

APPROVED**CITY OF ANN ARBOR - PARKS ADVISORY COMMISSION
MEETING MINUTES - TUESDAY, AUGUST 16, 2005****A - CALL TO ORDER**

Meeting was called to order at 4:12 p.m. by L. Berauer (Co-Chair)

B - ROLL CALL

Commissioners Present: Berauer, Reneaud, Rising, Rodgers and Offen (5)

Commissioners Absent: Berla, Macomber, Cohen and Satarino (4)

Ex-Officio Members Present: Johnson (Arrived at 4:20 p.m.) (1)

Ex-Officio Members Absent: Aeschbach and Woods (2)

Staff Present: Miller, Henderson, Kuras, Black, Dehring and Acquaviva

C - SPECIAL PRESENTATIONS**Intro 1 - Market Master Plan** - Jayne Miller and Jeff Dehring

(Jayne Miller, Community Services Area Administrator briefed everyone on the Market Master Plan).
The work on this plan was started three years ago, in conjunction with Park Planner Jeff Dehring and outside consultants Johnson/Hill to develop a Farmer's Market Master Plan.

Through that process there were a number of public meetings; different vendor groups, local business owners, residents and a steering committee that worked in conjunction with Johnson/Hill to deal with sorting through the issues and the input. It was a very difficult project to get consensus on. In December of 2004 and January of 2005, presented their Master Plan to City Council along with a public hearing. Council at that time accepted it and appointed a Council Sub-Committee to go through the process and review the process presented by Johnson/Hill as well as discuss other plans that were around, predominantly from the "Friends of the Market." Council Members who were appointed to that Sub-Committee were Jean Carlberg and Margie Teall (who are both here today), Robert Johnson and Wendy Woods (who also serve on the Park Advisory Commission).

That Sub-Committee had discussions with staff, which included Jeff Dehring, Karla Henderson, Pam Antil and myself (Jayne Miller). We met numerous times to identify some of the details and answer some of the questions that City Council had regarding both of those plans.

These included the plans as a whole, but also details such as parking, stalls, flow through the Market and the center aisle issues that continue to come out through the process. As a result of that, the Council Sub-Committee gave us input and Jeff (Dehring) made three different proposals to look at. We have a plan that we're proposing today, and Jeff will be explaining the details of that. We'll also be here to answer questions that you may have about that plan. Because this is a presentation of the Market Commission to the Park Advisory Commission, we will take questions from those two bodies today to add clarity after the presentation.

In addition to that, the plan that Jeff is presenting today will be on display at the Market. Anyone who is interested - Vendors, Customers, Citizens can review that plan and if you have questions or comments regarding that plan, Jeff Dehring will be taking calls and email responses through September 23, 2005.

57 After September 23, we will reconvene the Council Sub-Committee to go through the comments collected
58 regarding this plan; they will take those comments under advisement, and we'll determine how to proceed at
59 that point. Eventually, whatever plan the Sub-Committee comes up with, whether we have to come back
60 before these two bodies again, I don't have the answer to that question. A lot will be dependent on the
61 comments we receive and how the Council Sub-Committee wants to deal with those. Eventually, whatever
62 plan goes forward to Council, there will be a public hearing at City Council. Jeff will now walk you through
63 the details of the plan.
64

65 Jeff Dehring - As Jayne indicated, we went through several variations of different plans, looking at all the
66 different data. One of the key features of the Johnson/Hill Land Ethics concept was a 'looped' Market
67 configuration in which there was some type of 'Roundabout' flow around the Market and that was a key
68 element to their plan. In that plan, they talked about a connection across the frontage of Fourth Avenue and
69 that was quite a topic of discussion by many groups - from the Planning Commission, the Market
70 Commission to City Council, and comments from the general public. The plan before you builds still on the
71 idea of a circular pattern of the Market. It keeps that in concept, but scales back the dimensions of what it
72 was previously. Originally, the first plan had more of a circle pattern around a center court that was focused
73 specifically on Vendor parking or parking use. This plan shortens that loop in which we have focused on the
74 Center Aisle, and making the loop more of a central interior loop, looking at the Market as a whole, not so
75 much along the frontage of the sidewalk.
76

77 The key to this plan that is different from the other plans you've seen is a combination of all the discussion
78 that has been brought to the table - it combines all those elements to the best that we could with the site
79 we're working with, and not making a huge disruption or change to the front of Fourth Avenue. The biggest
80 thing is the combination of the center building. One of the main features is a pavilion - a focal feature on
81 Fourth that begins to make the new point of entry off of Fourth at the center. Everything filters out at that
82 point. The building featured in the interior of the drawing is a new structure. The vision is to be able to
83 accommodate both the site conditions that we have to work with and incorporate the potential of having a
84 draw-down door system - something that could provide enclosure during inclement weather and operation
85 during the winter months.
86

87 The remaining portion of the shed/structure and the Vendor stall area remains the same, other than
88 upgrades to lighting, painting, signage and data lines and infrastructural upgrades. The old shed would be
89 removed. Elements associated with that would be either incorporated into either maintaining the existing
90 shed that we're preserving or possibly being used as sculptural pieces in some configuration around the site
91 (but not discarding those) - keeping those as stock to be able to work with the new structure here.
92

93 Another element to the center part is that by removing some parts of the old shed, this other portion
94 becomes open, but reinforces the pedestrian connection (the Detroit Shed Market) and the interior shed
95 area with brick paver treatment so that it delineates the space - the aisle in which you would want to walk.
96

97 Concrete surfacing that would help delineate temporary stalls that could be installed at a later allocation of
98 Vendor space on a Market day, and it really reinforces the connection to tie the two without having a
99 physical structure there. In doing that, it allows us to go into the next part that the site is used for, which is a
100 parking lot on off days that serves the businesses of the entire area, maintained and administered by the
101 DDA. It allows us to get a loop system. You can drive in, be able to loop through and come back out. On a
102 Non-Market day, if there was inclement weather, a person could use this as a drop off or pull in to use the
103 stores of Kerrytown or come into Marketplace. It would be a closer point of entry to the buildings.
104

105 Another element in regard to the frontage would be a drop-off area proposed which was part of the plan that
106 the consultant team came up with. This would be a drop-off and pick-up area that would require customers
107 to stay outside the Market space during Market days. The interior operation of this site needs to be solely
108 utilized by Vendors - Their actions, equipment, storage, vehicles, things of that nature. Customers would be
109 encouraged to use this area and it again reinforces the focal point of entry and exit. We're trying to enhance
110 this part as a key element.
111

112 The sidewalk near the Market office would be reconfigured to accommodate some additional temporary
 113 Vendor stalls. In all, this concept is providing one hundred fifty seven covered Vendor stalls - that means
 114 under shed space. This would also provide fourteen interior temporary (not the sidewalk area) or 'open air'
 115 spaces. People could bring their own canopy and set it up during a Market day, that would be fine. The
 116 parking is still a component of the site. Our first and foremost is the Market use and accommodating uses of
 117 the Market. In this configuration we end up with fifty-six spaces. We've sacrificed a few things in doing that,
 118 but from the standpoint of the configuration and the flow - as operation of a Market and as a parking lot, this
 119 functions much better than having two dead end zones that have very difficult angles at the ends to
 120 maneuver. We're not including including the spaces up here in the quantities of parking spaces, so that
 121 should be clear. When we talk about quantities, we're talking about purely *inside*.

122
 123 **The size configuration** - The width of the parking stalls would require a variance we would have to apply
 124 for. They would be eight feet, normal requirement is nine feet. We're basing the eight-foot configuration on
 125 the fact that the Vendor stall spaces are an eight-foot width. This corresponds to the shed structure and the
 126 way it is constructed.

127
 128 There are a few spaces along the site that are shorter, but City Ordinance does allow for 'compact car'
 129 space. By having these, we're still in compliance. The width of the driveway is proposed at twenty-four feet
 130 wide. If during operation of a Market day, you could have a vehicle parked in here to drop off items and
 131 other Vendors would still have sufficient space to move through during set up time. Once the set up is
 132 finished, these would be the last spaces to fill, and also the first to vacate so that we can open up the flow to
 133 the movement through. Even if we didn't do that and kept these spaces for vehicle storage, a person could
 134 still come through or back out of the space. The other interior feature is the 'short cut' through - an access
 135 which exists now from the Kerrytown Market. People can currently make a movement through there. The
 136 yellow shown here preserves that aisle space for the shortcut.

137
 138 **Landscape elements** - The Ordinance requires us to address the landscape elements. What we've done
 139 here incorporates those in a fashion that meets those requirements but doesn't do a significant amount of
 140 impact to the site. In previous plans, there was a center area that had plants, etc. Landscaping will help to
 141 delineate the parking stalls and spaces. Plantings will be along the front, which are required, and we could
 142 add some benches and other features that would compliment the site. The shed is patterned somewhat
 143 after the pavilion at Olson park - It's multi-tiered, octagon shaped - we would want to incorporate
 144 architectural features such as the roof that would compliment the existing structure. The columns that
 145 support this pick up on the brick architectural feature of the Market office and carry those features over so
 146 that they look like they are part of the same. If the entire area were enclosed, we would provide thirty-two
 147 Vendor stalls that could be sheltered entirely from inclement weather. This could also be phased - we have
 148 cost estimates based on conversation. Until we get to the actual construction documentation and get actual
 149 figures, we may have to phase that. Other elements would include upgrading lighting and painting.

150
 151 **Questions -**
 152

153 Riseng - Stormwater Management Plans for this site included?
 154 (Dehring) Yes. It will mainly be underground tank storage systems. We used the previous consultants
 155 figures for cost estimates, and we're comfortable with those figures. That is a key component.

156
 157 Service - How many parking spaces will be lost?
 158 (Dehring) - Let me clarify - These are 'interior spaces.' Six spaces are lost. Sixty-two with the old plan, fifty
 159 six with this plan.

160
 161 How many stalls lost or gained -
 162 (Dehring) Currently have an existing one hundred and forty four, so we will gain an additional thirteen
 163 spaces. The main bonus to that is that this allows for a new enclosed structure.

164
 165 What are the enclosure panels made of, and are they open during the summer months?
 166 (Dehring) The key that I used was a "Draw Down Door System" - It's a concept plan, but our vision would be
 167 some type of transparent material with a frame structure that can pull down or retract when not needed.

168 Vazquez - Would that draw down system be for just the interior or the whole shed?
 169 (Dehring) - Upon conversations I've had with some of the manufactures of structure like this - I've tried to
 170 build that cost into the entire area, but until we actually get hard figures and start getting to the level of fine
 171 tuning things, I'm not sure. It could be all of it or a portion thereof.

172
 173 Offen - How much is the Market used now during the winter? Are there Market days during the winter?
 174 (Dehring) - Yes. There are Market days during the winter on Saturdays only from 8 a.m. to 3 p.m., and you
 175 have roughly how many Vendors? (Introduces Market Manager Jessica Black)

176
 177 Jessica Black - The Market is open year round every Saturday. January through April it's on Saturday's
 178 from 8 to 3, and there are roughly between 5 and 10 vendors that come year round. Depending on the time
 179 of the year, the season, but usually during January and February there are the 'die hards' that attend - about
 180 six or so. There is always someone at the Market.

181
 182 Offen - Is there an issue of having products to sell or the inclement weather?
 183 (Black) - A combination of both.

184
 185 If you had more enclosed spaces, would there be more Vendors?
 186 (Black) - There is a possibility for that, as there are certain Vendors that have items (especially the Artisans)
 187 that can't be exposed to the elements. Just putting up a tarp isn't going to protect their product, so if there
 188 were an enclosed area they would have the opportunity to attend more - that's the general idea.

189
 190 Dehring - The other item I missed in my presentation is the fact that the Market Pavilion could be utilized for
 191 other things. Part of our vision was to be able to increase revenue that is obtained from the site, as it is a
 192 Parks and Recreation facility, that it can provide additional revenue and provides a venue for the
 193 neighborhood to hold special events. The pavilion frontage would provide a stage location or a gathering
 194 point that would be able to serve interior into the site, depending on how the stage is set, in which you could
 195 utilize this as a concert series amphitheatre, etc or have Fourth Street closed, and have the stage
 196 broadcasting out toward Fourth Street.

197
 198 Vazquez - Clearance of the center section? Can Vendors drive their trucks underneath?
 199 (Dehring) - No. Not with the new grading. We had conversations about parking with the Sub-Committee.
 200 The driveway would accommodate any movement through there.

201
 202 I'm concerned about Vendor Parking on Detroit Street. Are trucks going to be allowed to back up like they
 203 do now along Detroit Street?
 204 (Dehring) - There are diagrams showing locations in which vehicles could be stacked into this point, but this
 205 comes down to a management issue. It can be done.

206
 207 Riseng - What are the changes to Detroit Street?
 208 (Dehring) - None proposed right now. We're currently just dealing with the site.

209
 210 Robertello - (Thanks Parks and Recreation and Jeff Dehring and the City Council Members for all of their
 211 work on the project.) I think you've really tried to meet everyone half-way with the design you've presented
 212 us with today.

213 Question - New construction on the Pavilion, etc. How long will that take - from removing the existing
 214 portion to adding on the new?
 215 (Dehring) - No conversations undertaken about that yet. No concrete timeline right now. If the plan is
 216 approved, that is one of the issues I'd like to discuss with some of the construction firms. I don't want to
 217 forecast an approximation. If it's done in proper timing, the Market could continue to function while this is
 218 underway.

219
 220 Miller - Our goal is, if we approve the plan, to keep the impact to the Market down to a minimum.
 221

222 Windish - (Talks about the sandlot and the Pavilion.) The pavilion is an interesting idea, but the sandlot
 223 attracts that circular motion that you're looking for. If there are stalls set up in the pavilion, it will have a
 224 similar effect, but if it's just a 'relaxation/picking up' area, it'll detract from the circular motion.

225
 226 I've noticed that he did not extend the aisle from the Manager's office out? Also, the problem that I had with
 227 the original green drainage that you proposed in the original plan. You have trees set up in hot asphalt, and
 228 in the winter the lot is heavily salted. That might not be a good idea to set up green things there.
 229 (Dehring) - I'll address both those things. The pavilion has a dual role. It is a pavilion, but in a focal feature
 230 and a potential spot of enclosure. The drawing does represent at least twelve Vendor spaces in that area.
 231 In response to your question of Vendors in front of the Market? We felt that we wanted to preserve this area
 232 as an open space. As a standpoint of dollar expenditure and what we would get in there, we didn't think it
 233 was a valued approach to take. We're creating an open space for temporary Vendor use.

234
 235 Windish - In addition to that, you have a walk-way in the center aisle? Instead of tearing down the existing
 236 portion of the center aisle, why don't you maintain the gap between the property line of the old house and
 237 the existing structure - having a one way around it and on either side of the existing aisle where there is not
 238 an existing flow for the customers to go in and out, we could have day parking for the Vendors, therefore
 239 decreasing the parking need outside the Market. Your plan going up to the main aisle to the Market leaves
 240 no such parking available within the Market. It is currently the custom to let people park within that area.
 241 (Dehring) - The allocation where the parking was, granted, we did lose some spaces, but from a standpoint
 242 of the function of trying to eliminate two dead-end zones in order to encourage the easy flow of traffic in and
 243 out of the site, the location of the driveway at this point seemed to be a better choice than what I understand
 244 you to say, which is maintain the driveway and create a loop through this way?

245
 246 (Windish - Yes)- (Dehring) - Again, we're trying to address multiple functions and uses and in doing this
 247 we're getting the maximum amount of parking and providing that flow-through loop. During a Non-Market
 248 day, which is an aspect we have to look at, this functions for the general public to be able to easily use the
 249 site without much direction.

250
 251 Pollack - I'd like to repeat Scott Robertello's compliment on how difficult all of the circumstances are that
 252 we're dealing with and how far along this plan seems to have come, so thank you for that. Secondly, the
 253 transparency of the drawing - one of the more difficult questions to get a hold on before was the number of
 254 parking spaces during the normal week for parking lot operations and the number of Market stalls for Market
 255 days. That is clearly indicated and I think this removes a lot of peoples' questions about what is being
 256 proposed and that is a useful thing as well. The third thing that I believe is important to do is to clarify the
 257 distinction between the way this works as a parking lot for the public under normal circumstances and the
 258 way it operates as a Farmer's Market during Market days. With the operating rules, it is possible to close
 259 the drive through on normal days for parking cars and let it function pretty much like it does today. It's come
 260 a long way and positively so.

261
 262 Question - Did you try eliminating one of the curb cuts? It is a busy place from the sidewalk point of view.
 263 Even though on Market days there is not a lot of traffic coming in and out, did you look at any options that for
 264 instance closed the North curb cut and had a circular movement inside the interior?

265 (Dehring) - It was a conceptual idea I had during doodling, but I didn't bring that to the Committee because I
 266 was fearful that on a Non-Market day that we would have some troubles with that much volume coming in
 267 and out of the one location and creating a disruption. I was trying to maximize the parking and the Vendor
 268 stalls.

269
 270 Pollack - Does this plan envision the plaza area on Detroit Street and Fifth being used as temporary Vendor
 271 stalls?

272 (Dehring) - We didn't include that at this point of the study and conversation. Jessica (Black) has indicated
 273 that she would like to do some things in there. I think as the plan expands, that could happen. I don't see
 274 significant infrastructural changes. Maybe with loss of the Ash trees, we may change the planters or things
 275 like that.

276

277 Last Question - Where the drop-off area is, keep in mind that at the Market place building is that trash
278 dumpster area which literally today is a no parking zone. We may be able to slide the loading zone down to
279 take care of both of those functions and not lose two on-street parking spaces. Thank you.

280
281 Robertello - Assuming the stalls will remain the same height, I was wondering if this pavilion area would be
282 any higher at all to draw attention to the structure?

283 (Dehring) - We do know that this is a problem, with trucks striking the shed. We do want to build that into
284 the final design to make that a little higher. We'll still be faced with a step-down configuration of the roof,
285 similar to what we already have.

286
287 Schopieray - I'd also like to commend you on the plan, I like it.

288
289 Robertello - Since the pavilion and the new shed are not attached to the existing shed, do we become more
290 compliant with the ADA on the slope? That was a question that came up before.

291 (Dehring) - I made that comment at one of the meetings, but this does comply. It was the area outside the
292 Market shed. In revamping this, we would have to do some things to accommodate that.

293
294 Newell - I was wondering why we have the pavilion and slope issues and I like the way it's open on what we
295 now call 'Dead Man's Alley.' Do you have an alternative plan, if not a pavilion, to just extend it straight? Can
296 we do that if it's cheaper? We would still have twelve spaces for parking.

297 (Dehring) - We didn't go to that specific thing, because again, we were trying to build on the multiple-use and
298 build on the focal feature. In another concept, there could be a way to do that, but this lends itself to that
299 focal and multi-use feature. We'll take all of these comments to the Committee. We will still have to have a
300 terraced approach to this.

301
302 Rising - I also want to commend you and City staff and Council Members on this plan. It seems like an
303 excellent idea. It keeps the two main issues that people were concerned with - First, it really does maintain
304 the existing nature of the Farmer's Market and two, it adds a new feature for multiple use of community
305 space.

306
307 Agranoff - I'd like to commend you on this too. You've listened to all of us, and I think you've come more
308 than half-way. You've taken a sow's ear and made a silk purse out of it. Thank you very much.

309
310 Rodgers - Just a follow-up on a previous suggestion about the interference between pedestrian and
311 vehicular traffic. Did you consider making that a one way loop on Non-Market days?

312 (Dehring) - No, we didn't. That could be an option we could look at. Typically in this type of configuration,
313 when you have ninety degree parking, it's difficult to enforce or give people that direction if they're not
314 consciously thinking of that movement.

315
316 If you allocate angle parking, which I don't want to get into because it eats up space quickly, it gives people
317 a sense of direction without too much thought on their part to be able to move through. We could arrow it,
318 sign it, we could look at that.

319
320 Miller - I think from an enforcement perspective, it would be difficult to enforce on a Non-Market day.

321
322 Windish - You remember my original objection to the green drainage system. You mentioned special
323 drainage features? Can you go into those? I'd also like to mention that libraries and such have arrows
324 painted on the asphalt and most people observe it, and when they don't, it really doesn't matter that much,
325 so enforcement is a non-issue.

326 (Dehring) - The storm water management component is a feature that will require additional design
327 consideration. It will be an underground storage system of some fashion. In previous plans, we had a
328 center aisle in which water would be channeled thorough to enter into a system. The storm inlets you
329 normally see in the parking lot in which it's channeled by a pipe or directly in a tank system that retains
330 water, treats it and then releases it at a much lesser velocity than what would normally take place without it.
331 I don't have the specifics to what the costs for that would be. Those figures are based on the area.

332

333 Berauer - I'd like to add my thanks to everyone on the Committee for their effort on this.

334
335 Dehring - It was a group effort. I'm here as a spokesperson for the whole Committee. A copy of this will be
336 placed at the Market for comments.

337
338 SEPTEMBER 23rd DEADLINE for COMMENTS to JEFF DEHRING 734-994-1913 - email to
339 Jdehring@ci.ann-arbor.mi.us

340
341 Miller - Reiterates that yes the Committee of Council members and staff put it together, but Jeff took the
342 concepts and discussion and put it on paper and made it come to life. He deserves the credit for it.

343
344 **D - PUBLIC COMMENTARY OF AGENDA ITEMS**

345
346 None.

347
348 **E - APPROVAL OF MINUTES**

349
350 "Moved by Rising, Seconded by Rodgers that the minutes of the July 14, 2005 Regular Session be as
351 Presented."

352
353 Vote - Unanimous

354
355
356 **F - UNFINISHED BUSINESS**

357
358 F-1 Update on Determination from the City Attorney's Office regarding PAC By-Laws for appointing
359 Sub-Committee Members

360
361 Berauer – Some background on this. PAC had looked into expanding its membership of the current
362 Greenway Sub-Committee, which is currently composed of Catherine, myself (Berauer) and Bill Rodgers.
363 We had wanted to appoint some additional members according to our by-laws, but were informed by City
364 staff that our by-laws may be technically incorrect. Karla asked the City Attorney to look into that, and we
365 have a determination on that.

366
367 Henderson - Abby Elias said "The appointment of Non-PAC members to a Sub-Committee of the PAC is not
368 inconsistent with the resolution that created PAC or the City Charter," so the By-Laws are correct.

369
370 F-2 Discussion of Potential PAC Resolution on Next Steps for the Allen Creek (Downtown) Greenway

371
372 Berauer – A second resolution on the Greenway. We had a LAC meeting, but prior to every LAC meeting
373 we have a public forum. We didn't have a quorum of six to go into a closed session, so we spent the entire
374 time in public session, talking about this next resolution. Janae' was probably the only one who wasn't at
375 that meeting, and we wondered if you had any input regarding this?

376
377 Reneaud – The last time we passed a resolution, it was more or less for the individual parks. This one is
378 definitely a whole as a 'Greenway,' so that was something different. Costs or time frame to maintaining
379 these? Fencing, materials, installing them – with the budget issues, is that something feasible to do? The
380 Resolution mentions 'feasibility studies?' Do we have financing for that? Did we get permission from the
381 Railroad to use the easements? The Railroad can be challenging, so I'm not sure how that would happen.

382
383 Berauer – I should clarify that the second Greenway Resolution was a 'statement of intent.' Costs weren't
384 specifically addressed - more of just an outline within the resolution.

385
386 Offen – Are there any additional copies of the Resolution available?
387 (*No – none available and none submitted to the minutes for record*).

388

389 Kuras – The only question I can answer is the one dealing with the Railroad. We do have easements
390 currently within the Railroad right-of-ways. A lot of the questions that you're asking will be followed through
391 by the 'task force' that was created by City Council. I don't want to create a duplication of efforts.
392

393 Johnson – Amy is correct. A member of this Commission will be appointed, and I think this Commission
394 should choose which representative it wants. There is a certain amount of duplication; I think that PAC has
395 something to say, and I think that PAC needs to "weigh in," as a group and through its individual members
396 on the Task Force. Staff time is precious, and we should endeavor not to duplicate too much.
397

398 Berauer – I should also clarify, or maybe Bob could update us on City Council Meeting last night?
399

400 Johnson – A Resolution was presented to establish a Task Force to deal with the Greenway. The Task
401 Force will have nine members – One from this group, Planning, DDA, Parks, and five at-large members who
402 are City residents. The Task Force is charged with bringing in preliminary recommendations by October 1,
403 2005 for a more detailed design for the Greenway by November of next year. They've been charged with
404 holding public workshops, working with consultants and experts on watersheds, parks and landscape
405 design. The floodway of two of the sites will be dedicated to Greenway, the remaining floodplain will be
406 mixed use, which can contain more Greenway and Parks.
407

408 The First and William parking lot was, frankly, 'finessed;' the fate of that was left to the recommendation of
409 the Task Force. Part of that is a problem because it is very hard to predict when that will be available for
410 any use other than its present use. Parking will become a problem because we'll lose either the Klein's lot
411 or First and Washington, so we'll need the First and William lot.
412

413 Berauer - Why doesn't the City Council Resolution provide for future use of the First and William lot as a
414 Greenway?
415

416 Johnson - Use has not been precluded - Council just doesn't want to commit to this five years down the road
417 in advance. Council Member Lowenstein pointed out how close this is to the rail lines, and it is possible that
418 this could be used for that in the future. As you know, I co-sponsored a Resolution previously that did
419 allocate this specifically to Parks, and that Resolution failed pretty definitively in Council.
420

421 Riseng – Is there a way to put some of that wording into our Resolution to Council? It is exciting about the
422 'light rail' idea, but if we could say 'a substantial portion,' or 'fifty percent?'
423

424 Johnson – It would be totally appropriate for PAC to say one hundred percent, PAC's role is to advocate for
425 Parks. That is how politics works, you establish your position, but, it will be a recommendation. Council is
426 not prepared as a group to say that "this is going to be a park five years from now."
427

428 Rising – Clarification? Would they be willing to say a 'portion' or 'fifty percent?'
429

430 Johnson – City Council isn't prepared to revisit this, at least until the Task Force brings in its preliminary
431 recommendations in October and November.
432

433 Rodgers – This is an exciting concept for a park, and very central to what PAC does. Is there a way that
434 you can reassure us that this is not a 'slap in the face?' We'll only have one member from PAC that would
435 be on that Task Force. We would not have any leadership role.
436

437 Offen – Why wouldn't this have been delegated to PAC?
438

439 Johnson – I think that Council wanted this group to report to them and not to PAC. The issue involves many
440 more players than just PAC. The floodplain parts could have more than just 'parks' uses.
441

442 Berauer - Our first resolution did not support or condone upscale commercial development, but it talked
443 about uses in the public interest and specified what those uses might be and that those shouldn't be

444 determined by a very small appointed body. I think it would still be fine to forward a resolution regarding the
 445 Greenway to City Council. I'm willing to put this forward for a vote at our next meeting.

446
 447 Offen – The "Fifth Whereas" – “The Parks Commission considers the public park to be the highest and best
 448 use for the First and William property. Was that ever formally decided, or just people's opinion?
 449

450 Berauer - No, that was decided in discussion that led to the first Greenway resolution that PAC passed
 451 which did say that all of that site should go into the greenway because it's 96 or 97 percent in the floodway.
 452 Not much else that can be done with it.

453
 454 Rodgers - Would like to support this for being on the agenda next month.

455
 456 Riseng - Might suggest something a bit different. Maybe we should revisit it and reword it in support of the
 457 Task Force. That wouldn't take a lot of work.

458
 459 Renault and Offen - No objections.

460
 461 Berauer - Will revise and put forth next meeting.

462
 463 F-3 Dog Park Update –

464
 465 Berauer – Someone had requested copies of the 1998 Dog Park issues? Is that something that you can
 466 distribute electronically? Also, the issue of the Ann Arbor Public Schools update?

467
 468 Henderson – Yes, I did not get a chance to make copies of that. We can put it in a pdf and send it email.
 469 As to the Public Schools, there was a meeting with the Administration there and the school district, but it
 470 was postponed until September 1, 2005. There are several draft agreements that Dave Borneman was
 471 working on with Randy Trent from the school district, and as far as field maintenance, I was working on that
 472 with our attorney's office for Recreation and Education (Rec. and Ed.). There are some agreements that are
 473 going to be brought forth in draft form.

474
 475 Berauer – Maybe we'll have a report at the September meeting.

476
 477 **G - NEW BUSINESS**

478
 479 Johnson - Task force will be appointed by the first meeting in September and one member will come from
 480 this body. I think we should decide who that is. I'd like to be able to nominate someone from this body.

481
 482 Rodgers - Nominates Linda Berauer for the PAC representative to the Mayor's Greenway Committee.

483
 484 Offen - Is anyone else interested? Otherwise, this is a good choice.

485
 486 Riseng - Agrees

487
 488 Offen - Seconds the nomination.

489
 490 Berauer - Voting that Linda be the PAC representative for the task force - Voice Vote, passes unanimously.

491
 492 **H - COMMISSION PROPOSED BUSINESS**

493
 494 None.

495
 496 **I - REPORT FROM PARKS AND RECREATION MANAGER**

497
 498 I-1 Parks Expenditure History

499

500 I-2 Parks Revenue History

501
502 Henderson – I have the five year history of expenditures and revenue, but unfortunately, it was an Excel file
503 and when we switched it over to pdf, it's not a pretty report. (She will resend.)

504
505 Johnson - Mil tax proposal regarding the Emerald Ash Borer millage, City Council put forth a resolution
506 changing the Mil Rate to 0.45, but that was defeated and stays 0.5. This is a two-year millage for tree
507 removal only.

508
509 Henderson - We'll be asking PAC as well as the Environmental Commission to take a position on this (EAB
510 Millage) eventually. We also interviewed for the Parks Manager position. Jayne decided not to make an
511 offer to either candidate. Job was reposted today, this is my last meeting. Pam Antil will still serve as the
512 Interim Parks and Recreation Manager. I am not able to give PAC the agenda attention it needs and this
513 will be my last staff meeting and Jayne will be taking this over next month. (Thanks the committee for being
514 able to work together.)

515
516 Berauer and Riseng- It's been great working with you.

517
518 I-3 Park Rehabilitation and Development Millage Project List Update - August 2005

519
520 Henderson – The Park Rehabilitation and Development Millage project list? Any questions about that?

521
522 Berauer – The Millage language? We'll need to formally vote on that at the September meeting?
523 (Henderson – Yes).

524
525 Dehring - Project Updates - Dixboro Bridge Project - Meeting with the Road Commission staff this Thursday
526 to review the site. They're in the restoration phase. They're hoping to open it in the first part of September.
527 We'll find out what we need to do to facilitate this. Also, there was a question about the status of the fields
528 at Olson Park? We're still trying to get this done. They appear playable, but weather has not been
529 cooperative to get this done. We'll have it done for play next spring.

530
531 Offen - Dixboro Bridge – Will old Dixboro road still exist?
532 (Dehring) - Open Purely in that area for Parks use and Utilities Dept. use. Access to the WWTP to be
533 provided from the South. A pathway from the parking lots will route adjacent from the old roadway to the
534 new bridge to pick up the new trail that's just been installed around St. Joe's Hospital. No 'through traffic'
535 will be going through there.

536
537 Riseng - Paving of the parking lot. – I've been involved with the Pickerel Lake saga and the Road
538 Commission or the DNR insisted on hardening that surface, which lead to a mammoth erosion problem. It
539 almost seems better to me to leave it gravel and allow some percolation into the groundwater there instead
540 of paving and adding to more runoff and erosion problems.

541 (Dehring) I'll have to look at the plans, I'm not sure how they're accommodating run-off – whether they're
542 putting it through a treatment chain prior to coming off the parking lot, but I'll know more on Thursday.

543
544 **J - REPORT FROM RECREATION ADVISORY COMMISSION**

545
546 None. RAC representative Berla absent.

547
548 **K - REPORT FROM ENVIRONMENTAL COMMISSION**

549
550 Riseng – We are close to the final phosphorus ordinance now. Going through legal review. End of August
551 there should be copies available. There will be a public hearing regarding this.

552
553 Berauer - Explain a bit what this is about?

554

555 Riseng - The core of it is to address commercial and homeowner application of fertilizer to reduce
556 phosphorus input into the Huron River.

557

558 **L - REPORT FROM GREENBELT ADVISORY COMMISSION**

559

560 Johnson - We received another grant for \$274,000.00 for 180 acres of development rights. We're very
561 pleased with that.

562

563 **M - PUBLIC COMMENTARY - GENERAL**

564

- 565 1. Glen Thompson, 100 Longman Lane, Ann Arbor, MI - Relates a problem incident with a contracted
566 parks employee. Likes flowerbeds and they were mowed over by the contractor (A & M Services)
567 on Jackson at Jackson Place (the divider strip). This is a neighborhood project in which we do all
568 the work. The project has been well accepted by the neighborhood. We're concerned and would
569 like to have this investigated.

570

571 **N - TRANSMITTALS**

572

573 None.

574

575 **"Motion to Adjourn by Rodgers, Seconded by Offen."** On a Voice Vote - **Motion Passes** - Unanimous

576

577 Meeting adjourned at 5:47 p.m.

578

579 Submitted by: Brenda Acquaviva, Administrative Service Specialist IV

580