



# PARK ADVISORY COMMISSION

Minutes of May 20, 2003

Members Present:	C.Riseng J.Satarino S.Rapundalo	P.D'Anieri J.D'Amour O.Jansson	
Members Absent:	L.Langmore J.Cohen	R.Curry	
Ex-officio Members Present:	R.Johnson W.Woods	S.Aeschbach R.Olson	
Ex-officio Members Absent:	None		
Staff Present:	D.Simon D.Borneman M.Warba	N.Burghardt KC Bemish A.Kuras	
Others Present:	Patricia Steiner Sue Miskel Erik Stalhandske Tom Covert Bob Orewy John Marsu Naela Jenkins Joanna Liff David LeRoy Connie Dimond Laura Rubin	502 Heritage Dr., AA 507 Heritage Dr., AA 2140 Stephen Terrace, AA 500 Avis Dr. (AHI), AA " " " " 1430 Dicken 306 S. Main #3A 716 Sunset Rd. Atwell Hicks 625 Fountain St.	665-6378 747-8636 769-1498 994-4000 994-4000 994-4000 327-1051 847-814-5391 761-6142  769-5123

\*\*\*\*\*

## **CALL TO ORDER**

The meeting was called to order at 4:10 p.m. by Chairperson Stephen Rapundalo.

## **SECRETARY CALLS ROLL**

The secretary called the roll, with results as shown above.

## **PUBLIC COMMENTARY**

David LeRoy, Greater Sunset Brooks Neighborhood Assoc., Comments – The Association has an agreement with the Ann Arbor Area Community Assoc. for fiduciary

services. They will take the funds donated and distribute them to the City. Now letters will be sent out to the neighborhood and they should have funds within the next month. Wendy Woods Comment - On flyers the address to send funds to needs to be included. Naela Jenkins Comments – There is a 10-acre parcel at the corner of Maple and Pauline, which is in the township that an organized neighborhood would like to see purchased as parkland. They are forming an official neighborhood association, Friends of Dickenwoods, and should have 100 members in a couple of months. They have been in contact with the diocese, who owns the property and is asking \$500,000. The neighborhood believes it to be a value to the City to preserve. There are a lot of water issues. A survey of the neighborhood and land study by a consultant is on their website. The consultant indicated that a previous report is not correct. If developed, there is a potential water problem with surrounding homes with flooding. John Satarino asked if they have a plan. Ms. Jenkins responded they do not and that their goal is to work with the City to co-purchase the land through fund raisers. The diocese is willing to work with them.

Erik Stalhandske Comments - By the end of May the Dicken group will give an interim update and by June a plan relatively concrete. They anticipate doing a 6/27 and 6/28 100 family yard sale to kick this off. Previous evaluations of the land, they feel, have been undervalued. The quality of the land includes woodlands, slopes, etc. They are trying to get in touch with Kris Kolb also who is trying to stop development in areas like this.

### **ACCEPTANCE OF MINUTES**

Acceptance of minutes of April 15, 2003 moved by Catherine Riseng, supported by John Satarino. Amendment: Page 2, last sentence in paragraph referring to easement was stricken. Minutes passed unanimously, as amended, by voice vote.

### **WELCOME TO VETERANS MEMORIAL**

Nancy Burghardt introduced Dennis Simon, supervisor of Veterans Memorial. Mr. Simon indicated the rink was closed down on May 11. The skate program at Veterans Memorial is the 10<sup>th</sup> largest in the state. The facility underwent a health inspection on Thursday and is ready to open this weekend. They have 60-80 students in each class, with 15 sessions. Last summer they had 130 on the swim team, which was the largest size team ever and he expects that many or more this season also. The capacity of the pool is 800. They process 1,200 people daily throughout the summer. One concern is with the number of women in hockey leagues, additional locker rooms are needed. More lobby space is also needed. Veterans Memorial Ice Rink is Dexter's home team place also.

### **PRESENTATION - MC SMITH – VETERANS MEMORIAL IMPROVEMENTS**

Amy Kuras advised questionnaires were sent out a year ago and MC Smith was hired to look at the information gathered and prioritize it. MC Smith looked at the area that serves the largest number of people. The lobby is the first thing people enter. Another phase will have to be done for additional locker rooms, as funds are restrictive. Ms. Kuras indicated a sprinkler system also has to be installed. Don Smulligan of MC Smith presented some design concepts. Concentration will be on the lobby and an addition toward the parking lot. There will be no work in the ice arena, pool areas, or locker

rooms, except for some ventilation work in the locker rooms. With a new entry, the fitness area will be moved into the addition and will be somewhat bigger, more private and secure. Some doors will be taken out and walls moved. Circulating in and out will be greatly improved. The pro shop will be smaller and there will be a whole wall of service areas to deal with participants and rentals. Skate sharpening will remain where it is. There will be a fresh look with new flooring, lighting and fixtures. The project will go out for construction bids in late fall and will begin in late February or early March of next year and completed by October 2004. Concessions will have to be shut down for awhile. The budget for the current improvements is \$500,000 and is not enough money to do additional locker rooms. The building currently does not have a sprinkler system and with new construction it will have to be installed, per the Fire Marshall. If the sprinkler system has to be installed over the whole building we will be in trouble with funding. Ron Olson stated the project doesn't have to go to Planning because it stays within the footprint of the existing structure. Wendy Woods asked if they will be adding new windows or skylights or change colors. Mr. Smulligan responded that it will be basically the same building, but with a new entry and will have more glass. There will be two sets of doorway entries, with a roof overhang for rain and snow protection. It also provides shade when it's really hot. Ms. Kuras advised there is a second project at Veterans, partly funded through the energy program to do insulation in the arena area. Phil D'Anieri asked the status of the rink in terms of the HVC and roof. Ms. Kuras responded that the roof was refurbished outside and inside. Mr. Olson added that the floor was also redone. The control system for the refrigeration is antiquated and will need to be addressed in the Repair and Restoration Millage. Parking will not be affected.

## **PRESENTATION – BROADWAY VILLAGE AT LOWERTOWN**

Amy Kuras commented that there are still issues with the floodplain at this location. Leslie Golf Course was discussed before, in terms of improvements that could be made there and which would also deal with floodplain issues at the project site. Connie Dimond of Atwell Hicks introduced the concept to improve the golf course and Traver Creek. They would like feedback and/or endorsement so they can move forward on developing the concept into a working plan to create new ponds and new plantings. They have talked with Building and Parks Department staff, the Drain Commission and Huron River Watershed Council and have had universal endorsement. A stormwater system underground at the site works but is expensive to install and maintain. This is an alternative way to provide stormwater management upstream to reduce the volume of underground stormwater retention. Tom Covert showed a graph of the floodplain that exists, with a second, more accurate line due to the new culvert built in 1996. The graph also indicated where the floodplain would be with these improvements. They are working out timing of the project and expect it to be a fall/winter project. They may have to mitigate irrigation systems and are working with Matt Warba on that for details. Owen Jansson questioned if the proposed pond between 10 and 13 would have gates for control in a flood situation. Mr. Covert indicated that no property is as ideal as this and it cannot be put around a residential. Wendy Woods asked how the water quality would be affected. Mr. Covert responded that the quality would actually improve because it would allow water to sit so things settle. Slowing water down allows sediments to settle out of the water. Over time the area would need to be dredged but this will reduce downstream sediments. John Satarino asked if the golf course would be closed and if there is a better way for the golf course to handle this without the disruption. Mr. Covert indicated there are a lot of areas they can stage without an impact. This is a change to

address improvements to the course that could not be addressed with its last improvements. They could rope off areas recently sodded and use ball retrievers. They expect to keep the course open. Matt Warba advised that normally the course is closed in November. We would need to be, by agreement, compensated if there is a loss of revenue. When renovated in 1995/96, Traver Creek was one of the issues. From his prospective and a golfer's, the creek is a nuisance and this makes it more of a feature and a great benefit. Last year, because it was so dry, in one or two more days they would have run out of irrigation water and this project would double our capacity for irrigation. He considers this a big plus for the golf course. Ron Olson stated the group is here to make PAC aware and want a conceptual understanding at this point. He talked to Jerry Hancock, City Land Development Coordinator, and he thinks it makes sense but would like to see more detail. Ms. Dimond advised that the City Planning Department would want to see this go through like their development proposal. They are looking for conceptual acceptance. The groundwater under the Broadway site is currently contaminated and could be removed and treated but it takes time. Mr. Olson remarked that if they can avoid putting the tanks in at the site, there is a value to that and wants to be sure that this concept is a good trade-off, value-wise. We need to make sure the public is being treated equitably for allowing this on public land. Ms. Dimond responded that initial evaluation is that it is a wash. Mr. Olson added that would have to be proven to some extent. Catherine Riseng stated her concern about the proposed significant change in low flow and water temperature. John Satarino recommended continuing discussion on this. Owen Jansson disagreed and stated he would like them to proceed with looking into it. Steve Rapundalo added that he also likes the concept. Mr. Olson asked PAC members to keep in mind that we need to have input from golfers also. Ms. Riseng remarked that she sees a lot of benefits, but there are a lot of other ways to control flows without daming it, so she has problems with that area of the plan.

## **MOLIN/MORRIS**

Steve Rapundalo asked Ron Olson to have Parks Department staff do short bios on each candidate and discuss this at PAC's next meeting.

## **TELEVISIONING PAC MEETINGS**

Mr. Olson indicated that information from CTN is on hold due to the fact that the City Administrator is to address this on a larger scope, so that council is aware of costs associated with this. He suggests waiting on the decision from the bigger prospective. Mr. Rapundalo advised that Councilmember Reid contacted him to find out what PAC's decision was and he got the sense from him that this is not a matter to be dropped. James D'Amour stated it is important to have the meetings televised and realizes some are concerned about how they are conducted and what can be said. Moving around every month, members get to see facilities, and he appreciates that also but PAC could have other meetings off-site instead of at City Hall, such as the Land Acquisition meetings. Mr. Olson indicated the bigger issue will be decided in June or July. Phil D'Anieri added that the issue of getting to see facilities could be resolved and given the money involved in the millages it makes sense to have the regular PAC meetings televised. Catherine Riseng was also not opposed to it. Owen Jansson agreed with Mr. D'Anieri's comments. Mr. Olson will check this matter out and advise.

## **RESOLUTIONS REGARDING FEE INCREASES**

Resolutions moved by James D'Amour and supported by Catherine Riseng. Phil D'Anieri noted that some implementation may be a year from now and asked if there is a dollar amount on the difference the fee increase will make. Mr. Olson will get that information to PAC members. Bob Johnson asked how much of the actual cost of the activities do the fees cover. Nancy Burghardt responded that Veterans Memorial is 100% self-supporting, along with the golf courses. The liveries have the ability to be self-supporting, as does Fuller. Mack is at 35% level and Buhr is 65% self-supporting. Steve Rapundalo commented that we have always taken into consideration what the market can bear and we need to keep fees reasonably up to pace with the cost of the program or activity. Mr. Rapundalo asked for a breakdown of where we are in terms of self-support and a report on scholarships. James D'Amour questioned the Ski Center fee increase of 30%. Matt Warba explained that the Center has not had a fee increase since September 2000 and they are not covering their expenses. Motion passed with 5 ayes and 1 abstension by James D'Amour, who felt as representative of RAC he should wait until their meeting and discussion.

## **GOLDEN TROWEL AWARDS**

Members present agreed to not awarding these this year.

The meeting adjourned at 6:40 p.m.