

**HAYES TOWNSHIP BOARD
SPECIAL MEETING MINUTES
June 1, 2016**

The special meeting of the Hayes Township Board was called to order by Supervisor, Ethel Knepp at 7:00 p.m. at the Hayes Township Hall, 09195 Old US 31 N., Charlevoix.

Board members present were Marlene Golovich, Robin Kraft, Paul Hoadley, Ethel Knepp and Jim Rudolph. Also present were Annie Burnett, Gregg Stauffer, Leslie Cunningham, Cristin Cunningham, Jan Boss, Jerry Simpson, Annie Kantola, Dee Hoadley, Ben Cunningham, Bob Jess, Omar Feliciano, Doug Kuebler, Michelle Biddick, Cliff Biddick, Ron VanZee, Ed Bajos, Laurie Bajos, Matt Cunningham, Jennifer Cunningham and Warren Nugent.

Bob Jess and Leslie Cunningham made a presentation regarding the costs involved to make usable and repair the cafeteria building located at Hayes Township Park Camp Sea-Gull.

The cost to make repairs to make the building useable is \$26,000.00. This cost includes replacing ceiling tiles, repairing the bathrooms (not upgrading them), repairing the floor, blocking off the kitchen and misc. rooms, replace a limited number of deck boards, securing the rail, touch up painting and power washing and an additional \$200-600.00 for shutoff valves.

The cost for needed upgrades to the building is \$172,000.000. Needed upgrades include new bathrooms, plumbing, heating, ~~demo demolish~~ back room walls, patch to make right, new ceiling and floors, new paint job, new windows and doors, and upgrade electrical system. To add a warming kitchen add \$30,000.00. To add insulation to the walls add \$18,000.00.

Suggested outdoor recreation purposes;

1. Pavilion with rest rooms
2. A nature center
3. An interpretive center with permanent displays of nature and cultural history
4. Canoe Paddle storage
5. Day camp for kids
6. Senior center respite day.

Public Comments

Unknown potential for the building

Not ready for commercial use

Could contract for day camp

Only three decent building on the site – pole barn, host house and cafeteria

Parking could be on the back side of the building by removing the existing retaining wall, dig back 10 feet and build a new retaining wall to create a road

Tear down the recreation building for parking area

Recreation building is too far from the beach area for parking

Money was raised from previous campers for the cafeteria building

The flyer to raise money for the cafeteria was not sent from the Township or the Friends of Camp Sea-Gull

We have a good set of problems and we need to determine the best use

Why take down the cafeteria
 Why do we need to take it down now
 We don't know how many parking spaces we need
 We need a fully funded masterplan
 The Township is doing this in phases when money is available
 Would support a millage request for the park
 Keep option open
 Could provide good rental income
 Rental income could be \$200-400.00 per day
 Do not want a party park
 Professionals were hired to develop the masterplan
 Public hearings were held to develop the masterplan
 We need to move forward
 The building needs to be brought up to code
 Very expensive to keep this building
 What about maintenance costs
 What will it cost to fix the leaking roof
 Nothing is written in stone
 We are not maintaining what we have
 The maintenance person has been repairing the roof and water line leaks
 The maintenance person is not qualified we need a licensed contractor
 How will you say it open to the public but closed for events
 How will the public use the restrooms if it is rented
 Cheaper to tear it down
 Masterplan is a good tool for a guideline
 This was settled two years ago why we are still discussing it
 Survey stated residents want restroom and pavilion the cafeteria covers both
 Cafeteria could be the focal point of the park
 Keep options open
 There is a difference between a remodel and new, which is cheaper
 Hate to lose the view from the deck
 The view is not going anywhere
 The Township needs to create parking at the lower ~~level~~ level for people that cannot walk up and **down** the hills
 Great job presenting costs
 If money is spent on the building to make it usable you won't want to remove it later
 The building is in the wrong place on the only level spot you have for parking at the lower level
 The park is going to be a huge success and you need parking
 It is the only reasonable place for parking
 You can keep the building and still have the boat launch
 Could a small pavilion be put to the back of the proposed parking area
 Per the MNRTF acquisition grant the boat launch and lake access is critical
 We need access parking and it is imperative we provide parking for the beach
 Terrain is our problem child
 Keeping the building is going to cost a few bucks – the view is great
 How hard will it be to get grants to renovate the cafeteria
 Have you explored all the options
 How many spaces do you really need
 A large building requires a lot of parking

The shear cost of replacing and moving the retaining ~~will~~ wall behind the cafeteria will be huge
There are budget constraints and a brand new open air pavilion will be easier to maintain
How do we know how much parking we need
We cannot let people use that building without repairs
You need a licensed contractor to fix the building
The building is rough but it is the best building you have
Mold is no big deal
Make a smaller plan and share with parking
Are you keeping any of the history of the park
Ten cabins are proposed to be kept
The road for the boat launch should not be I-75 but a one lane road with bump outs
Arts and craft building is crap
Likes idea of moving retaining wall
Written comments (see attached)

The Board consensus is to send the proposal back to the P& R Committee for the following information.

Cost to remove the cafeteria, selling it to be removed, give away to be torn down or pay to have it removed

Cost of a new pavilion to replace the building, sq. ft. comparison

Cost to remove existing retaining wall, excavation and paving for ten foot road and replacement of retaining walls

**Cost to bring the building up to code including;
System to drain building in the winter, electrical, plumbing, new roof, septic, mold remediation, insulation deck, windows, doors, bathrooms, floors, prep kitchen with sinks, oven, stove, counters, coolers, paint, interior wall and ceiling replacement and additional parking**

Yearly maintenance cost including cleaning after rentals

Parking spaces needed for event parking and where they will be located

Projected incomes from building

Where the funds are coming from for this building

Without objection the meeting adjourned at 9:37 p.m.

Respectively submitted

Marlene Golovich
Hayes Township Clerk

Minutes approved as corrected June 13, 2016