



Washtenaw County Parks and Recreation Commission

MINUTES OF MEETING

Date: April 13, 2021

Time: 2:00 p.m.

Location: Zoom Digital Meeting

Members Present: Patricia Scribner, WCPARC President (attending from Pittsfield Township, MI); Janis Bobrin, WCPARC Vice President (attending from Glen Arbor, MI); Daniel Ezekiel, WCPARC Secretary/Treasurer (attending from Ann Arbor, MI), Ricky Jefferson (attending from Ypsilanti Township, MI), Robert Joerg (attending from Delta Township, MI), Robert Marans (attending from Ann Arbor Township, MI), Jo Ann McCollum (attending from Ypsilanti Township, MI), Brenda McKinney (attending from Superior Township, MI), Evan Pratt (attending from Ann Arbor, MI) and Jason Morgan (attending from Ann Arbor, MI)

Members Absent: None

Staff Present: Coy Vaughn, Director; Meghan Bonfiglio, Deputy Director; Ginny Trocchio, Superintendent of Park Planning and Natural Areas; Jason Brooks, Manager of Finance and Administration; Jeffrey Dehring, Park Planner; Kira Macyda, Park Planner; Ann Ziolkowski, Communication Manager; Rhonda Bouma, Park Superintendent; Karen Harris, Management Analyst; and Rosie Pahl-Donaldson, Park Planner

Others Present: Barry Lonik, Treemore, Inc., Varsha Kumar and Bri Byard, UM Students

1. Call to Order/Moment of Silence

Ms. Scribner called the meeting to order at 2:01 p.m. with a moment of silence in appreciation of first responders.

2. Roll Call and Announcement of Location

3. Approval of Minutes

The minutes of the March 9, 2021 regular meeting were included with the agenda material.

It was moved by Mr. Marans and seconded by Ms. McKinney to approve the minutes of the March 9, 2021 regular meeting, as amended. Roll call vote: 9 Ayes, 0 Nays, 1 Absent (Jefferson), the motion was approved.

4. Public Comment

Barry Lonik spoke in favor of acquiring the Wiseley-Fix property as it will provide suitable access the VanCurler preserve.

5. Communications, Projects & Activities

Ms. Macyda introduced Varsha Kumar and Bri Byard, representing a student consulting team from UM Ross Business School. The students presented a business plan for the development and operation of a canoe/kayak livery operation at Sharon Mills County Park.

Ms. McKinney asked if life preservers would be provided. The students responded that life preservers were required and factored into the cost estimates.

Mr. Marans thanked the team and asked if they had contacted Skip's to inquire about the details of their operations. The students explained that Skip's was contacted.

Mr. Pratt thanked the team for their work and presentation. He suggested that we also include the Five Healthy Towns Foundation in this discussion, as well as the River Raisin Watershed Council.

Mr. Ezekiel asked if there was a timeline yet established for the project. Mr. Vaughn responded that there was not a firm date yet and that it would part of the CIP discussions and is included in the CIP budget.

Mr. Vaughn reported on the March communications which were included in the packet.

It was moved by Ms. Bobrin and seconded by Mr. Marans to accept and file the Communications, Projects & Activities for the month of March 2021, as submitted. 9 Ayes, 0 Nays, 1 Absent (Jefferson) the motion was approved.

6. Financial & Recreation Reports – March 2021

A. Financial Reports

Mr. Brooks reported and stated that the total for the claims for the month of February was \$254,391.59.

It was moved by Mr. Joerg and seconded by Ms. McCollum to accept and file the Financial Reports for the months of March 2021 as submitted. Roll call vote: 9 Ayes, 0 Nays, 1 Abstain (Jefferson), the motion was approved.

B. Recreation Reports

Mr. Brooks reported on recreation reports for the month of March 2021.

It was moved by Ms. McKinney and seconded by Ms. McCollum to accept and file the Recreation Reports for the month of March 2021 as submitted. Roll call vote: 10 Ayes, 0 Nays, the motion was approved.

7. Old Business

A. Summer Operations Update

Ms. Bonfiglio provided an updated plan regarding anticipated summer operations at Independence Lake Park. She introduced Rhonda Bouma, Superintendent of Rolling Hills Park, and Karen Harris, manager of the Ypsilanti Summer Playground program. Ms. Bouma and Ms. Harris gave summer operations updates for their respective programs.

Mr. Marans thanked staff for being proactive and asked that they reach out to Nina Kelly of HCMA to learn more about the program. He added that there could possibly be an opportunity to partner with HCMA on a regional program.

Ms. McCollum asked about the low numbers for the West Willow day camp and suggested different ways to advertise the program. Mr. Jefferson agreed that the low numbers at West Willow were a concern, but he is hesitant to do additional advertising. He explained that many families in the area are still not comfortable sending their kids to camp in a pandemic and felt that we should not push too hard.

B. Other Old Business

None

8. New Business

A. Rolling Hills Concession Renovation Award

Mr. Dehring explained that the original waterpark at Rolling Hills opened in 1991 and provided a brief history regarding the phasing of development over the years. He explained that the increase in waterpark capacity over the years has resulted in higher demands on the concession stand operations and that improvements are needed to be made to improve service delivery and efficiency. Staff engaged with JFR Architects to provide construction drawings for the renovations needed. It was determined implementation of the improvements would need to be executed in phases.

Mr. Dehring reported that a request for proposal (RFP #8062) was prepared by staff and our architect for construction of the first phase renovations. This document was developed using the County's standard procurement protocol and advertised by the Purchasing Department in March. A mandatory pre-bid meeting was held on March 16th with four contractors attending. Two proposals were submitted on April 6, 2021 as follows:

Polymath Development, LLC – Detroit, MI	\$258,100
Allied Building Services Company of Detroit – Detroit, MI	\$268,000

Mr. Dehring explained that although Polymath Development, LLC submitted the lowest bid, they did not meet all the requirements requested in the RFP. He noted that Allied Building Services Company has been in business for 49 years and has previously worked for Parks and for the County Facilities Department on various projects. They have also worked for other municipal agencies, including Oakland County Parks on a recent project with our architect, JFR Architects, who indicated that Allied performed well on that project. Mr. Dehring reported that staff is confident that Allied Building Services has the capacity and expertise to execute our project.

It was moved by Mr. Marans and seconded by Mr. Jefferson to authorize a Service Contract in the amount of \$268,000 to Allied Building Services Company of Detroit for the Waterpark Concessions Improvements (RFP #8062) and include an additional 10% (\$26,800) contingency for potential change orders. Roll call vote: 9 Ayes, 0 Nays, 1 Absent (Bobrin), the motion was approved.

B. NAPP – Kaiser Trust Property

Ms. Trocchio reported that the 33-acre Kaiser Trust property was nominated to NAPP as part of Round 20. The property has frontage on Silver Lake and is adjacent to Pinckney State Recreation Area. The property in its entirety is 193 acres and straddles the Washtenaw County and Livingston County boundaries. She explained that NATAC evaluated the property as part of Round 20 and designated it as a Tier 1 priority for acquisition.

Ms. Trocchio explained that the property has lake frontage on Silver Lake and adjacency to the Pinckney State Recreation Area. The property has been identified by the Department of Natural Resources as a desirable addition to the Pinckney State Recreation Area. She noted that since a portion of the property is located in Livingston county, The Conservation Fund will purchase the Livingston County portion simultaneously with the Washtenaw County portion. WCPARC will provide the funding for the Washtenaw County portion, which will be held by DNR. The Livingston County portion will later be transferred to DNR who will own and manage the entire property as an addition to the Pinckney State Recreation Area.

Ms. Trocchio reported that an appraisal for the property was completed by Affinity Valuation Group in March 2021, which determined the value of the Washtenaw County portion to be \$336,000 for the 33-acre parcel. NATAC recommended to move forward with the acquisition of this property at their April 5, 2021 meeting.

Ms. McCollum asked who would own and manage the property. Ms. Trocchio replied that MDNR would ultimately own the property.

Mr. Ezekiel noted that Silver Lake was very popular and that the future route of the B2B will be in close proximity to this property. He noted his support for the acquisition.

It was moved by Mr. Ezekiel and seconded by Mr. Joerg to authorize preparation of a sales contracts in the amount of \$336,000 for purchase of the Kaiser Trust property as identified in the maps contingent upon purchase of Livingston County portion by The Conservation Fund, completion of all necessary due diligence investigation and final approval by the Parks and Recreation Commission Roll call vote: 10 Ayes, 0 Nays, the motion was approved.

C. NAPP – Wisely – Fix Property

Ms. Pahl Donaldson explained that the 9.5-acre Wiseley – Fix property was nominated to Scio Township for the fee simple purchase in 2020. The nomination was subsequently forwarded to NAPP for evaluation for a partnership contribution. The property was evaluated by NATAC as part of Round 20 nominations and was determined to be a Tier 2 priority. She noted that by acquiring this property will provide access to the VanCurler Preserve property, purchased in fee in 2014 by Scio Township with a contribution of \$257,333 from NAPP.

Ms Pahl Donaldson reported that an appraisal for the property was completed by Value Midwest in February 2020 and the value determined to be \$132,500. NATAC recommended to move forward with the acquisition of the property at their December 7, 2020 meeting contingent upon the area not used for access be maintain as a nature preserve.

It was moved by Ms. Bobrin and seconded by Ms. McKinney to partner with Scio Township on the purchase of the Wisely-Fix property as identified in the attached map, and contribute \$44,166 toward the purchase, contingent upon attorney review of documents and execution of participation agreement. Roll call vote: 10 Ayes, 0 Nays, the motion was approved.

D. NAPP – Gotfredson/Ranieszski

Ms. Pahl-Donaldson reported that the Gotfredson and Ranieszski properties in Superior Township were submitted to NAPP in Round 20 (2020), for fee simple purchase. The properties, 101-acres combined, are separated by an ITC power line corridor. NATAC identified the properties as a Tier 1 priority for acquisition of the two properties and after Parks Commission acceptance of NATAC's priorities in November 2020, staff began the acquisition process. Appraisals were ordered for the two properties and the landowners have received and accepted them.

Ms. Pahl Donaldson reported the two properties share a pond and associated wetland complex and is excellent bird habitat. She noted that in terms of NAPP's portfolio of vegetation communities, this type of large open pond is lacking in representation.

Appraisals for the two properties were conducted by Affinity Valuation Group in November 2020 and assigned a combined value of \$874,000 for the two properties. Superior Township is a potential partner on the project with contribution amount to be determined. NATAC recommended to move forward with the acquisition of these properties at their April 5, 2021 meeting.

Mr. Marans asked if staff knew the depth and acreage of the pond. Ms. Pahl Donaldson explained that the pond was approximately 35-acres in size but the depth of was not known. Mr. Ezekiel expressed concern that WCPARC would not own and control the pond outlet.

Ms. Bobrin asked if ITC would be a good neighbor and will allow a trail connection. Ms. Trocchio explained that ITC typically allows trail connections across their property and this would be part of our due diligence.

Ms. McCollum asked what all the electrical towers were in the photos. Ms. Pahl-Donaldson explained that it was the ITC corridor.

It was moved by Mr. Pratt and seconded by Mr. Ezekiel to authorize preparation of two sales contracts in an amount totaling \$874,000 for the purchase of the Gotfredson and Raniszeski properties in Superior Township, contingent upon the purchase of both properties, completion of all necessary due diligence investigation and final approval by the Parks and Recreation Commission. Roll call vote: 9 Ayes, 0 Nays, 1 Absent (Morgan), the motion was approved.

9. Commissioners/Directors Comments

A. None.

10. Adjournment

It was moved by Mr. Marans and seconded by Mr. Platt to adjourn the meeting. All ayes.

The meeting was adjourned at 4:18 p.m.