

City of McBain Recreation Plan **DRAFT** 2020-2024

Prepared by:

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CH 1: COMMUNITY DESCRIPTION

LOCATION

The City of McBain is located approximately 15 miles southeast of the City of Cadillac in northwestern Michigan. It is located on M-66, five miles south of M-55, representing good access to two important state highways. It is located between the townships of Richland and Riverside in southern Missaukee County. It is one of only two cities in Missaukee County. The City of Lake City is located 10 miles to the north along M-66. The total land area of McBain is 800 acres, or about 1 ¼ square miles.



PHYSICAL CHARACTERISTICS

The City has very little change in elevation. The soils in the City are within two major general soil associations. In the northern half of the City, soils are nearly level, somewhat poorly and very poorly drained sandy and mucky soils on outwash plains and till plains. The predominant soils in the south are characterized as being nearly level to gently rolling, well drained and somewhat poorly drained loamy and sandy soils on till plains and moraines. Clay deposits can also be found throughout the City. Large wetlands areas are located in the north and southeast.

REGIONAL AND LOCAL TRENDS

The northern lower peninsula of Michigan experienced strong population growth in the midst of a slight decline in the state as a whole. The ten-county Northwest Michigan Prosperity Region experienced a 5.8% growth rate and Missaukee County experienced a 2.6% growth rate between 2000 and 2010. During that same time period, McBain experienced 12.3% growth, outpacing the rate of the state, region and county. The neighboring Riverside Township was also one of the major growth areas between 2000 and 2010, growing by over 12% as well.

Since 2010, County population growth has slowed but remains positive, increasing by 1.0% between 2010 and

2017. McBain's population has generally remained the same during this time. According to the 2010 Census, the City of McBain had a population of 656. The Census Bureau estimates the 2017 population at 655, a decrease of 1 resident. The median age of residents is 42.4, higher than the statewide median of 39.5. Nearly 30% of residents are 65 years or older.

Table: Population by Age, 2017

Population by Age, 2017	City of McBain	% of Total	Missaukee County	% of Total
Total	630	100.0%	14,982	100.0%
Preschool (0 to 4)	40	6.3%	968	6.5%
School Age (5 to 17)	85	13.5%	2,509	16.7%
College Age (18 to 24)	60	9.5%	1,128	7.5%
Young Adult (25 to 44)	122	19.4%	3,155	21.1%
Adult (45 to 64)	127	20.2%	4,297	28.7%
Older Adult (65 plus)	196	31.1%	2,925	19.5%

Source: U.S. Census Bureau, American Community Survey, 2017

Significant changes in the economy of McBain have taken place since 1990. The creation and ensuing expansion of the City's industrial park has brought investment into the community and the potential for regional employment opportunities. Industrial development in Cadillac has also been strong in recent years; McBain stands to benefit from this employment growth as the preferred place of residence of at least some of these employees. To be successful, the City must offer a quality residential environment, retail and service amenities, recreational opportunities, and a quality school system.

TRANSPORTATION

Streets and Highways: The majority of City streets are asphalt paved, two-lane facilities with a 66-foot right-of-way. Street and road development is more extensive in the southern and central portions of the City than it is in the outlying portions. Gerwoude Drive in the northwest section of the City serves the industrial park. M-66 enters the City from the north along north-south Pine Street and turns east in the center of the City along Maple Street. M-66 serves the state from Charlevoix to the north and the Indiana border to the south.

Railroad Service: The Great Lakes Central (formerly the Tuscola and Saginaw Bay Railroad) traverses the City from the northwest near the industrial park, through the center of the City and exits the City through the southern City limits. The railroad provides carrier service from Ann Arbor to Traverse City and Petoskey.

Air Service: Wexford County Airport, located in Cadillac is the nearest public use airport. Home Sky Ranch Airport is a private airport located just south of Lake City.

EXISTING LAND USE

Significant land use changes have occurred in the City over the past few years. High density housing has occurred in the southern portion of the city, including apartments, a senior citizen housing complex and a nursing home. New industry has occurred in the annexed areas in the northwest portion of the City.

The major land use in the City is agriculture located in the west and southeast portions of the City. The second major land use for the City is single-family residential located near the downtown and west of Pine Street to the south. Lot sizes in the residential core are relatively small with those in outlying areas considerably larger.

Some multi-family housing is located in the southeast portion of the City, including a 95-unit nursing home and 30-unit senior housing complex. The downtown area is primarily commercial properties, offering a mix of general merchandise and specialty shops. These activities are generally located along Roland Street between Maple and Euclid Streets in the downtown area. A second commercial area is located on M-66 through the center of the City. Other commercial properties may be found at a few isolated locations.

Along M-66 northwest of the town center is the major industrial area of the City. Existing industries include a

sawmill, cogeneration plant, and a pole and wood treating plant. Public lands and institutional uses are located throughout the City.

HOUSING

The 2016 American Community Survey reports 292 total housing units, of which 88.7% are occupied. Of the occupied housing, 59.8% are owner-occupied and 40.2% are renter-occupied. Based on a population of 655 and using occupied housing units, the number of persons per household was 2.56.

INCOME & EDUCATION

With a median income of \$35,125, McBain residents have a considerably lower standing than county, regional, and state levels. However, poverty levels for families are similar to county, region, and state levels.

The number of McBain residents that are a high school graduate or higher is 85.3%. This is slightly less than the county and state. The percentage with bachelor's degree is noticeably lower at 11.9% when compared to the state.

Table: Housing and Households 2016

	City of McBain	Richland Township	Riverside Township
Total Housing Units	292	632	455
Total Households	256	536	381
Households with Children (under 18)	37.5%	27.4%	37.5%
Average Household Size	2.56	2.80	3.13
Median Home Value	\$87,100	\$114,700	\$146,400

Source: US Census-ACS Data

Table: Personal Income 2016

	Median Household Income	Per Capita Annual Income
City of McBain	\$35,125	\$16,722
Richland Township	\$54,800	\$28,871
Riverside Township	\$52,841	\$19,479
Missaukee County	\$42,077	\$21,124
Michigan	\$50,803	\$27,549

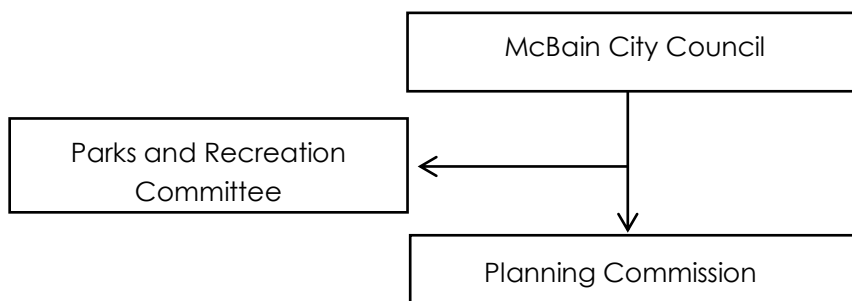
Source: US Census-ACS Data

CH 2: ADMINISTRATIVE STRUCTURE

Organizational Structure

Parks and Recreation within the City of Mc Bain is under the administrative jurisdiction of the elected City Council. There currently exists a Parks and Recreation Committee that consists of members of the City Council appointed by the Mayor and approved by the full Council, and who serve during their term of service on the Council.

As part of moving forward and implementing this recreation plan, the intent is to set up a Parks and Recreation Commission consisting of five (5) members appointed by the Mayor and approved by the full Council. Additional information on this effort is included in *Chapter 5: Goals, Objectives, and Action Plan*.



Recreation Budget

Funding for all development, maintenance and operations of the parks and recreation opportunities within the City of Mc Bain is included within the City's General Fund budget, which is adopted by the City Council on an annual basis. Any additional funding comes from private donations and/or specific fund raising activities.

The 2019-2020 parks and recreation budget was \$11,190. The budget for 2020-2021 is in the process of being developed (*will be updated prior to submitting plan to DNR*).

Other Agencies & Volunteers

The following groups and agencies are important recreation partners for the City of McBain:

- McBain Downtown Development Authority
- Tax Increment Finance Authority (TIFA)
- McBain Rural Agricultural School
- Northern Michigan Christian School

CH 3: RECREATION INVENTORY

This chapter provides an inventory of recreational facilities within the City of McBain, followed by facilities owned by other agencies in and around the City. For the city-owned facilities, information is provided on facility size, type, location, service area, description of the facilities/amenities, and accessibility.

The City of McBain has not received any recreation grants through the Michigan Natural Department of Natural Resources Grants Management.

Accessibility: The accessibility evaluations for McBain's parks facilities were completed by the City of McBain with assistance from Networks Northwest. The evaluations were conducted using the criteria provided in the MDNR *Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans* (MDNR, 2018). These criteria are based on the 2010 ADA Standards for Accessible Design. To assist with the assessments, the planning committee referenced the New England ADA Center "Checklists."

The following ADA Ranking system was used for the evaluations:

- 1 = none of the facilities/park areas meet accessibility guidelines
- 2 = some of the facilities/park areas meet accessibility guidelines
- 3 = most of the facilities/park areas meet accessibility guidelines
- 4 = the entire park meets accessibility guidelines
- 5 = the entire park was developed/renovated using the principals of universal design.

INVENTORY

McBain Municipal Park

Size: 1.9 acres
Type: Community Park
Location: South Pine Street
Service Area: City of McBain, surrounding townships
Facilities:

- Basketball court, full size
- 2 Sand volleyball courts
- 2 Tennis courts, regulation size
- Ice rink
- 4 Picnic tables with permanent open shelter
- 2 Porta-johns



Accessibility: 4

The site has one designated barrier-free parking space; and an accessible picnic table on a paved surface with paved access from the parking area.

Stewart Park

Size: 1.3 acres
Type: Community/
Roadside Park
Location: East Maple Street
Service Area: City of McBain
Facilities:

- Picnic table with permanent open shelter
- Water Fountain
- Green open space
- Garden



Description: This is a quaint little roadside park with a small picnic area and garden called “Gardens for Wings.” Gardens for Wings is a community wildlife habitat garden meant to attract pollinators like butterflies, hummingbirds, and bees. To help maintain the gardens the City has an "adopt a week" volunteer program that runs May through October. Pets are allowed at this park.

Accessibility: 2-4
A paved path leads from the paved parking area to the shelter where there is an accessible picnic table; an accessible porta john is next to the parking lot

McBain Softball Complex

Size: 6.8 acres
Type: Athletic Fields
Location: North Pine Street M-66
Service Area: City of McBain and surrounding townships
Facilities:

- 3 Softballs fields with fencing (2 fields with lights)
- Play area at North Field
- Block building with concessions and restrooms (only open for scheduled events)
- Small pavilion with 2 picnic tables
- Bleachers and benches
- Parking area (unpaved)



Description: The fields are on the north side of town, and host the Men's Fast Pitch League and Women's Slow Pitch League every June through August.

Accessibility: 2
The parking area is not paved; the restrooms are accessible; the picnic tables under the pavilion are accessible

SCHOOL SYSTEMS

There are two school systems serving McBain. The McBain Rural Agricultural School District and the Northern Michigan Christian School. The school systems are a main and important source of recreation provided to school age children in McBain and the surrounding area. Specific recreation skills, talents and proficiencies are developed in school as a result of its physical, academic, and cultural curriculums.

McBain Rural Agricultural Schools

Today, McBain Rural Agricultural Schools has 1,020 students in grades Kindergarten through 12th grade with a student-teacher ratio of 20 to 1. The graduation rate for McBain Rural Agricultural Schools in 2016-2017 was 86%, higher than the State of Michigan Average at 80%.

The McBain Rural Agricultural School has an outdoor football field and a softball/hardball field. The school also offers indoor recreation such as a gym, basketball court, volleyball court, gymnastics and a multi-purpose room.



Northern Michigan Christian School

The Northern Michigan Christian School (NMCS) had its inception in 1940. Today, NMCS has 320 students in grades Pre-Kindergarten and Kindergarten through 12th grade with a student-teacher ratio of 15 to 1.

The Northern Michigan Christian School includes a gym, basketball court, baseball field, soccer field, volleyball court, gymnastics and a multi-purpose room.



SURROUNDING AREA

The City of McBain is located in Missaukee County and is surrounded by Richland and Riverside townships.

Riverside Township

No reported facilities

Richland Township:

Richland Township Park - Softball, Horse arena, day use

Cow Camp (private) – Rodeo

Clam Union Township:

Water access along the Clam River

Dick Family Farm (private) - Pumpkin patch, fall farmer's market, corn maze, animals

Missaukee County

Missaukee County owns and operates three parks: Missaukee Lake Park, Crooked Lake Park, and Ben Jeffs Memorial Park. Missaukee Lake Park and Crooked Lake Park and Camground draw a large number of campers, boating enthusiasts, day use picnickers and swimmers, while Ben Jeffs Park is a roadside park with a restroom, pavilion, picnic tables, a canoe launch, and artesian well. The County Board of Commissioners created a separate Park Commission and employs a full-time Park Manager and several summer employees. *Private Facilities (draft language in process)*

Other:

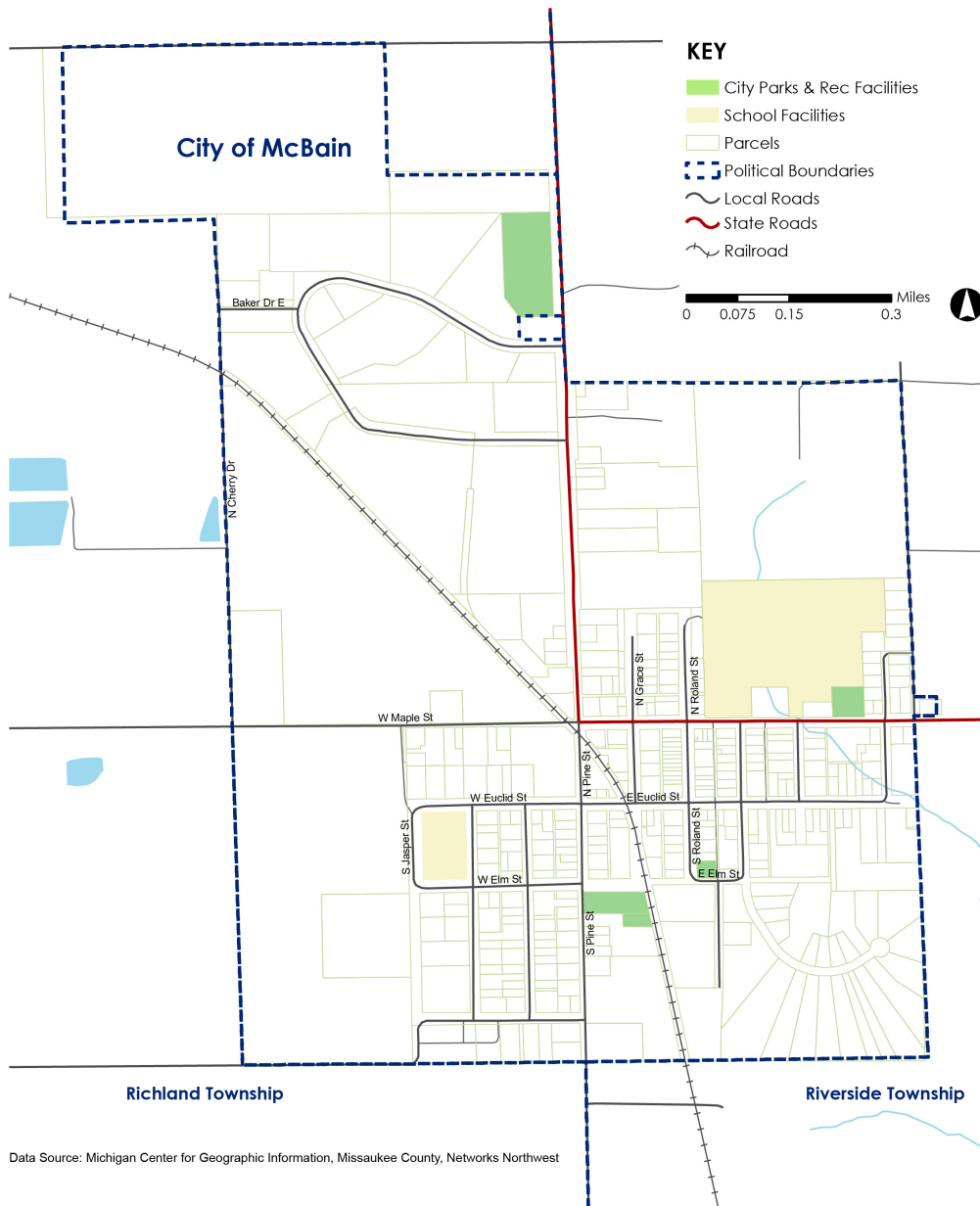
Missaukee Golf Club is an 18-hole golf course with a club house.

The Missaukee Trail (Missaukee Conservation District): a non motorized footpath for exercising as well as educating about native landscaping.

Missaukee Mountain is an all-volunteer maintained and operated ski hill located just a few miles north of Lake City. The mountain has three tow ropes, eight hills, a terrain park, a cross-country ski trail, and a sledding hill.

Trails:

Trail activities, both motorized and non-motorized, are increasing in popularity. ORV and snowmobiling is especially popular in Missaukee and the area around McBain. Designated snowmobile and ORV trails link Missaukee to Wexford, Kalkaska, Roscommon and Osceola Counties. In 2008, the Missaukee County Board of Commissioners adopted an ordinance allowing for ORV ("Off Road Vehicle") traffic on roads within Missaukee County, with the exception of highways M-42, M-55, and M-66



CH 4: PLANNING & PUBLIC INPUT PROCESS

The McBain Recreation Plan was developed by the McBain Planning Commission with assistance from Networks Northwest. The Plan was developed using the Systems Approach to Planning that first examines the information already available; collects public input; and develops goals and objectives based on areas of need from public input and the existing information. This is one of the recommended planning methods by the Michigan Department of Natural Resources. Information and feedback were collected through the inventory of the City's community recreation assets; public input received through multiple questionnaires; discussions and research by the Commissioners as part of the Master Plan and Recreation Plan process; and additional research and analysis conducted by McBain and Networks Northwest. Data and public input were used to develop a set of goals and objectives that accurately reflect the needs and capacity of the City of McBain.

Existing Plans

McBain Master Plan, 2019

The McBain Master Plan, adopted in 2019, translates community values and goals into a framework for decisions on growth, land use, public facilities and services. It expresses a long-range vision of how citizens want their community to look and function in the future and gives guidance for achieving those goals. The Plan provides a blueprint for the future through the establishment of goals and objectives and provides a shared image of what the community is to become over the next 20 years in the future.

McBain DDA: Tax Increment Financing and Development Plan (2015)

The mission of the McBain DDA is to "create a functional, attractive business district to meet the needs of the community." In order to carry out this mission in the development of the Development Area, the DDA's *Tax Increment Financing and Development Plan* identifies a number of goals with supporting policy recommendations. These goals and policies address development and improvement of public spaces, including those used for parks and recreation purposes.

TIFA: Tax Increment Financing and Development Plan (2015)

The Tax Increment Finance Authority (TIFA) is a legal entity whose purpose is the encouragement and implementation of economic activity within a district completely different in location from the DDA District. The TIFA District embraces businesses related in nature to manufacturing, distribution and processing of material and goods, power creations, forest products, dairy industry, and certain types of commercial activity.

Other Local and Regional Plans

In order to ensure that McBain's recreation goals and planning activities are consistent with and informed by other local and regional planning efforts, a number of local and regional recreation plans were consulted in the development of the McBain Recreation Plan. The Missaukee County Recreation Plan provided an especially important resource.

Public Input

Community Surveys:

As part of a multi-year planning effort, the City conducted a series of three surveys between 2016 and 2018 to help determine the priorities of the City of McBain. These included the *Community Survey* (November 2016), the *McBain Area Economic Survey* (April 2018); and the *Student Economic Survey* (April 2018). These surveys indicate what respondents identify as important for the City and provided important public input in the master

planning process. Survey results also supported the development of this community recreation plan and provided an important basis for discussion.

The *Community Survey* was conducted in 2016 by the McBain Planning Commission of the residents in the 49657 zip code. The *Community Survey* was an attempt to more fully understand the goals, needs, problems, and assets of the City and greater McBain area. When respondents identified the top three City services to be improved, recreational facilities was one.

To help guide the City of McBain for future economic development and growth, the City conducted the two economic surveys. The *McBain Area Economic Survey* focused on the economic needs of residents and businesses in the McBain area. The *Student Economic Survey* sought input from local high school students, and focused on the interest of students in what businesses, activities, and opportunities they'd like to see in the McBain area.

Public Input Meeting:

In order to further identify public interest and priorities around recreation facilities and opportunities, the McBain Planning Commission hosted a public meeting and discussion on October 7, 2019. The intent was to share information that had been collected through previous survey and outreach efforts and to collect input to add to that information; provide an update on the development of the Recreation Plan; and to develop a sense of the community's priorities to help inform the Recreation Plan.

Public Input Summary:

A summary of suggestions and input gathered through the Community and Economic Surveys, outreach and research of the Commission, and the public meeting on October 7, 2019 are provided below. The following ideas are further refined and prioritized in the following chapter on goals and action planning.

Ideas for Updating Current Recreation Areas:

- More play areas for small children at all locations – swings; slides; climbing objects; sand box; etc.
- Benches for seating, whether to watch play areas or just enjoy parks
- Keep existing areas in good working order – basketball facilities; tennis nets/courts; fencing; etc.
- More picnic tables with permanent open shelter – larger pavilion type with electricity; free standing charcoal grills, etc.
- Better lighting in all the current locations, allowing them to be used after sundown
- Make all current locations more multi-generational – something for everyone
- Build permanent restrooms, especially at Municipal Park
- Provide a paved, lighted walkway from Country View Apartments to and into the Municipal Park.
- Create opportunities for the physically and emotionally challenged – especially in the Municipal Park
- Build drinking fountains
- More volleyball courts

Ideas for New Recreation Opportunities:

- Indoor recreation center that provides multi-generational opportunities for activity and gathering
- Put a decorative water fountain/waterfall in at least one of the parks
- Dog park
- Shuffle board courts at Municipal Park
- Disk golf course
- City swimming pool
- Stocked fishing pond

- Rope course
- Waterpark
- Bowling alley
- Do something with the open space by the City's Christmas tree for summer use

Recreation Plan Review

The Planning Commission reviewed the draft plan at their November 4, 2019 meeting, and forwarded the plan to the City Council with the recommendation to release the plan for public review. The City Council released the draft to the public on November 11, 2019. Notice was posted in the Cadillac News newspaper indicating that copies of the draft plan were available online on the Networks Northwest and McBain websites, as well as at the _____ Offices. Comments were received from November 13, 2019 to December __, 2019.

Public Hearing & Adoption

Following the 30-day public review period, the McBain City Council held a public hearing on December __, 2019 to obtain additional public input. Following the public hearing, the City Council approved/did not approve the 2020-2024 McBain Community Recreation Plan for submission to the Michigan Department of Natural Resources at their regular meeting on _____. See Appendix __ for the approval documents.

CH 5: GOALS, OBJECTIVES, & ACTION PLAN

The Recreation Plan is intended as a road map to inform decisions made in the next five years regarding the development of parks and recreation facilities and other open space for the community. The goals, objectives, and action plan have been developed to reflect the City's values and priorities, and as discussed in Chapter 4, have been informed by a number of other community plans and planning efforts. This has helped to better understand the relationship of recreation and open space planning to other planning processes and decisions, informed the identification of recreation and open space needs, and helped with integrating these needs into the larger framework of planning initiatives and decisions.

McBain's social and physical characteristics (included in *Chapter 1, Community Description*) are also important considerations in the development of five year plans. The following goals and objectives are intended to support facilities that accommodate varying abilities and interests of residents at different stages of life, and activities and amenities that are within the financial means of the majority of residents. Convenient and worthwhile recreation opportunities are a vital component of the City of McBain's growth. At this point, many young people graduating from high school are leaving the City rather than staying to raise families. In addition to jobs and housing, recreation plays an increasingly important role in a family's decision to move to a community. Recreation facilities also provide an opportunity for health and entertainment giving people within the community constructive leisure time.

Goals and Objectives

GOAL #1: Maintain and improve all existing parks and playground facilities

Objective: Maintain all City parks

Objective: Update and improve Municipal Park utilizing the new parcel

Objective: Make a larger and updated picnic and playground area at the Softball Diamonds

Objective: Create a Parks and Recreation Commission to make recommendations to the City Council for development, maintenance and operations projects within the City's parks and recreation opportunities.

GOAL #2: Optimize the utilization of all existing facilities including county and school properties

Objective: Foster cooperation among various levels of government and community partners

Objective: Support local efforts that enhance recreational opportunities in the County

Objective: Support passive recreation areas and trails within the wetlands and wooded areas within the industrial park.

Objective: Explore and support connections to recreation facilities, schools, neighborhoods, and other community assets

GOAL #3: Provide multi-generational recreation opportunities for all ages and abilities

Objective: Create a park and gathering area within the Downtown District

Objective: Promote and encourage annual festivals and celebrations in the City that bring people together and provide activities.

Objective: Provide recreation facilities that are available to residents of all ages and abilities

Objective: Pursue barrier-free features at City-owned recreation facilities

Objective: Make Municipal Park a multi-generational place of activity and gathering

Action Plan:

Municipal Park

Stage One:

- Meet with City's engineers to confirm environmental status and begin physical planning process.
- Create playground for children with swings, slides, climbing equipment and appropriate ground cover – including accessible equipment
- Include benches for adult seating on outer edge of playground

Stage Two:

- Install electricity at picnic site
- Build permanent restrooms, including accessible facilities
- Install drinking fountains

Stage Three:

- Upgrade basketball and tennis courts
- Install new shuffle board courts – explore co-existence with ice rink
- Install new pickleball courts

Stage Four:

- Install sidewalk from Country View Apartments to Municipal Park
- Upgrade all lighting

Softball Diamonds

Stage One:

- Remove all current playground and picnic equipment.

Stage Two:

- Meet with City's engineers to confirm environmental status and begin physical planning process.
- Create playground for children with swings, slides, climbing equipment and appropriate ground cover, including benches for adult seating.

Stage Three:

- Install a covered picnic area.

Steward Park

- Add swings and slides at the park.

Proposed Splash Park

Stage One:

- Meet with City's Engineers to confirm environmental status and availability of needed utilities as well as traffic patterns.

Stage Two:

- Develop timeline and determine resources needed based on design plans
- Apply for grant funds to develop splash park facilities

Trails

- Explore opportunities to connect to non-motorized trails around the Cadillac and Lake City area via county roads