dead, bankrupt, etc.), on subsequent owners who had knowledge of the contamination, or if they are held guiltless, on the DNR's cleanup fund.

(Good will research this matter.)

- 3) Several of the contamination rules extend to land endangered by contamination from a known nearby source. Hence the current and recent owners of Kathy's Kampground are implicated one way or another and will probably not welcome this entanglement. One possible reaction on the part of Torch Lake Devp't, Inc. might be to renew their efforts to sell to the township, especially if the township gave sign of impending condemnation proceedings with the aim of speeding the remediation of a noxious nuisance.
- 4) Further research, both technical and legal, should precede any irrevocable action by the township.

Grant funding

Several printed sources on grant funding information have been received, as well as offers of professional help in using it. This is useful to the township, but will not help solve the

immediate problem because of built-in time lags. For example, an intermediate step (Recreation Plan; see below.) must precede the application for grant money. It cannot realistically be accomplished by the April 1 deadline for the filing of such plans. The filing of the grant request cannot, therefore, occur prior to the spring of 1990. Assuming that the grant request makes it all the way through the several review boards and is accepted for funding, the funds would actually become available for use no sooner than 18 months following the grant submission deadline (in this case, April 1, 1990), and could not be used to pay for the campground prior to September 1991.

The Task Force feels that the township should pursue the grant funding process, for many reasons besides the campground acquisition, but that grant funding does not offer a very likely solution to the immediate problem; it seems highly improbable that the developers will bide their time for the next 30 months, when the township might be in position to buy the property with grant funds.

Recreation plan

In order to qualify for grant funding application, and for many other reasons, the township should develop and file with the DNR a Township Recreation Plan (this would be the local extension of a recreational program starting at Michigan state level and also reflected at county level -- Antrim County does have an official recreation plan; Helena Township is now writing theirs.

Development of such a plan may lie outside the Task Force's assignment, but we are collecting the necessary materials for the use of the commission that the township may want to appoint to tend to this matter.

Campground acquisition, other methods

The formal meetings of the Task Force as well as informal discussions with friends and state and county officials have left the Task Force convinced that the township should definitely acquire the campground for the benefit of the village, the township residents and the general public.

It now looks as though the method of acquisition must be through one of two procedures:

1) Condemnation, to do away with a non-conforming use which does not benefit the township, and to permit the establishment of something which will benefit the township.

2) Private subscription, with eventual repurchase by

the township with grant funds.

The Task Force will continue to research acquisition possibilities, with extra emphasis on methods, like 2 above, capable of immediate application.

Possible park components

In a brief discussion of the possible future park (displays of historical significance; location for educational programs and activities; provision for lawn and water sports, etc.) it was acknowledged that there could be a division of opinion in the township. Some would welcome such a park; others, particularly those with their own private lake access, might not.

So long as the proposed park is not concretely conceptualized but merely a vague idea, there will be less than optimum concern for it, and little local support or input.

The Task Force will recommend that the commission appointed to develop the Township Recreation Plan (if one is appointed) consider as an early part of their task, an opinion survey in the township on the desirability and composition of a park.

Library

Materials of interest that have accumulated are listed here for the information of anyone interested.

Grant funding package from the DNR with:

- Project selection process, Michigan's Land and Water Conservation Fund,
- Criteria and Guides, Michigan Natural Resources Trust Fund,
- Associated application forms and instructions.

Antrim County's Parks and Recreation Plan.

Miscellaneous guides and bulletins dealing with park creation and management.

Time	Step label	Detail
Apr	A	Appoint Township Recreation Commission at public meeting; record in minutes.
Apr - Jun	B	TRC studies materials collected, State and County Recreation Plans, any examples from other communities (Helena and Elk Rapids), conducts opinion survey, develops Township Rec. Plan which documents need for future contemplated project(s) such as township park, presents plan to Township Board.
Jun - Sep	C	Twp Bd accepts or rejects or accepts with modifications the proposed Twp Rec Plan for public discussion at public meeting, votes its adoption or rejection or modification.
Sep - Dec	D	Assuming Township Recreation Plan adopted in public meeting, Commission (possibly a new commission appointed for the next purpose) develops outline and draft of grant application(s), presents them to Twp Bd for vote, presents them in public meeting for vote. If adopted, those materials are held for updating and modification required by the new rules announced in Feb.
Feb 1	E	Public notice: Applications being accepted; update on any changes in requirements.
Feb - Mar	F	Twp Rec. Commission finalizes grant application(s).
Apr 1	G	Deadline for applications under L&WCF and MNRTF.
Apr - May	H	Preliminary project evaluation.
Jun	I	Low-ranking projects eliminated, applicants notified.
Jun - Dec	J	MNRTF project selection.

Feb	K	L&WCF Screening Committee, State Liaison Officer select projects for funding.
Mar	L	Successful L&WCF applicants notified, workshops held for preparing Federal applications.
Mar	M	Unsuccessful L&WCF applicants notified.
May 1	N	Deadline for Federal applications.
Jun - Jul	O	Project can probably be started.

