

**Michigan Recreation Passport Grant Program 2019**

**Organization: City of Ludington**

**RP19-0039**

**Section A: Applicant Site and Project Information: Copeyon Park**

<b>*Name of Applicant (Government Unit)</b> City of Ludington		<b>*SIGMA VSS</b> CV0047888	<b>*SIGMA Address Code</b> CV0047888	<b>*County</b> Mason County
<b>*Name of Authorized Representative</b> Heather Tykoski		<b>*Title</b> Community Development Director		
<b>*Address</b> 400 S Harrison St		<b>*Telephone (231) 845-6237</b>  <b>Fax (231) 845-6237</b>		
<b>*City</b> Ludington	<b>*State</b> MI	<b>*ZIP</b> 49431	<b>*E-mail</b> htykoski@ci.ludington.mi.us	
<b>*State House District</b> District 101		<b>*State Senate District</b> District 35	<b>*U.S. Congress District</b> District 2	
<b>*Proposal Title (Not to exceed 60 characters)</b> Copeyon Park Splash Pad & Fishing Pier Improvements				

**\*Proposal Description**

Although Ludington has a beautiful beach, there are times when the beach is not safe to swim, because of the high winds, waves, and rip tides. This development will provide a safe alternative for people to cool off in the summer. It also in turn will stimulate economic revitalization in the 4th ward area.

The Splash Pad will provide permanent improvement of the social infrastructure within a disadvantaged sector of our community by locating within a public park in the 4th Ward. Kids living within this underprivileged area will have easy access to a wonderful social opportunity because it will be within walking distance.

In addition, a loved fishing pier will be able to be reestablished with permanent infrastructure for residents to utilize. A removeable fishing pier was taken out several years prior due to unsafe conditons. The City has bene looking for a way to put in a permanent structure that can withstand the wave action in the area and allow for a longer season of use.

<b>*Address of Site</b> 1006 S Washington Ave.	<b>*City, Village or Township of Site</b> Ludington	<b>*Zip</b> 49431
<b>*County in which Site is located</b> Mason	<b>*Town, Range and Section Numbers of Site Location</b> <i>Letters must be upper-case:</i> <i>(examples: T02N, R13E, 22)</i> (Town)T18N (Range)R18W (Section)22	<b>*Latitude/Longitude at park entrance</b> 43.952492 -86.428951
<b>*Park Name</b> Copeyon Park		

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**Section B: Project Funding and Explanation of Match Sources**

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**SOURCES OF MATCHING FUNDS**

**PROJECT COST AMOUNTS**

*Grant amount requested (round to the nearest hundred dollars)	\$150,000.00
<b>Total Match (Must be at least 25% of total project cost)</b>	<b>\$230,000.00</b>
<b>Total Project Cost (Must equal the total estimated cost on Section D1 Project Details page)</b>	<b>\$380,000.00</b>
Percentage of match commitment (Must be at least 25% of total project cost)	60%
Value of any Land Repurposed to Recreation as Part of the Project (2xSEV)	
a) General Funds or Local Restricted Funds (Applicant's own cash)	\$50,000.00
b) Force Account Labor/Materials (Applicant's own paid labor or materials)	
c) Federal or State Funds	
d) Cash Donations	\$180,000.00

You have entered a value for item d). Please list the individual sources and the amounts to be donated below.

SOURCE	AMOUNT
*Mason County Community Foundation	\$40,000.00
Todd & Julie Schrader Family Foundation	\$5,000.00
Don Birtwistle Foundation	\$10,000.00
Public Donations/Fundraising Activities	\$25,000.00
Event fundraising dollars	\$100,000.00
<b>Total</b>	<b>\$180,000.00</b>

\* Is a letter of intent from each donor included with the application?  
 Yes  No

e) Donated Labor and/or Materials

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**Section C: Project Details**

\* **Applicant's current control of the site:**

- Fee Simple
- Lease
- Easement

**Project Cost Estimate Table**

List the specific development scope items (play equipment, parking lot paving, landscaping) rather than aspects of project execution (materials, labor, equipment, site clearing). Do not include ineligible items such as engineering costs beyond 15% of the subtotal and contingencies. Facilities must be designed to be in compliance with the 2010 Americans with Disabilities Act Standards for Accessible Design.

<u>SCOPE ITEM</u>	<u>DNR ONLY ACCESSIBILITY GUIDELINES</u>	<u>QUANTITY</u>	<u>TOTAL ESTIMATED COST</u>
Splash Park		1	\$230,000.00
Fishing Pier or Dock		1	\$150,000.00

Other:

**Do not list the aspects of project execution, such as labor, construction equipment, contingency or raw materials.**

**Permit Fees**

**Subtotal**

\$380,000.00

**Engineering** (These fees may not exceed 15% of subtotal)

**Total Estimated Cost** (Much equal Total Project Cost amount on Section B page)

**\$380,000.00**

- 1) What is the expected life of the facilities constructed as part of the project?  
(Please note: Program requires commitment of minimum 20 years if no enclosed structure and 40 years with enclosed structure). 20 years
- 2) If you are submitting multiple applications, what is the priority for this application?  
(1 = highest) 1
- 3) Is unimpeded access to the project site secured through ownership or easement or lease of term no less than the length of time that control of the project site is secured?  No  Yes
- 4) Will the project be used for the viewing of professional or semi-professional arts, athletics or intercollegiate or interscholastic sports?  No  Yes  
If yes, what percentage of normal operating hours will be used in this capacity? %

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**Section C: Project Details**

- 5) Will fees be charged at the park? ✓ No Yes  
If yes, what will be the fees for residents?  
What will be the fees for non-residents?
- 6) Has applicant received DNR recreation grant(s) in the past? No ✓ Yes
- 7) Is there an entrance sign identifying the site as a public recreation site open to all users? No ✓ Yes
- 8) Has applicant closed, sold, or transferred any parkland or recreation facilities in the past 5 years? ✓ No Yes
- 9) Does applicant have a "residents only" policy for this park or other parks or recreation facilities? ✓ No Yes

**If 'Yes' was selected for any of the questions, please explain here:**

The City of Ludington has recieved MDNR Trust Fund Grants and Recreation Passport grants in the past . A sign at the entrance to the park states that the Park is Copeyan Park.

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Section D: Site Conditions

	<u>NO</u>	<u>YES</u>	<u>UNKNOWN</u>
*1) Does the applicant, landowner, or others have knowledge that any portion of the property is or has been used for industrial purposes, including manufacturing and/or minerals' processing or extraction (sand, gravel, oil, or gas) at this time or in the past?	✓		
*2) Does the applicant, landowner, or others have knowledge that any portion of the property is currently being used or has been used in the past for a gas station, motor vehicle service or repair facility, commercial printing facility, dry cleaners, photo developing lab, junkyard, landfill, waste treatment, storage, processing or recycling or disposal facility?	✓		
*3) Does the applicant, landowner, or others have knowledge that any of the following are or have in the past been stored, discarded, or used on the property – automotive or industrial batteries, pesticides or other chemicals used in agricultural practices, paints, industrial waste, or other chemicals in drums or other containers?	✓		
*4) Does the applicant, landowner, or others have knowledge that fill dirt or other fill material of unknown origin is on this property or has in the past been placed on the property?	✓		
*5) Does the applicant, landowner, or others have knowledge of any evidence of leaks, spills, or stains from a substance other than water at this time or in the past?	✓		
*6) Does the applicant, landowner, or others have knowledge that there are or have in the past been waste disposal pits, lagoons, or ponds on the property?	✓		
*7) Does the applicant, landowner, or others have knowledge that there are at this time or have in the past been registered or unregistered storage tanks on the property?	✓		
*8) Does the applicant, landowner, or others have knowledge that contaminated groundwater lies below the property?	✓		
*9) If there is a water well on the property, does the applicant, landowner, or others have knowledge that contaminants have been identified in the well that exceeded legal standards or has the well been identified as contaminated by a government agency?	✓		
*10) Has the landowner been notified about any current violations of environmental laws pertaining to activities on the property or does applicant, landowner, or others have knowledge about past violations?	✓		

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**Section D: Site Conditions**

- \*11) Has the landowner been notified of any environmental assessments of the property that identified a) the presence of hazardous substances, petroleum products, or contamination; or b) the need for further assessment? ✓
- \*12) Does the applicant, landowner, or others have knowledge that any hazardous substances, unidentified waste materials, tires, or automotive or industrial batteries have been dumped above ground, buried, or burned on the property? ✓
- \*13) Is the property listed on any federal or state list of contaminated sites, including the site of a leaking underground storage tank? ✓
- \*14) Does the applicant, landowner, or others have knowledge that any of the adjoining properties are currently being used or have been used in the past for the purposes listed in the previous questions 1-13? ✓
- \*15) Has an environmental assessment been completed for the site? If yes, provide the most current. ✓
- \*16) Is this proposed project part of the Iron Belle Trail (Governor's Showcase Trail)? ✓
- \*17) Are permits required for the development of the site? If yes, please complete the following table: ✓

TYPE OF PERMIT	PERMITTING AGENCY	EFFORTS TAKEN TO OBTAIN PERMIT OR DETERMINING PERMIT REQUIREMENTS
Bottomlands	Corps of Engineers/ MDEQ	Will begin this spring/summer

**If 'Yes' or 'Unknown' was selected for any of the questions on this page, please explain here:**

A new dock will require a permit for permanent placement on the bottom of the Pere Marquette Lake.

\*18) Explain how you plan to address safety considerations and crime prevention in the project area. The area has a lighted driveway and parking area. In addition, the area is patrolled by City Police.

\*19) Explain how you will make the public aware of the project as well as the efforts you will use to publicize and promote the project. Include marketing methods that will effectively communicate with person with disabilities.

The project has held a few fundraisers and has been a part of several public meetings. In addition, a major local

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**Section D: Site Conditions**

fundraising event,taking place in April of 2019, has been earmarked for the splashpad improvement. The City web site and facebook page, as well as press releases will promote the grant award.

Application Narrative

**1. Need for the Project:**

Although Ludington has a beautiful beach, there are times when the conditions at the beach is not safe to swim, especially for children, because of the high winds, huge waves, and rip tides. A group of parents formed a Splash Pad Committee to raise money to provide a safe place for kids to have another water experience in the city.

The City of Ludington has approved the building of the Splash Pad at Copeyon Park. This will provide a safe place for people to cool off in the summer if the beach is not safe, or any other time. Not only will this provide a free, safe outdoor play area in an underutilized park, it also in turn will stimulate economic revitalization in the 4th ward area.

The Splash Pad will provide permanent improvement of the social infrastructure within a disadvantaged sector of our community by locating within a public park in the 4th Ward. Kids living within this underprivileged area will have easy access to a wonderful social opportunity because it will be within walking distance. The Splash Pad will offer the community, as a whole, another recreation opportunity for children. Many children from across the City can bike or walk to the location. It further serves to enhance the quality of life of Ludington residents and guests. By drawing more people to Copeyon Park through this unique recreation opportunity, more residents and visitors will utilize the park. With more people congregating in this area businesses will see the value in opening in the storefronts on South Washington Avenue.

The City was forced to remove a fishing dock from Copeyon Park in fall of 2016. The seasonal dock that was pulled in and out each summer by the Department of Public Works had come to the end of its useful and safe life. The dock was not ideal for the area or situation and upon its' removal, the city began looking into options to replace the dock with something more permanent that could extend the use throughout the shoulder seasons for residents.

This project will not be able to be completed in its' entirety in a timely fashion without the assistance of grant funding. The Splash Pad would likely be postponed another year, minimum. The construction of the permanent fishing pier would also likely be postponed for a few years while other avenues of funding were sought and as the City budget allowed for funds to be allocated.

Donations and grants are being sought after for the construction of this project, and some private funding has been committed to a maintenance fund for future needs of the project. Beyond that, the City of Ludington will build the maintenance and upkeep of the park costs into its annual parks budget. With the help of the donated maintenance fund and warranty's the site will be maintained for many years to come.

**2. Site Quality:**

The Project consists of the installation of a new Splash Pad and a permanent fishing pier at the City owned Copeyon Park. The park encompasses 2.259 acres and abuts Pere Marquette Lake which connects Pere Marquette River (a national scenic river) to Lake Michigan.

The park currently includes a playground, a covered pavilion, a restroom facility, fish cleaning station, and a large parking lot. Across the access road from the park is a City owned boat launch.

This application seeks assistance in funding a Splash Pad near the existing playground and a permanent fishing pier near the bathroom/ fishing cleaning building.

Application Narrative

The Splash Pad design is universally accessible. The Splash Pad is not a continuously running operation, therefore it will need to be "manually" started by the user for the water to begin flowing. The "manual" start button is placed and calibrated so that any user can activate the mechanism. The Splash Pad design in its entirety has been certified by the selected company "Vortex" as Universally Accessible. Those certified plans are attached to this application.

The fishing pier will meet all ADA guidelines and any universal design elements that can be incorporated into the design will be incorporated.

**3. Project Quality:**

Copeyon Park was once the home of a removeable fishing dock. That dock needed to be removed when it came to the end of its' useful life. The Department of Public Works began looking into options for replacement. Another removeable pier was considered but had high maintenance costs and had to be removed seasonally as the DPW schedule allowed, leaving many weeks without the ability to fish off the dock. A rubble mound structure similar to one abutting Lake Michigan was also considered. Upon conversations with the Engineering firm that designed that structure, an alternate design was recommended that would be better suited for the wave action of Pere Marquette Lake and needs of Copeyon Park. The cost of a permanent fishing pier is higher, but provides residents with less overhead due to removal and maintenance, an extended season and a longer pier. The life span of the fishing pier is far greater than the smaller removeable dock.

The Splash Pad has a lengthy history and one that encompasses looking at a variety of properties and park options throughout the City. Requirements of adequate space, access to city water and possibly sewer or storm sewer, bathroom facilities and parking, were all considerations when choosing the location. Alternate sites were one by one eliminated from the list for a variety of reasons. The Splash Pad parent group along with City Council Committee members and staff visited Copeyon Park and were immediately drawn to the ability to provide all resources needed at this location. Considerations were given to features that would appeal to infants, toddlers and slightly older children. Water flow was also a consideration when choosing those features.

In order to address environmental concerns, water from the Splash Pad has been approved to be put into the storm sewer system and not treated through the City's waste water system. The system for play incorporates an activation button. This allows the water to flow only when a child wants to play at the park. This allows for the conservation of water. The fishing pier will be constructed of wood with steel piles. Wood is economical, easy to work with, flexible, will allow easy maintenance as the pier may experience a loose or splintered board, and can be easily replaced. The use of wood is environmentally friendly as many companies replant the trees they harvest.

To address design impact on access routes, the fishing pier will be placed near the same location that the previous dock was located. This should have no impact on traffic flow & will minimize environmental impacts through permitting requirements of the Corp of Engineers and MDNR/MDEQ. The entire park is accessible by a City maintained road. The park has 80 parking spots for users of the park and launching ramp. If traffic or additional vehicles becomes an issue, the Ludington Police Department will ensure that safety & right of way are maintained through traffic control orders on the incoming access road.

**4. Applicant History:**

The City of Ludington has no issues of non-compliance with previous DNR recreation grants. The City of

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**Application Narrative**

Ludington maintains all of its parks and public spaces to the highest quality.

The City of Ludington has not closed, sold, or transferred use of a park or public recreation facility for non-public purposes.

The City of Ludington budgets for yearly maintenance and upkeep on all parks. Signs for grant assisted sites are displayed.

Yearly maintenance of our parks can be found in the attached documents.

The following grants have been received by the City of Ludington.

- Mason City of Ludington 825 Washington Ave. Recreation Area \$84,000 Acquisition PA 105 of 1985
- Mason City of Ludington 93-046 Waterfront Park Acquisition \$359,000 Acquisition PA 304 of 1994
- Mason City of Ludington 94-036 Copeyon Park Shelter (formerly Pere Marquette Lake Park) \$24,000 Development PA 152 of 1995
- Mason City of Ludington 96-237 Ludington Waterfront Park \$500,000 Development PA 480 of 1996
- Mason City of Ludington 03-003 Cartier Park Fishing Pier Installation \$82,500 Development PA 309 of 2004
- Mason City of Ludington 08-051 Stearns Park Breakwall Improvements Development PA 23 of 2009 \$125,300
- Mason City of Ludington 16-0035 Stearns Beach Recreation Area Water Trailhead \$300,000 Development PA 93 of 2017

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**Required Attachments**

All location maps, site development plans, boundary maps, and other graphic information must be clear, legible, detailed, and appropriately labeled. Grants Management staff use these materials to help evaluate your application and to find and evaluate many of the sites. We must also photocopy many of the graphic materials in black-and-white; be sure that what you submit will photocopy legibly. **Please do not submit aerial photographs for location maps, site development plans, or boundary maps.**

**REQUIRED CONTENT FOR RECREATION PASSPORT APPLICATIONS**

\* **Project Location Map(s)**(no aerial maps):

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-COPEYANPARKProjectLocationMapandSiteDevelopmentPlanMap.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-COPEYANPARKProjectLocationMapandSiteDevelopmentPlanMap.pdf)

\* **Site Development Plan:**

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-COPEYANPARKProjectLocationMapandSiteDevelopmentPlanMap.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-COPEYANPARKProjectLocationMapandSiteDevelopmentPlanMap.pdf)

\* **Boundary Map(s)** delineating the legal boundaries of the park site(s) outlined in red; show easements in green:

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-COPEYANPARKBoundaryMapmap.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-COPEYANPARKBoundaryMapmap.pdf)

\* **Site Photographs** of the site where the facilities will be developed:

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-SITEPHOTOGRAPHS.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-SITEPHOTOGRAPHS.pdf)

\* **Certified Resolution** from the governing body:

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-ResolutiontoSubmitApplicationforRecreationalPassportGrantProgramforCopeyonParkSplashPadandFishingPierImprovements.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-ResolutiontoSubmitApplicationforRecreationalPassportGrantProgramforCopeyonParkSplashPadandFishingPierImprovements.pdf)

\***Site Control Form and Deed** (commitment letter to transfer property, for development projects):

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-SiteControlFormandDeed.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-SiteControlFormandDeed.pdf)

**ADDITIONAL INFORMATION FOR RECREATION PASSPORT APPLICATIONS:**

**Letter(s) of support**

**Documentation of match commitment(s)**

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-MatchCommitmentLetters.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-MatchCommitmentLetters.pdf)

**Collaboration Attachments**

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**Required Attachments**

**Universal Design Documentation:**

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-UniversalDesignDocumentation.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-UniversalDesignDocumentation.pdf)

**Preliminary floor plans** if the development is to include the construction of new facilities or structures:

**Maintenance Plan and Budget**

[https://secure1.state.mi.us/mirgs/\\_Upload/71466-ANNUALONGOINGPARKSGROUNDSMaintenanceScheduleBudget.pdf](https://secure1.state.mi.us/mirgs/_Upload/71466-ANNUALONGOINGPARKSGROUNDSMaintenanceScheduleBudget.pdf)

**Correspondence regarding regulatory permitting issues**, if applicable:

**Current Annual Capital Improvement Plan** - if the applicant does not have a 5-year recreation plan:

**Environmental Report** *if applicable based on Site Conditions Property Checklist in Section D of the application form :*

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**Additional Information**

Provide the information listed below, as applicable, and any other information you believe will give us a more complete understanding of your proposed project and assist us in evaluating your application.

- 1) Explain the circumstances under which you closed, sold, or transferred control of any parkland or recreation facilities within your park system.
- 2) List any parks within your system for which you have a "residents only" policy.
- 3) Discuss any health advisories for the water bodies accessed by your project. Describe how these advisories will affect the use of the site and your proposed facilities.

The City has not sold or transferred any parkland.

No City Parks have a residents only policy.

There are no current health advisories for Pere Marquette Lake that we are aware of at this time.

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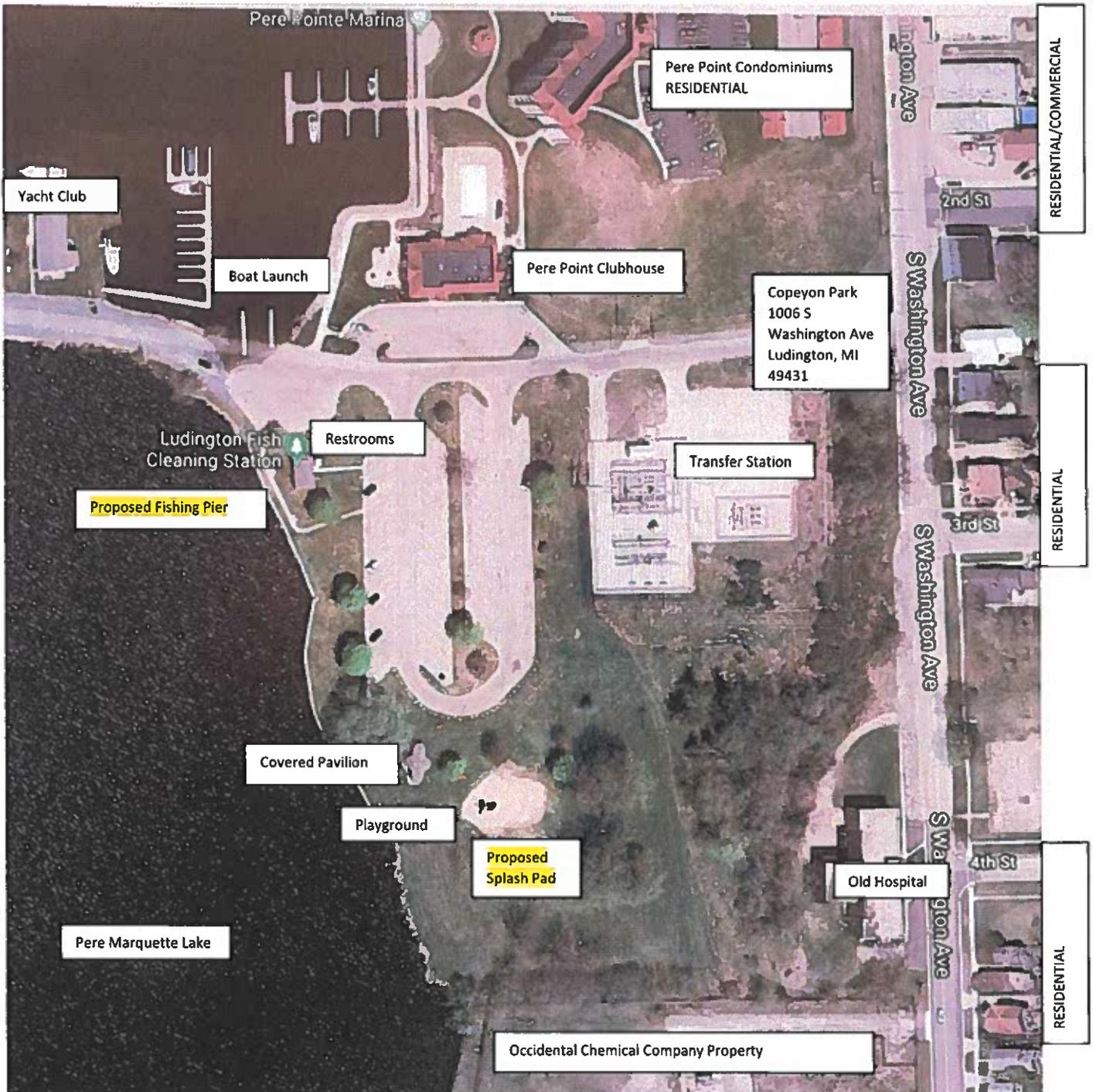
**Certification of Authorized Official**

I hereby certify that I am an official of the applicant agency and have the legal authority to make the necessary commitments to apply for this grant. I also certify that I have read and understand all of the commitments and responsibilities listed in the Recreation Passport Grant Program guidelines (IC1956) related to this grant.

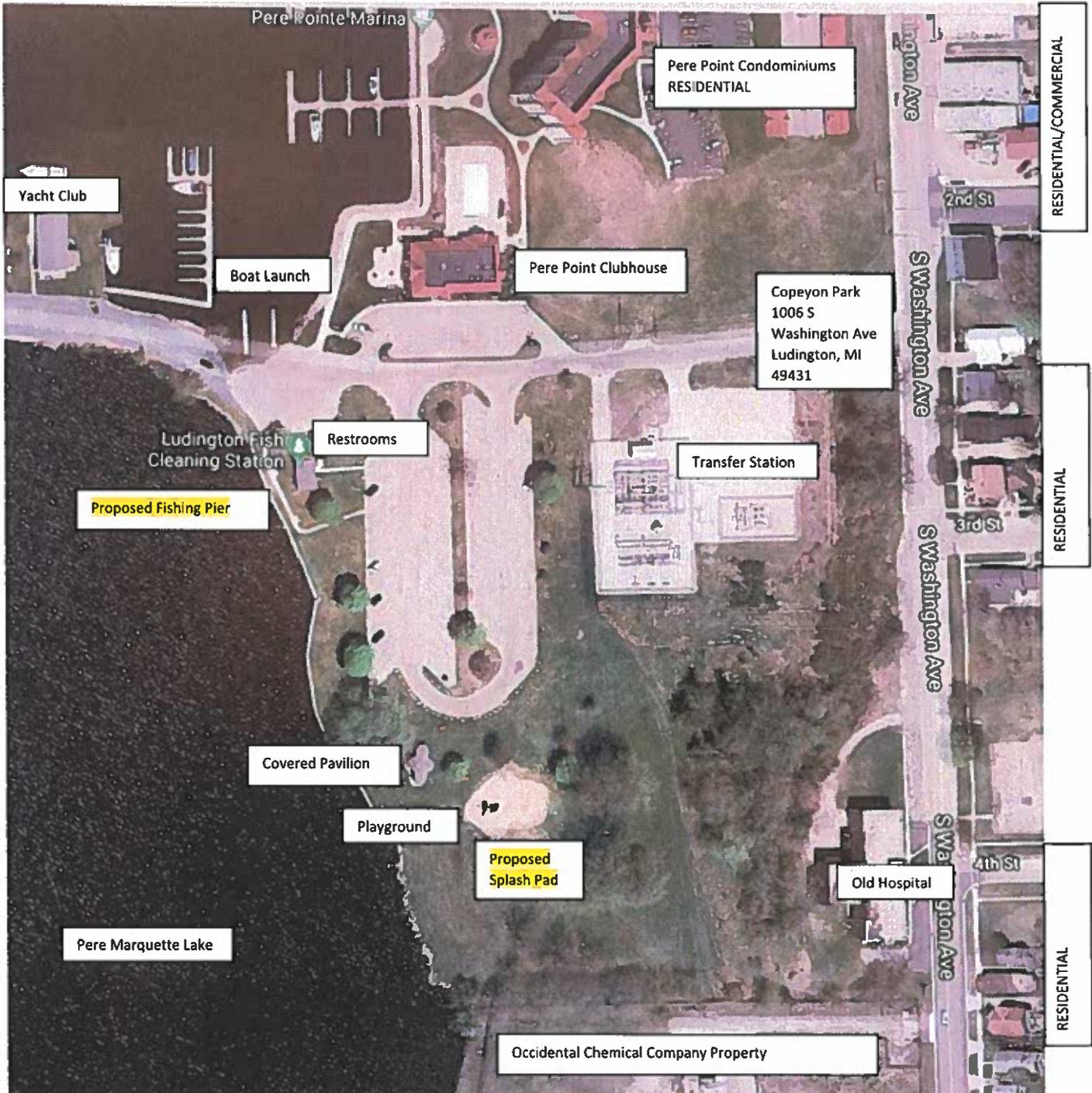
Heather Tykoski  
Authorized Official

3/28/2019  
Date

COPEYAN PARK  
PROJECT LOCATION MAP/SITE DEVELOPMENT PLAN  
CITY OF LUDINGTON

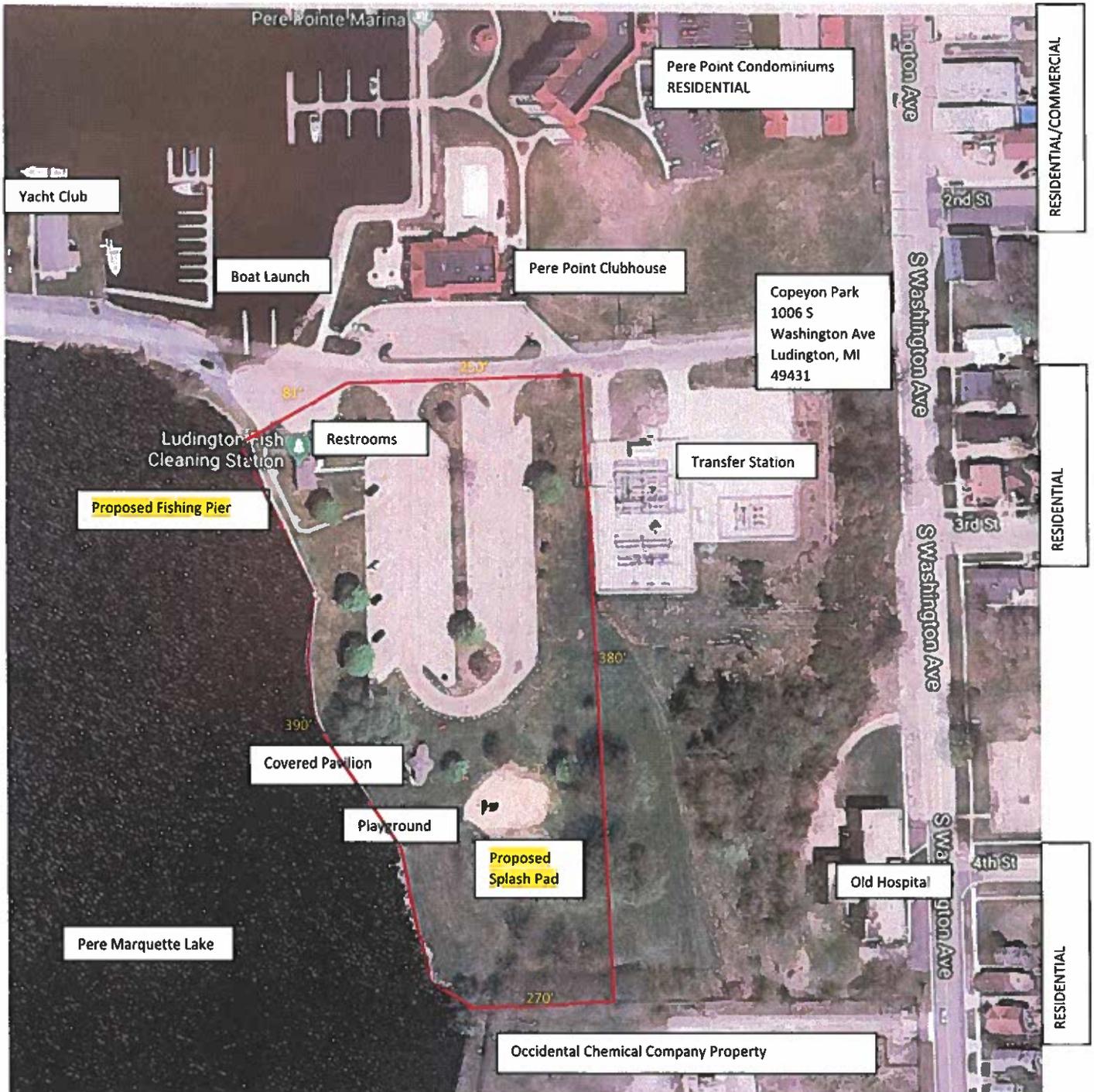


COPEYAN PARK  
PROJECT LOCATION MAP/SITE DEVELOPMENT PLAN  
CITY OF LUDINGTON



COPEYAN PARK  
BOUNDARY MAP  
CITY OF LUDINGTON

  
NORTH  
2.259 Acres



**SITE PHOTOGRAPHS**  
**COPEYAN PARK**  
City of Ludington



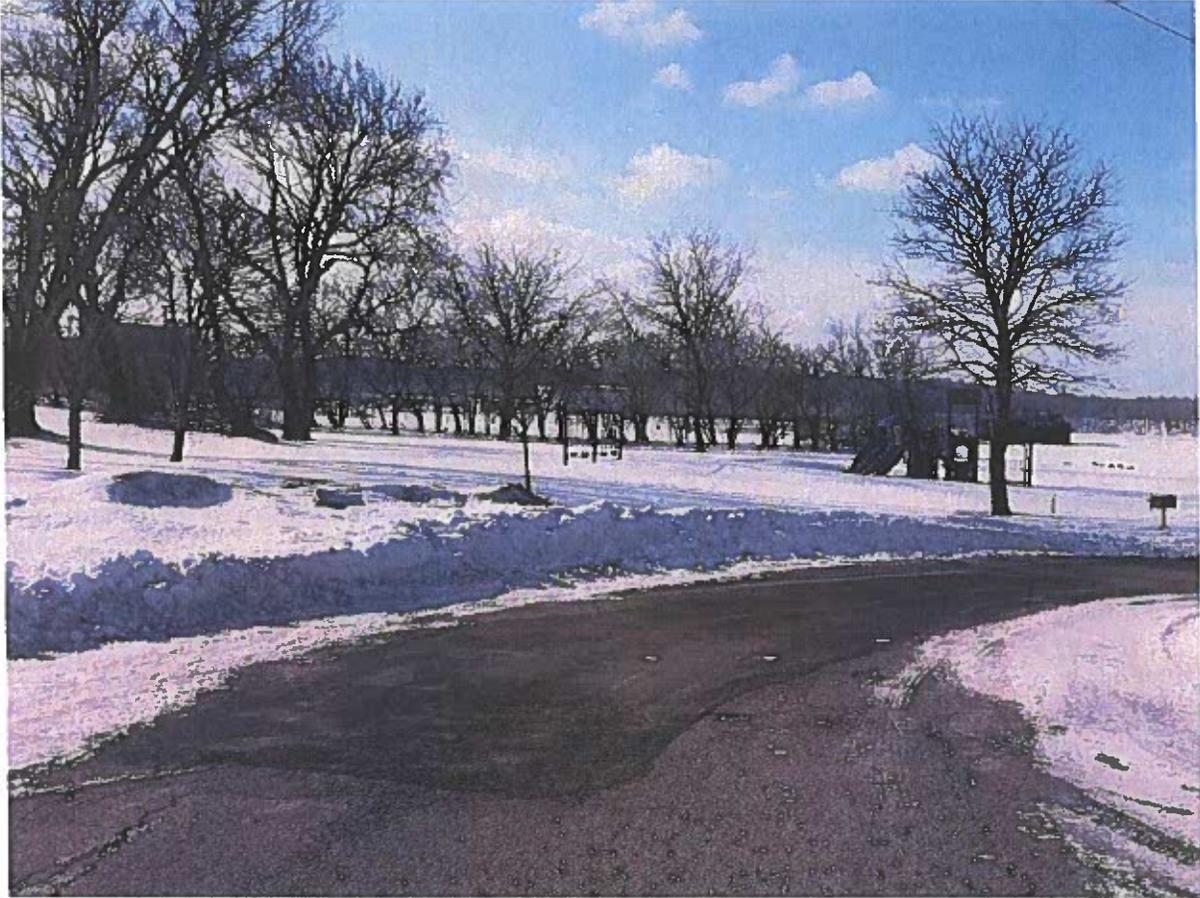
**↑ NORTH** View of Copeyan Park from parking area looking North toward Bathroom/Fish Cleaning Building. Proposed Fishing Pier would extend from the western point of Copeyan Park near the bathroom facility into Pere Marquette Lake.



**North** View of Copeyan Park looking south from Parking lot. The Pavilion Structure and playground can be seen. Proposed Splash Pad would be south of the playground area.



➔ NORTH View from Copeyan park parking lot looking west. Pavilion Structure can be seen as well as Pere Marquette Lake.



↓ NORTH View from Copeyan park parking Lot looking south toward the playground.



 **NORTH** Copeyan Park looking south. Summer view of Playground. Proposed Splash Pad will be to the south of the playground.



← NORTH Copeyan Park looking East.

**RESOLUTION TO SUBMIT AN APPLICATION TO THE MICHIGAN NATURAL RESOURCES RECREATION PASSPORT GRANT PROGRAMS FOR COPEYAN PARK SPLASH PAD AND FISHING PIER IMPROVEMENTS.**

WHEREAS, The Ludington City Council supports the submission of an application titled, "Copeyan Park Splash Pad and Fishing Pier Improvements" to the Michigan Natural Resources Trust Fund for development of a splash pad, and fishing pier and,

WHEREAS, the proposed application is supported by the Community's 5-Year Approved Parks and Recreation Plan; and,

WHEREAS, Private citizens have made a financial commitment to the project in the amount of \$180,000.00 matching funds for the splash pad and the City of Ludington will contribute \$50,000.00 towards the fishing pier out of general fund revenue; and,

WHEREAS, if the grant is awarded the applicant commits its local match and donated amounts from the following sources:

Mason County Community Foundation	\$40,000.00
Todd and Julie Schrader Family Foundation	\$5,000.00
Don Birtwistle Foundation	\$10,000.00
Public Fundraising/Donations	\$25,000.00
Event and Patronicity additional dollars	\$100,000.00
General Fund for Fishing Pier	\$50,000.00
Grant Dollars requested	\$150,000.00
Total	\$380,000.00

NOW THEREFORE, BE IT RESOLVED that the Ludington City Council hereby authorizes submission of a Michigan Natural Resources Recreation Passport Application for \$150,000.00 and further resolves to make available a local match through financial commitment and donation(s) of \$180,000.00 in donated revenue and \$50,000.00 in general fund revenue (31%) of a total \$380,000.00 project cost, during the 2020-2022 fiscal years.

AYES: 5

NAYES: 0

ABSENT: 2

MOTION APPROVED.

I HEREBY CERTIFY, that the foregoing is a Resolution duly made and passed by the Ludington City Council of the City of Ludington at their regular meeting held on March 11 2019, at 6:30p.m. in the City of Ludington, with a quorum present.

  
Deborah L. Luskin, City Clerk

Dated: 3-25-2019



DOCUMENTATION OF SITE CONTROL FOR MICHIGAN NATURAL RESOURCES TRUST FUND GRANT APPLICATIONS (FOR DEVELOPMENT PROJECTS ONLY)

This information is requested by authority of Part 19 of Act 451 of 1994, to be considered for a MNRTF grant.

1. SITE DESCRIPTION: Describe the project site (all areas to be developed) below and attach a legal description: The Project consists of the installation of a new splash pad and permanent fishing pier at the City owned Copeyan Park. The park encompasses 2.259 acres and abuts Pere Marquette Lake which connects Pere Marquette River (a national scenic river) to Lake Michigan.

2. SITE CONTROL: Indicate the type of control the applicant has over the site. Refer to the MNRTF application guidelines booklet for guidance on control requirements for grant applications. If there is more than one type of control or multiple leases or easements covering the project area, please provide a separate form for each lease or easement included in the project area.

Table with 3 columns: TYPE OF CONTROL, PORTION OF SITE, DOCUMENTATION ATTACHED. Rows include Fee Simple Title, Less than Fee Simple Title, Lease, and Easement.

3. LIMITATIONS, CONDITIONS OR ENCUMBRANCES: a) For property owned or to be owned by the applicant, describe all easements or encumbrances. Utility right of way for electrical transmission lines. b) For property to be controlled through other methods, describe any conditions or limitations in current or proposed leases, easements or use agreements... [No limitations, conditions or encumbrances]

4. CERTIFICATION: (For projects on property owned in fee simple by the applicant, the form must be signed by the applicant's attorney or another local unit official capable of certifying that the information provided is accurate. For leases, easements or other less than simple control, the form must be signed by the applicant's attorney). I hereby certify that the information provided above and attached is accurate to the best of my knowledge. I understand that site control is an application eligibility requirement and an evaluation factor.

NAME (Printed/Typed) GEORGE V. SAYLOR, III TITLE ATTORNEY SIGNATURE [Signature] DATE 3/13/2019 Attorney's Phone 231-723-8333

that nonuse or a limited use of this easement by first party shall not prevent first party from later making use of the easement to the full extent herein reserved.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, TO HAVE AND TO HOLD the said premises unto the said second party and to his heirs, successors and assigns to the sole and only proper use, benefit and behoof of said second party, his heirs, successors and assigns, forever.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.

IN WITNESS WHEREOF, said first party has caused this instrument to be executed in its corporate name and by its duly authorized officers as of the day and year first above written.

Signed, Sealed and Delivered in Presence of:

Lois C. Barnes

APPROVED AS TO FORM  
CONSUMERS POWER COMPANY  
LEGAL DEPARTMENT

CONSUMERS POWER COMPANY  
By R. C. Youngdahl  
R. C. Youngdahl, Vice President

Lucille M. Darling

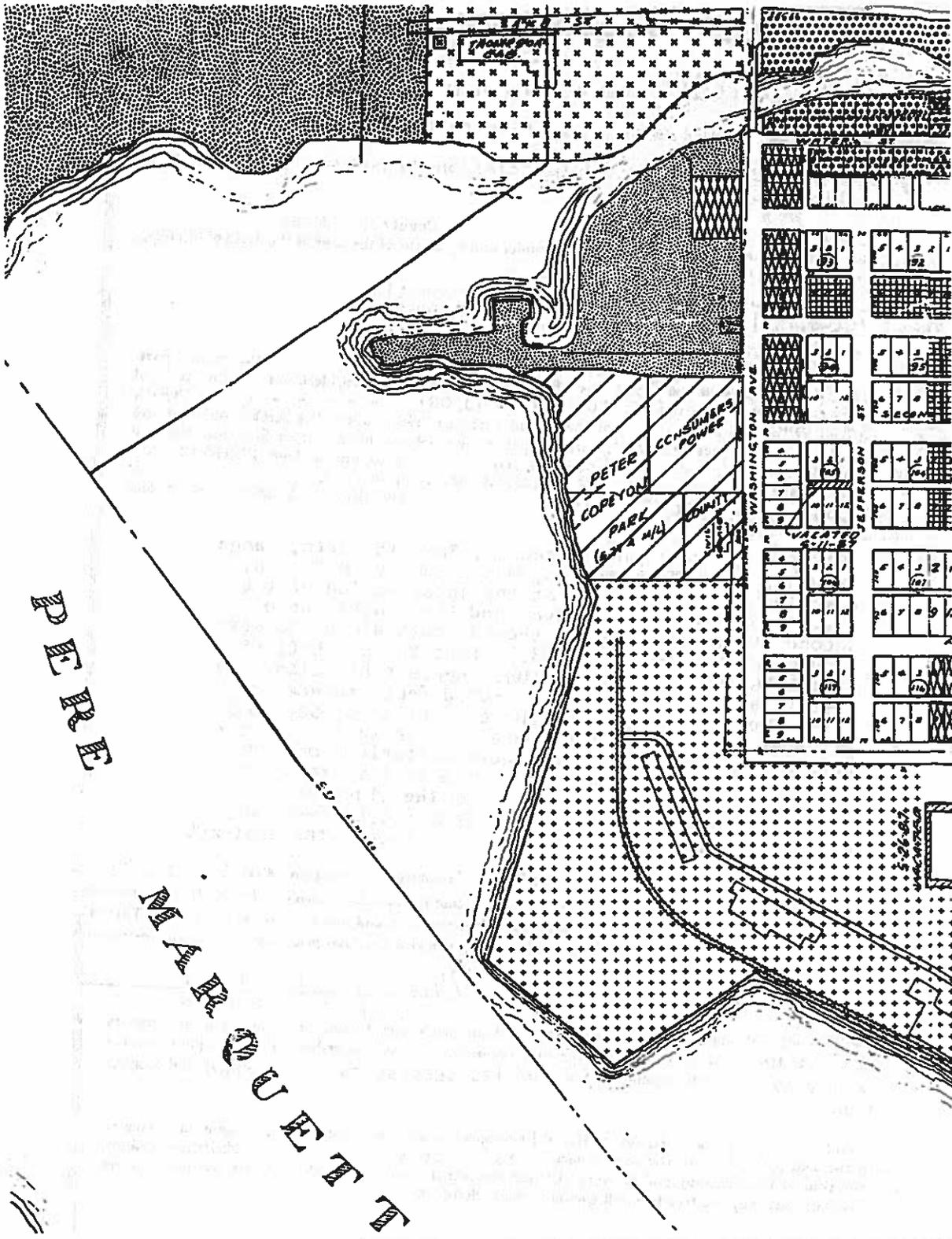
Attest:  
R. M. Griswold  
R. M. Griswold, Assistant Secretary

STATE OF MICHIGAN }  
COUNTY OF JACKSON } SS.

On this 14th day of April, 1969, before me, a Notary Public in and for said County, personally appeared R. C. Youngdahl, to me personally known, who being by me duly sworn, did say that he is a Vice President of CONSUMERS POWER COMPANY, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said R. C. Youngdahl acknowledged said instrument to be the free act and deed of said corporation.

Willoween R. Smith  
Willoween R. Smith  
Notary Public, Jackson County, Michigan  
My commission expires Sept. 7, 1970

STATE OF MICHIGAN  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
TAXATION



PERE

MARQUETTE

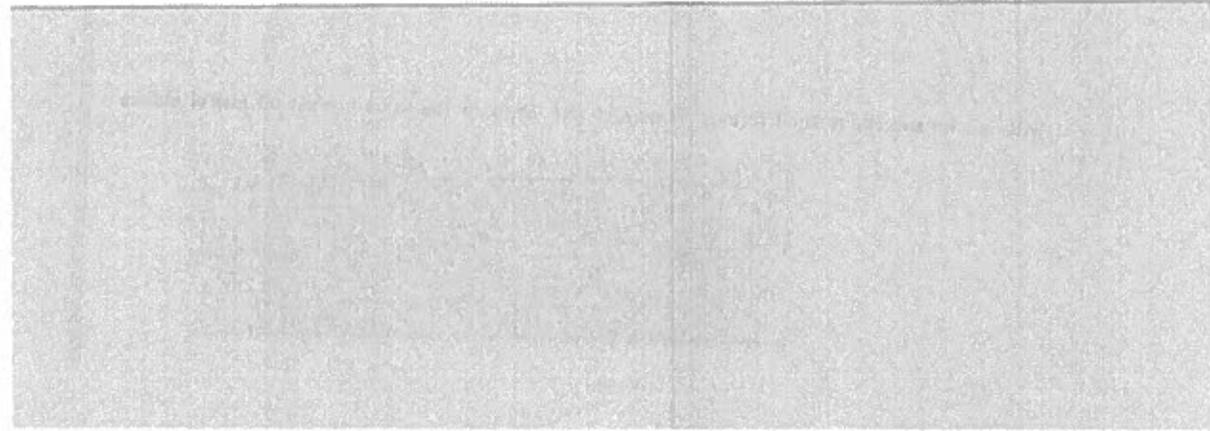
PETER COPEYON PARK  
(6274 M/L)

S. WASHINGTON AVE

PETER COPEYON PARK  
(6274 M/L)

PETER COPEYON PARK  
(6274 M/L)

PETER COPEYON PARK  
(6274 M/L)





# Indenture

Made this sixteenth day of April

year of our Lord one thousand nine hundred and seventy-three

**MASON** Mason County Hospital Association, a non profit corporation,  
1 Atkinson Drive

City of Ludington County of Mason  
Michigan, a corporation organized and existing under and by virtue of the laws of the State of Michigan,  
of the first part, and

City of Ludington, a Municipal Corporation  
201 S. William Street, Ludington, Michigan

**WITNESSETH**, That the said party of the first part, for and in consideration of the sum of part y of the second part, eight Thousand and no/100 (\$48,000.00) Dollars, and paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said part y of the second part, and its successors ~~xxxx~~ and assigns, **FOREVER**, All part y of the second part, of certain piece or parcel of land, situate and being in the City of Ludington County of Mason and State of Michigan, known and described as follows, to-wit:

That part of Sections 22 and 23, Town 18 North, Range 18 West, City of Ludington, Mason County, Michigan, described as: Commencing at the intersection of the west line of Washington Ave. and the centerline of Second St. extended west, thence south along the west line of Washington Ave. 583.75 feet to THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence south along the west line of Washington Ave. 300.0 feet, thence south 89°59' West parallel with the centerline of Second St. extended west 500.68 feet more or less to the shore of Pere Marquette Lake, thence northwesterly along the shore of said Lake 321.2 feet more or less to a line that bears South 89°59' West from the place of beginning, thence North 89°59' East 615.68 feet more or less to the place of beginning. Except the east 200 feet thereof.

Mason County Treasurer Ludington, Mich. April 17 1973  
I hereby certify that the taxes have been paid for the five years preceding the date of said instrument, and that there are no Tax Liens or Titles held by the State for a period of five years prior to the date of said instrument.  
Thelma B. ...  
Mason County Treasurer

... with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; **TO HAVE AND TO HOLD** the said premises, as herein described, with the appurtenances to the said party of the second part, and to its successors ~~xxxx~~ and assigns, **FOREVER**.

... the said party of the first part, for itself and its successors, does covenant, grant, bargain and agree to and with the said party of the second part its successors ~~xxxx~~ and assigns, that at the time of the executing and delivery of these presents it is well seized of the above granted premises and that they are free from all encumbrances whatsoever.

... that it will and its successors shall forever **WARRANT AND DEFEND** the same against all lawful claims and demands.



202 PAGE 126

QUITCLAIM DEED

T 67-122

THIS INSTRUMENT, Made this 14th day of April, 1969, Between CONSUMERS POWER COMPANY, a Michigan corporation, 212 West Michigan Avenue, Jackson, Michigan (successor by merger to Consumers Power Company, a Maine corporation), first party, and the CITY OF LUDINGTON, a municipal corporation, Ludington, Michigan, second party,

WITNESSETH:

That the said first party, for and in consideration of the sum of Forty-two Thousand and No/100 Dollars (\$42,000.00) to it in hand paid by second party, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release and forever QUITCLAIM unto the said second party and to his heirs, successors and assigns Forever, the following described land situate in the City of Ludington, County of Mason and State of Michigan, known and described as follows:

A parcel of land in Section 22, T18N, R18W, bounded on the E'ly side by a line 389 feet West of and parallel with the W'ly line of Washington Avenue, so called, and bounded on the W'ly side by the E'ly line of Pere Marquette Lake and bounded on the N'ly side by a line described as commencing at a point 178 feet South of the center line of Second Street extended West and 389 feet West of the East line of Washington Avenue, running thence N 81° 46' W, 132 feet and 8 inches to a point, thence West parallel with the center line of Second Street extended W'ly 259 feet and 8 inches to an iron stake, thence S 67° 00' W, 81 feet and 0 inches, more or less, to the shore of Pere Marquette Lake and bounded on the South by a line described as commencing at a point 178 feet South of the center line of Second Street extended West and 389 feet West of the East line of Washington Avenue, running thence S 08° 14' W, 410 feet to a point, thence W'ly parallel with the center line of said Second Street extended W'ly 270 feet, more or less, to the shore of Pere Marquette Lake.

Excepting and reserving to first party, its successors and assigns FOREVER, the easement and right to maintain existing lines and other fixtures and appurtenances attached thereto, for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under and across the premises herein conveyed, including all public highways upon or adjacent to said parcel of land.

With full right and authority to first party, its successors, licensees, lessees or assigns and its and their agents and employees to enter at all times upon said land for the purpose of patrolling, repairing, removing, replacing, improving, enlarging and maintaining such existing lines, fixtures and appurtenances attached thereto, for the transmission of electrical energy and/or communication and to trim, remove, destroy or otherwise control any trees and brush which may, in the opinion of first party, interfere or threaten to interfere with or be hazardous to the operation and maintenance of said lines. It is understood that no buildings or other structures will be placed under or over such facilities or within such proximity thereto as to interfere with or threaten to interfere with the operation or maintenance of said facilities. It is further understood

189  
This instrument is a true and correct copy of the original as recorded in the office of the Register of Deeds for the County of Mason, Michigan, on this 14th day of April, 1969.

Peter Copeyan Park



MICHIGAN DEPARTMENT OF NATURAL RESOURCES  
ADMINISTRATIVE SERVICES DIVISION

ATTORNEY TITLE OPINION for Recreation Grants Projects

INFORMATION REQUESTED BY AUTHORITY OF: Mich. Nat. Res. Trust Fund Act 101 of 1985, Land & Water Cons. Fund Act 316 of 1985, Recreation Bond Act 329 of 1988

March 7, 1994  
(Date)

RE: Copeyan Park Picnic Shelter  
(Project Name)

I hereby certify that I am a member in good standing of the bar of Michigan and have been requested to determine record of ownership for the parcel(s) of property on which the above-referenced project will be constructed,

Peter Copeyan Park. For legal description see attached deeds.

(Park Name and Legal Description of Property. Attach Legal Boundary Map.)

After thoroughly examining the public land records or other appropriate records in accordance with the laws of Michigan, I certify that record title to the parcel is held by:

City of Ludington  
(Public Entity)

in (check one):

- fee simple absolute
- other (specify) \_\_\_\_\_

I have determined that there are (check one):

- no easements or encumbrances on the property.
- easements or encumbrances on the property, but they would not interfere with it being used for the Recreation Grant Program project which is the subject of this grant. They are: Utility rights-of-way for electrical transmission lines.
- easements or other encumbrances on the property that may interfere with it being used for the Recreation Grant Program project which is the subject of this grant. They are: \_\_\_\_\_

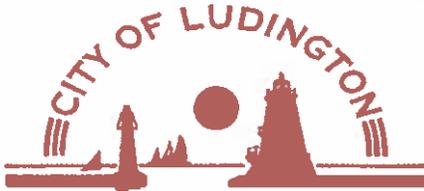
Attorney Name Roger H. Anderson  
(Printed or typed)

Address P.O. Box 990, 405 E. Ludington Avenue  
Ludington, MI 49431

Bar Number P-24465

Telephone Number (616) 842-2548

Signature Roger H. Anderson Date 3/7/94  
Roger H. Anderson



STEVE MILLER, MAYOR  
MITCH FOSTER, CITY MANAGER  
DEBORAH LUSKIN, CITY CLERK  
TOM EZDEBSKI, CITY TREASURER

## CITY OF LUDINGTON

400 S HARRISON STREET  
LUDINGTON, MI 49431  
(231) 845-6237 FX (231) 845-1146  
[WWW.LUDINGTON-MI.GOV](http://WWW.LUDINGTON-MI.GOV)

March 27, 2019

RE: Documentation of Local Match

The City of Ludington, in the Resolution to submit for Recreational Passport Grant Program for Copeyan Park SplashPad and Fishing Pier Improvements passed on March 25, 2018 by the Ludington City Council, commits to providing \$50,000.00 from the general fund toward the fishing pier improvements. This Resolution is provided as a part of the application package.

Thank you,

Mitch Foster  
City Manager  
City of Ludington

*On the Shores of Lake Michigan*

# SPLASH PAD

At Copeyon Park



The Ludington Splash Pad Committee will be providing \$180,000 toward the splash pad project in Copeyon Park. This money was raised mostly through events organized by the committee, private donations and foundation gifts.

Sincerely,  
Stephanie Reed  
Chairman, Ludington Splash Pad Committee  
[ludingtonsplashpad@gmail.com](mailto:ludingtonsplashpad@gmail.com)



# ACCESSIBILITY THROUGH UNIVERSAL DESIGN

The concept of Universal Design was developed by North Carolina State University in 1997; its principles have become the industry standard for envisioning products and environments that accommodate as many people as possible, regardless of age, or physical or mental ability.

Every Vortex zero-depth Splashpad® has been designed with accessibility in mind:



## SPACE

There is always ample space for turning & manoeuvring wheelchairs; children can play alongside friends who are standing



## PLAY

Inclusive design encourages the physical, functional and social development of a child



## ACTIVATION

Vortex activators provide audible and visible signs to indicate when the Splashpad® is turned on



## HEIGHT

Aquatic play products come in a variety of heights for children of all ages and sizes



## WATER EFFECTS

Each Splashpad® is designed with a range of water features & intensities to stimulate a child's senses - at their own pace



## MANIPULATION

Every aquatic play product is easy to use and engage, thanks to a wide range of exclusive Vortex technologies



## INCLUSION

Aquatic play products foster collaboration and inclusion among children of all ages and abilities



## INTERGENERATIONAL PLAY

Parents and grandparents are invited to collaborate in the water play



World leader in aquatic play solutions  
vortex-intl.com • info@vortex-intl.com  
1.877.586.7839 (free USA/Canada) • +1.514.694.3868 (Intl.)

**From:** Angie Monroe <[amonroe@vortex-intl.com](mailto:amonroe@vortex-intl.com)>  
**Date:** January 18, 2019 at 2:37:54 PM EST  
**To:** Stephanie <[stephymu@hotmail.com](mailto:stephymu@hotmail.com)>  
**Subject:** Ludington 3D - With ADA/Universal Logos

Stephanie,

I've attached an updated 3D rendering that shows the ADA and Universal logos on page 5.

Hope you have a great weekend and I'll look forward to hearing from you again soon.

PS. April 13th is on the calendar. I'll plan to be in Ludington on the 12th, take you to lunch, then stay the night in Ludington. Hope you are making the "plunge" too. That would be great to see!! 😊

Regards,  
Angie

[/var/folders/jf/kf0v\_15s2334ym8kjw2\_9h340000gn/T/com.microsoft.Outlook/WebArchiveCopyPasteTempFiles/cid0C33694B-328E-4FFE-9A5D-E1C46E37EEF2@ADP\_NET]

ANGELA MONROE  
SALES EXECUTIVE - MICHIGAN  
VORTEX AQUATIC STRUCTURES INTERNATIONAL  
PO BOX 240 – WILLIAMSTON – MI 48895  
Mobile: (517) 375.2316  
Tel: (514) 694.3868 #361 Fax: (514) 335.5415  
Toll-free: 1.877.5VORTEX  
E: [amonroe@vortex-intl.com](mailto:amonroe@vortex-intl.com)  
[www.vortex-intl.com](http://www.vortex-intl.com)<<http://www.vortex-intl.com/>>

Vortex International's PrecisionRide™ Wins Most Valuable Product Award  
[https://www.vortex-intl.com/media/news/316/vortex-internationals-precisionridetm-wins-most-valuable-product-award?utm\\_campaign=amusement&utm\\_source=social&utm\\_medium=post&utm\\_term=955](https://www.vortex-intl.com/media/news/316/vortex-internationals-precisionridetm-wins-most-valuable-product-award?utm_campaign=amusement&utm_source=social&utm_medium=post&utm_term=955)

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# STANDARDS & CERTIFICATIONS

Vortex is committed to providing quality products and services that meet or exceed all customer expectations and achieving worldwide standards and certifications.

## CERTIFIED TO GLOBALLY-RECOGNIZED STANDARDS



### ISO 9001:2015

Vortex Quality Management systems is certified ISO 9001:2015



### CSA W47.1

Certified by the Canadian Welding Bureau, Vortex complies with the standards of the Canadian Standards (CSA) for Fusion Welding of Steel



### EN 1090-1

Vortex Factory Production Control is EN 1090-1 certified



### UL 508A

Vortex is UL 508A, "Enclosed Control Panel Builder Certified" (FILE# E179407)

## CONFORMING TO INDUSTRY STANDARDS



### CSA Z614-14

The Canadian Standards Association for Children's playspaces and equipment



### EN 1176

Vortex conforms to the European Standards for Playground Equipment and Surfacing administered by DIN



### ASTM F2461-18

The American standard for Manufacture, Construction, Operation and Maintenance of aquatic play equipment



### AS 4685:2004

Australian Standards for Playgrounds including the design, installation, maintenance and operation of playgrounds



Vortex is a member of **IPEMA**, a third-party Product Certification service for US and Canadian public play equipment



### CE

Vortex play products adhere to the European Union directives and standards



**VORTEX**

VORTEX-INTL.COM • INFO @ VORTEX-INTL.COM  
1.877.586.7839 (free USA/CANADA)  
+1.514.694.3868 (INTERNATIONAL)

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Aquatic play products come in a variety of heights for children of all ages and sizes



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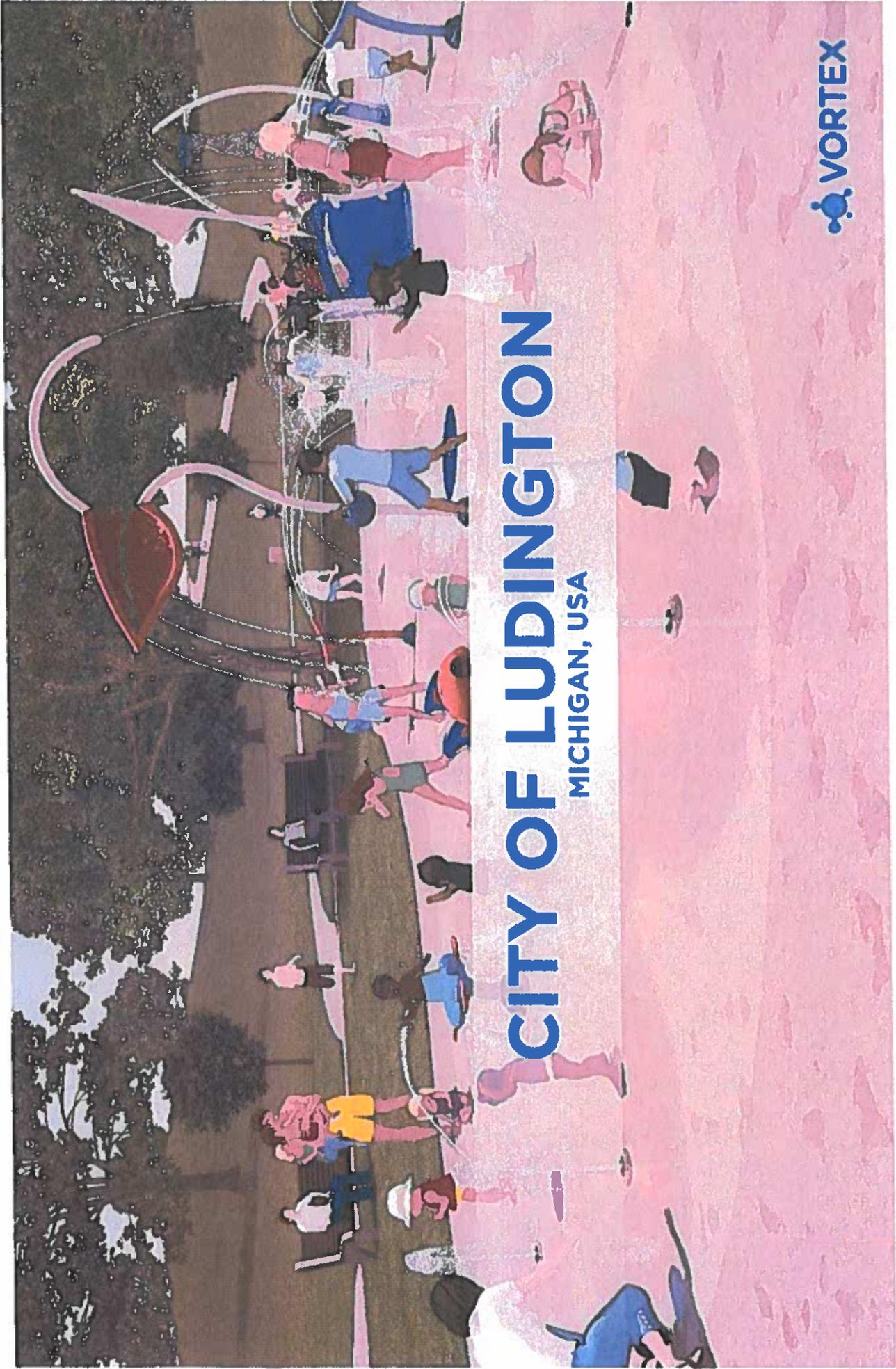


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# CITY OF LUDINGTON

MICHIGAN, USA



OUR WATER PLAY SPACES ARE  
**MORE THAN ENTERTAINMENT.**  
THEY BECOME A FOCAL POINT OF YOUR SITE, A PLACE  
WHERE VISITING BECOMES A RITUAL.

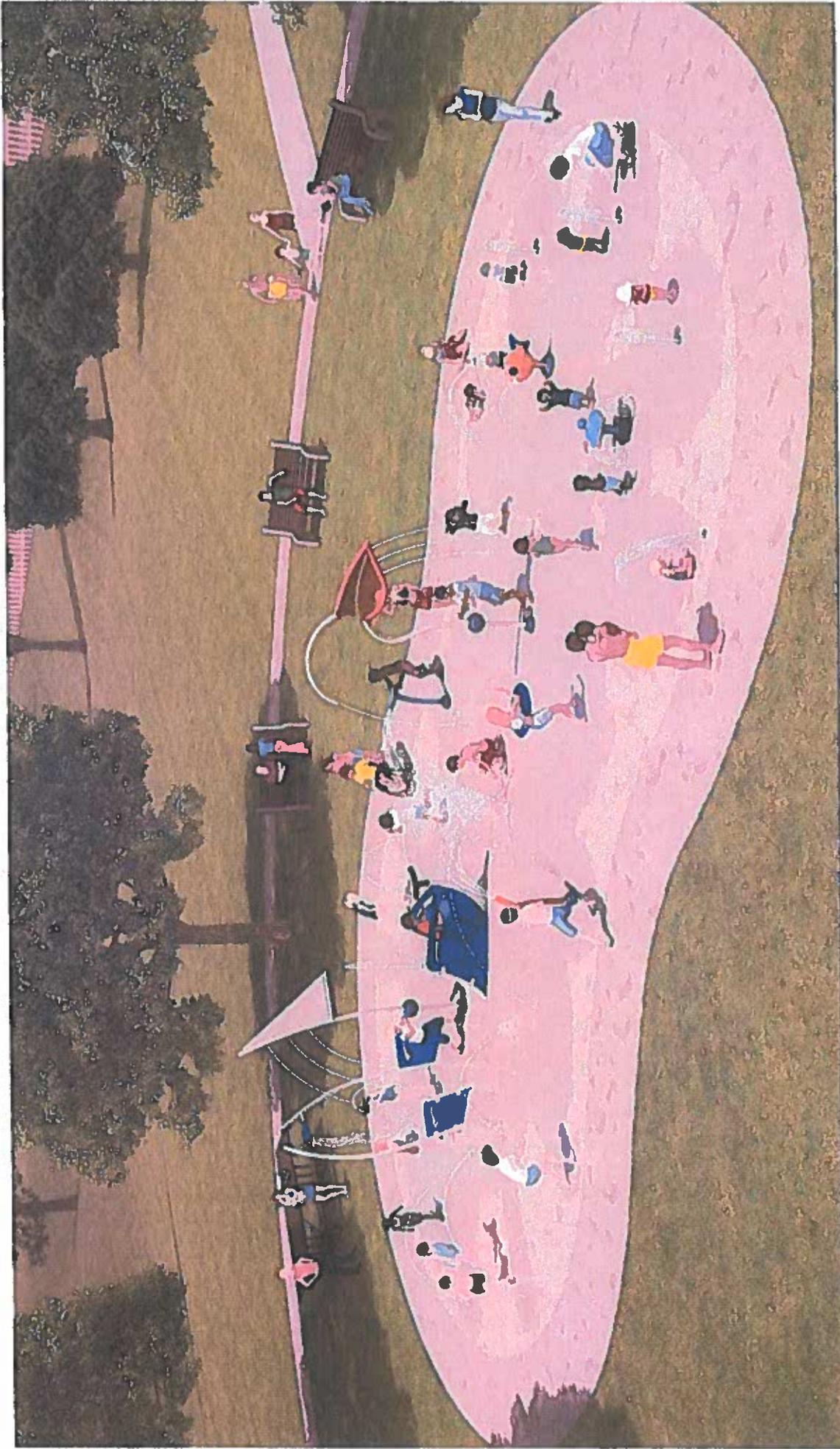
THEY FOSTER **GROWTH, IMAGINATION,  
INTERACTIONS.**

**ENDLESS THRILLS.  
MEMORIES.**

**A UNIQUELY UNFORGETTABLE  
EXPERIENCE, FOR ALL.**

**LET'S PLAY!**

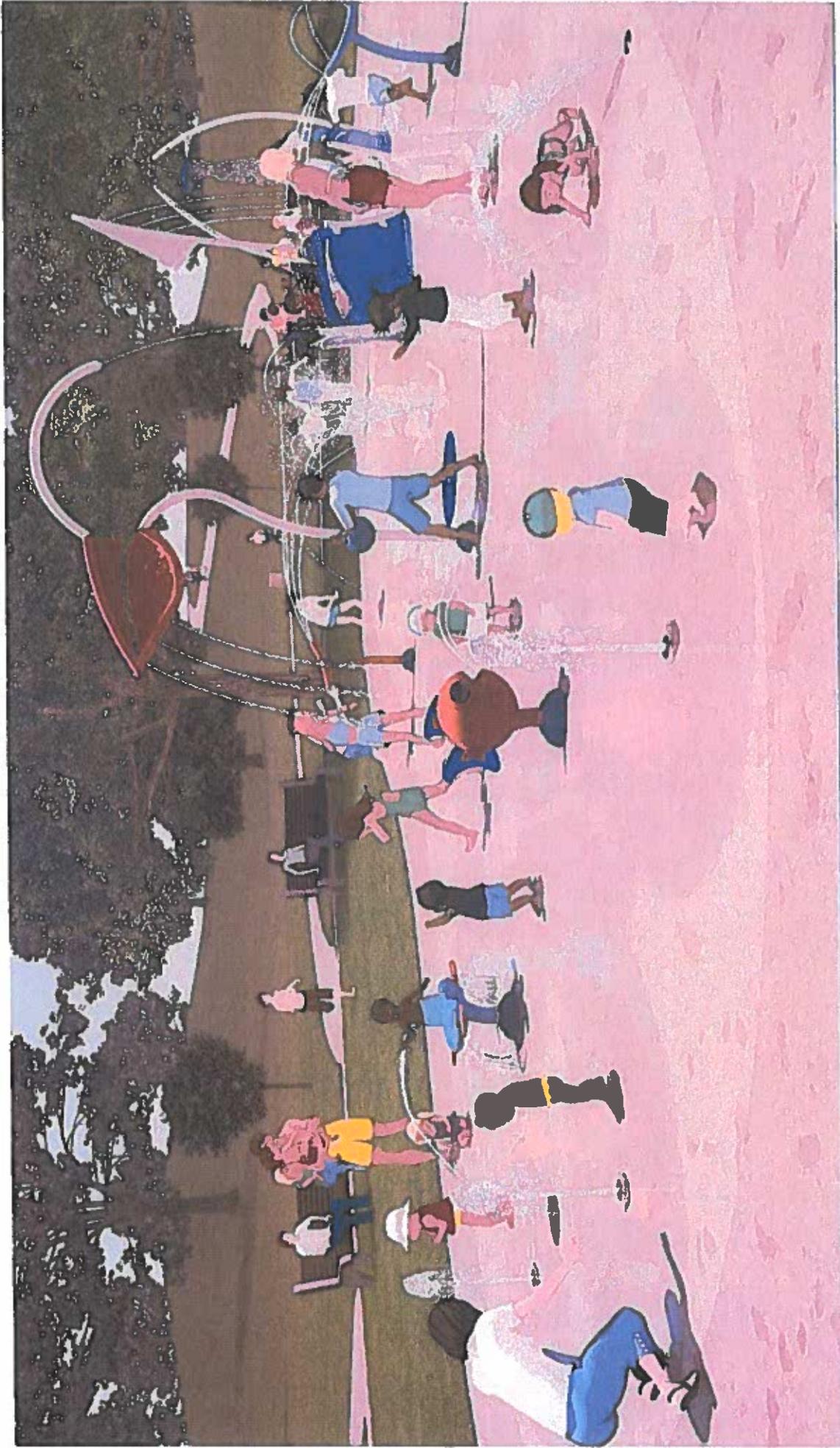
 VORTEX



**SPLASHPAD**  
VIEW 1

**CITY OF LUDINGTON, MICHIGAN, USA**  
Version B - 24810





**CITY OF LUDINGTON, MICHIGAN, USA**  
Version B - 24810

**SPLASHPAD**  
VIEW 2



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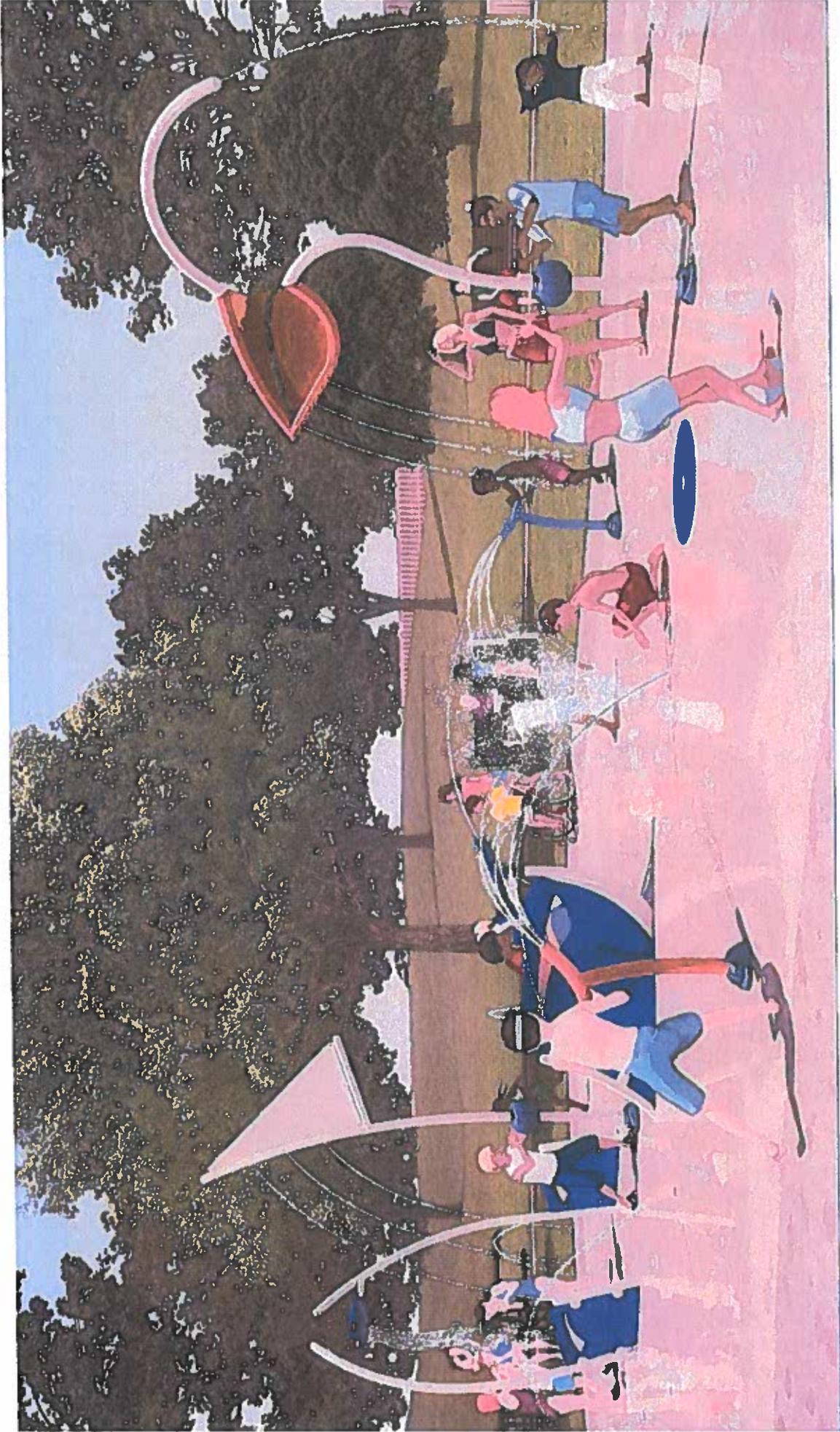
**SPLASHPAD\***  
VIEW 3

**CITY OF LUDINGTON, MICHIGAN, USA**  
Version B - 24810



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•PAGE 5•



**SPLASHPAD\***  
VIEW 4

**CITY OF LUDINGTON, MICHIGAN, USA** |  **VORTEX**  
Version B - 24810

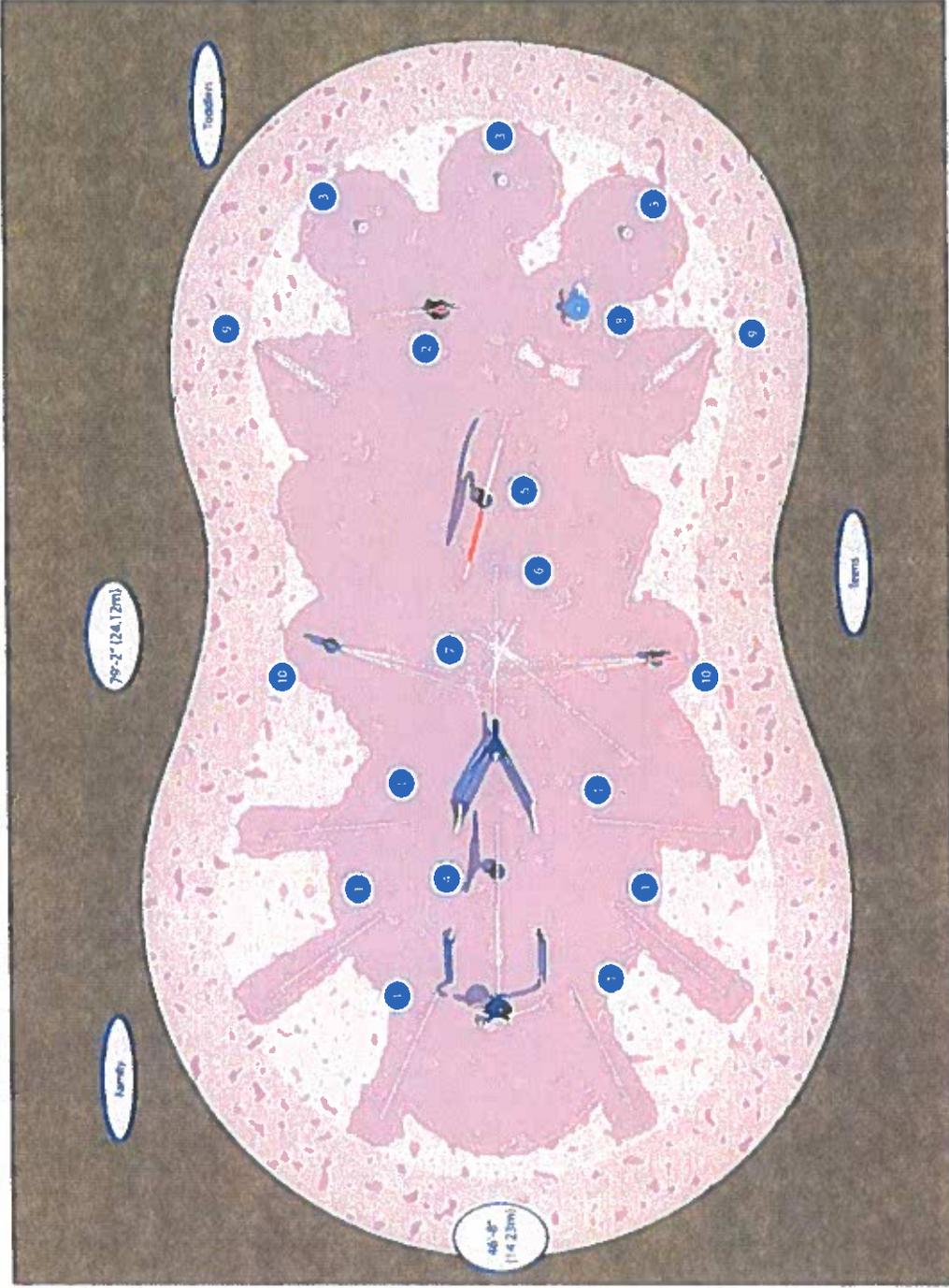
IMAGE 6

FORNEY AQUATIC STRUCTURES INTERNATIONAL INC. VORTEX INTL.COM | 877.586.7839 \*©2012 VORTEX INTERNATIONAL. ALL RIGHTS RESERVED

# SPLASHPAD® COMPONENTS

Total area 3000ft² (279m²)  
 Spray area: 2019ft² (186m²)

REF	PRODUCT	QTY	GPM	LPM
1	Directional Jet N°1 VOR 305	6	12	45.4
2	Fish N°1 VOR 728	1	4	15.1
3	Jet Stream N°2 VOR 325	3	12	45.4
4	Salibout N°2 VOR 7679	1	15	56.8
5	Sea Silhouette Pelican VOR 7688	1	7.5	28.4
6	Smartpoint N°1 Foot VOR 1910	1	0	0
7	Sparide N°2 VOR 323	1	5	18.9
8	Turtle N°2 VOR 7216	1	8	30.3
9	Wave VOR 327	2	11	41.6
10	Tube N°1 VOR 220	2	8	30.3
<b>TOTAL WATER FLOW</b>				<b>19 82.5 312.2</b>



Colored concrete and Environment are for illustration purpose only and not supplied by Vortex. Not for construction

**CITY OF LUDINGTON, MICHIGAN, USA**  
 Version B - 24810



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**A CLEAR  
SOURCE  
OF  
FUN**

# STANDARDS & CERTIFICATIONS

---

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---



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