

Clear Lake Association Annual Meeting

July 21, 2012



The Public Beach at Clear Lake

- The Clear Lake Public Beach Property is owned by Steuben County.

The Public Beach at Clear Lake

- The deed transferring the property included a provision that the land be given for “the purpose of creating a public bathing beach and suitable grounds for recreation.”

The Public Beach at Clear Lake

- The provision goes on to say, "Upon the failure of the grantee to so use said land.....the title hereto shall revert to the grantor."

The Public Beach at Clear Lake

- In July of 1996, the County Circuit Court ruled that the County was relieved of the deed stipulation.

The Public Beach at Clear Lake

- In June of 2009, Steuben County had the property appraised.

The Public Beach at Clear Lake

- Two values were given:
 - If the Quit Claim Deed were to be contested, the County would be required to keep the property as a public beach and the property would have negative net worth.
 - If the Quit Claim Deed were to be held as valid, the property would appraise at \$1,100,000 if it could be sold to developers for single family dwellings.

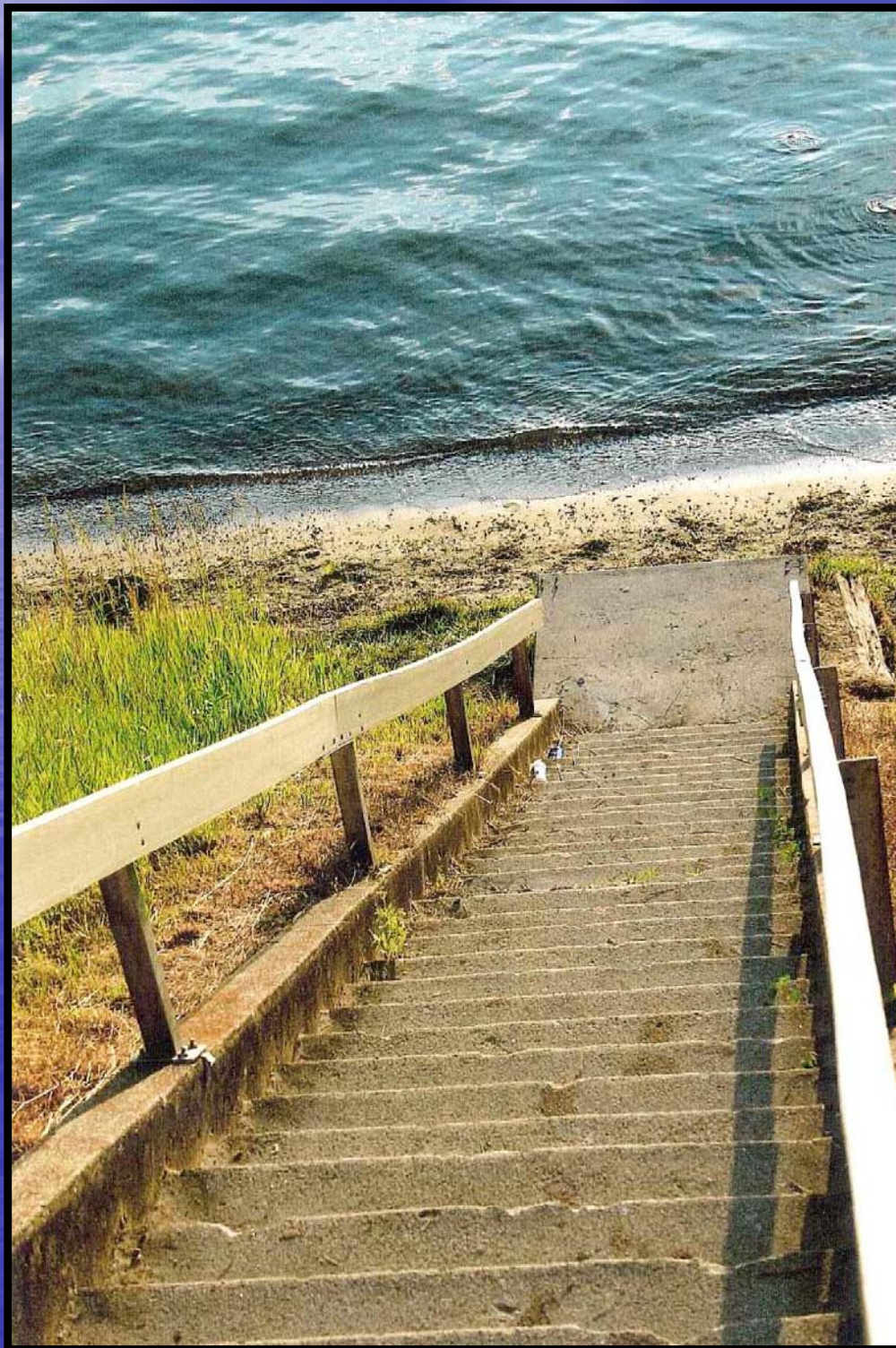
The Public Beach at Clear Lake

- Various local groups have worked to clean up and maintain the Beach including the Lions Club, the Association, Ski Club, local churches and individual residents.



The Public Beach at Clear Lake

- In 2011, the Friends of the Public Beach at Clear Lake approached the County Commissioners to discuss two aspects of the property:
 - Maintenance - mowing, repair of picnic tables, and regular trash removal
 - Address safety concerns
 - Stairs in disrepair
 - Hand railing splitting
 - Landing platform did not have steps









The Public Beach at Clear Lake

- Friends of the Public Beach began discussions about more permanent solutions:
 - Sell or lease the property to a local not for profit
 - Agree to keep and maintain the property as a public beach
 - Agree to participate in the costs of improving the property

The Public Beach at Clear Lake

- Benefits to the County
 - Allows for improvements to a public recreational facility that would not otherwise be improved
 - Eliminates maintenance expenses for the County
 - Eliminates liability expenses for the County
 - Initiates a collaboration with Clear Lake Township that ultimately benefits citizens of the County

The Public Beach at Clear Lake

- Perceived negatives to the County
 - Eliminates a perceived County asset

The Public Beach at Clear Lake

- Benefits to Clear Lake
 - Improves the beauty and quality of the property
 - Preserves the property from possible development
 - Establishes control of the maintenance of the property
 - Opportunity to clear up land survey issues

The Public Beach at Clear Lake

- Negatives to Clear Lake
 - Cost for improvements
 - Increased liability
 - Cost for maintenance

The Public Beach at Clear Lake

- New survey was conducted to determine what property owners would like to see happen with the Public Beach.

The Public Beach at Clear Lake

- Should the community attempt to negotiate the purchase or long term lease of the Public Beach property from Steuben County?
 - 119 Yes
 - 79 No

The Public Beach at Clear Lake

- If your answer to question 1 is yes, who do you think should provide the funding for improvements and on-going maintenance of the property?
 - 55 - Town of Clear Lake (through taxes or a bond issue)
 - 46 - Clear Lake Association (public contributions)
 - 71 - Clear Lake Conservancy (public contributions)
 - 15 - Other (please list)

The Public Beach at Clear Lake

- If the community were to take on the responsibility of financing improvements on the property as well as on-going maintenance expenses, would you be interested in participating?
 - 53 Yes
 - 108 No

The Public Beach at Clear Lake

- If you believe improvements should be made at the Public Beach, what improvements would you like to see made (check all that apply).
 - 67 New stairs
 - 79 Landscaping and terracing of the hill leading to the Beach
 - 96 Beach erosion control system
 - 36 Improved parking





The Public Beach at Clear Lake

- 33 Pavilion
- 57 Changing rooms/permanent rest rooms
- 32 Playground equipment (ages 3-10)
- 16 Sand volleyball court
- 14 Basketball court
- 19 Other (please list suggested improvements)





The Public Beach at Clear Lake

- Have you or members of your family visited or used the Public Beach facility in the past five (5) years?
 - 55 Yes
 - 141 No

The Public Beach at Clear Lake

- If the improvements listed above were made to the Public Beach, would you or members of your family use the facility?
 - 45 Yes
 - 151 No

The Public Beach at Clear Lake

- Conclusion
 - Most people would like to see an erosion control system, improvements made to the stairs or entrance to the Beach, and see landscaping completed that would improve the look of the Beach.

The Public Beach at Clear Lake

- Conclusion
 - Most people believe that the Land Conservancy would be the best vehicle to assume ownership/lessee status.

The Public Beach at Clear Lake

- Conclusion
 - Most people would prefer not to volunteer their time to accomplish the task and most people have not visited the Beach nor would they visit the Beach once improvements had been made.

The Public Beach at Clear Lake

- Action steps to be taken by the Association
 - Determine whether there is an appropriate local organization that would have an interest in owning/managing/leasing the Public Beach.

The Public Beach at Clear Lake

- Action steps to be taken by the Association
 - Resume discussions with County Commissioners about the possible purchase or long term lease of the property, as well as the “sale” of pieces of the land to clear up title issues with effected property owners.

The Public Beach at Clear Lake

- Action steps to be taken by the Association
 - Secure agreement from the County to underwrite all, or a portion of the expense, to have a developer provide a price and timeline for completing an erosion control plan, landscaping/terracing of the hill leading to the Beach, and improved access to the Beach.

The Public Beach at Clear Lake

- Action steps to be taken by the Association
 - Deliver a plan to the Commissioners that details how this could be accomplished, how much it would cost, and a suggested timetable for completion.

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