

MID MICHIGAN AQUATIC RECREATION AUTHORITY BOARD MEETING

Regular Meeting Agenda

Wednesday, Aug 17, 2022

5:15-6:45 p.m.

Meeting will be held in person at the following location:

Isabella Counting Commission on Aging – Small Meeting Group Room

2200 S. Lincoln Rd., Mt. Pleasant, MI 48858

I. CALL TO ORDER/ROLL CALL:

II. APPROVAL OF AGENDA:

III. PUBLIC INPUT ON AGENDA ITEMS:

IV. APPROVAL OF MEETING MINUTES (From 7/19/2022 Meeting)

V. OLD BUSINESS:

- a. **Feasibility Study Update:** Isaac with Isaac Sports Group will present final updates to Finalized Updated Feasibility Study:
 - i. Timeline
 - ii. Budget Models – Development/Construction & Operational
 - iii. A/E proposal for Conceptual Graphics & Preliminary Renderings for pre-millage community outreach
 - iv. A/E proposals and MMARA selection process for A/E services after conceptual graphics and preliminary renderings.
 - v. Summary Document Presentation
- b. **Site / Property Update:** Updates from sub-committee: Lisa Diaz Sytsema and John Zang
 - i. Lisa Diaz Sytsema - Letter of Intent/Memo of Understanding – waiting on issuance of this document from Mt. Pleasant Public Schools
- c. **Millage / Election Update:** John Zang to provide update from meeting with Minde Lux RE: Special Election in Spring 2023.
 - i. Letter requested from Attorney on Rec Authority Municipality Status
- d. **Fundraising:**
 - i. John Zang - SCIT 2% Grant Fall Application Deadline
 - ii. Lisa Diaz Sytsema – Organization of Communications and Fundraising Strategy Committee – to meet on Friday Aug 19

VI. NEW BUSINESS:

- a. **August 2022 Update Report:** Assemble sub-committee to prepare and write update report to present to City of Mt. Pleasant, Union Township, and Mt. Pleasant Public Schools.

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- b. September 2022 – Board Presentations:** John Zang to provide update on to City of Mt. Pleasant, Union Township, and Mt. Pleasant Public Schools board meeting dates in which we are on or want to be added to agenda to present and give update report.

VII. ANNOUNCEMENTS ON AUTHORITY BOARD RELATED ISSUES AND CONCERNS:

VIII. ADJOURNMENT:

Minutes of the regularly scheduled monthly meeting of the Mid-Michigan Aquatic Recreational Authority held Wednesday, July 19, 2022 at 5:15 p.m. at Isabella County Commission on Aging, Mt. Pleasant, Isabella County, MI

Meeting was called to order by John Zang at 5:34 p.m.

Members present: Allison Chiodini, Mark Stansberry, Judy Wagley, John Zang.

Members absent: Lisa Diaz Sytsema, Mike Huenemann, Stan Shingles,

Others present: None

Approval of Agenda

Allison Chiodini made a motion supported by Judy Wagley to approve the agenda as presented.

Ayes: Chiodini, Stansberry, Wagley, Zang

Nays: None

Absent: Diaz Sytsema, Huenemann, Shingles

Motion carried

Public input on agenda items

None

Approval of the meeting minutes from the June 15, 2022 MMARA Board Meeting

Allison Chiodini made a motion supported by Judy Wagley to approve the meeting minutes as presented.

Ayes: Chiodini, Stansberry, Wagley, Zang

Nays: None

Absent: Diaz Sytsema, Huenemann, Shingles

Motion carried

Old Business

FEASIBILITY STUDY & TIMELINE UPDATE

Review of the feasibility study and timeline updates was tabled until the next board meeting in August, due to the unforeseen absence of Stu Isaac from the meeting.

SITE / PROPERTY UPDATE

John Zang provided an update on the proposed site, and his meetings with the City of Mt. Pleasant and Union Township. See attached for copy of update report from John Zang on site/property information.

SITE/PROPERTY NEXT STEPS: Need MOU from MPPS for site parcel.

OTHER UPDATES

John Zang provided an update from his conversation with Minde Lux, Isabella County Clerk, regarding the convening of a special election in the Spring of 2023 and what that would

require from us. Minde was not sure that with our organization/municipality status, that we are considered an entity that is allowed to hold a special election. Minde was provided a copy of the Recreation Authority Law and we have requested a letter from our Attorney with explanation on our municipality status with respect to special elections.

John Zang provided an update on a list he has started to put together of influential community members and/or community members holding positions of leadership within organizations and businesses in the community. This list will serve as a starting point for community outreach on initial project communication and fundraising efforts.

John Zang provided update on the upcoming Saginaw Chippewa Indian Tribe 2% Grant Fall Application deadline, and made note that he would pull our draft application that we had prepared for the spring deadline to send out to the board for review and comment prior to the fall deadline.

New Business

FINANCIAL POLICIES

Review of the draft financial policies was tabled until the next board meeting in August.

Announcements on Authority related issues and concerns

None

Next scheduled meeting on Wednesday, August 17 at 5:15 p.m. will be conducted in person at Isabella County Commission on Aging, Mt Pleasant, Isabella County, MI.

Adjournment

Motion by Judy Wagley and supported by Mark Stansberry to adjourn the meeting.

Ayes: Chiodini, Stansberry, Wagley, Zang

Nays: None

Absent: Diaz Sytsema, Huenemann, Shingles

Motion carried

Meeting adjourned at 6:32 p.m.

Allison Chiodini, Secretary

2/22/2022

MEETING NOTES FROM JOHN ZANG:

Meeting with Union Township officials (Mark Stuhldreher, Kim Smith, Rodney Nanney) to discuss proposed building site for Aquatic Center.

Started by explaining location and reviewing GIS pages.

Connection of Sweeney Street at west end of property. The Township would expect the street to be built across property (the road must be put in if the property is developed). Funding for this is not in Township, or City budget. An alternative is to redraw property lines to leave west end of large parcel separate from the rest of the property. If the west part of the property is still owned by the School, street connection would not immediately be required.

Water is available via a 12 inch main on the east side of Isabella Road. The Aquatic Authority would be required to bore under Isabella Road and would also be responsible for water lines on the property from the meter to the building.

Will need to work with Fire Department for fire hydrant requirements and locations.

Sewer is served by a small grinder station on Isabella Road east of the Oasis school (15 hp grinder pump and 2 inch line?) Upgrade would be responsibility of Aquatic Authority. There is potential to create a franchise agreement between the Township and the City to allow sewer connection to City lines. Easement or property ownership would be necessary for land between north parcel (the parcel the MMARA is interested in) and Preston Street.

Storm water would need to be detained in accordance with Township storm water regulations and would empty into county drains. (will need to work with county drain commissioner).

Township officials strongly suggested the Aquatic Rec. Authority contract a civil engineer to confirm feasibility and to get accurate price to develop the site.

The Township Manger (Mark S.) will contact the City Manager (Aaron D.) about creating a joint building authority that would be necessary (?) if the bond is passed to issue debt (in order to get lending ability from banks). Mark S. felt it important that to have this set up (even if only on paper) before the issue goes to a vote.

Mark S. also suggested that the Authority contract a financial Advisor to confirm Stu Issiac's calculations and confirm (for banks) the ability to pay back debt.

Rodney expressed a view that Schools liked Spring elections when they had more supporters than detractors, but reminded me that the school's built-in constituency that we may not have.

It was also asked if there was a dollar limit on the bond, not just the bond mill limit.