"Menominee -- Where the best of Michigan Begins"

MENOMINEE COUNTY BOARD OF COMMISSIONERS

Menominee County Courthouse
839 10th Avenue
Menominee, MI 49858

Brian R. Bousley– County Administrator
Sherry DuPont – Administrative Assistant
Telephone: (906) 863-7779 or 863-9648
Fax: (906) 863-8839

The Menominee County Parks and Recreation Committee Will meet on **Monday ~November 4, 2013** at **5:00 p.m.** C.D.T. at **Stephenson Annex Building**

~A Quorum of The Menominee County Board of Commissioners Maybe Present~

AGENDA

A. Call Meeting to Order
B. Pledge of Allegiance
C. Roll Call
D. Approval of Agenda
E. Approval of Previous Meeting Minutes
F. Public Comment
G. Business

a. Park Ranger/ Park Manager Updates
b. Monthly Budget Review
c. Parks Projects/ Grants
d. Lease Program/Camping Update
e. Meeting Fees/Meeting Schedule/Bylaws
f. Concessionaire Agreement

H. Correspondence
I. Any Other Items Members Wish to Present
J. Public Comment
H. Adjournment

Charlie Meintz – Chairperson *Larry Schei – Vice Chairperson*

Doug Krienke James Furlong Chris Plutchak Bernie Lang Gerald Piche Jan Hafeman John Nelson

Menominee County Parks and Recreation Committee

Meeting Minutes

October 7, 2013

The meeting was called to order at 7:00 pm by Bob Desjarlais at the Stephenson Annex, Menominee County, MI on October 7, 2013.

Reporting for roll call was: Bob Desjarlais, Ruby Ivens, Vola Bleile, Glenn Cody, County Administrator Brian Bousley, and County Commissioner Charlie Meintz. Gail Jerzyk, Glenn Cody and County Commissioner James Furlong were excused from the meeting. There was a quorum present to conduct the meeting.

Approval of agenda: A motion was made by Ruby and seconded by Vola. The motion carried.

Minutes: A motion was made by Ruby to approve the minutes from the last meeting that was seconded by Charlie. The motion carried.

Public Comment: None

Business:

a. **Park Ranger / Park Manager Updates:** Brian reported all had gone well with the parks this season. Season is wrapping up as the majorities of the seasonal campers have pull out and are in the process of having campers, sheds and boats placed inside for storage or remaining on the lease site. The bathhouses will be winterized within the next month. The Rangers are stressing to pave around the bathhouse. Wheelchairs are unable to access the bathhouse due to the approach and no ramping system in place due to no paving.

b. **Monthly Budget Review:** Brian distributed copies of the latest budget for the board's examination and comment. Reported that the preliminary year end bottom-line was respectable, as projected revenue were down roughly $2,500 but the projected expenses were down as well creating a surplus in budgeted expenditures about $27,000 or stated under budget for the Parks Department of $25,000. The County did appropriate $59,695 to run the county parks for the 2012/2013 FY. So roughly stated the county cost to run the parks this year was roughly $34,695. This is a preliminary figure as the audit has not been completed for the 2012/2013 Fiscal Year. Bring would like to use the fund balance in the Parks account to do upgrades to the electrical system in two areas of the park, the VA sites and the sites close to the point at Shakey Lakes.

c. **Park Projects / Grants**: Brian reported on problems incurred with the River Park Development Grant pertaining to the MDNR's requirements of hiring an engineering firm to prepare specifications, bid documents, etc. Brian had submitted a bid advertisement for approval to solicited bids to drill the well but the advertisement was not accepted by the MDNR and wants an engineering firm to draw up more detailed specifications and a bid document. Brian will be working with an engineering firm to

prepare the documents. The Stoney Point Boat Launch Grant had been sent back for an opportunity to add additional supporting documents to increase the score for the project. The major change to the grant was to add a handicap parking space. Brain state we will not receive a response from the MDNR until roughly December or January regarding the approval of the grant. Again it was stressed the importance of paving around the new shower building at Shakey Lakes.

d. **Lease Program/Camping Update:** Brian had suggested two changes to the lease program policy and procedures. The first would state that all leases of 6,5,4,3 and 2 months at Kleinke Park would start either on the 1st or the 15th of month. The 1 month season could be for any time. The second addition would be stating the requirements for a lease camper to receive the county resident rate for the lease program. Brian will bring back the proposed language to the next meeting.

e. **Meeting Fees/Meeting Schedule:** Brian had a letter from Glenn stating his opinion of the meeting fees. Bob had told the committee that the Planning Commission had sent a recommendation to the County Board to set more concrete parameters for the meeting fees. Vola made a motion supported by Rudy to echo the sediments of the Planning Commission and have the County Board set the parameters for meeting fees. The motion passed unanimously.

Correspondence: None

Any Other Items Members Wish to Present: none

Public Comment: none

Vola offered a motion to adjourn that was seconded by Ruby. The meeting was adjourned at 8:00 pm.

MENOMINEE COUNTY

Standard Budget Report

October 2013 Revenues

Account Title	This Month	Y-T-D	Budget As Of Oct-2013	Difference	Percent
Fund: COUNTY PARKS					
Program Revenues					
Charges for Services					
FIREWOOD SALES	20.00	20.00	600.00	-580.00	3.33
ANNUAL	0.00	0.00	7,000.00	-7,000.00	0.00
ANNUAL 2 FOR	0.00	0.00	100.00	-100.00	0.00
DAILY	0.00	0.00	4,000.00	-4,000.00	0.00
GATE RECEIPTS FOR FAIR	0.00	0.00	9,000.00	-9,000.00	0.00
SHAKEY CAMPING FEES	23.00	23.00	68,000.00	-67,977.00	0.03
KLEINKE CAMPING FEES	549.00	549.00	20,000.00	-19,451.00	2.75
SHAKEY LAKE LEASE SITES	0.00	0.00	68,000.00	-68,000.00 *	0.00
KLEINKE LEASE SITES	0.00	0.00	14,000.00	-14,000.00	0.00
Total Charges for Services	592.00	592.00	190,700.00	-190,108.00	0.31
Interest and Rents					
PAVILLION-SHAKEY	0.00	0.00	200.00	-200.00	0.00
PAVILION-KLEINKE	0.00	0.00	100.00	-100.00	0.00
Outside Storage	1,450.00	1,450.00	2,750.00	-1,300.00	52.73
Inside (Fair) Storage	2,721.85	2,721.85	4,200.00	-1,478.15	64.81
Total Interest and Rents	4,171.85	4,171.85	7,250.00	-3,078.15	57.54
Total Program Revenues	4,763.85	4,763.85	197,950.00	-193,186.15	2.41
Special Items					
Other Revenue					
FIREWOOD-KLEINKE	0.00	0.00	200.00	-200.00	0.00
ICE-KLEINKE	0.00	0.00	100.00	-100.00	0.00
PAID SHOWERS-KLEINKE	0.00	0.00	400.00	-400.00	0.00
PAID SHOWERS-SHAKEY	0.00	0.00	2,000.00	-2,000.00	0.00
MISCELLANEOUS RECEIPTS	48.00	48.00	100.00	-52.00	48.00
Sweatshirt Revenue	0.00	0.00	100.00	-100.00	0.00
PARK ADVERTISING	0.00	0.00	500.00	-500.00	0.00
GENERAL FUND APPROPRIATION	0.00	0.00	41,529.00	-41,529.00	0.00
Total Other Revenue	48.00	48.00	44,929.00	-44,881.00	0.11
Total Special Items	48.00	48.00	44,929.00	-44,881.00	0.11
Total Revenues	4,811.85	4,811.85	242,879.00	-238,067.15	1.98

*HAVE THREE SITES EXTRA TO FILL

MENOMINEE COUNTY

Standard Budget Report

October 2013 Expenditures

Account Title	This Month	Y-T-D	Budget As Of Oct-2013	Difference	Percent
Fund: COUNTY PARKS					
Recreation and Culture					
COUNTY PARKS					
SALARIES	2,595.90	2,595.90	68,682.00	66,086.10	3.78
SALARIES - TEMPORARY	335.00	335.00	24,960.00	24,625.00	1.34
OVERTIME	0.00	0.00	1,800.00	1,800.00	0.00
LONGEVITY	0.00	0.00	1,350.00	1,350.00	0.00
HOSPITAL DEDUCTIBLE	1,962.34	1,962.34	21,004.00	19,041.66	9.34
LIFE INSURANCE	4.60	4.60	60.00	55.40	7.67
FICA-OASDI	349.94	349.94	5,607.00	5,257.06	6.24
FICA-MEDI	81.85	81.85	1,311.00	1,229.15	6.24
WORKMENS COMPENSATION	0.00	0.00	4,248.00	4,248.00	0.00
RETIREMENT	0.00	0.00	13,607.00	13,607.00	0.00
OFFICE SUPPLIES	0.00	0.00	500.00	500.00	0.00
OFFICE EQUIPMENT	0.00	0.00	300.00	300.00	0.00
POSTAGE-COUNTY PARKS	0.00	0.00	300.00	300.00	0.00
GAS, OIL ETC	910.75	910.75	7,000.00	6,089.25	13.01
DIESEL FUEL	0.00	0.00	1,000.00	1,000.00	0.00
L.P. GAS	0.00	0.00	2,800.00	2,800.00	0.00
UNIFORMS	0.00	0.00	700.00	700.00	0.00
UNIFORMS/SUMMER HELP	0.00	0.00	200.00	200.00	0.00
JANITORIAL SUPPLIES	0.00	0.00	3,800.00	3,800.00	0.00
OTHER OPERATING/GENERAL	0.00	0.00	1,000.00	1,000.00	0.00
BROCHURES/STICKERS	0.00	0.00	500.00	500.00	0.00
TREE REPLACEMENT	0.00	0.00	1,000.00	1,000.00	0.00
DEQ Permits	387.00	387.00	1,500.00	1,113.00	25.80
CONSTRUCTION SUPPLIES	0.00	0.00	500.00	500.00	0.00
PROFESSIONAL/CONTRACTURAL SERVICES	463.39	463.39	6,000.00	5,536.61	7.72
PROFESSIONAL-PHYSICALS	0.00	0.00	650.00	650.00	0.00
TRAVEL/Parks Per Diems & Mileage	0.00	0.00	1,000.00	1,000.00	0.00
PROGRAMING/RECREATION	0.00	0.00	1,200.00	1,200.00	0.00
Sweatshirts	0.00	0.00	300.00	300.00	0.00
Gate Receipts	0.00	0.00	7,500.00	7,500.00	0.00
Inside Storage	0.00	0.00	2,500.00	2,500.00	0.00
WATER TESTING	83.00	83.00	1,500.00	1,417.00	5.53
UTLITIES/ELECTRIC	304.83	304.83	35,000.00	34,695.17	0.87
EQUIPMENT MAINTENANCE	0.00	0.00	3,500.00	3,500.00	0.00
FACILITY MAINTENANCE	0.00	0.00	3,500.00	3,500.00	0.00
GROUNDS MAINTENANCE	468.00	468.00	4,000.00	3,532.00	11.70
					11.73

MENOMINEE COUNTY

Standard Budget Report

October 2013 Expenditures

Account Title	This Month	Y-T-D	Budget As Of Oct-2013	Difference	Percent
Fund: COUNTY PARKS					
Recreation and Culture					
COUNTY PARKS					
RENTAL/CONTRACTING	821.07	821.07	7,000.00	6,178.93	
REFUNDS/REBATES	0.00	0.00	2,000.00	2,000.00	0.00
VEHICLE MAINTENANCE	0.00	0.00	1,500.00	1,500.00	0.00
NEW/REPLACEMENT EQUIPMENT	0.00	0.00	2,000.00	2,000.00	0.00
Total COUNTY PARKS	8,767.67	8,767.67	242,879.00	234,111.33	3.61
Total Recreation and Culture	8,767.67	8,767.67	242,879.00	234,111.33	3.61
Total Expenditures	8,767.67	8,767.67	242,879.00	234,111.33	3.61
CHANGE IN FUND EQUITY	**-3,955.82**	**-3,955.82**	**0.00**	**-3,955.82**	**0.00**

Report Filter Criteria

Year To Print: 2013
Month To Print: October
Fund Code Range: 208 COUNTY PARKS to 208 COUNTY PARKS

MENOMINEE COUNTY

Standard Budget Report

September 2013 Revenues

Account Title	This Month	Y-T-D	Budget As Of Sep-2013	Difference	Percent
Fund: COUNTY PARKS					
Program Revenues					
Charges for Services					
FIREWOOD SALES	202.50	1,107.50	300.00	807.50	369.17
ANNUAL	212.00	8,447.00	8,000.00	447.00	105.59
ANNUAL 2 FOR	0.00	0.00	100.00	-100.00	0.00
DAILY	1,071.00	4,642.00	5,000.00	-358.00	92.84
GATE RECEIPTS FOR FAIR	0.00	2,401.26	8,000.00	-5,598.74	30.02
SHAKEY CAMPING FEES	8,455.00	70,261.00	67,000.00	3,261.00	104.87
KLEINKE CAMPING FEES	5,012.00	21,485.00	20,000.00	1,485.00	107.42
SHAKEY LAKE LEASE SITES	0.00	65,775.00	65,000.00	775.00	101.19
KLEINKE LEASE SITES	0.00	13,205.00	13,800.00	-595.00	95.69
Total Charges for Services	14,952.50	187,323.76	187,200.00	123.76	100.07
Interest and Rents					
PAVILLION-SHAKEY	50.00	150.00	200.00	-50.00	75.00
PAVILION-KLEINKE	0.00	160.00	100.00	60.00	160.00
Outside Storage	122.00	2,152.00	3,600.00	-1,448.00	59.78
Inside (Fair) Storage	0.00	2,236.35	2,500.00	-263.65	89.45
Total Interest and Rents	172.00	4,698.35	6,400.00	-1,701.65	73.41
Total Program Revenues	15,124.50	192,022.11	193,600.00	-1,577.89	99.18
Special Items					
Other Revenue					
FIREWOOD-KLEINKE	100.00	275.00	0.00	275.00	0.00
ICE-KLEINKE	31.00	140.00	0.00	140.00	0.00
PAID SHOWERS-KLEINKE	115.50	485.00	400.00	85.00	121.25
PAID SHOWERS-SHAKEY	76.50	654.25	2,000.00	-1,345.75	32.71
MISCELLANEOUS RECEIPTS	0.00	37.00	100.00	-63.00	37.00
Sweatshirt Revenue	0.00	75.53	300.00	-224.47	25.18
PARK ADVERTISING	0.00	625.00	0.00	625.00	0.00
GENERAL FUND APPROPRIATION	0.00	57,695.00	57,695.00	0.00	100.00
Total Other Revenue	323.00	59,986.78	60,495.00	-508.22	99.16
Total Special Items	323.00	59,986.78	60,495.00	-508.22	99.16
Total Revenues	15,447.50	252,008.89	254,095.00	-2,086.11	99.18

Preliminary numbers (pre-audit)

SHORT

MENOMINEE COUNTY

Standard Budget Report

September 2013 Expenditures

Account Title	This Month	Y-T-D	Budget As Of Sep-2013	Difference	Percent
Fund: COUNTY PARKS					
Recreation and Culture					
COUNTY PARKS					
SALARIES	7,801.50	67,507.41	67,340.00	-167.41	100.25
SALARIES - TEMPORARY	3,322.50	27,807.50	24,000.00	-3,807.50	115.86
OVERTIME	244.46	1,025.66	1,800.00	774.34	56.98
LONGEVITY	0.00	1,250.00	1,250.00	0.00	100.00
HOSPITAL DEDUCTIBLE	1,498.54	20,619.98	23,190.00	2,570.02	88.92
LIFE INSURANCE	0.00	55.20	60.00	4.80	92.00
FICA-OASDI	492.39	5,613.54	5,551.00	-62.54	101.13
FICA-MEDI	115.16	1,312.81	1,298.00	-14.81	101.14
WORKMENS COMPENSATION	0.00	5,606.79	4,260.00	-1,346.79	131.61
RETIREMENT	1,909.09	12,530.55	12,220.00	-310.55	102.54
OFFICE SUPPLIES	0.00	467.00	1,200.00	733.00	38.92
OFFICE EQUIPMENT	0.00	39.89	300.00	260.11	13.30
POSTAGE-COUNTY PARKS	1.12	260.18	400.00	139.82	65.05
GAS, OIL ETC	1,670.12	7,664.00	8,000.00	336.00	95.80
DIESEL FUEL	357.98	370.47	2,000.00	1,629.53	18.52
L.P. GAS	0.00	2,368.95	2,800.00	431.05	84.61
UNIFORMS	228.99	690.89	700.00	9.11	98.70
UNIFORMS/SUMMER HELP	0.00	162.00	200.00	38.00	81.00
JANITORIAL SUPPLIES	537.65	5,848.58	3,500.00	-2,348.58	167.10
OTHER OPERATING/GENERAL	203.50	3,297.99	2,000.00	-1,297.99	164.90
OTHER OPERATING/MISCELLANEOUS	306.91	306.91	0.00	-306.91	0.00
BROCHURES/STICKERS	0.00	61.05	1,000.00	938.95	6.11
TREE REPLACEMENT	0.00	1,000.00	1,000.00	0.00	100.00
DEQ Permits	170.00	1,280.07	1,000.00	-280.07	128.01
CONSTRUCTION SUPPLIES	0.00	1,336.85	1,000.00	-336.85	133.69
PROFESSIONAL/CONTRACTURAL SERVICES	1,112.00	5,709.22	9,000.00	3,290.78	63.44
PROFESSIONAL-PHYSICALS	0.00	534.00	650.00	116.00	82.15
TRAVEL/Parks Per Diems & Mileage	102.65	600.36	1,100.00	499.64	54.58
PROGRAMING/RECREATION	185.36	1,294.64	1,200.00	-94.64	107.89
Sweatshirts	0.00	0.00	300.00	300.00	0.00
Gate Receipts	0.00	0.00	6,500.00	6,500.00	0.00
Inside Storage	0.00	0.00	2,500.00	2,500.00	0.00
WATER TESTING	117.52	796.48	750.00	-46.48	106.20
UTLITIES/ELECTRIC	7,901.00	27,996.77	35,000.00	7,003.23	79.99
EQUIPMENT MAINTENANCE	14.95	2,032.27	5,000.00	2,967.73	40.65
FACILITY MAINTENANCE	0.00	3,723.16	3,000.00	-723.16	124.11
					99.96

MENOMINEE COUNTY

Standard Budget Report

September 2013 Expenditures

Account Title	This Month	Y-T-D	Budget As Of Sep-2013	Difference	Percent
Fund: COUNTY PARKS					
Recreation and Culture					
COUNTY PARKS					
GROUNDS MAINTENANCE	0.00	3,998.27	4,000.00	1.73	
RENTAL/CONTRACTING	1,860.00	2,540.90	7,500.00	4,959.10	33.88
REFUNDS/REBATES	257.00	1,809.87	2,000.00	190.13	90.49
CAPITAL OUTLAY	1,087.00	1,087.00	1,000.00	-87.00	108.70
VEHICLE MAINTENANCE	27.88	1,931.46	4,000.00	2,068.54	48.29
NEW/REPLACEMENT EQUIPMENT	2,327.67	4,841.00	5,000.00	159.00	96.82
Total COUNTY PARKS	33,852.94	227,379.67	254,569.00	27,189.33	89.32
Total Recreation and Culture	33,852.94	227,379.67	254,569.00	27,189.33	89.32
Total Expenditures	33,852.94	227,379.67	254,569.00	27,189.33	89.32
CHANGE IN FUND EQUITY	**-18,405.44**	**24,629.22**	**-474.00**	**25,103.22**	**5,196.04**

under Budget

27,189.33
− 2,086.11
25,103.22 under Budget

Report Filter Criteria

Year To Print: 2013
Month To Print: September
Fund Code Range: 208 COUNTY PARKS to 208 COUNTY PARKS

57,695 — County APPROPRIATION
-25,103 — under Budget
32,592 — cost to RUN PARK 2012/2013 FY.

MENOMINEE COUNTY

Balance Sheet

October 2013

Account Title	Balance	Account Number
Fund: COUNTY PARKS		
ASSETS		
Current Assets		
CASH	61,496.27	208-000-001.00
IMPREST CASH	300.00	208-000-004.00
TOTAL Current Assets	**61,796.27**	
TOTAL ASSETS	**61,796.27**	
LIABILITIES		
Current Liabilities		
ACCOUNTS PAYABLE	-0.22	208-000-200.00
Accrued Wages Payable	0.00	208-000-257.00
UNDISTRIBUTED RECEIPTS	2,424.58	208-000-273.00
TOTAL Current Liabilities	**2,424.36**	
TOTAL LIABILITIES	**2,424.36**	
FUND EQUITY		
Fund Equity		
FUND BALANCE	62,603.23	208-000-390.00
DESIGNATED FUND BALANCE	724.50	208-000-393.03
CHANGE IN FUND EQUITY	-3,955.82	
TOTAL Fund Equity	**59,371.91**	
TOTAL FUND EQUITY	**59,371.91**	
TOTAL LIABILITIES & FUND EQUITY	**61,796.27**	

FUND BALANCE = 62,603.23
Designated = 724.50
available = 61,878.73
Due to Algn/Delta -20,000.00
41,878.73

Menominee County Parks Seasonal Lease Campsites
Policies and Procedures

1. Each leased campsite shall have the occupant (lessee) sign and abide by the Seasonal Campsite Lease Agreement with Menominee County.
2. Lease sites of only five (5) months and six (6) months will be offered at Shakey Lakes Park.
3. Lease sites for Shakey Lakes Park will commence on the first of the month and terminate at the end of the month. Five month lease sites will begin on May 1st and end on September 30th. Six month lease sites will begin on May 1st and end on October 31st. Exceptions maybe noted on the lease with the approval of the Menominee County Administrator.
4. Lease sites of one (1), two (2), three (3), four (4), and five (5) and six (6) months will be offered at Kleinke Park.
5. Lease sites of two (2), three (3), four (4), and five (5) and six (6) for Kleinke Park will commence on the first (1st) of the month or the fifteenth (15th) of the month starting in May.
6. Lessee staying longer than their Lease Agreement will be required to pay the daily camping rate for each additional day.
7. If a lessee requests to move to a different site, the requested site has to be an unoccupied non-water site.
8. If multiple lessees request the same unoccupied non-water site, the length of documented years of requesting the site shall be the determining factor. If multiple lessees have requested the same site for the same amount of the years, the multiple lessees will be placed in a lottery and the chairman of the Parks and Recreation Committee or the County Administrator will draw the name of the lessees who will be awarded the new site.
9. Water sites at Shakey Lakes will consist of 50% availability for lease sites and 50% for daily use sites. Currently, there are more than 50% leased water sites. The current lessees will be allowed to maintain their current sites but if a water site is forfeited by a lessee that site will not be available for lease until the available leased water sites are below 50%.
10. Water sites at Kleinke Park will consist of 50% availability for lease sites of five (5), six (6), four (4), three (3), two (2), and 1 month sites and 50% for daily use campers. Currently, there are more than 50% leased water sites. The current lessees will be allowed to maintain their current sites but if a water site is forfeited by a lessee the site will not be available for lease until the available water sites are below 50%.
11. Termination of Lease Agreement: Lessor reserves the right to terminate this lease at any time for any reason. If Lessor terminates lease during the term of agreement, LESSOR will refund on a pro-rata basis. Termination may be enforced immediately by Park Superintendent (County Administrator). As outlined in the Lease Agreement.
12. "End of Term": Lessor reserves the right to reject a renewal for the succeeding year, thus terminating future lease agreements. As outlined in the Lease Agreement.
13. Non Renewal of existing leases. Menominee County expressly reserves the rights to not renew existing leases under, but are not limited to, the following conditions:
    a) If leasee was evicted from any Menominee County Park.
    b) If leasee breaks the lease during the prior camping season.
    c) If leasee jeopardizes the safety of others within any Menominee County Park.
    d) If leasee disrupts the harmony of any Menominee County Park.
14. In order to receive the County Resident Rate the leasee must maintain permanent residency within Menominee County.

MENOMINEE COUNTY PARKS AND RECREATION
LEASE AGREEMENT

THIS AGREEMENT, made the _____ day of _____, 2013, by and between the Menominee County Board of Commissioners, hereinafter referred to as "Board/ Lessor" and _____ whose address is_____, hereinafter referred to as "Concessionaire/Lessee".

1. Term. The Board/Lessor, for the period of three years, effective May 1st, 2014 to April 30th, 2017, leases, demises, and lets the building known as the Shakey Lakes Concession Stand and Laundry facilities located at Shakey Lakes County Park to the Concessionaire/Lessee for the exclusive right to sell food, refreshments, firewood, ice and other camping necessities to the general public at the Shakey Lakes Park Area in Lake Township in said County, with the exception of Fair Days and two (2) additional weekends of the Superintendent's choice; (2) to operate a pleasure boat livery service to such public, and; (3) to operate a permanent coin-operated laundry facility. In addition to the foregoing Board/Lessor also leases to concessionaire/Lessee the right to park a camper behind the main concession stand building without the payment of additional rent. This camper should be used for the soul use of the Lessor and/or concession stand employees and not to be used as a summer cottage. The camper shall be parked at a non-electric site. **No fireworks sales (of any kind) are permitted.**

2. Consideration. In consideration for this lease, said Concessionaire/Lessee shall pay the annual fee of **Six Hundred ($600.00)** to the Board/Lessor. Payment for the year 2014 shall be made within ten (10) days of signing this agreement. Subsequent payments shall be made by May 1st of each year covered by the contract.

   The lessee shall be responsible for all utilities and any and all personal & real property tax as may be imposed by Lake Township.

   Concessionaire/Lessee shall follow all the campground rules.

3. Said Concessionaire/Lessee shall at all times during the term of this agreement, maintain liability insurance in an amount as stated by the County Board of Commissioners approval (Minimum of $100,000/$300,000). Further, said Concessionaires/Lessee jointly and severally, shall execute an indemnification agreement holding harmless the County of Menominee for any liability for loss or damage to any person, firm, or corporation of said concession by said Concessionaires. Said policy of insurance shall be deposited and remain with the County Administrator and at the Parks Office.

4. Location. Prior to the operation of said concession, Menominee County Administrator shall designate and identify the specific area in which any structure of any kind shall be used in the operation of said concession.

5. Fair Days. It is also agreed between the Board/Lessor and the Concessionaires/Lessee that the "Fair Days" are excluded from this agreement, in that others also may be given the right to dispense food and refreshments during said "Fair Days".

6. Assignment of Lease. This lease can only be reassigned with written approval of the County Board/Lessor.

7. Termination of Lease by Lessor. If default is made in payment of rent at the times above stated, the Board/Lessor may terminate said lease after giving said Concessionaire/Lessee a five day notice to quit or pay rent. Further, if the Concessionaire/Lessee shall break any of the covenants and agreements herein contained, or shall willfully or maliciously do injury to the premises, or shall file a petition in bankruptcy or have an involuntary petition in bankruptcy filed against him, or make an assignment for the benefit of creditors, the Board/Lessor or their legal representatives shall have the right, at any time thereafter, without notice, to declare this lease void and the term herein contained ended without prejudice to any remedies which the Board/Lessor may have to collect arrears of rent.

8. Hours of operation: The Concessionaire/Lessee agrees to open and operate the Concession stand from Memorial Day weekend through Labor Day weekend with posted daily/weekly scheduled hours. Should the Concessionaire/Lessee fail to open and operate during these posted hours, the building will revert ownership to Menominee County Parks, and personal property will be retained by the Lessee.

9. Care of Premises. The Concessionaire/Lessee agrees to keep the premises in good repair and reasonably clean at his expense. The Board/Lessor shall have the right to inspect the premises at all reasonable times and if the concessionaire/Lessee fails to keep the premises in reasonable good condition, the Board/Lessor may clean the premises and charge the cost thereof to the Concessionaire/Lessee.

10. Property Improvements: The Lessee has the right, at their expense to install a gravity fed septic system according to the Health Department's specifications. In the event that the Lessee sells the concession stand, the new owners would also be entitled to the use of the septic system. However, the septic system for the concession building will remain property of Menominee County Parks. Annual maintenance, I.E. pumping and/or repair shall be the responsibility of the Lessee.

11. Alterations and Repairs by Concessionaire/Lessee. The Concessionaire/Lessee may, at its expense, make such alterations and repairs to the demised premises as may be required for the purpose of its business during the term of this lease. The Concessionaire/Lessee shall receive written approval from Board/Lessor before making any alterations or repairs.

12. Removal of Fixtures. Upon the termination of this agreement or any renewal thereof, the Concessionaire/Lessee may remove any and all improvements owned by the Concessionaire/Lessee and placed upon the premises by the Concessionaire/Lessee.

13. Covenants, Conditions and Terms Binding on Assigns. The covenants, conditions and terms of this lease shall be binding upon the respective parties, their successors and assigns.

14. Option to Renew. Provided that Concessionaire/Lessee is not in default in the performance of this lease, Concessionaire/Lessee shall have the option to renew the lease for an additional term of three (3) years commencing at the expiration of the initial lease term. The option shall be exercised by written notice given to Board/Lessor not less than ninety (90) days prior to the expiration of the initial lease term. If notice is not given in the manner provided herein within the time specified, this option shall expire.

IN WITNESS WHEREOF, this instrument is executed the day and year above written.

MENOMINEE COUNTY BOARD OF COMMISSIONERS
MENOMINEE COUNTY, MICHIGAN

BY: _____ _____

Charlie Meintz, Chairperson Date
Menominee County Board of Commissioners
839 10th Avenue
Menominee, MI 49858

CONCESSIONAIRE

BY: _____ _____

Date:

MENOMINEE COUNTY PARKS AND RECREATION
INDEMNIFICATION AGREEMENT

THIS AGREEMENT, made the _____ day of _____, 2014 by and between the Menominee County Board of Commissioners hereinafter referred to as "Board/Lessor" and _____ whose address is _____ _____, hereinafter referred to as "Concessionaire/Lessee".

Concessionaires/Lessee agree to hold Menominee County, the Menominee County Board of Commissioners and the Menominee County Parks & Recreation Commission harmless from any and all claims for damage or injury arising out of the operation of the concession stand, laundry facilities, boat livery or any other activities governed by the lease agreement dated _____. Menominee County, the Menominee County Board of Commissioners or the Menominee County Parks & Recreation Commission shall not be liable for any loss, injury, death, or damage to persons or property or by any person, whosoever may at any time be using or occupying or visiting the concession stand or stands whether such loss, injury, death, or damage shall be caused by or, in any way, result from or arise out of any act, omission or negligence of the concessionaire/lessee or its agent or shall result from or be caused by any other matter or thing whether of the same kind or of a different kind than the matters or things about set forth and the concessionaires/lessee shall indemnify Menominee County, the Menominee County Board of Commissioners, or the Menominee County Parks & Recreation Commission, against all claims, liability, loss, or damage whatsoever, on account of any such loss, injury, death or damage.

IN WITNESS WHEREOF, this instrument is executed the day and year above written.

MENOMINEE COUNTY BOARD OF COMMISSIONERS
MENOMINEE COUNTY, MICHIGAN

BY: _____ _____
Charlie Meintz, Chairperson Date
Menominee County Board of Commissioners
839 10th Avenue
Menominee, MI 49858

CONCESSIONAIRE

BY: _____ _____
Date: