

**LEELANAU COUNTY PARKS & RECREATION COMMISSION**

**Veronica Valley Park Committee**

Tuesday, February 7, 2023 – 9:30 a.m.

*Leelanau County Government Center, Suttons Bay, Michigan*

<https://www.leelanau.gov/meetingdetails.asp?MAId=2485>

(Please silence cellular/electronic devices)

*(Proceedings of the meeting are being recorded and are not the official record of the meeting.  
The formally approved/accepted written copy of the minutes will be the official record of the meeting.)*

**AGENDA**

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Approval of Agenda and Late Additions/Deletions

Action Items –

1. Approval of Minutes – January 4, 2023, Meeting
2. Beaver Update
3. GTB 2% Allocation Update
4. Savin Lake Services Proposal
5. Capital Improvements Program (CIP) Discussion

Public Comment

Board Member Comment

Motion to Adjourn

**Leelanau County Parks and Recreation Commission**  
**Veronica Valley Park Committee Meeting**  
Wednesday, January 4, 2023  
Leelanau County Government Center, Suttons Bay, Michigan  
*Tentative Minutes – Meeting Recorded*  
<https://www.leelanau.gov/meetingdetails.asp?MAId=2427>

The Veronica Valley Park Committee meeting was called to order at 2:00 p.m. by Committee Chairman, Dave Barrons.

Chairman Barrons deferred reciting the “Pledge of Allegiance” to the Parks and Recreation Commission’s Organizational Session directly following this committee meeting.

Roll Call: Dave Barrons, *Committee Chairman*  
Steve Christensen  
John Popa  
F. Jon Walter

Staff Present: Laurel Evans, Executive Assistant  
W. Scott Bradley, Maintenance Worker

Guests Present:  
None.

Approval of Agenda and Late Additions/Deletions:

**Motion by Christensen to approve the agenda, as presented. Seconded by Walter.**

Discussion – None.

**Ayes – 4 (Barrons, Christensen, Popa, Walter)**

**No – 0**

**Motion Passes.**

Public Comment:  
None.

Action Items –

Approval of Minutes – May 4, 2022:

**Motion by Popa to approve the May 4, 2022 meeting minutes, as presented. Seconded by Christensen.**

Discussion – None.

**Ayes – 4 (Barrons, Christensen, Popa, Walter)**

**No – 0**

**Motion Passes.**

Beaver Update:

Barrons reported that he has had no update from Trapper Ron after two recent attempts to contact him via text. Trapper Ron dislocated his shoulder the week before Christmas with the expectation of returning to the pursuit after the holidays. Barrons said flooding in the park is

getting “pretty serious.” Popa offered to provide a name of another trapper. Barrons said he would continue to make efforts to contact Trapper Ron, but asked Popa to provide the name of the alternate trapper. Barrons said Al Zalinski offered to assist in removing the beaver dams from the creek (as a volunteer). Bradley said he could use a grappling hook to remove the dams, but he did not want to interfere with Trapper Ron’s attempts at removal. Discussion ensued regarding the overflow pipe and if it was clogged and perhaps contributing to the flooding in the park. Christensen suggested monitoring the pipe and, if needed, find a contractor to snake it out. Barrons said he would continue to pursue contact with Trapper Ron before moving forward on the beaver removal project.

Tree Enclosures Update:

Chairman Barrons said Conservation District Resource Specialist Tom Adams offered to install wire wrap to protect the base of park trees from critters gnawing on them. Barrons thought because Adams has done so much self-initiated work in caring for the park that appreciation and recognition was in order. He asked the committee “to think on that.”

Correspondence – Lake Leelanau Lake Association (LLA):

The Committee discussed a letter dated December 15, 2022, from Lonnie Rademacher of the LLA to Popa regarding the invasive species of Curley-leaf Pondweed and Eurasian Watermilfoil (EWM) that was identified in the ponds at Veronica Valley Park. There is concern of a potential spread of the invasive species from the ponds into Lake Leelanau and surrounding waters. The LLA offered their expertise in assessing and eliminating the “troublesome weeds” in coordination with the Veronica Valley Park Committee members. The cost of chemical treatment, if needed, would be incurred by the County. Barrons said he would work with Evans to draft a response letter to LLA stating interest in the offer to have the assessment done and requesting that it be done in April (2023) before the arrival of Savin Lakes Services (contracted for chemical treatment of the ponds) in June.

Returning to the prior discussion regarding installation of tree enclosures, Christensen confirmed with the Committee that it was okay to give Adams the go-ahead to purchase wire wrap for installation around the tree bases at Veronica Valley Park.

Barrons inquired if Evans had an update regarding the “two percent application” (for invasive species removal at Veronica Valley Park using goats). Evans had no update and thought there would be more information in the next few months.

Public Comment:

None.

Board Member Comment:

None.

**Motion to Adjourn:**

Chairman Barrons called for a motion to adjourn.

**Motion by Christensen to adjourn. Seconded by Popa.**

**Ayes – 3 (Barrons, Christensen, Popa, Walter)**

**No – 0**

**Motion Passes.**

With no further business to come before the committee, the meeting adjourned at 2:35 p.m.

Respectfully submitted,

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Lori Eubanks, Recording Secretary

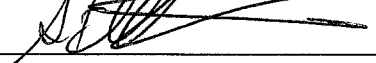
# EXECUTIVE DOCUMENT SUMMARY

Department: <u>Parks &amp; Recreation</u> Contact Person: <u>Dave Barrons</u> Telephone No.: _____	<b>Submittal Dates</b> <input checked="" type="checkbox"/> Executive Board Session 11/09/2022
<b>Source Selection Method</b>	<b>VENDOR:</b> <u>Child &amp; Family Svcs/YouthWork</u>  Address/ Phone: _____
<input type="checkbox"/> Select One <input checked="" type="checkbox"/> Other: <u>GTB 2% Allocation Application</u> <i>Account Number</i> <i>(Funds to come from):</i> _____	

Budgeted Amount: _____ \$ 0.00	Contracted Amount: _____ \$ 0.00
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Document Description	
<input checked="" type="checkbox"/> Grant Application	<input type="checkbox"/> Other _____

<input type="checkbox"/>	<b>Request to Waive Board Policy on Bid Requirements</b>  The Leelanau County Parks and Recreation Commission's Veronica Valley Park Committee has been working with the Child and Family Services of Northwest Michigan to engage the services of its YouthWork Conservation Corps, in conjunction with the City Girls Farm to utilize goats to eradicate invasive species at the park.  The commitment is at no cost to the County, as YouthWork has arranged an outside local leveraging match.
<b>Suggested Recommendation:</b>	I move to recommend that the County Board of Commissioners approve the Parks and Recreation Commission's Grand Traverse Band of Ottawa and Chippewa Indians 2% Allocation Application on behalf of the Child and Family Services YouthWork program, as presented.

Department Head Approval:  Date: 11/01/2022

**Tribal Council Allocation of 2% Funds  
Application Form**

**PLEASE NOTE:**

Under the terms of the consent decree, which settled *Tribes v. Engler* (Case No. 1:90-CV-611, U.S. Dist. Ct., West. Dist. Mich.), the Grand Traverse Band of Ottawa and Chippewa Indians, as defined in the stipulation, has agreed to pay 2% of its video gaming revenue to local units of government (i.e., local township, village, city, county board of commissioners, public school system).

**\*ONLY APPLICATIONS FROM LOCAL UNITS OF GOVERNMENT LOCATED WITHIN  
GTB'S 6-COUNTY SERVICE AREA WILL BE CONSIDERED FOR 2% FUNDING**

1. Allocation Cycle: \_\_\_\_\_ JUNE – New submission date, Postmarked by \_\_\_\_\_  
\_\_\_\_\_  DECEMBER – New submission date, Postmarked by **NOVEMBER 30th**

2. Name of Applicant: Leelanau County Parks and Recreation Commission-Child and Family Services of NW Michigan

Address: 8527 E. Government Center Drive, Suite 101 Suttons Bay MI 49682

Phone #: (231)256-8100

Fax #: (231)256-0120

Printed Name: Ty Wessell

- **Authorized Signature:** \_\_\_\_\_  
(Signature of local unit of government official; e.g., county/city official, township supervisor, village president, college president, school superintendent)

Title: Chairman Leelanau County BOC

E-mail address: cjanik@leelanau.gov

Printed Name of contact person: Bill Watson

Telephone #: (231) 946-8975 ext. 1029

Fax #: (231) 941-3191

E-mail address: bwatson@cfs3L.org

3. Type of Applicant: \_\_\_\_\_ Local Government \_\_\_\_\_ Local Court  
\_\_\_\_\_ Township \_\_\_\_\_ County Commissioner \_\_\_\_\_ Road Commission  
\_\_\_\_\_ Public School District \_\_\_\_\_ College \_\_\_\_\_ Charter School  
\_\_\_\_\_ Public Library \_\_\_\_\_ Sheriff/Police Department \_\_\_\_\_ Fire Department

501c3 applying through local unit of government (name): Child and Family Services of NW Michigan

4. Fiscal Data: Amount Requested: \$ 22,000 Percent: 43 %  
 Local Leveraging: \$ 30,200 Percent: 57 %  
 (Match)  
 Total Budget: \$ 50,200 Percent: 100 %
5. Target Population: \_\_\_\_\_ Children \_\_\_\_\_ Adults \_\_\_\_\_ Elders  
 (Indicate the \_\_\_\_\_ ALL Total GTB member Community \_\_\_\_\_  
All Others number of GTB \_\_\_\_\_  
 members)
6. Counties Impacted: \_\_\_\_\_ Antrim \_\_\_\_\_ Benzie \_\_\_\_\_ Charlevoix  
 \_\_\_\_\_ Grand Traverse X \_\_\_\_\_ Leelanau \_\_\_\_\_ Manistee
7. Brief Description (purpose of funding); include statement of need:

The Leelanau County Parks and Recreation Department acquired Veronica Valley Park in December 2008 from a Michigan Natural Resources Trust Fund grant award with the help from Rotary Charities and Leelanau County. This parcel is located in Bingham Township at the junction of Maple Valley Road and County Road 641, approximately four (4) miles southwest of Suttons Bay and four (4) miles south of the Village of Lake Leelanau in the east central area of the County. The Park is approximately one-half mile from Lake Leelanau and 12 miles from the City of Traverse City.

The Veronica Valley Park property was formerly a family operated, nine-hole golf course not in use for several years. The site is characterized by gently rolling hills, open space, wetlands, and forested wetlands that include dense stands of white cedar. The property has three bridges and six ponds. Mebert Creek, a designated trout stream, also winds approximately 2,268 feet through the site. The forested and agrarian views will make this site a peaceful retreat for the passive recreation user.

The Leelanau County Parks and Recreation requests funds from the Grand Traverse Band to support park improvements at Veronica Valley, including the removal of invasive autumn olive. Spotted knapweed, and glossy buckthorn. YouthWork Conservation Corps will partner with City Girls Farm to utilize a small goat herd to perform Conservation Browsing. Conservation browsing places goats in small mobile paddocks using electrified fencing to contain them. Goats are natural browsers and not grazers, and they actually prefer to eat at those species eye level and then move down. Preferred species include – autumn olive, spotted knapweed, poison ivy/oak, multiflora rose, honeysuckle, buckthorn, wild grape, gooseberry, chicory, red clover, and ragweed. In addition, YouthWork will continue cut stump and herbicide treatment of invasive species in areas that are not appropriate for goat browsing.

Autumn olive can produce up to 200,000 seeds each year, and can spread over a variety of habitats as its nitrogen-fixing root nodules allows the plant to grow in even the most unfavorable soils. Autumn olive also impacts song birds that eat the berries and do not receive the nutrition they need in-order to migrate south in fall and winter. Buckthorn has a shallow root system that outcompetes native plants for moisture and nutrients, while contributing to erosion and ecological imbalance. Its leafy crown deprives other plants of sunlight and serves as a host for rust fungus and soybean aphids that impact other plants. In addition to this buckthorn releases Emodin into waterways, a poisonous chemical compound produced by the leaves, fruit, and bark of invasive buckthorn, peaks with the breeding activities of several early-

breeding Midwestern amphibian species and naturally poisons soil and water for developing frogs and salamanders, as well as many plants. Buckthorn does not provide safe nesting habitat or ample migratory food for warblers, gnatcatchers, or vireos. Unlike native nut or berry trees, shrubs, or vines, buckthorn clings to berries that most animals do not like to consume. Leelanau County P&R will partner with YouthWork Conservation Corps to provide crews who will work at Veronica Valley for period of 4 weeks in the summer of 2020.

Based on FDR's Depression-era New Deal Civilian Conservation Corps, Child and Family Services' (CFS) YouthWork Program (YW) provides direct access for an underserved and diverse population of young people, especially targeting those who are low-income or disadvantaged youth. These youth are defined as living in a community of persistent poverty, or being in the foster care system, developmentally disabled or delayed, academically at-risk, returning veterans, or having documented behavioral issues such as court involvement. Disadvantaged youth in Michigan struggle to attain educational goals, are too often involved in the juvenile justice and child welfare systems, have limited access to physical and mental health care, abuse substances at high levels, and die by suicide at alarming rates.

The youth served by CFS and our partners are more vulnerable to bullying, mental health challenges, homelessness, conflict, and stress from peer pressures and academic expectations. Family stresses and instability only compounds these vulnerabilities. In our state, and in northern Michigan in particular, there is a critical lack of services available to help this population reach self-sufficiency and maintain a healthy lifestyle. The rural isolation of much of our service area further limits access to the helping resources that are available. When job training, service opportunities, mentorship, and independent living skills education is available to our teens, their chances for success in school and beyond are dramatically improved.

The youth in our state need help achieving self-sufficiency and economic stability. 481,421 children and adolescents under age 17 (or 22%) live below the poverty threshold in our state. In 2016, 65% of Michigan youth ages 16-19 were unemployed or not in the labor force. Nearly half (45.8%) of the students in our state are eligible for free or reduced lunch (families' income below 185% of poverty level). Our regional McKinney-Vento Consortium counted 1,097 homeless students in the five-county area surrounding our Traverse City office last year (Antrim, Benzie, Grand Traverse, Manistee, Kalkaska, and Leelanau Counties). When our teens are forced into survival mode – figuring out where they will sleep, what they will eat, and how they will meet their basic needs – as many of our youth do, it isn't possible for them to fully concentrate on their studies or future goals.

Many youth we serve are dealing with family instability or dysfunctional family units, which often involve domestic violence and abuse. More than 745,000 Michigan children ages 0-17 (about one-third) live in a one-parent household. 248,401 children in Michigan live with families where an investigation of alleged child abuse or neglect occurred in 2016 and more than 39,000 cases were confirmed. Approximately 12,000 children were in foster care in Michigan in 2015 after being removed from their homes due to abuse or neglect, and 1,680 (14%) were youth ages 16-20 (Data Center Kids Count).

Our youth also struggle with mental health challenges and need help staying safe from suicide. Nearly 422,000 children in Michigan have one or more emotional, behavioral, or developmental condition (Data Center Kids Count). The 2015 Youth Risk Behavior Survey shows that 31.7% of our students felt so sad or hopeless almost every day for two or more weeks in a row that they stopped doing some usual activities, almost 15% seriously considered suicide, 11.9% made a plan to take their own life, and 9.2% actually attempted suicide ([www.cdc.gov/healthyyouth/data/yrbs/pdf/2015/ss6506\\_updated.pdf](http://www.cdc.gov/healthyyouth/data/yrbs/pdf/2015/ss6506_updated.pdf)).

YouthWork will create jobs for young adults that will help them: gain an appreciation for their



community and the natural world; learn important, lifelong job and independent living skills; bond with other youth and caring adults; and earn a paycheck and educational awards, all in a socially and emotionally supportive environment. Our youth will build their skill level and strengths, and will improve their level of self-efficacy, self-esteem, and sense of community as they realize that their work will have a lasting benefit for their communities - from planting trees to building boardwalks in sensitive areas, from wildlife conservation to helping preserve historic buildings. YouthWork members will be organized into consistent teams of 3-6 youth supervised by a qualified, adult Team Leader. The program will utilize a model that includes an opportunity for youth to have a voice in the planning, implementation, and evaluation of projects - successfully fusing action, education, evaluation, and reflection.

This question only pertains to Indian Education Programs of Public School Systems. If you are not an Indian Education Program of a Public School system, skip to question 9.

(a) **Program formula: (1) \$5,000, up to \$10,000 per school district + (\$1,000, up to \$1,500 x # of GTB member students) = allocation. The increase to the formula will be determined by the previous timely 2% report received, and the data provided within the report on the success of the school's Indian Education Program as a result of the 2% allocation.**

**Please note: 1) In completing this section, only provide the student numbers of currently enrolled GTB members; do not include the general Native American data of your school system; and 2) there will be a cap of \$100,000, up to \$125,000 per school, based on the school's GTB membership count and data provided within the 2% report received from the previous year.**

(b) Recommendation from Parent Committee: \_\_\_\_\_ YES \_\_\_\_\_ NO

**Please have the Parent Committee sign the attached Certification Form.**

(c) Describe parent involvement in project: \_

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(d) Does the school receive Title VII Indian Education Funds? \_\_\_\_\_ YES \_\_\_\_\_ NO If yes, how much: \_\_\_\_\_

8. What are the start and completion dates of the proposed project? Start 5/1/2023  
Completion 10/31/2023

9. Has applicant received prior awards through the Tribe's 2% funding allocation?  
X YES \_\_\_\_\_ NO. If yes, please list the start and end dates and amount:

6/1/20 – 9/30/20 \$12,000 YouthWork Conservation Corps

10. Is the proposed project new X \_\_\_\_\_ or a continuation project X \_\_\_\_\_?

If this is a continuation project, please explain why there is a need to continue funding:

This project continues the work YouthWork began in 2020, but with the addition of a new component utilizing goats for conservation browsing.

11. If the previous project has been completed, did you submit your 2% report? X YES \_\_\_\_\_ NO. **The 2% report must be submitted one year from the date you received your 2% award. If your report has not been submitted, your current application will not be considered! 2% Reports are mandatory for future grant considerations. Mail your 2% report to: Attn: 2% Reports; GTB, 2605 N.W. Bay Shore Drive, Peshawbestown, MI 49682.**
12. Impact of Gaming on local program: (e.g., increase in student population, resulting from increase in Tribal employment or increase in emergency services to Casino patrons).

Gaming in the Grand Traverse region impacts the demand for services to vulnerable youth in two major ways. First, casinos and gaming increase tourism and employment opportunities, which contributes significantly to the steady population increase we have experienced over the past decade. The Native American population is also growing, likely initiated by the construction of additional housing for Grand Traverse Band members and casino employees, and the increased availability of jobs in the area. With more families and individuals visiting, living, and working in our community, there is a natural and corresponding increase in the need for services which support our youth.

For a certain part of the growing population, gaming can become a problem behavior. A 2013 study in Michigan found that 3,917 adults in the six-county region struggle with a gaming addiction (MI Department of Community Health). Some complications of pathological gambling include: drug or alcohol abuse; depression; anxiety; financial, social, and legal problems; heart attacks from the stress and excitement of gaming; and suicide attempts (National Institutes of Health). Getting the right treatment can help prevent and/or treat many of these complications.

The activities completed by YWCC have proved to teach youth important values and help them develop positive personality, behavioral, and emotional characteristics (Waters and Bortree, Building a better workplace for teen volunteers through inclusive behaviors, 2010).

Volunteering and providing valuable community services has a positive impact on youth and young adults. Youth who volunteer at least one hour each week are 50% less likely to abuse alcohol, smoke cigarettes, become pregnant, or engage in other adverse behaviors. Teens say they learn respect, kindness, a better understanding of people who are different, and patience from volunteering. Youth who volunteer are also more likely to do well in school, to graduate, and to vote. These youth are also more likely to volunteer, to have a stronger work ethic, and to give to charitable causes as adults when compared to their peers who do not volunteer (University of Nevada, Young Volunteers: The Benefits of Community Service, [www.unce.unr.edu/publications/files/cd/2003/fs0323.pdf](http://www.unce.unr.edu/publications/files/cd/2003/fs0323.pdf)).

13. How will the success of the project be assessed (evaluation plan)?

The program will be evaluated in a variety of ways. Student attendance and punctuality, work ethic, attitude and behavior while on the job will all be measured against performance prior to their participation in the program. If participants are pursuing summer school credit or credit recovery, they will be assessed on the successful completion of any required schoolwork, grades, and GPA. Each participant will complete a pre- and post- program evaluation of themselves as it relates to their self-esteem, core knowledge in the subject area and vision of their future. The program will be evaluated on each student's successful completion of the programs offered certifications. Members will also be evaluated on other performance measures as mandated by The Corps Network. YouthWork assesses

the YouthWork participants in the following ways:

**Participation Rate.** Ensure that at least 80% of Corpsmembers participate in activities that lead to and/or facilitate overall youth development and successful labor market transition.

**Entered Employment or Post -Secondary Education.** Place at least 60% in employment in high growth industries or in continued education in the first quarter after program completion.

**Post-Program Retention.** Provide post-program support to ensure that at least 75% of those employed in the first quarter after program exit are still employed in the third quarter after program exit.

14. If new staff is required, will preference be given to Native American applicants?

YES  NO

15. Budget: Please attach a one-page itemization of the planned budget. Include explanation for each category of the budget. Note: **A final report on expenditure of funds and project results will be due to the Tribal Council 30 days after project completion.**

**BEFORE YOU MAIL, PLEASE REMEMBER TO:**

- 1) Execute authorized signature
- 2) Attach 1-page budget
- 3) Submit **before the deadline from the cover letter you received**

**YouthWork Program – Leelanau County Budget Detail**

Funding Sources:

**1. Current 2% Request from Grand Traverse Band**

*YouthWork Team Wages, Training, Certifications, PPE* \$14,000

*Equipment rentals and materials* \$8,000

**GTB 2% Request Total:** **\$22,000**

**2. YouthWork and Other Match**

*A. YouthWorkMatch Total:* \$20,000

*Youth Corps Team Training, Certifications  
Wages and Fringes*

*Supervision, Coordination, Administration  
Transportation*

*Uniforms and PPE*

*B. Americorps Match -Education Awards* \$5,200

**Match Total** **\$25,200**

**3. Inkind Donations from Area Professionals and Educators**

*Informal Trainings, Mentorship, & Job Shadowing* \$2,000

*Access to Post-Secondary Educational Opportunities* \$1,000

**In-Kind Total** **\$3,000**

**PROGRAM EXPENSE TOTAL:** **\$50,200**



Leelanau County

J Novak

8527 E Government Center Dr. Sui

Suttons Bay MI 49682

January 20, 2023



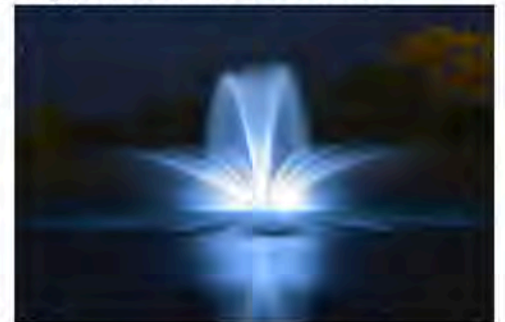
Subject: 2023 Pond Maintenance Proposal

J Novak,  
Savin Lake Services Inc. is a fully integrated lake and pond management firm offering multiple mitigation solutions to improve the overall health, aesthetics and/or recreational use of waterbodies all throughout Michigan. We offer both mechanical and herbicide control methods to manage nuisance aquatic plants. In addition to aquatic plant management, we also offer multiple types of ecological studies and consulting services, phosphorus mitigation solutions, dredging services, bacterial augmentation options, and multiple other additional lake and pond related services for our lake and pond customers.

Savin Lake Services Inc. has been servicing Michigan's lakes and ponds for over (25) years. Savin Lake Services utilizes the best management practices to develop and execute lake management plans and pond maintenance programs on over (80) lakes and (220) ponds in Michigan. Our strong commitment to customer satisfaction and our solid reputation speaks for itself. We are known for providing professional services that meet and/or exceed the goals and expectations outlined within the management plans.

Savin Lake Services Inc. is licensed by the State of Michigan and carries all the required insurances. The aquatic herbicide products that we utilize to control nuisance aquatic plants are of the highest quality and used in the safest manner possible. All Savin Lake Services' applicators are very well trained and have obtained and hold their commercial certifications. Each of the products we utilize are registered by the EPA (Environmental Protection Agency), and regulated by the Michigan EGLE (Department of Environment, Great Lakes, and Energy).

Savin Lake Services Inc. completes all our initial pond treatments between mid-May and mid-June, and the treatment timing is dependent on the weather, water temperature, and aquatic weed growth on your pond(s). After we complete our initial treatment on your pond(s), we will then return every 4-6 weeks to evaluate your ponds (s) and conduct a treatment for any residual vegetation, plant regrowth, and algae that is present during our visit. A plants response to herbicide treatments will vary by plant species. Most aquatic plant species that are treated will start to die back between 7-14 days after treatment. Hearty stalked plant species may take 3 - 4 weeks after treatment to drop out of the water column. However, these plants should show noticeable deterioration 14 days after treatment. If you are still experiencing prolific aquatic weed growth after 14 days - please contact us. We have a strong commitment to customer satisfaction, and we will make every effort to keep our customers happy.



Savin Lake Services also offers a complete line of pond display fountains and diffused aeration systems. We are a certified sales and service center for these fountains and aeration systems. We also offer an annual fountain in and out service with over winter storage, and we have certified technicians on staff that can handle all your service and repair needs. If you have an interest in acquiring a beautiful display fountain or aeration system for your pond(s) – we invite you to contact us so we may discuss the many options available to you.



The pond maintenance programs we offer do not include treatments for emergent plants, such as lily pads, and cattails. Treatments for emergent plants are an additional service option that can be added to your pond maintenance programs. Blue organic pond dye will be added to your pond during each treatment. This service is included in all our maintenance programs unless prohibited by the EGLE permit or the customer specifies that do not want their pond to be dyed. The use of pond dye is prohibited in ponds that have an outflow of water during the time of treatment. Pond dye keeps your pond looking great and reduces sunlight penetration required to promote growth of unwanted plants or algae.

We have found that our standard and premium pond maintenance programs meet the needs of most the ponds we maintain. However, our pond maintenance programs can be customized, and additional services can be added to meet your expectations and desires for your pond. If a custom maintenance program is desired, please contact us to create and discuss what you would like to have included in your custom maintenance program, and Savin Lake Services will be more than happy to provide an estimate for the services requested.

Savin Lake Services is pleased to offer the following pond maintenance programs and additional service options for your consideration. If any of these maintenance programs and additional services meet the needs of your pond, please read the agreement terms on the last page, and complete the below contract form selecting the desired program(s) and additional services you would like to contract Savin Lake Services to provide. Then sign and date the contract form indicating your acceptance and binding of this document into a firm contract and return to us along with any required payments at your earliest discretion.

If you have any questions, comments, or require any additional information, please feel free to contact us at any time.

Sincerely,

**Paul Barber**

Paul Barber - Sales & Market Development Manager  
Savin Lake Services, Inc.



## Pond Maintenance Programs

### **2023 Standard pond maintenance program ?**

**(3 Treatments)**

**Description:** The 2023 Standard Pond Maintenance Program is a multi-treatment program to control nuisance aquatic weeds and algae. This maintenance program is recommended for ponds that are owned and used by a single homeowner or ponds that have mild productivity (plant and algae growth) and nutrient load. This maintenance program consists of the following:

**Aquatic weed control:** Savin Lake Services will conduct (3) herbicide application for the submersed plant species (e.g., pondweeds, watermilfoils, naiads, etc.), and floating plant species (e.g., Duckweed, Watermeal, etc.) that are present in the pond during the treatment

**Algae control:** Savin Lake Services will conduct (3) algaecide application to manage and control the algae growth that is present at the time of each treatment.

**Treatment timing:** Aquatic plant and algae control treatments will be completed once a month for the months of May, June, July, August, September.

### **2023 Standard pond maintenance program cost**

**\$2,325.00**

### **2023 Premium pond maintenance program ?**

**(5 Treatments)**

**Description:** The 2023 Standard Pond Maintenance Program is a multi-treatment program to control nuisance aquatic weeds and algae. This maintenance program is recommended for ponds that are owned and used by a single homeowner or ponds that have mild productivity (plant and algae growth) and nutrient load. This maintenance program consists of the following:

**Aquatic weed control:** Savin Lake Services will conduct (5) herbicide application for the submersed plant species (e.g., pondweeds, watermilfoils, naiads, etc.), and floating plant species (e.g., Duckweed, Watermeal, etc.) that are present in the pond during the treatment

**Algae control:** Savin Lake Services will conduct (5) algaecide application to manage and control the algae growth that is present at the time of each treatment.

**Treatment timing:** Aquatic plant and algae control treatments will be completed once a month for the months of June, July, and August

### **2023 Premium pond maintenance program cost -**

**\$3,725.00**



## Additional Service Options

(Must be added to a maintenance program)

### **Bacterial augmentation (muck reduction) treatments**

**(3 Treatments)**

**Description:** Bacterial Augmentation treatments are completed by applying microbial pellets that contain colony forming beneficial bacteria and enzymes capable of digesting up to 4 – 6 inches of organic sediment (muck) a year. These treatments will also reduce odors and improve water clarity. Savin Lake Services, Inc will complete (3) treatments utilizing a total of 70 lbs. of microbial pellets applied at manufacturers recommended rates.(35 lbs. on 1st treatment and then 17.5 lbs. on both the 2nd and 3rd treatments)

**Treatment timing:** Treatments will be completed at the same time as aquatic weed and algae control treatments that are completed in June, July, and August.

**Total additional costs for (3) bacterial augmentation treatments**

**\$1,750.00**

**Note:** Bacterial augmentation treatments coupled with a properly designed diffused aeration systems (not included) will result in additional bacterial decomposition. The oxygenated water column will allow the decomposition of the organics (leaves, twigs, etc.) at a rate of 10X that of bacterial decomposition without air. This decomposition will prevent accumulation of sedimentation in the bottom of the pond and will negate the need for further dredging of the pond in the future. Please contact us if you would like more information about the beneficial impacts a diffused aeration can have on your pond. Savin Lake Services, Inc. provides free system designs and cost estimates for all your ponds aeration needs.

### **Systemic emergent plant control**

**Single application**

**Description:** Systemic emergent plant control treatments utilize systemic herbicides that impact both the shoots and roots of Emergent aquatic plants (e. g. lily pads, cattails, bulrushes, etc.). Emergent plant treatments take place in fall when the plants are up-taking and storing nutrients to survive over the winter month. By completing treatments in the fall the emergent plants will allow the herbicide used to translocate to its root system cause the entire plant to die off. Emergent plants that are treated utilizing this strategy will not regrow and will no longer need to be treated. Savin Lake Services, Inc will treat the emergent plant species that exist in your pond. We will also treat invasive terrestrial plants that are encroaching the water's edge along the perimeter of the pond.

**Treatment timing:** Treatment will be completed at the same time as aquatic weed and algae control treatment completed in August or September.

**Total additional costs for systemic emergent plant control**

**\$575.00**

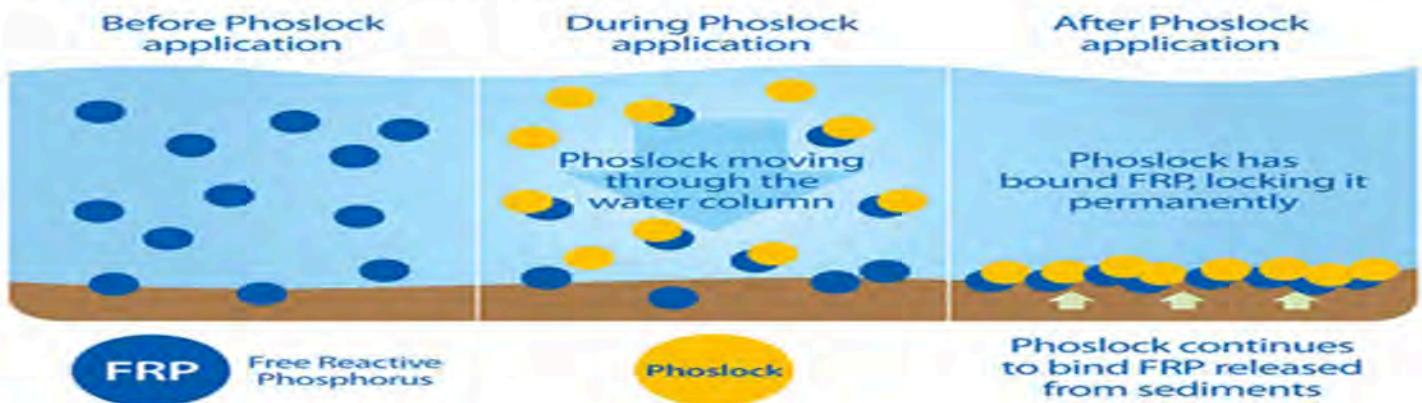


## Phosphorus mitigation (nutrient binding) technologies

**Description:** These technologies are highly recommended for ponds that produce prolific algae growth and have poor water clarity. Phosphorus mitigation technologies bind up the incoming bio available phosphorus that's entering or currently existing in your pond. These mitigation technologies reduce the amount of nutrient food source available to promote algae and plant growth. A single pound of phosphorus can produce up to 500 pounds of algae. Implementing a phosphorus mitigation program to your pond will greatly improve the water quality and water clarity of your pond. We call this type of management approach being proactive instead of reactive because it attacks the source opposed to just controlling the problem.

### Phoslock

Phoslock treatments are applied to a pond to strip the existing phosphorus (internal loading) out of the water column by creating a permanent ionic bind with the phosphorus as the product is applied. The product then drops to the bottom of your pond and creates a thin cap over the nutrient rich sediment in your pond and doesn't allow the phosphorus to be resuspended into the water column.



### Phoslock treatment

### Single application

Savin Lake Services, Inc will apply 385 pounds of Phoslock in a single application. This will bind up 3.85 pounds of phosphorus. If your pond contains more than 3.85 pounds of phosphorus additional treatments may be required to achieve desired results and bind up all the phosphorus. Recommendations for future treatments will be provided after initial treatment. These recommendations are based on the overall conditions and water clarity of your pond following the initial treatment.

**Treatment Timing:** Phosphorus mitigation treatment is usually completed during our initial herbicide application in the Spring. However, it can be applied during any of our other scheduled treatments

**Total additional costs for phosphorus Mitigation treatment** \$4,675.00

Note: Treatment cost is for a one-time application of 385 Pounds of Phoslock. All additional Phoslock treatments are not included in the cost of the above costs. Additional Phoslock treatment costs will be provided with recommendations after initial treatment.



## **Other Additional Services Offered**

(Pricing available upon request)

### **Dredging Operations**

- \* Sediment removal for any scale project  
Lakes and ponds, Harbors and Marinas,  
Navigational Boating Lanes, and  
Maintenance Dredging
- \* Plan Development, Project  
oversight/management
- \* Permit Administration
- \* Engineering and construction of spoils  
holding cells

### **Vegetation Management**

- \* Permit Administration
- \* Mechanical Harvesting of Aquatic
- \* Systemic herbicide treatments for  
aquatic and terrestrial plants
- \* Watermoss treatments or removal
- \* Biovolume/ Vegetation Density, Bathymetry,  
and Bottom composition mapping,  
Aquatic Plant Surveys

### **Ponds**

- \* Engineered designs for new ponds or expanding  
existing ponds
- \* Permit administration
- \* Sales and installation of pond liners
- \* Perimeter rip rap/soil erosion prevention projects
- \* Beach/Swimming area development
- \* Mitigation of External Nutrient sources
- \* Decorative floating fountains and Aeration Systems
- \* Fountain - Sales, Service, installation/removal
- \* Aeration system- Solar powered and electric  
system designs, sales, service, installation,  
and removal
- \* Waterfalls and Water Gardens
- \* Pump and components- Sales, Repair,  
Installation/removal with winter heated storage



**2023 Pond Management Contract**

Customer name: J Novak Date: January 20, 2023

Mailing address: 8527 E Government Center Dr. Suite101

City: Suttons Bay State: MI Zip code: 49682

Pond address: 4243 S Lake Leelanau Dr

City: Lake Leelanau State: MI Zip code: 49653

Home phone : (231) 946-6014 Cell phone : (231) 432-0555

Email address: levans@co.leelanau.mi.us Dye choice: \_\_\_\_\_

Does the pond have an outflow ? \_\_\_\_\_ If yes, please describe: \_\_\_\_\_

Does your pond contain coi, trout, catfish or bullhead ? \_\_\_\_\_ Other species: \_\_\_\_\_

Do you own the bottomlands of your pond? \_\_\_\_\_ If no, please explain: \_\_\_\_\_

**Maintenance Programs**

- Standard pond maintenance program - (3) treatments \$2,325.00
- Standard pond maintenance program - (5) treatments \$3,725.00

**Additional Service Options**

- Bacterial augmentation treatments - (3) Treatments \$1,750.00
- Systemic emergent plant control - single fall application \$575.00
- Phosphorus mitigation treatment - single 385 lb. application \$4,675.00
  
- Remove and install fountains \$450.00
- Remove and install aeration system \$50.00

Price for your 2023 Pond Treatment: \_\_\_\_\_

Other pond services or comments:

\_\_\_\_\_  
\_\_\_\_\_



**Terms and Conditions:** Savin Lake Services, Inc treats depending on the weather, water temperature, and aquatic weed growth on your ponds. Savin Lake Services, Inc utilizes chelated copper products for algae control and submerged aquatic vegetation will be managed utilizing aquatically labeled products like Diquat Dibromide & Aquathol K. Utilizing these products at the proper application rate do not harm any scaled fish or the surrounding wildlife. However, it is important to note that copper products may affect trout, bullhead, catfish and or koi (any unscaled fish).

**Fish Kills:** Dead and dying fish are an ugly sight. The truth is most species of fish are relatively short-lived and have a high rate of mortality. Even large fish, too large to be eaten by predators such as bass and pike, experience a death rate of approximately 50% per year. Fortunately, the deaths are usually spread-out over the year and are rarely observed or become a problem except when concentrated as a fish kill. Only a fraction of the dead fish are ever observed because many decompose on the bottom or are eaten by scavengers such as turtles and crayfish. Most of the time, fish kills are due to natural causes over which we have no control, such as weather. Natural fish kills are three basic seasonal types: winterkill, which occurs in late winter but may not be seen until early spring; spring kills, which occurs in late May to early June; and summer kill, which occurs on the hottest days of mid-summer. Savin Lake Services, Inc cannot be held responsible for fish kills, as most fish kills are natural fish kills. The above information was taken from the DNR website. For more information regarding fish kills - please go here: [http://www.michigan.gov/dnr/0,4570,7-153-10364\\_52259-119822--,00.html](http://www.michigan.gov/dnr/0,4570,7-153-10364_52259-119822--,00.html).

Savin Lake Services, Inc requests all pond management contracts returned to us by 04/15/2023. If the contract is not received by the due date this may cause your first treatment to be missed. If we receive your contract after the due date and have already treated in your area, there will be a \$125.00 service charge for us to come out and treat your pond.

Savin Lake Services, Inc treats customer ponds based on the area in the state that they are located. This allows us to reduce cost for our pond customers. If you request us to treat your pond at a time other than when we are scheduled to be in your area there will be a fee of \$125.00.

Savin Lake Services, Inc. prices are based on a fixed pricing structure for the season combined with the number of treatments. We will determine the number of treatments needed due to your pond condition. Our standard pond contracts include (3) treatments unless specifically stated in the contract otherwise. There will be no refunds given due to the customer deciding they wanted (and/or) needed less treatments than quoted. There will be no moving treatments to the next season.

By signing this form, I agree to the 2023 price of treatment and the terms and conditions stated above.

Customers Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
J Novak

Please select payment method: (We accept Cash, Check, Visa, Mastercard and Discover)

Name on credit card: \_\_\_\_\_

Billing address for card: \_\_\_\_\_

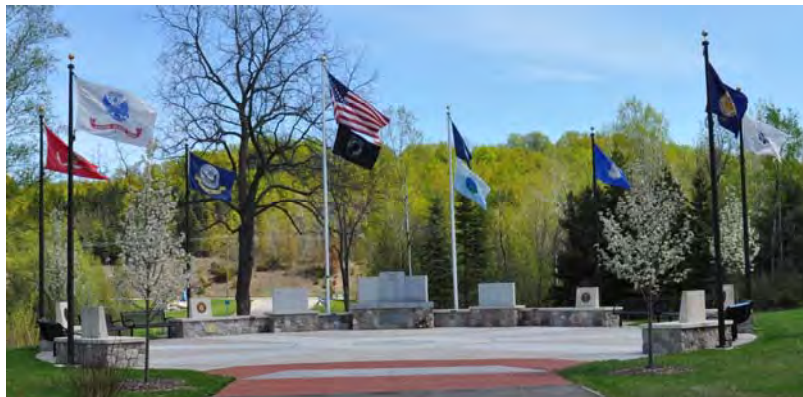
Credit card number: \_\_\_\_\_

Expiration date: \_\_\_\_\_ CVV (3 Digit pin on back of card): \_\_\_\_\_

# Leelanau County Capital Improvements Program (CIP) *2023 through 2028*



*Leelanau County Government Center*



*Leelanau Veterans Memorial*

*Prepared by: Leelanau County Planning Commission, pursuant to the  
Michigan Planning Enabling Act*

*Prepared by the Leelanau County Planning Commission  
Accepted by the Leelanau County Board of Commissioners August 16, 2022*

**Board of Commissioners**

Ty Wessell - Chairman  
Melinda Lautner, Vice-Chair  
Gwenne Allgaier  
Lois Bahle  
Rick Robbins  
Debra Rushton  
Patricia Soutas-Little

**Administrator's Office**

Chet Janik, County Administrator  
Laurel Evans, Executive Assistant

**Planning Commission (Capital Improvement Planning Committee)**

Steve Yoder - Chairman, Casey Noonan - Vice Chairman,  
Melvin Black - Chair Pro-Tem, Gail Carlson, Dan Hubbell, Melinda Lautner,  
Robert Miller, Tom Nixon, Amy Trumbull

**Planning Department**

Trudy Galla, AICP, Planning Director  
Gail Myer, Senior Planner  
Jenny Romo, Secretary

Leelanau County Planning Commission &  
Leelanau County Planning & Community Development Office:  
8527 E. Government Center Dr., Suite 108  
Suttons Bay, MI 49682

Tel: (231) 256-9812  
Website: [www.leelanau.gov](http://www.leelanau.gov)

**Leelanau County**  
**Capital Improvements Program**  
2023 through 2028

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## PART I: OVERVIEW

### AUTHORITY

This Capital Improvement Program (CIP) is developed under Section 65 of the Michigan Planning Enabling Act, Act 33 of 2008, which states:

**125.3865 Capital improvements program of public structures and improvements; preparation; basis.**

Sec. 65.

(1) To further the desirable future development of the local unit of government under the master plan, a **planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements**, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. **The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period.** The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. **Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission** with lists, plans, and estimates of time and cost of those public structures and improvements. (Emphasis added)

### WHAT IS A CIP?

A Capital Improvement Program (CIP), is a short-range plan, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. Essentially, the plan provides a link between a

- ❖ municipality, school district, parks and recreation department and/or other local government entity, and the
- ❖ entity's comprehensive and strategic plans, and the
- ❖ entity's annual budget.

A CIP is an outline used to designate the financing and prioritizing of upcoming improvement projects. A CIP is used to detail community renovations or improvements and plan out finances for equipment and materials and dates for projects to be started and completed.

#### **Benefits:**

A CIP provides many benefits including:

- A systematic evaluation of all potential projects at the same time.
- The ability to stabilize debt and consolidate projects to reduce borrowing costs.
- Serves as a public relations and economic development tool.
- A focus on preserving a governmental entity's infrastructure while ensuring the efficient use of public funds.
- An opportunity to foster cooperation among departments and an ability to inform other units of government of the entity's priorities. For example, it is not uncommon for a large city or county to incorporate into its CIP the capital needs of a school district, parks and recreation department and/or some other public service structure.



## **Features:**

The CIP typically includes the following information:

- A listing of the capital projects or equipment to be purchased.
- The projects ranked in order of preference.
- Financing options.
- A timetable for the construction or completion of the project.
- Justification for the project.
- Explanation of expenses for the project.

## **Why is the CIP Important?**

Since County government has limited resources for capital investments, it must have a process for selecting those with the greatest public benefits, to make sure taxpayers receive the maximum return on their investment. It is therefore important that government has a clear assessment of its needs and a process for comparing the relative benefits of different projects with one another.

The process and development of a long-term CIP can realize the following benefits:

***Focus attention of community goals and needs.*** Capital projects are prioritized based on need. The CIP can also be used as a tool to achieve goals and objectives.

***Allow for an informed public.*** The CIP keeps the public informed about future capital investment plans and provides opportunity for them to be involved in the process.

***Encourage more efficient program administration.*** Work can be more effectively scheduled and available personnel and equipment can be better utilized when it is known in advance what, when, and where projects will be undertaken.

***Identify the most economically sound method of funding projects.*** Through proper planning, the need can be foreseen and action can be taken before the need becomes so critical that immediate funding may be required.

***Enhance the County's credit rating.*** Keeping planned projects within the financial capabilities of the County may lead to better credit ratings.

***Help plan for future debt.*** The CIP can be an effective tool to plan for future debt, and identify methods for funding long-term debt for large projects.

## **Making Good Decisions**

Understanding the available options for funding capital improvements is essential to good decision-making. Equally important is the completion of five-year revenue and expenditure projections, the adoption of debt and reserve policies, and the implementation of a thoughtful capital request evaluation process. With this type of information in hand, municipal leaders are better equipped to act in ways that effectively protect public assets and realistically plan for the future.

## **What is a Capital Improvement?**

A capital improvement is a major, non-routine expenditure for new construction, improvements to existing buildings, facilities, land, streets, storm sewers, and expansion of parks, to name a few. A capital improvement has a relatively high monetary value, a long-life expectancy, and results in the creation of an asset or extends the life of existing assets. The cost of the capital improvement includes design, legal fees, land, operating equipment, furniture, construction, etc. that is necessary to put the asset into service.

Planned capital improvement projects improve our infrastructure including streets we drive on, water we drink, libraries we visit, and parks we visit. A capital need includes various project types such as:

1. Bikeways
2. Bridges
3. Drainage and flood control facilities
4. Libraries
5. Parks and recreation centers
6. Police, fire stations
7. Street improvements
8. Utilities
9. Water and sewer facilities and pipelines
10. Buildings

### **Is every project a CIP?**

No. Every project is not a CIP. CIP descriptions clearly establish that a project is capital in nature. What makes it capital in nature is the construction, purchase, or major renovation of buildings, utility systems, and other facilities; in addition to land acquisition and roadway projects. Some projects will be considered as annual maintenance or activities related to supporting day-to-day operations. (Items such as maintenance costs or replacement costs may still be included in the CIP, even if not considered a project. Examples include: pavement maintenance, replacement of heating/cooling, software/hardware).

### **CIP DEVELOPMENT PROCESS**

The development of a capital improvement program is a continual process and, consequently, should be viewed as a working document. Therefore, while the document covers a six-year planning perspective, it is revised every year in order to accommodate new projects, reflect changes in ongoing projects, and extend the program an additional year.

The first year of the plan is incorporated into the annual budget to appropriate funds. Improvements identified in subsequent years are approved only on a planning basis and do not receive expenditure appropriation. As County projects are completed, projects in future years are added in order to identify and quantify future needs.

Projects included in the CIP are either County managed projects or include just the County's share of projects that will be managed by other agencies. If an outside agency will contribute funding directly to the County for a project that the County will manage, then that cost and funding are included in the project budget. The CIP includes all capital projects which are to be financed in whole or in part from funds subject to control or appropriation by the County. Therefore, the CIP includes bond appropriations (general obligation, certificates of obligation and revenue bonds), General Revenues – Cash, Impact Fees, Developer Contributions, and any Federal, State or private foundation grant funds or loans received by the County for capital improvement projects.

### **IMPLEMENTATION**

The County considers input from the citizens, the Planning Commission, County staff, and the General Plan in the Capital Improvement Program's preparation. A project list is compiled, prioritized by year, and cost estimates assigned. The County Administrator, County Treasurer and Accounting Department will look at the need to issue debt, potential impact on the tax rate (if any), and available funds. The Planning Commission will review potential projects and rank projects. Prior to the start of the budget process, the Commission will prepare an update to the CIP and a list of recommendations for capital improvements over the next six (6) years. A final draft of the CIP and list of recommendations is sent to the County Board to consider and approve. The County Board will consider the CIP and recommendations in its annual budget process. Upon Board approval, the CIP is reproduced and distributed for implementation. **Department heads are still responsible for following county policies and procedures for capital improvement projects, and obtaining County Board approval prior to the beginning of any project.**

Funding for CIP projects are derived from various sources, including General Revenues, Special Funds, Contributions, Federal and State funds, 2% allocation funds, donations, loans, and grants. Projects identified as ‘unfunded’ may be considered as part of a future bond referendum.

## **ORGANIZATION STRUCTURE**

The structure of County government in Michigan is guided in large part by state statute. There are seven elected officials that comprise the County Board of Commissioners. There are also seven individual elected officials (Clerk, Drain Commissioner, Prosecutor, Register of Deeds, Road Commission, Sheriff, and Treasurer) who represent the statutory responsibilities of each office. In addition, there are independently elected judges who oversee Circuit Court; Probate Court, and District Court. Non-elected county offices include: Accounting, Administrator, Building Safety, Emergency Management/9-1-1 Central Dispatch, Equalization, Information Technology, Maintenance, MSU Extension, Planning & Community Development, and Senior Services.

## **COMMUNITY PROFILE**

### **Population**

*Source: U.S. Census Bureau*

Leelanau County was established in 1863 and is one of 83 counties in the State of Michigan. The County itself is a peninsula surrounded by Lake Michigan on three (3) sides. The county is comprised of 11 townships, 3 villages, the Grand Traverse Band of Ottawa & Chippewa Indians Tribe, and a portion of the City of Traverse City.

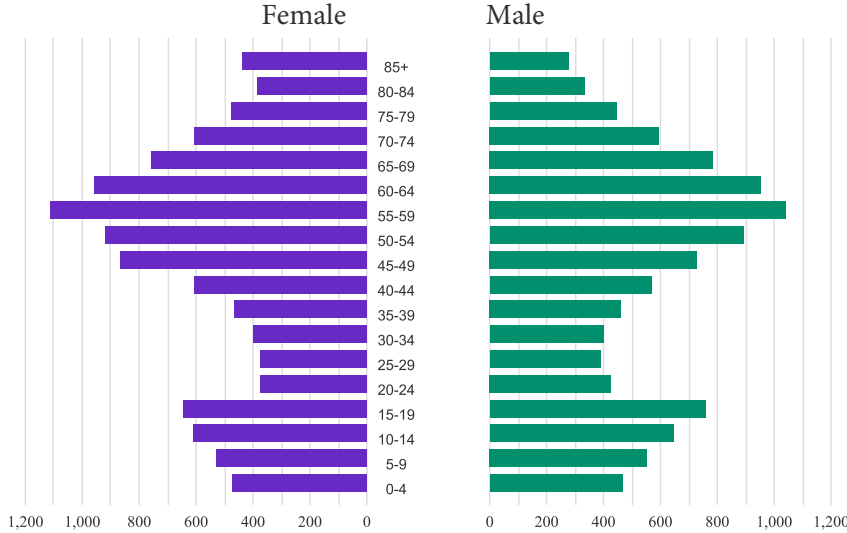
Leelanau County consists of 348.5 square miles of land. The County owns or jointly owns land for parks and facilities. Facilities owned include: Law Enforcement Center, Government Center (Courthouse), three county parks, Leland Dam, and Communication Towers.

Suttons Bay Township is the County Seat as of 2008, when the County moved its government facilities from the unincorporated village of Leland. The County experienced a continuous increase in population from the 1930 Census to the 2010 Census. The majority of the population growth in the County is attributable to domestic migration, rather than a natural increase (births minus deaths).

In 2020, the median age of Leelanau County residents was 54.6, about 16 years higher than the national median of 38.2 years. Leelanau County has one of the oldest populations in the nation. Approximately 30.9% of local residents are 65 and older while only 16.9% are 18 and under. For the U.S. population, 15.9% of the population is 65 or older and 24.1% are 18 and under.

These population pyramids group the populace by age and sex (**female** and **male**). A wider pyramid base means that the population is young. A wider top means that the population is older.

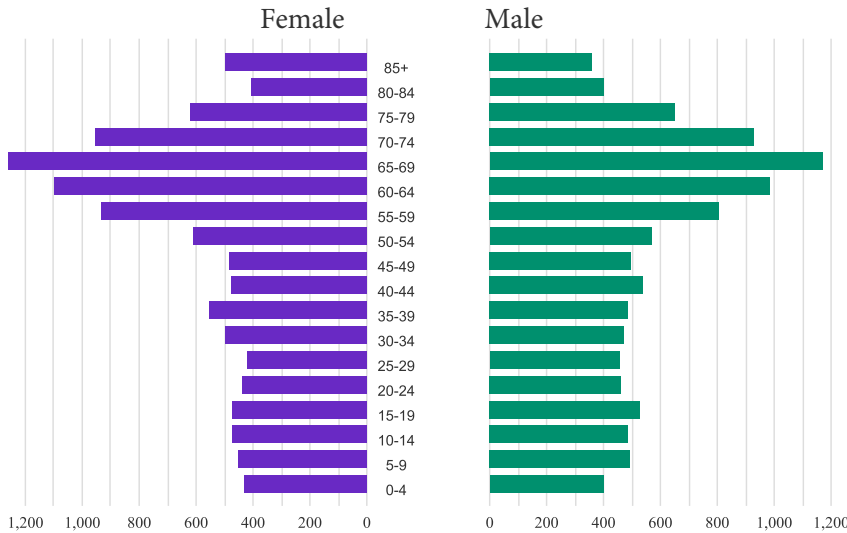
### Total Population in 2010



Historical population		
Census	Pop.	%±
1860	2,158	-
1870	4,576	112.0%
1880	6,253	36.6%
1890	7,944	27.0%
1900	10,556	32.9%
1910	10,608	0.5%
1920	9,061	-14.6%
1930	8,206	-9.4%
1940	8,436	2.8%
1950	8,647	2.5%
1960	9,321	7.8%
1970	10,872	16.6%
1980	14,007	28.8%
1990	16,527	18.0%
2000	21,119	27.8%
2010	21,708	2.8%
2020	22,301	2.7%

U.S. Decennial Census

### Total population in 2020



Source: Census Bureau

## EVALUATING CAPITAL IMPROVEMENT PROJECT REQUESTS

### Criteria

The planning criteria outline a structure of goals, limitations, and philosophies, which frame and direct the process of the plan. The criteria are also used to test alternative approaches to facilities needs in order to identify optimum strategies for the County. Like other components of the plan, the criteria should be periodically reviewed and updated so that the plan reflects the current priorities of the County.

- **Risk to Public Health or Safety** - To protect against a clear and immediate risk to public safety or health.
- **Deteriorated Facility** - A capital investment that deals with a deteriorated facility or piece of equipment. The action taken may be either 1) reconstruction or expensive rehabilitation to extend its useful life to avoid or to postpone replacing it with a new or more costly one; or 2) replacement of the facility or piece of equipment with a new one.
- **Systematic Replacement** - A capital investment that upgrades a facility or piece of equipment as part of a systematic replacement program. This investment assumes that the equipment will be restored to at least the same level of service.
- **Improvement of Operating Efficiency** - A capital investment that substantially and significantly improves the operating efficiency of a department, or an expenditure that has a very favorable return on investment with a promise of reducing existing, or future increases in operating expenses.
- **Coordination** - 1) An expenditure that is necessary to ensure coordination with another CIP project; 2) A project that is necessary to comply with requirements imposed by others (*for example: EPA requirements*); 3) A project that meets established goals or objectives of the Board of Commissioners.
- **Protection and Conservation of Resources** - 1) A project that protects natural resources that are at risk of being reduced in amount or quality; or 2) A project that protects the investment in existing infrastructure against excessive demand or overload that threatens the capacity or useful life of a facility or piece of equipment.
- **New or Substantially Expanded Facility** – Construction or acquisition of a new facility (including land), or major expansion thereof, that provides a service, or level of service, not now available.

### Project Ranking

If a project passes the Criteria Evaluation and is determined to be a project to list in the CIP, then the County Planning Commission ranks each project based on 4 different categories. This step is also recommended to be completed by the County Board of Commissioners for comparison with project ranking. Categories for the project ranking are:

- A. Public Health & Safety
- B. Consistency and Coordination
- C. Efficiency / Level of Service
- D. Funding

### Project Prioritization

After a project is ranked, the County Planning Commission gives it a priority rating. The rating indicates the following:

#### **PRIORITY 1 - Urgent**

- Corrects an emergency or condition dangerous to public health, safety or welfare;
- Complies with federal or state requirement whose implementation time frame is too short to allow for longer range planning; or

- Satisfies a legal obligation.
- Meets requirements imposed by others which have a short time frame to complete.

**PRIORITY 2 - Important**

- Prevents an emergency or condition dangerous to the public health, safety, or welfare;
- Is consistent with an adopted or anticipated element of the County General Plan or Parks & Recreation Plan, a federal or state requirement whose implementation time frame allows longer range planning, or a board approved policy;
- Is required to complete a major public improvement (this criterion is more important if the major improvement can not function without the project being completed, and is less important if the project is not key to the functioning of another project); or
- Provides for a critically needed community program.

**PRIORITY 3 - Desirable**

- Would benefit the community;
- Worthwhile if funding becomes available;
- Can be postponed without detriment to present services

**DEFINITIONS**

**Maintenance Budget** (Short term Element 1 year)

Annual appropriation of funds for specific facilities, equipment, and improvements.

**Capital Improvement Program** (6 years)

A proposed schedule of public projects and facility improvements to be built or completed by the County over the next six (6) years. The Program is a “rolling” process and subsequent year items in the Program are evaluated annually and advanced each fiscal year. Projects are approved on a planning basis only, and do not receive ultimate expenditure authority until they are eventually incorporated into the annual Budget.

**Capital Improvement Project**

A capital improvement project is a durable, fixed asset, with a lifetime of more than one year and has a value of more than \$5,000 per unit, such as:

- 1) Any acquisition of land for a public purpose;
- 2) Any construction of a new facility (e.g., a public building, or water lines, playfield, or the like) or an addition to, or extension of, such a facility;
- 3) A rehabilitation or major repair of all or a part of a building, its grounds, or a facility, or of equipment,
- 4) Purchase of major equipment

**Criteria**

A means to evaluate proposed capital improvement project requests.

**Facility**

A building or buildings owned by the County which houses County operations and services.

**Parcel**

Land owned by the County.

**Priority** – a rating for a project indicating it is Urgent, Important, or Desirable.

## CAPITAL PROJECT FINANCING

Financing capital projects often requires a package of revenue sources. Project financing tools that the County may consider are as follows:

### “Pay-as-you-go”

The simplest method of financing capital improvements is “Pay-as-you-go.” This approach involves appropriating funds to a capital improvement fund each year until the balance is sufficient to pay the cost of a project. It may involve the use of grant funds. It may also involve levying a special assessment or fee that is put aside in a special fund until enough is accumulated to make the improvement. There are drawbacks to “Pay-as-you-go.” Inflation may increase project costs so that the targeted amount may rise over time. Construction costs may increase while the money is being set aside. In addition, there is no immediate benefit to diverting funds to save for a proposed project.

Lease and/or Lease-Purchase an agreement to pay for the use of a building, facility or piece of equipment for a period of time, with or without the option to purchase at the end of the timeframe.

Grants and/or Awards – these could include local, state or federal grants or awards, as well as 2% allocation funds from the local Tribe.

Millage – a voter approved amount added to tax bills for a specific length of time.

Special Assessment - a charge added to a tax bill for a property located within a ‘special assessment district’ (such as a sewer district).

Donations – donations made to the County for a specific purpose (such as donations for the Veterans Memorial).

### Bonds<sup>1</sup>

Issues related to bonding include bonding limits and bond terms. Depending on the type of bond, the project and current debt, bonding limits, or how much debt a county may incur, the term of the bonds have legal and practical considerations that must be determined prior to funding a project. The term of the bonds is the length of the time to repay the bonds.

#### General Obligation Bonds

General obligation bonds are backed by the authority of the county to levy taxes in any amount without limit to repay the debt. A county board may issue such bonds only if voters specifically approve the issue and give a county board the authority to increase taxes if necessary, to repay the general obligation debt.

#### Limited General Obligation Bonds

As an alternative to general obligation bonds, limited general obligation bonds are guaranteed by collection of delinquent taxes, tax sale proceeds, and rebates from local units if necessary. This approach does not require voter approval.

#### Revenue Bonds

Revenue bonds are secured only by the net revenues a project generates. Typical public improvements funded by revenue bonds include water and sewer systems, housing facilities, parking ramps and others. The key to financing a project with revenue bonds is whether the project generates revenues through charges for services and whether the project revenues are sufficient to both operate the facility and repay the debt.

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<sup>1</sup> Michigan Department of Treasury website.

### Lease Financing

Lease financing of capital assets provides another alternative to the County and may be used for both equipment acquisitions and major improvement and construction projects.

### Property Disposal

Disposal (selling) of currently owned property or resources (land, timber, equipment, etc.) is a method for the county to raise necessary funds to use on capital projects.

User Fees – fees for a permit or pass to use a service or facility. Generates revenue for a specific cause or site.

## **COMMISSIONS AND AUTHORITIES**

The following commissions and authorities provide financing oversight of facilities, management of facilities and long-range planning:

**County Treasurer** – responsible for the receipt, custody, investment and disbursement of all County funds.

**Buildings & Ground** - The Buildings & Ground department assists with furnishing, equipping, improving, enlarging, operating and maintaining a building or buildings, parking lots or structures, etc.

**Parks & Recreation Commission** - The Parks and Recreation Commission is an advisory commission to the County Board of Commissioners for the county owned parks.

**Planning Commission** - Responsibilities of the County Planning Commission include development and implementation of the *Leelanau General Plan*; review local land use plans and zoning ordinances; prepare and update a Capital Improvement Program; provide planning and zoning information, education and outreach; and, review all County property purchases and development projects according to state statute.

**County Board of Commissioners** – Review recommendations from the County Planning Commission and approve capital expenditures and financing.



## Part II: Existing Capital Facility Inventory

### MICHIGAN MUNICIPAL RISK MANAGEMENT AUTHORITY

**Member: Leelanau County**  
**POLICY NUMBER M0001073**  
**POLICY PROPERTY LIST REPORT**  
**EFFECTIVE DATES 1/1/2022 To 1/1/2023**

Location Address		Location Description		
1.	8527 East Government Center Drive, Suttons Bay, MI 49682	Government Center		
	<b>Building Description</b>	<b>Building Value</b>	<b>Contents Value</b>	<b>Total Value</b>
	Government Center	\$12,126,609	\$6,418,960	\$18,545,569
	Law Enforcement Center	\$10,032,966	\$974,380	\$11,007,346
	WWTP Plant	\$249,924	\$11,330	\$261,254
	Pump/Well House	\$157,791	\$8,240	\$166,031
	Pole Building	\$189,032	\$77,250	\$266,282
	Storage Building	\$3,542	\$2,125	\$5,667
	<b>Location Totals</b>	<b>\$22,759,864</b>	<b>\$7,492,285</b>	<b>\$30,252,149</b>

Location Address		Location Description		
2.	11750 East Davis Road, Northport, MI 49670	Omena Tower		
	<b>Building Description</b>	<b>Building Value</b>	<b>Contents Value</b>	<b>Total Value</b>
	Omena Control Building & Tower	\$171,558	\$74,160	\$245,718
	<b>Location Totals</b>	<b>\$171,558</b>	<b>\$74,160</b>	<b>\$245,718</b>

Location Address		Location Description		
3.	1095 South Pit Road, Lake Leelanau, MI 49653	Central Tower		
	<b>Building Description</b>	<b>Building Value</b>	<b>Contents Value</b>	<b>Total Value</b>
	Central Control Building & Tower	\$345,234	\$87,550	\$432,784
	<b>Location Totals</b>	<b>\$345,234</b>	<b>\$87,550</b>	<b>\$432,784</b>

Location Address		Location Description		
4.	9237 South Tower Road, Cedar, MI 49621	Maple City Tower		
	<b>Building Description</b>	<b>Building Value</b>	<b>Contents Value</b>	<b>Total Value</b>
	Maple City Control Building & Tower	\$147,201	\$25,750	\$172,951
	<b>Location Totals</b>	<b>\$147,201</b>	<b>\$25,750</b>	<b>\$172,951</b>

Location Address		Location Description		
5.	1397 West Burdickville Road, Maple City, MI 49664	Myles Kimmerly Park		
	<b>Building Description</b>	<b>Building Value</b>	<b>Contents Value</b>	<b>Total Value</b>
	Maintenance Garage	\$67,246	\$53,560	\$120,806
	Restrooms	\$50,890	\$0	\$50,890
	Barn 1	\$113,313	\$0	\$113,313
	Barn 2	\$67,246	\$11,251	\$78,497
	<b>Location Totals</b>	<b>\$298,695</b>	<b>\$64,811</b>	<b>\$363,506</b>

Location Address		Location Description		
6.	8854 South Dunns Farm Road, Maple City, MI 49664	Old Settlers Park		
	Building Description	Building Value	Contents Value	Total Value
	Chapel	\$118,608	\$5,626	\$124,234
	Service Building	\$17,435	\$6,932	\$24,367
	Restrooms	\$42,491	\$0	\$42,491
<b>Location Totals</b>		\$178,534	\$12,558	\$191,092

Location Address		Location Description		
7.	3990 S. Maple Valley Rd., Suttons Bay, MI 49682	Veronica Valley County Park		
	Building Description	Building Value	Contents Value	Total Value
	Pole Building	\$65,658	\$49,155	\$114,813
<b>Location Totals</b>		\$65,658	\$49,155	\$114,813

Location Address		Location Description		
8.	11229 Benzonia Trail, Empire, MI 49630	Empire Tower		
	Building Description	Building Value	Contents Value	Total Value
	Empire Tower	\$0	\$86,137	\$86,137
<b>Location Totals</b>		\$0	\$86,137	\$86,137

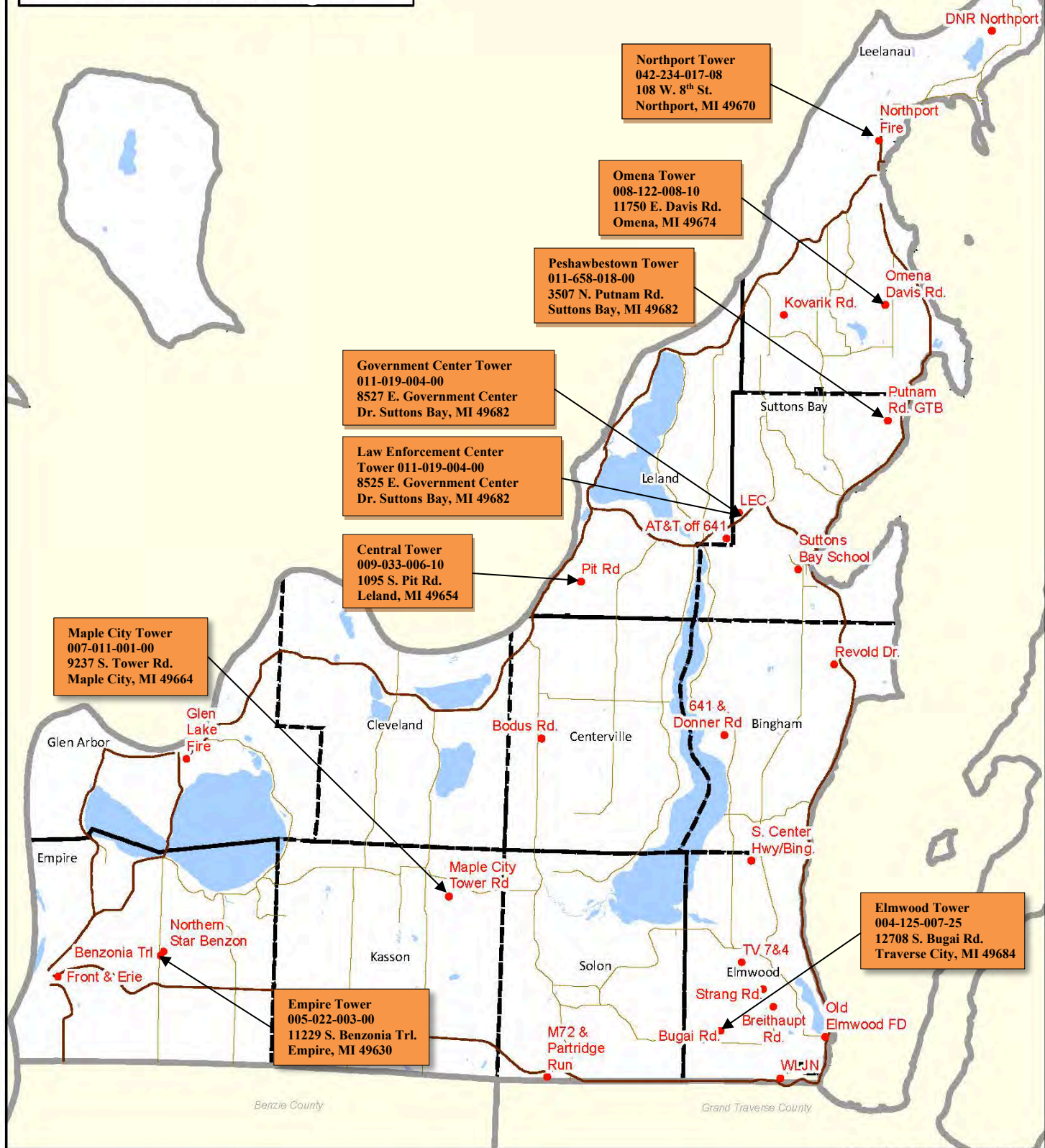
Location Address		Location Description		
9.	12708 S. Bugai Road, Traverse City, MI 49684	Elmwood Tower		
	Building Description	Building Value	Contents Value	Total Value
	Elmwood Tower	\$0	\$54,949	\$54,949
<b>Location Totals</b>		\$0	\$54,949	\$54,949

Location Address		Location Description		
10.	3507 N. Putnam Road, Peshawbestown, MI 49862	Peshawbestown Tower		
	Building Description	Building Value	Contents Value	Total Value
	Peshawbestown Tower	\$0	\$37,971	\$37,971
<b>Location Totals</b>		\$0	\$37,971	\$37,971

<b>Grand Totals</b>		
Building Value	Contents Value	Total Value
\$23,966,744	\$7,985,326	\$31,952,070

# Communication Tower Sites

Leelanau County



LN County Equalization / RHerman / 5.2.2017

	Comm Towers		State Highway		Township
	Primary Road		Lakes		County



1 inch = 3 miles

This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found in this map.

**Central Tower**  
**1095 S. Pit Rd., Leland MI 49654**  
**Property Tax ID# 009-033-006-10**  
**Size: 8.8 acres**

Liber 355, Page 988

Deed Recorded: December 30, 1992

Cost: \$40,000

County owns the tower as well as the property it sits on. It is a 460' lattice guyed structure constructed in 1999. The following co-locators are currently on this site. The County has current lease agreements in place for each vendor:

- Consumers Energy (2031) approximately \$37,000 annually with a 2% annual increase.
- AT&T (2030) approximately \$33,000 annually with a 3% annual increase
- Verizon (2028) approximately \$56,000 annually with a 3% annual increase
- Cherry Capital Connection under contract renegotiations for change in business model and delivery of services
- Baraga Broadcasting (2021) approximately \$7,000 annually with a 2% annual increase
- Agri-Valley (2036) approximately \$7,000 annually with a 2% annual increase (Rent deferred until February 1, 2024, per BOC incentives)
- Elevate Net (2033) has tower lease agreement, but does not currently have equipment installed on the tower

**Law Enforcement Center Tower**  
**8525 E. Government Center Dr., Suttons Bay, MI 49682**  
**Property Tax ID# 011-019-004-00**  
**Size: 43 acres**

Deed Recorded: December 21, 2000

Cost: \$370,000

This is a 180' free-standing lattice structure (2003, modified 2012). The County owns the tower and the property it sits on. The County manages this site.

- Cherry Capital Connection under contract renegotiations for change in business model and delivery of services
- Elevate Net (2033) has tower lease agreement, but does not currently have equipment installed on the tower

**Government Center Tower**  
**8527 E. Government Center Dr., Suttons Bay, MI 49682**  
**Property Tax ID# 011-019-004-00**  
**Size: 43 acres**

Deed Recorded: TBD

Cost: \$435,650

This is a 195' free-standing lattice structure (Project to be completed Fall of 2022). The County owns the tower and the property it sits on. The County manages this site.

- No lessees under contract for this tower at this time

**Maple City Tower**  
**9237 S. Tower Rd. Maple City, MI 49664**  
**Property Tax ID# 007-011-001-00**

This 199' guyed lattice structure (1997) is owned by the County and the County leases the land it sits on from Noonan & Sons. The lease agreement is good through 2047. Current co-locators are:

- AT&T (2030) approximately \$50,000 annually with a 3% annual increase
- Verizon (2028) approximately \$46,000 annually with a 3% annual increase
- Cherry Capital Connection under contract renegotiations for change in business model and delivery of services
- Elevate Net (2033) approximately \$1,900 annually with a 5% per term increase
- Agri-Valley (2036) approximately \$11,000 annually with a 2% annual increase

The fees generated on this site, minus minimal maintenance fees, are split 50/50 between the County and Noonan & Sons.

**Northport Tower**  
**108 W. 8<sup>th</sup> St. Northport, MI 49670**  
**Property Tax ID# 042-234-017-08**

In 2014, a 199' monopole replaced the 110' free-standing lattice structure. The County owns the tower but leases the property from Leelanau Township in exchange for 50% of collocation fees, minus a small maintenance fee. The property is located within the Village of Northport.

- AT&T (2030), approximately \$52,000 annually with a 3% annual increase
- Cherry Capital Connection under contract renegotiations for change in business model and delivery of services
- Elevate Net (2033) has tower lease agreement, but does not currently have equipment installed on the tower

**Omena Tower**  
**11750 E. Davis Rd. Omena, MI 49674**  
**Property Tax ID# 008-122-008-10**

This is a 199' free-standing lattice structure (2012). The County owns and manages the tower, but leases the property from Brian & Kelly Mitchell (2031) for 50% of co-locator fees, minus a small maintenance fee.

- AT&T (2030) approximately \$50,000 annually with a 3% annual increase.
- Cherry Capital Connection under contract renegotiations for change in business model and delivery of services
- Elevate Net (2033) has tower lease agreement, but does not currently have equipment installed on the tower

**Elmwood Tower**  
**12708 S. Bugai Rd. Traverse City MI**  
**49684 Property Tax ID# 004-125-007-25**

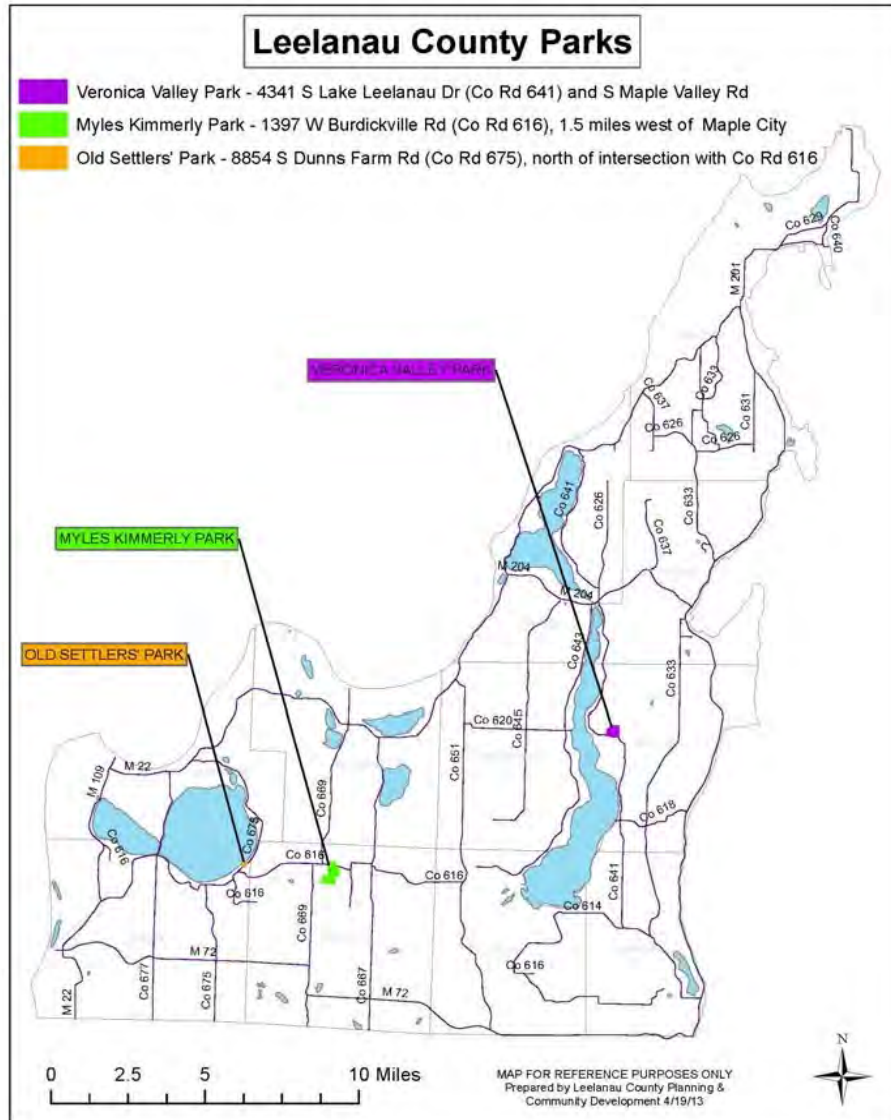
The County has equipment on this lattice guyed structure, but it is owned and maintained by the Michigan Public Safety Communications System (MPSCS) – Michigan Dept. of Technology, Management and Budget. We do not pay rent. No revenue stream for the County at this site.

**Empire Tower**  
**11229 S. Benzonia Trl., Empire, MI**  
**49630 Property Tax ID# 005-022-003-00**

This is a 200' free-standing lattice tower, unknown date it was built. The County has equipment on this tower but it is owned and managed by American Towers. The County does not pay rent and there is no revenue stream for the County at this site.

**Peshawbestown Tower**  
**3507 N. Putnam Rd., Suttons Bay, MI 49682**  
**Property Tax ID# 011-658-018-00**

This is a 260' free-standing lattice tower (2002) owned and managed by GTB. The County has free space on the tower. This is not a revenue stream for the County.



**Myles Kimmerly Recreation Area**  
Kasson Township Size: 143 acres

Property Tax ID# 007-004-013-00	Property Tax ID# 007-009-004-00
Liber 28, Page 556	Liber 71, Page 615
Deed Recorded: October 29, 1901, Cost: \$2,400	Deed Recorded: October 11, 1944, Cost: \$700

**Old Settlers' Park**  
Empire Township Size: 6.5 acres

Property Tax ID# 005-001-001-00	Property Tax ID# 005-001-001-00
Liber 40, Page 621	Liber 45, Page 175
Deed Recorded: June 26, 1912, Cost: \$450	Deed Recorded: May 1, 1917, Cost: \$75

**Veronica Valley Park**  
Bingham Township Size: 92.3 acres

Property Tax ID# 001-112-010-60	Property Tax ID# 001-113-001-00
Liber 990 Page 899	Liber 998, Page 936
Deed Recorded: October 31, 2008, Cost: \$851,528	
Deed Recorded: February 3, 2009 Cost: \$23,841	

## Myles Kimmerly Recreation Area

*Maple City*

**Property Tax ID# 007-004-013-00, 007-009-004-00**

**Size: 143 acres**

The Myles Kimmerly Recreation Area includes property on the north and south sides of County Road 616 approximately 1 mile west of Maple City in Kasson Township. This 143-acre park's amenities provide the opportunity for team sports such as soccer matches and baseball leagues; individual sports such as tennis and disc golf; group gatherings and nature experiences.

### Facilities include:

1. The Patrick Hobbins Hiking Trail, dedicated in 2003 – ¾ mile in length
2. Soccer Fields – spring, summer, and fall
3. Disc Golf Course – 18holes
4. Maintenance Building
5. Picnic Shelters with Picnic Tables (4)
6. Playground with Large Swing – adult, Baby Swings, Merry-go-Round, Monkey Bars, Play Activity Center/Play Set, Balance Beam
7. Ball Diamonds (3) with Bleachers; two have dug outs (leagues)
8. Basketball Court(1)
9. Tennis Courts (2)
10. Driving Range
11. Volleyball Court
12. Sand Box
13. Pit Toilets
14. Water Hydrants (5)
15. Flagpole
16. Bike Rack
17. Grills
18. Forested Area



### **4H Livestock Arena**

This park area is across County Road 616 from the Myles Kimmerly recreation area. Amenities provide the opportunity for group/organizational activities such as horse shows, children's agricultural events, and other group/organizational events.

### Facilities include:

1. Large Shelter Area/Pavilion with Access Parking and Pad
2. Show Booth
3. Barn
4. Small Barn/Outbuilding
5. Horse Arenas with Bleachers (2)
6. Picnic Tables
7. Benches (3) Water Hydrants (5)



### **Renovations:**

Landscaping was done in 2000 with grant funds.  
Disc golf course developed in 2003. Cost: \$5,000.  
Baseball dugouts built in 2003. Cost: \$4,000.



**Old Settlers' Park**  
***Empire Township***  
**Property Tax ID# 005-001-001-00**  
**Size: 6.5 acres**

Old Settlers' Park is located on the southeastern shore of Glen Lake, on South Dunns Farm Road (County Road 675) in Empire Township. Early settlers established it as a picnic ground in 1892 with access to Glen Lake. The chapel located on the grounds of the park is available for use and is coordinated and maintained by the Glen Lake Woman's Club on a first come, first serve basis.

Residents of the logging community of Burdickville held a picnic on August 2, 1893 to honor two elderly pioneers, Kasson Freeman and John Fisher. High attendance at this first picnic inspired the organizers to hold one annually. In 1905, they formed the Old Settlers Picnic Association and began raising funds to purchase a permanent picnic ground. The present Old Settlers Park reflects two purchases. In 1912, with funds from the Association, Leelanau County bought a five-acre parcel adjacent to the Methodist Episcopal Church, which was built in 1896.



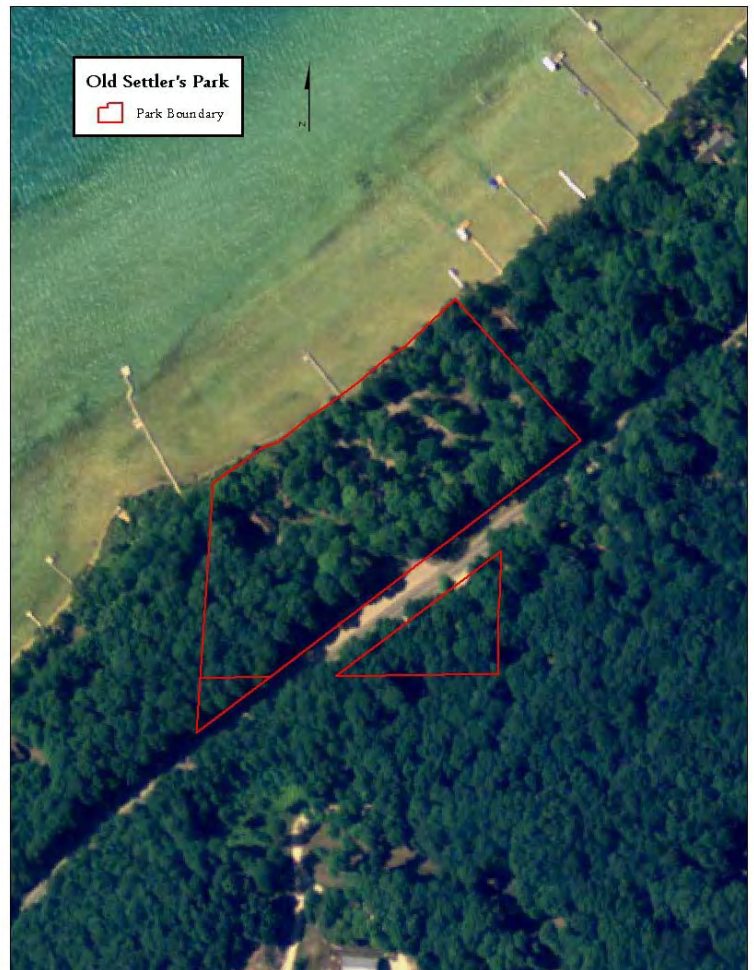
In 1917, the Association funded the county's purchase of the church, with the Methodists stipulating that the church "shall not be used for dancing." Each August, people came from miles around to attend the Old Settlers Picnic.

Facilities include:

1. Chapel/meeting room
2. Fireplaces/Barbecue Stoves(2)
3. Gazebo with seating
4. Playground
5. Boat Launch (Non-motorized)
6. "Grub Shack"
7. Picnic Areas with Tables
8. Grills
9. Benches
10. Pit toilets

Sample activities include:

1. Weddings
2. July 4<sup>th</sup> Flag Raising
3. Old Settlers Annual Picnic
4. Swimming



**Renovations:**  
A new dock was built in 2000  
Chapel foundation restored in 2002.  
Cost: \$18,000

**Veronica Valley Park**  
**Bingham Township**  
**Property Tax ID# 001-112-010-60, #001-113-001-00**  
**Size: 92.3 acres**

The acquisition of the Veronica Valley Park was completed in December 2008 from a Michigan Natural Resources Trust Fund grant award with the help from Rotary Charities and Leelanau County. This parcel is located in Bingham Township at the junction of Maple Valley Road and County Road 641, approximately four (4) miles southwest of Suttons Bay and four (4) miles south of the Village of Lake Leelanau in the east central area of the County. The Park is approximately one-half mile from Lake Leelanau and 12 miles from the City of Traverse City.

The Veronica Valley Park property was formerly a family operated, nine-hole golf course that has not been in use for about four years. The site is characterized by gently rolling hills, open space, wetlands, and forested wetlands that include dense stands of white cedar. The property has three bridges and six ponds. Mebert Creek, a designated trout stream, also winds approximately 2,268 feet through the site. The forested and agrarian views will make this site a peaceful retreat for the passive recreation user.

The concept plan for the proposed passive recreation activities blends well with this site that includes gently rolling hills, a scenic trout stream and high-quality wetlands. The trail system will reach most of the areas of the park with a high percentage of the trails maintained by a single width of a county mower. Wood-chipped paths and elevated boardwalks are planned leading to viewing platforms in and adjacent to the wetland areas.

In addition to the trails, a picnic area and playground area have been proposed with tables and benches. The two existing parking areas will remain, with one moved so the net increase in parking area will be kept to a minimum. The nature center/youth fishing center will be in and around a proposed pavilion building. This youth/adult educational center will have the following displays: fishing (both in the stream and ponds), stream ecology, pond ecology, wetland ecology, and birdwatching. This center is seen as being used by youth groups, county schools, individual visitors, and tourists and will be a four-season park with cross country skiing, snowshoeing, and sledding in the winter.

Facilities include:

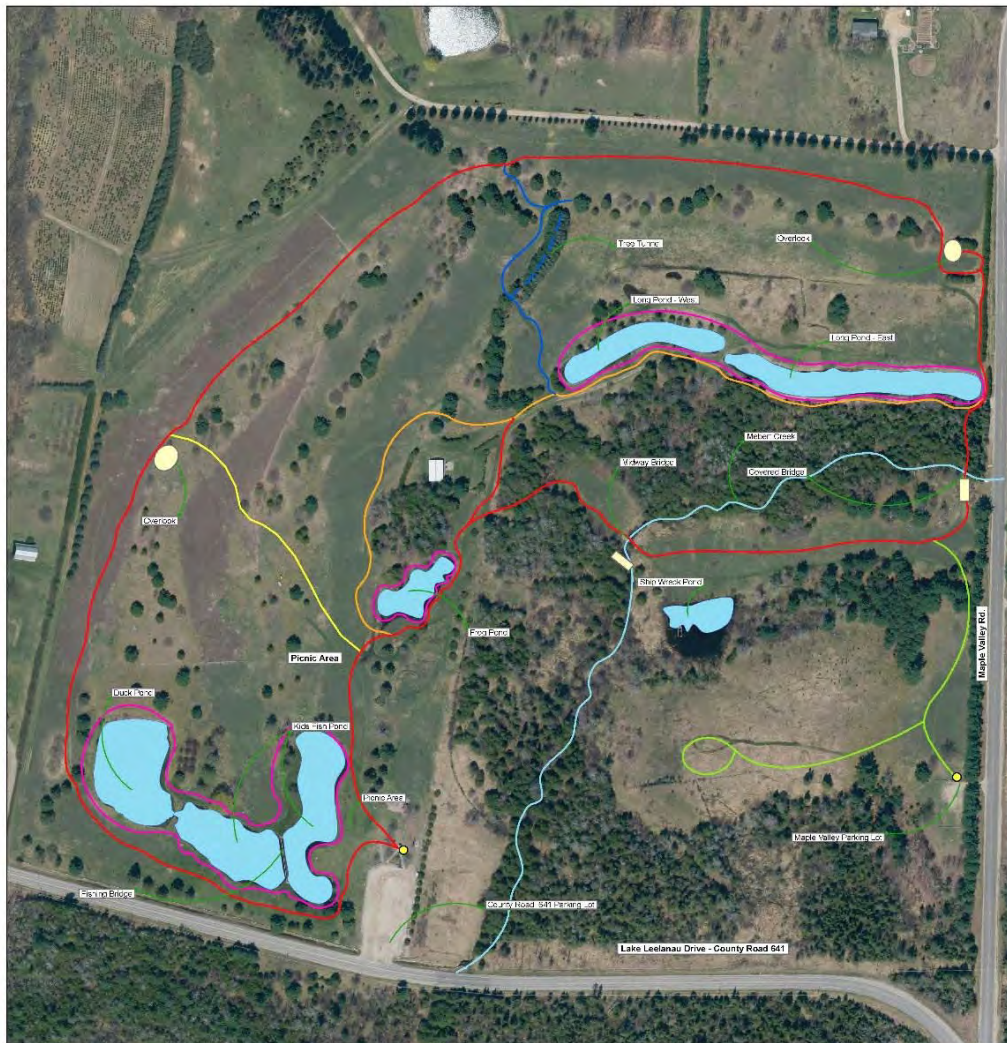
1. Pole barn (24' by 32')
2. Two water wells
3. Septic system
4. Electricity
5. Drinking water fountain
6. Small playground – swings & climber
7. ADA trail access to fishing ponds



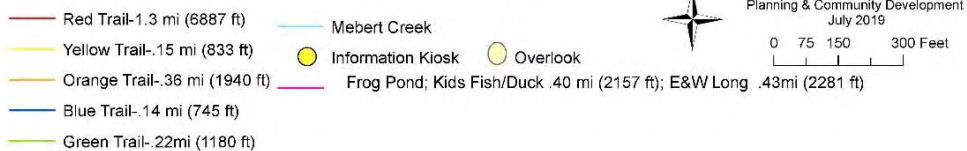
Sample proposed activities:

1. Fishing
2. Hiking
3. Bird Watching
4. Cross Country Skiing
5. Snowshoeing
6. Continued hosting of the Kid's Fishing Day by the Lake Leelanau Lake Association
7. Update signage
8. Install several ADA fishing platforms and ADA trail around pond complex
9. Improve parking and install overflow parking
10. Install open-air pavilion and wildlife viewing areas

## Veronica Valley Park



### Leelanau County Parks and Recreation Information & Trail Map Veronica Valley Park



# Leelanau County Recycling Sites

Leelanau County, Michigan - August 2022



## Locations:

- 2 County
- 1 Tribal
- 2 Villages
- 2 Townships
- 2 Schools
- 1 Private Property



1 inch = 4 miles

▲ Recycling Sites  
 \* - Temporary

## Part III: Recommended Capital Improvement Projects

Part III contains a Summary Chart of Proposed Projects submitted by county departments. Each of these projects has been ranked according to criteria developed by the County Planning Commission, and outlined in Part I of this CIP. Once ranked, each project was given a number of 1, 2, or 3 for Priority Group, based on the score received during the ranking. The **highest Priority Group is “1”** which means the project is considered “**urgent**”. A **Priority 2** is given to a project that is considered “**important**”, and a **Priority 3** is given to a project which is considered “**desirable**”.

Also attached is a proposed timeline of funding for the proposed projects.



## Summary Chart of Proposed Projects

Item Number	Project Title	Priority Group	Location	Department Accountability	Start/End Date	Project Summary	Needs Fulfilled	Approximate Cost	Funding Sources
2016-02	Patrol Boat (Lake Michigan)	1	Law Enforcement Center	Sheriff's Office	2023-2023	A specialized patrol boat to be used in Lake Michigan waters	Improved security and rescue on Lake Michigan waters	\$118,000.00	General Fund or Federal/state funds, Private Funds
2016-03	New Pole Barn for storage and security	3	Law Enforcement Center	Buildings & Grounds / Sheriff's Office	2023-2024	New pole building for storage/security.	Secured storage of maintenance & county equipment (including Family Court items i.e. kayaks, bikes, trailers).	\$295,000.00	General Fund
2016-05	Security Fencing/Electric Gate	2	Law Enforcement Center	Sheriff's Office	2023-2023	Add security fencing w/ electronic gate for SW parking lot next to Sheriff's Office.	Improved security of numerous law enforcement items, including firearms and other tactical items.	\$39,000.00	General Fund, Capital Improvement Fund
2016-06	Improvements-Myles Kimmerly Park	3	Myles Kimmerly Park	Parks & Recreation Commission	2023-2025	Replace/expand tennis courts, level and relocate baseball fields, irrigate picnic and ball diamonds, replace restrooms.	Meets goal in updated Parks & Rec Plan. Promotes outdoor physical activity of residents, improve general safety of deteriorated areas.	\$300,000.00	General Fund, Parks & Rec Budget, Grants, 2% Allocations
2016-08	Improvements-Veronica Valley	2	Veronica Valley Park	Parks & Recreation Commission	2023-2026	Control of invasive species, fishing platform, new trails, bird viewing platform, restroom, pavilion.	Meets goal in updated Parks & Rec Plan. Improved accessibility and increased services.	\$200,000.00	General Fund, Parks & Rec Budget, Grants, 2% Allocations
2016-22	Equipment for maintenance of parks	2	County Parks	Parks & Recreation Commission	2024-2025	Replace out of date equipment used by Maintenance for upkeep at Myles Kimmerly and Veronica Valley parks.	Meets goal of approved Parks & Rec. Plan. Existing equipment too old and costly to repair.	\$40,500.00	Parks & Rec. budget

Item Number	Project Title	Priority Group	Location	Department Accountability	Start/End Date	Project Summary	Needs Fulfilled	Approximate Cost	Funding Sources
2017-02	Upgrade/Replace Harris Financial Software	3	Government Center	Accounting/Finance/ Treasurer	2023-2023	Upgrade / replacement for software. For receipting, accounts payable, payroll, etc.	Current software is more than 15 years old. At some point will be out of service.	\$275,000.00	DTR Fund
2020-01	Leland Dam Control-Room Roof	2	Leland	Maintenance/ Leland Dam Authority	2023-2023	Taper and seal existing roof so water runs off and doesn't penetrate into control room.	Necessary repair work to keep control room and electrical equipment dry and safe.	\$15,000.00	General Fund
2020-03	Communication Tower-Govt. Center	2	Suttons Bay	9-1-1 Emergency Services	2023-2023	Install new tower for increased coverage and Emergency Services.	Provides more coverage, better emergency services, and also revenue (from private companies located on tower) to the county and 9-1-1 Emergency Services.	\$495,000.00	Tower Fund, Communications Capital Projects Fund, EDA Grant
2020-04	Communication Tower- Northport	2	Northport	9-1-1 Emergency Services	2023-2024	New tower to improve the 800MHz radio footprint for first responders as well as State Police, DNR, and National Park Service. Improve cellular and internet capabilities.	Increased level of service to citizens, better response for 1st responders, increased radio and cellular coverage, increase of county's assets and added revenue (private companies located on tower).	\$750,000.00	Grants, Tower Fund, Communications Capital Projects Fund
2020-08	HVAC System-Phase II	2	Government Center	Buildings & Grounds	2023-2024	HVAC system improvements-Phase II, (NOTE: Cost based on Prior Bid).	Improve existing system/eliminate issues.	\$1,975,138.00	General Fund
2020-09	HVAC System-Phase III	2	Government Center	Buildings & Grounds	2024-2025	HVAC system improvements-Phase III, (NOTE: Cost based on Prior Bid).	Improve existing system/eliminate issues.	\$1,084,200.00	General Fund, MMRMA RAP Grant, 2% Allocation

Item Number	Project Title	Priority Group	Location	Department Accountability	Start/End Date	Project Summary	Needs Fulfilled	Approximate Cost	Funding Sources
2022-01	Parking Lot/PortaPotty Upgrade	2	Veronica Valley Park	Parks & Recreation Commission	2023-2023	Upgrades to the main parking lot will include pavement, striping, and proper signage. Constructing an asphalt pad for placement of Portapotties.	Reduce the size of the parking lot to accommodate approx. 20 vehicles. Proper signage will organize traffic flow. Will also reduce the cost in maintenance and snow plowing, including culvert replacement.	\$80,000.00	Parks & Rec. budget, General Fund (Estimated \$65,000-\$80,000)
2022-02	Dog Park at Myles Kimmerly	2	Myles Kimmerly Park	Parks & Recreation Commission	2023-2023	Construction of a one acre dog park enclosed by a five foot high cyclone fence, with amenities, to accommodate small and large dogs.	benefits the physical and emotional health of those in the community and provides opportunity for both dog owners and their dogs to socialize. Adds desirable activity to the park.	\$40,000.00	Parks & Rec. budget
2022-03	Paved Loop Trail	2	Myles Kimmerly Park	Parks & Recreation Commission	2023-2024	One mile paved loop trail to be developed around the perimeter of the main recreational field area.	Would be an appropriate use of land for the betterment of all age groups.	\$400,000.00	Parks & Rec. budget (Estimated \$200,000-\$400,000)
2022-05	Switch Upgrades	2	Government Center	Information Technology	2023-2023	Replace existing network switches which are at the End of Life (EOL). Number of units requested: 10 Cisco Switches for an estimated service life of 6 years.	Reduce potential failure by replacing switches that are over 10 years old.	\$15,000.00	Computer Fund
2022-06	UPS Battery Replacement	2	Government Center	Information Technology	2023-2023	Replace batteries in server room Uninterruptible Power Supply (UPS) Number of units requested: 6 Cisco Switches for an estimated service life of 5 years.	Reduce potential failure by replacing batteries that have a life expectancy of 5 years.	\$36,000.00	Computer Fund



Item Number	Project Title	Priority Group	Location	Department Accountability	Start/End Date	Project Summary	Needs Fulfilled	Approximate Cost	Funding Sources
2022-07	VMWare Redundant Server	2	Government Center	Information Technology	2023-2023	Purchase and installation of new VMWare server for redundancy. Number of units requested: 1 Dell Server for an estimated service life of 6 years.	Provide redundant servers in case of single server failure.	\$55,000.00	Computer Fund
2022-08	New work stations for offices	2	Government Center	Information Technology	2023-2023	Estimated \$2,000 per work station.	Replace work stations for employees.	\$26,000.00	Computer Fund
2022-09	Vital Statistic Software	2	Government Center	County Clerk	2023-2023	Provide online services of statutory services.	It would assist in shorter office time for the customer that wishes to have documents processed in person.	\$20,000.00	General Fund
2022-10	Leland Dam Maintenance	2	Leland	Leland Dam Authority	2023-2028	The dam is in need of repairs, upgrades, and general maintenance over the next 6-10 year period.	Replace out of date equipment, improve safety and efficiency.	\$279,000.00	General Fund
2022-11	Maple City Tower	2	Maple City	9-1-1 Emergency Services	2023-2024	RFP improvement to the Maple City Tower.	100ft extension on top of existing tower structure ( tower was designed to be a 300ft structure originally, but only constructed to 199ft).	\$125,000.00	ARP Funds
2023-01	9-1-1 Dispatch Remodel	1	Law Enforcement Center	9-1-1 Emergency Services	2023-2024	Replace 2004 equipment, including broken or inoperable equipment and update facility for more conducive and effective 9-1-1 operations.	More efficient, effective and healthier 9-1-1 operations. Meets Leelanau County Board Safety Policy #2.04 - revised 3/18/2014).	\$100,000.00	Communications Capital Projects Fund, General Fund: Fund 468 and Fund 101
2023-02	Car & Body Cameras	1	Law Enforcement Center	Sheriff's Office	2024-2026	Body and in-car cameras to assist in prosecution with video evidence; reduce liability risk to the County.	Increase the level of general Law Enforcement service by ensuring accountability for both the public and employees of the Sheriffs office.	\$353,420.00	TBD

Item Number	Project Title	Priority Group	Location	Department Accountability	Start/End Date	Project Summary	Needs Fulfilled	Approximate Cost	Funding Sources
2023-03	Office Chairs	3	Law Enforcement Center	Sheriff's Office	2024-2025	Replace office chairs from 2005 that are in the administrative area of the Sheriff's office.	Replace worn out equipment, expand service life, increased safety.	\$15,000.00	TBD
2023-04	Patrol Vehicles	1	Law Enforcement Center	Sheriff's Office	2023-2023	Annual Patrol Car Purchase.	Scheduled replacement, replace worn out equipment, increased safety and increased service to community.	\$111,000.00	Motor Pool Fund
2023-05	Ford Exp Replacement	2	Law Enforcement Center	Sheriff's Office	2023-2023	Ford Expedition Replacement (2011) - originally purchased with funds obtained from a federal forfeiture fund. Monies to be returned to the forfeiture fund after sale. New vehicle added to county fleet.	Scheduled replacement, replace worn out equipment, increased safety and increased service to community. Replace vehicle previously purchased with Federal Forfeiture Funds.	\$53,000.00	Motor Pool Fund
2023-06	Multi-use universal access (U/A) structure - information center, enclosure for toilets, water filling stations, paved path.	3	Myles Kimmerly Park	Parks & Recreation Commission	2023-2023	Multi-use UA structure to serve as an information center, an enclosure for 4 portable toilets and a water bottle filling station. A paved path from 2 handicapped parking spaces leading to the structure and to the link up for the proposed paved loop trail.	Listed as Goal #1 for Myles Kimmerly Park in the Parks & Recreation Plan. Provides better restroom facilities, and water refill station for those using the park. Provides up to date information about the park.	\$33,050.00	Parks & Recreation Budget. DNR Trust Fund Grant
2023-07	Water Stations/Fillable	3	Government Center/Law Enforcement Center	Buildings & Grounds	2023-2023	Replace 3 drinking fountains at the Government Center and 2 in the Law Enforcement Center with refillable stations.	Reduce or eliminate purchase of bottled water. Healthier environment with reduction of plastics. Increased safety, and improved service to the community.	\$15,000.00	TBD

Item Number	Project Title	Priority Group	Location	Department Accountability	Start/End Date	Project Summary	Needs Fulfilled	Approximate Cost	Funding Sources
2023-08	Trailer Mount Generator (portable)	2	Government Center/Law Enforcement Center	Buildings & Grounds	2023-2024	5 locations on campus that are set up to receive portable power and could utilize a portable generator.	Keep all physical operations, mechanical, electrical and HVAC working during power outages. Increased safety, reduce personnel time, new operation, improved service to community.	\$60,840.00	TBD
2023-09	Government Center Time Clocks	3	Government Center	Buildings & Grounds	2024-2026	Replace all wall clocks in the Government Center with updated digital/analog clocks.	Replace worn out equipment, increased safety and communication.	\$35,000.00	TBD
2023-10	Access Platforms	2	Law Enforcement Center	Buildings & Grounds	2023-2023	Steel platforms for 4 other RTU's similar to the one built in 2017.	Safer footing and stability, better access for maintenance. Reduce personnel time.	\$11,375.00	Buildings & Grounds General Fund
2023-11	Sewer Plant Control	1	Government Center/Law Enforcement Center	Buildings & Grounds	2023-2024	Update and upgrade obsolete wastewater computer controls.	Replace worn out equipment, obsolete equipment, improved service.	\$40,000.00	Buildings & Grounds General Fund
2023-12	Block Wall Repairs	1	Government Center	Buildings & Grounds	2023-2024	Repair NW wall to stop water penetration, save the sidewalk and structure from further deterioration.	Replace worn out equipment, increased safety. Structural security and safety.	\$475,000.00	TBD
2023-13	New County Website	2	Government Center/Law Enforcement Center	Information Technology	2023-2023	Replace existing and out of date county website with a new website that is easier to use and offers more online services to residents.	Replace out of date website, improve service to the community.	\$50,000.00	Computer Fund General Fund
2023-14	Playground Equipment	2	Myles Kimmerly Park	Parks & Recreation Commission	2023-2024	Replace out of date playground equipment.	Improve safety, increase access to safe and newer equipment	\$22,000.00	Parks & Recreation Budget
2023-15	Office Chairs	3	Government Center	Buildings & Grounds	2024-2025	Replace office chairs in the building	Replace worn out equipment, expand service life, increased safety.	\$15,000.00	TBD
<b>Estimated cost of Proposed Projects: (high end)</b>								<b>\$8,052,523.00</b>	

## Projected Annual Capital Costs 2023-2028

Item Number	Project Title	Priority Group	2023	2024	2025	2026	2027	2028	Estimated Cost *
2016-02	Patrol Boat (Lake Michigan)	1	\$118,000.00						\$118,000
2016-03	New Pole Barn for storage/security	3	\$150,000.00	\$145,000.00					\$295,000
2016-05	Security Fencing/Electric Gate	2	\$39,000.00						\$39,000
2016-06	Improvements- Myles Kimmerly Park	3	\$100,000.00	\$100,000.00	\$100,000.00				\$300,000
2016-08	Improvements- Veronica Valley Park	2	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00			\$200,000
2016-22	Equipment for maintenance of parks	2		\$20,000.00	\$20,500.00				\$40,500
2017-02	Upgrade/replace Harris General Ledger Software	3	\$275,000.00						\$275,000
2020-01	Leland Dam Control Room Roof Repairs	2	\$15,000.00						\$15,000
2020-03	Communication Tower- Govt. Center	2	\$495,000.00						\$495,000
2020-04	Communication Tower- Northport	2	\$450,000.00	\$300,000.00					\$750,000
2020-08	HVAC System- Phase II	2	\$1,000,000.00	\$975,138.00					\$1,975,138
2020-09	HVAC System- Phase III	2		\$1,000,000.00	\$84,200.00				\$1,084,200
2022-01	Parking Lot/PortaPotty Upgrade at Veronica Valley Park	2	\$80,000.00						\$80,000

Item Number	Project Title	Priority Group	2023	2024	2025	2026	2027	2028	Estimated Cost *
2022-02	Dog Park at Myles Kimmerly Park	2	\$40,000.00						\$40,000
2022-03	Paved Loop Trail at Myles Kimmerly Park	2	\$200,000.00	\$200,000.00					\$400,000
2022-05	Switch Upgrades	2	\$15,000.00						\$15,000
2022-06	UPS Battery Replacement	2	\$36,000.00						\$36,000
2022-07	VMWare Redundant Server	2	\$55,000.00						\$55,000
2022-08	New network stations for offices	2	\$26,000.00						\$26,000
2022-09	Vital Statistic Software	2	\$20,000.00						\$20,000
2022-10	Leland Dam Maintenance	2	\$48,000.00	\$39,000.00	\$11,000.00	\$8,000.00	\$8,000.00	\$165,000.00	\$279,000
2022-11	Maple City Tower	2	\$75,000.00	\$50,000.00					\$125,000
2023-01	9-1-1 Dispatch Remodel	1	\$50,000.00	\$50,000.00					\$100,000
2023-02	Car & Body Cameras	1		\$153,420.00	\$100,000.00	\$100,000.00			\$353,420
2023-03	Office Chairs	3		\$15,000.00					\$15,000
2023-04	Patrol Vehicles	1	\$111,000.00						\$111,000
2023-05	Ford Exp Replacement	2	\$53,000.00						\$53,000

Item Number	Project Title	Priority Group	2023	2024	2025	2026	2027	2028	Estimated Cost *
2023-06	Multi-use universal access (U/A) structure - information center, enclosure for toilets,	3	\$33,050.00						\$33,050
2023-07	Water Stations/Fillable	3	\$15,000.00						\$15,000
2023-08	Trailer Mount Generator (portable)	2	\$30,840.00	\$30,000.00					\$60,840
2023-09	Government Center Time Clocks	3		\$15,000.00	\$10,000.00	\$10,000.00			\$35,000
2023-10	Access Platforms	2	\$11,375.00						\$11,375
2023-11	Sewer Plant Control	1	\$20,000.00	\$20,000.00					\$40,000
2023-12	Block Wall Repairs	1	\$275,000.00	\$200,000.00					\$475,000
2023-13	New County Website	2	\$50,000.00						\$50,000
2023-14	Playground Equipment	2	\$12,000.00	\$10,000.00					\$22,000
2023-15	Office Chairs	3		\$15,000					\$15,000
<b>Totals</b>			<b>\$3,948,265.00</b>	<b>\$3,387,558.00</b>	<b>\$375,700.00</b>	<b>\$168,000.00</b>	<b>\$8,000.00</b>	<b>\$165,000.00</b>	<b>\$8,052,523.00</b>

## **PART IV: Recommendations**

Based on the review by staff of the Leelanau County Planning & Community Development office, the Leelanau County Planning Commission reviews the proposed projects and forwards a final recommendation to the County Board. The County Board will then review the final CIP recommendation and consider funding of new projects, as well as the re-appropriation of funds for existing projects, as part of the annual budget cycle.

### **Recommendations**

#### 1. Adopt the CIP

During the planning process, criteria, ranking, and prioritization steps are defined for capital improvement projects, and adopted by the County Planning Commission. These steps are to be applied to all infrastructure decisions. Adoption of the CIP by the County Board of Commissioners establishes a set procedure to be used for making decisions and financing capital improvements.

#### 2. Maintain Capital Improvement Planning

In order to maintain a comprehensive approach to the management of County facilities and parcels of land, the County should maintain a commitment to long range planning, including:

- Continue funding capital maintenance for existing facilities.
- Consider revenue generating options on currently owned properties (i.e. sale of timber, leasing or selling property, etc.).
- Require county departments to utilize the CIP on an annual basis and submit proposed projects to the Planning Commission for inclusion in the CIP, prior to funding being requested.
- Develop an annual Capital Improvement Program (CIP) by the Planning Commission, and approval by the Board of Commissioners as part of the budget process.
- Continue to make annual appropriations for the purpose of safeguarding the value of buildings, and address long term needs.
- Explore options and means of making County facilities more efficient in energy usage.
- Continue to commit to technology improvements in order to meet the goals of improved delivery of services and efficient County operations. Software solutions, such as document imaging, web based applications, and geographic information systems (GIS), will help achieve these goals. Hardware solutions, such as servers, are also necessary.

#### 3. Adopt Submittal Form

- Adopt the Submittal Form and require all departments to utilize the Submittal Form for capital projects. The Submittal Form will be reviewed periodically by the County Board. The Submittal Form will be released at the end of each year to department heads, and required to be completed and returned by January 31 of the next year.

#### 4. Capital Fund

- In order to continue funding future projects, the County Board should allocate annual funds to be deposited into a Capital Improvement Fund. Funds from the sale of property and equipment, should also be considered for deposit into this Fund.

#### 5. Capital Improvements

- For all capital improvement projects, contracts will include language that requires appropriate permits are pulled and passed, and the repair or construction is completed according to bid specs, and local and state construction codes.
- After repairs or new construction are completed and the permit process is completed, the County will establish a date for walk-thru and inspection *prior* to the 18-month warranty time expiring. The contractor will be notified immediately if the walk-thru and inspection reveals that additional repairs or work are required as part of the contract and warranty.



*Native plantings at the Government Center*



**Leelanau County Capital Improvement Program (CIP)**  
**Submittal Form**

**Directions: Departments/Agencies submitting a proposed project for inclusion in the CIP will receive this form at the beginning of each year. The form must be completed in its entirety, and returned by January 31 to the Planning & Community Development office.**

**Be specific and provide detailed information for any project anticipated within the next six (6) years. Each Project/Equipment request requires a separate Submittal Form.**

Project title: \_\_\_\_\_ Department: \_\_\_\_\_

Prepared by: \_\_\_\_\_ Date Prepared: \_\_\_\_\_

CIP ID#: \_\_\_\_\_ Anticipated Start Date and End Date: \_\_\_\_\_

Check one:    New Project     Revision of Already Submitted Project

**I) PROJECT**

**A) Project Description:** Provide a brief (1-2 paragraph) description of the project

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**B) JUSTIFICATION**

**If desirable, provide attachments with more details**

1) Planning context: Is this project part of an adopted program, policy, or plan?

NO

YES (must identify): \_\_\_\_\_

Must list the adopted program or policy, and how this project directly or indirectly meets these objectives.

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2) Planning context: Is the community legally obligated to perform this service?

NO

YES

Please describe the community's legal obligation:

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3) Explain how the project will a) eliminate or prevent an existing health, environment, or safety hazard and/or; b) alleviate an emergency service deficiency or disruption.

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4) How is the project consistent with and supported by your department program goals?

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5) How is the project supported by goals of the **Leelanau General Plan**?

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6) How is the project consistent with and supported by local plans (a Master Plan, Parks & Recreation Plan, Trail Plan, etc.)?

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7) How will the project improve and/or protect the County's infrastructure?

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8) How will the project improve and/or increase the level of service provided by the County?

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9) List any other anticipated benefits that are not described above, such as: preservation of historic building/feature, increased economic development opportunity, saving greenspace/farmland, meeting a regulatory requirement, etc.

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**C) Coordination:** Please identify if this project is dependent upon one or more other CIP projects and please describe what the relationship is:

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**D) Project time line:** Estimated project beginning and ending dates. Be sure to include any work being done in prior years, including studies or other planning:

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**E) Prior approval:** Is this project included in a prior year's budget? Has this project been approved by any board, commission or governing body?

- YES: Please check all appropriate box(es)
  - Governing body
  - Planning Commission
  - Prior year budget: \_\_\_\_\_
- NO

**F) Total estimated cost:** \$ \_\_\_\_\_

1) **Basis of cost estimate:** Please check one of the following:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ball park "guesstimate"

2) List all funding options available for this project:

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3) Recommended funding options(s) to be used?

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4) Will the project leverage outside funding for project completion? If yes, from what source?

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5) Will the project require additional personnel, materials/supplies, (or) will it increase operating costs?

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**G) Cost to Benefit Considerations: Estimate the number of citizens impacted and the benefits of that impact comparing those benefits to the total estimated costs.**

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## **II) EQUIPMENT**

**A) Equipment description:** \_\_\_\_\_ **Date prepared:** \_\_\_\_\_

**Department:** \_\_\_\_\_

**Form of acquisition:** Please check one of the following:

- Purchase
- Rental/lease

Number of units requested: \_\_\_\_\_ Estimated service life (years):\_

**B) Justification**

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**Purpose of expenditure:** Please check appropriate box(es)

- Scheduled replacement
- Replace worn-out equipment
- Expanded service life
- Increased safety
- Present equipment obsolete
- Reduce personnel time
- New operation
- Improved service to community, procedures, etc.
- Other: \_\_\_\_\_

**C) Cost Factors**

DIRECT COSTS	PER UNIT (\$)	TOTAL COST (\$)
Purchase price or annual rent/lease		
Plus: installation or related charges		
Plus: annual operational costs		
Less: annual operational savings		
Less: trade-in, salvage value, discount		
<b>Net purchase cost/annual rent</b>		

**Replaced item(s):** attach separate page if necessary

ITEM	MAKE	AGE	PRIOR YEAR'S MAINTENANCE	PRIOR YEAR'S RENTAL COST
			\$	\$
			\$	\$
			\$	\$