



**Louis M. Groen Nature Preserve Otsego Lake County Park Irontone Springs Wah Wah Soo Libke Fields Community Center**  
These are the minutes from the regularly scheduled meeting of the Otsego County Parks and Recreation Commission held on May 15th, 2014.

Meeting was called to order at 6:00pm by Scott Courterier due to the late arrival of Dave Baragrey. D. Baragrey arrived at 6:01pm and resumed control of the meeting.

**Members Present:** Randy Stults, Pete Awrey, Bonny Miller, Scott Courterier, Tom Johnson, Butch Fleming, Abe Cruz, Bill Holewinski, Doug Johnson and Dave Baragrey.

**Others Present:** John Burt, Mike Tarbutton and Keri Swantek

**Consent Agenda:** Motion by Fleming, second by Cruz to approve the proposed minutes from the April 14th meeting. Motion carried by voice consent.

**Bills:** Tarbutton provided the members with a copy of an invoice from Gordon Food Service (GFS) for janitorial supplies for the parks and the Community Center. The cost of toilet paper from KSS is \$38.86 per case with 96 rolls per case. The cost per case from GFS is \$51.98 for the same amount of toilet paper. 25 cases were purchased from GFS which cost \$325.00 more than it would from KSS. GFS will give us a credit on our ice cream order. All other bills were approved to go to finance for payment. The members approved payment on the following expenditures:

**Budget:**

**-Community Center Gym Floor:** D. Baragrey read a letter from Florence Nagy from the Michigan Municipal Risk Management Authority (MMRMA) which stated the following: I have received a preliminary report from the engineer through my adjuster who has indicated that they gym floor damage was as a result of wear and tear and years of moisture build up. Because of this situation, the MMRMA cannot offer coverage for the repair/replacement. As soon as a final report has been received, a formal denial letter will be prepared.

D. Baragrey: will MMRMA pay for the tear up of the gym floor? Tarbutton: not likely

D. Baragrey: has Robert Kuhn proved a cost for repair of the floor? Tarbutton: not yet.

B. Fleming: what was the wear and tear comment? Tarbutton: in 1987 the new gym floor was installed over the existing sleepers due to asbestos. Several moisture readings were taken on the asbestos and on the cement and the moisture readings on the cement were much higher. Moisture is coming up through the cement. S. Courterier: to clarify that it is vapor moisture coming through the cement and not liquid moisture. B. Fleming stated he was on the board in 1987 when the gym floor was replaced and that asbestos was not a large concern that was discussed at that time. S. Courterier asked Fleming if they replaced the sub-floor at that time. Fleming stated he didn't believe the sub-floor was replaced. S. Courterier stated that the board members present on May 14th during the floor removal, which included, B. Miller, A. Cruz, S. Courterier and B. Holewinski that a general consensus was made to fix the areas that were buckled. Tarbutton stated that the engineer who was present on May 14th said that the current condition of the floor posed a safety concern and a potential liability issue. The engineer did not offer any recommendations but felt that the entire floor should be replaced. R. Stults: we need to determine the source of the moisture before putting any money into fixing the floor because the moisture build-up causes problems every year. T. Johnson: agreed that the buckling occurs every year and the problem areas are fixed because the cost of replacing the gym floor is extensive in comparison to the age and condition of the building. Tarbutton and Baragrey stated that the buckling occurs in the



**Louis M. Groen Nature Preserve Otsego Lake County Park Irontone Springs Wah Wah Soo Libke Fields Community Center** summer when it is humid. B. Miller and D. Johnson both stated that the cost of the removal and disposal of asbestos would be extensive. B. Fleming: do we know what type of soil is under the building. S. Courterier: a soil test could be performed by coring certain areas of the cement. Baragrey stated that the floor is not next to an outside wall and both he and T. Johnson stated the moisture is not coming from outside the building. R. Stults: we need to bring an engineer in to provide recommendations on how to proceed. T. Johnson: Robert Kuhn recommended removing the existing floor down to the cement, installing a liner that would prevent any moisture from coming up and putting two layers of plywood between the runners and the new floor. Stults stated that in many buildings the asbestos is sealed in and not touched and suggested putting a new floor over the existing floor. Courterier and T. Johnson agreed the current sleepers may not be able to support the weight of a new floor on top of the existing floor. Courterier also said the old floor could still buckle which could cause the new floor to buckle. T. Johnson said he did not think any company would put a new floor over the existing floor. R. Stults recommended bringing in an engineer to determine how to deal with the moisture problem. Baragrey asked Tarbutton to get a recommendation on doing temporary repairs to make the floor usable and to get a recommendation from someone besides Olmstead construction, who refinishes the floor every year. B. Fleming: asked if additional cement will need to be added. T. Johnson and Stults stated that more cement may be needed to level off the current cement and this would be an additional expense. Tarbutton stated that the estimated cost of a new floor could be \$75,000.00 - \$100,000.00 and that the costs associated with the construction of the cabins could exhaust the parks budget. Tarbutton asked John Burt if Otsego County could provide a loan or donate money towards the cost. John Burt and D. Johnson agreed that the county could provide a loan and/or authorize a gift. John Burt: should the asbestos be tested now? Members agreed it should be tested. T. Johnson stated the buckling occurs in the same area every year and Tarbutton agreed. T. Johnson: adding a vapor barrier to the damaged area could prevent further damage. John Burt suggested having John Arntz examine the floor. Baragrey asked Tarbutton to get a soil sample, a bid for floor repair and a bid for floor replacement. T. Johnson asked if this situation should be addressed before the next meeting. Baragrey asked Swantek to email a copy of the report of bids to the members as well as to mail a hard copy of the report. Baragrey also said that a special meeting could be called depending on how quickly the bids arrive for floor repair and replacement. Stults asked about opening the Community Center for students after school. Baragrey stated we can close off half of the gym floor and the two stairwells leading to the gym floor and the rest of the building can reopen. Stults asked Tarbutton to advertise that the Community Center will reopen beginning Monday May 19th from 3:00-5:00pm until the end of the school year.

**-Tree Trimming over campsites and the County Park** Tarbutton reported this is a necessary expense which is done every year and they spend from \$2,500.00 - \$1,000.00.

**-New Fire Rings for the County Park** Tarbutton informed the board that he has applied for a grant with MMRMA in the amount of \$1,652.50 to cover half of the cost of 25 new double wall concrete reinforced fire rings. The grant will be reviewed on May 29th, 2014. The fire rings cost \$150.00 each. This fire rings replace the rings that are currently in the South Campground. Tarbutton said if the grant is rejected we could purchase the double wall design or a single galvanized ring.

**Old Business:** None

**County Park:** Tarbutton informed the board that both the cabins could be placed on site 28. The cabins would be 100 feet apart. The gravel and the cabins are ready to be delivered. Motion by Tom Johnson, second by Doug Johnson to have both cabins placed on site 28. Motion carried by voice consent. Tarbutton stated that site 28 would be eliminated as a campsite and proposed the site 30 be redesigned



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**Community Center:** the Mid West Youth Tennis Program started on May 13th but was cancelled on the 13th and the 15th due to weather. The program has its maximum of 50 kids signed up. The summer day camp director has been advised that they may need to seek an alternate location due to the gym floor. Tarbutton said that the backboards and other outdoor equipment will be painted during the summer.

**Wah Wah Soo:** Tarbutton reported the house north of the park has been sold. Courterier asked to have a fence corner installed to designate the property line. Stults asked what the legal council had advised. Tarbutton stated that if this issue went to court it may not be successful because of the length of time that the issue of property owners parking their cars on the Wah Wah Soo property has been an issue. Fleming asked if the county has completed a land survey on the property. Motion by B. Miller to survey the property and install a property marker. Baragrey stated a survey may not be necessary. T. Johnson said the new owners need to be contacted to inform them where the property line is. B. Miller amended the motion to identify exactly where the north property line is located. Second by Courterier. T. Johnson asked if the new owners will be contacted. Baragrey asked B. Miller to add to her motion that the new owners be contacted either verbally or in writing. S. Courterier agreed to second the motion with the amendment. Motion passed by voice consent. Stults asked if legal council should be sought regarding the survey of the property and the installation of a property marker. Baragrey said it wasn't necessary.

**Libke Fields:** Bonny Miller will help Arnie Quay plant some grass along the fence.

**Irontone Springs:** Tarbutton reported that Stuckman's still needs to remove some trees.

**Louis M. Groen Nature Preserve:** John Burt stated that Mrs. Edna Groen will be the Parade Marshall for the July 4th parade in Johannesburg. Mrs. Groen's 99th birthday is coming up and a flag pole will be installed on the preserve property in her honor. Tarbutton stated that in 2013 the winter season had 756 visitors and this year it was 454. Tarbutton reported that John Burt has received several comments that there were not any trails available for skate skiing this year. Tarbutton stated in 2015 they could possibly designate 1 trail for classic skiing and 1 for skate skiing instead of 2 trails for classic skiing.



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**New Business:** John Burt said that Bill Michaels from the Sportsplex is interested in the skate park. Motion by Stults, second by T. Johnson to send a formal response to John Burt stating that we do not have property with adequate space to service the facility. Motion carried by voice consent. John Burt spoke on the expansion of the North Central State Trail down towards Grayling. Burt was approached to see if Otsego County would be a lease holder. Burt proposed this to the members and they said they were not interested.

**Commissioner Comments:** Tom Johnson stated he wants to get the gym floor project moving as soon as possible to make the building usable. Bonny Miller agreed with a comment made earlier by Randy Stults that we should try to determine the source of the moisture under the gym floor. Bonny Miller also stated she is excited about the cabins at the County Park. Secretary Pete Awrey left the meeting at 7:10pm to attend another meeting.

**Next meeting** is Monday June 9th at the Otsego County Park in the North Pavilion.

No other business was presented. Motion to adjourn by Fleming, second by Courterier. Meeting was adjourned at 7:21pm.

Keri Swantek  
Recording Secretary