



NOTICE OF MEETING

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION

Date: June 9, 2026

Time: 2:00 p.m.

Location: Sharon Mills County Park, 5701 Sharon Hollow Rd., Manchester, MI 48158

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Approval of the Minutes

- a. May 12, 2026 Meeting (attached, pp. 1-5/action item)

4. Public Comment

5. Communications, Activities and Recreation Reports

(attached, pp. 6-13/action item)

6. Finance

- a. Claims Report (attached, p. 14/action item)
- b. Financial Reports (attached, pp. 15-21/action item)

7. Old Business

- a. NAPP – Roome Final Approval (attached, pp. 22-24/action item)
- b. NAPP – Weidmayer Final Approval (attached, pp. 25-28/action item)
- c. County Farm Park Site Master Plan Final Approval (attached, p. 29/action item)
- d. Sharon Mills Dam Alternatives Analysis (attached, p. 30/action item)
- e. Other Old Business

8. New Business

- a. Director's Comments & Project Updates (attached, pp. 31-33/action item)
- b. Administration Building HVAC Replacement (attached, pp. 34-35/action item)
- c. NAPP – McCalla Sales Contract (attached, pp. 36-38/action item)
- d. Meri Lou Murray Phase I Cardio Room Equipment (attached, pp. 39-40/action item)
- e. Rolling Hills Pavilion Roof Replacements (attached, p. 41/action item)
- f. Other New Business
 - i. Closed Session to Discuss Opinion from Legal Counsel

9. Commissioners Comments

10. Adjournment

Washtenaw County will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon 7-day notice to Washtenaw County. Individuals requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling the following: Human Resources, 734-994-2410, TTD# 734/994-1733.



MINUTES OF MEETING

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION

Date: May 12, 2026

Time: 2:00 p.m.

Location: Meri Lou Murray Recreation Center – Fitness Studio, 2960 Washtenaw Ave., Ann Arbor, MI 48104

Members Present

Patricia Tupacz Scribner, WCPARC President, Janis Bobrin, WCPARC Vice President; Dan Ezekiel, WCPARC Secretary; Gretchen Driskell, Robert Joerg, Robert Marans, JoAnn McCollum, Yousef Rabhi and Katie Scott

Members Absent

Brenda McKinney

Staff Present

Meghan Bonfiglio, Director; Greg Hohenberger, Chief Deputy Director; Rhonda Bouma, Deputy Director of Operations; Ginny Leikam, Planning NAPP Superintendent; Jason Brooks, Manager of Finance and Administration; Karen Harris, Parks Analyst; Roy Townsend, Trails Project Manager; Ann Ziolkowski, Communications Manager; Kyle Jasper, Communications Specialist; Kira Macyda and Matthew Bertrand, Park Planners; Sarah Stewart, Recreation Facility Superintendent; Suzanne Kessler, Park Facility Manager; Alyson Trim, Park Facility Supervisor, and Jacob Fricke, Parks Maintenance Technician.

1. Call to Order

Ms. Scribner called meeting to order at 2:02 p.m.

2. Pledge of Allegiance

3. Approval of the Minutes

A. April 14, 2026 Regular Meeting

The minutes of the April 14, 2026 regular meeting were included with the packet materials.

It was moved by Ms. McCollum, seconded by Ms. Scott, to approve the minutes of the April 14, 2026 regular meeting, as attached. All ayes, the motion was approved.

4. Public Comment

None.

5. Communications, Projects & Activities

Ms. Bonfiglio introduced Meri Lou Recreation Center Superintendent Sarah Stewart, who then introduced her team members: Jacob Fricke, Suzanne Kessler, and Alyson Trim. Ms. Stewart provided updates on facility operations, summer camps, staff developments, and upcoming staff trainings, which were scheduled to begin that evening. She also invited Commissioners to tour the Natatorium renovation project following the meeting.

Ms. Bonfiglio commended the Meri Lou Murray Recreation Center staff for their dedication and hard work in maintaining operations while managing the ongoing renovations. She then presented the Recreation and Communications Report for May, highlighting upcoming programs and events.

It was moved by Ms. Bobrin, seconded by Ms. McCollum to receive and file the Communications, Projects & Activities for the month of April 2026, as submitted. All ayes, the motion was approved.

6. Financial Reports – April 2026

A. Claims Reports

Mr. Brooks reported that total claims for April 2026 amounted to \$605,621.95.

It was moved by Mr. Joerg, seconded by Ms. Scott, to approve the claims for the month of April 2026 as submitted. Roll call vote: 8 ayes, 0 nays, 2 absent (Rabhi and McKinney); the motion was approved.

B. Financial Reports

Mr. Brooks reported on the fund balance and revenue reports, specifically pointing out the addition of a column for prior year YTD activity on the fund balance reports.

It was moved by Mr. Rabhi, seconded by Mr. Ezekiel to receive and file the financial reports for the month of April 2026 as submitted. All ayes, the motion was approved.

7. Old Business

A. DTE Dispute Resolution Agreement & Release

Ms. Bonfiglio introduced Valerie Brader of Rivenoak Law Group, PC, who has been working on the DTE Dispute Resolution Agreement & Release. Ms. Brader outlined DTE's commitments under the agreement, including:

- Replacing one power pole
- Replacing eight porcelain cutouts at four locations
- Performing tree trimming at two sites
- Conducting phase balancing across the three electrical phases serving the park

DTE will also provide \$30,000 to help offset costs, while the County will install protective relay/shut-off switches to protect park equipment.

Ms. McCollum asked whether the County would need to revisit the issue if the improvements were unsuccessful. Ms. Brader explained that the agreement includes a dispute resolution process. Ms. Scott thanked Ms. Brader for her work on the lawsuit and her continued support throughout the process.

It is approved by Ms. Bobrin and seconded by Ms. Driskell that Washtenaw County Parks and Recreation Commission approve the attached Dispute Resolution Agreement and Release with DTE Electric Company and authorize appropriate County officials to execute the agreement. Roll call vote: 9 ayes, 0 nays, 1 absent (McKinney); the motion was approved.

B. County Farm Park Site Master Plan

Ms. Macyda presented the County Farm Park Site Master Plan, noting that the previous plan had not been updated since 1986. Community engagement efforts generated 638 responses regarding desired improvements and valued park features. Mr. Bertrand highlighted proposed enhancements in the Medford area, County Farm Park, and the Children's Trail, including:

- Additional trail connections
- New playground equipment
- Outdoor fitness equipment
- The Emerald Necklace Trail, featuring interactive musical elements
- Habitat gardens
- Continued collaboration with Project Grow

Ms. Macyda also discussed additional trail improvements and operational enhancements, including renovation of the barn to improve storage and operational efficiency. She concluded by recommending placemaking features to improve park visibility from the roadway.

Mr. Ezekiel suggested incorporating County Farm Park into the County's waste management and recycling schedule and exploring on-site composting opportunities.

C. Other Old Business

A closed session was listed on the agenda; however, the closed session was not convened as it was determined to not be needed.

8. New Business

A. Director's Comments and Project Updates

Ms. Bonfiglio invited Commissioners to participate in a site tour of the Main Street Park Alliance project in Chelsea on May 18 at 3:00 p.m. Additional details and invitations would be distributed via email. She also provided updates regarding:

- Meri Lou Murray Recreation Center repair projects
- Upcoming ribbon-cutting events
- The receipt of a \$372,000 MDARD Agricultural Preservation Fund grant
- Eastern Washtenaw Community Recreation Center (EWCRC) design progress, including color scheme selection and playground/spray ground equipment design

Ms. Bonfiglio noted that the project website had been updated with new information and that updated signage would be installed soon. She also reviewed the Capital Improvement Bond timeline, with the bond closing and award anticipated on August 6.

It was moved by Mr. Rabhi and seconded by Ms. McCollum to receive and file the Commission Report as part of Director's Comments for April 2026, as submitted. All ayes, the motion was approved.

B. Legacy Land Conservancy Contract Award

Ms. Leikam informed the Commission that Legacy Land Conservancy has been protecting land in Washtenaw County since 1971 and helped to conserve 11,000 acres of land through conservation easements, public preserves and partnerships. Ms. Leikam expressed the importance of this award and shared that accreditation must be renewed every 10 years.

It is moved by Mr. Ezekiel and seconded by Mr. Marans that the Washtenaw County Parks and Recreation Commission approve a two-year contract (2026-2027) with Legacy Land Conservancy in an amount not to exceed \$45,000 annually for completing Baseline Document Reports and annual monitoring of WCPARC owned conservation easements. Roll call vote: 9 ayes, 0 nays, 1 absent (McKinney); the motion was approved.

C. Independence Lake – Phase II Paving Contract Award

Mr. Townsend reported that WCPARC staff completed a pavement assessment of all paved non-motorized trails. Based on the findings, staff developed a remediation plan and prepared cost estimates using recent project costs and industry benchmarks.

Staff categorized pavement sections requiring either milling and resurfacing or full removal and replacement. Full asphalt replacement was recommended for areas with failed pavement. The Washtenaw County Road Commission (WCRC) currently has a paving contract with Cadillac Asphalt. Cadillac Asphalt agreed to honor the competitively bid unit prices through the WCRC Competitive Bid Purchasing Program.

It is recommended by Ms. McCollum and seconded by Ms. Bobrin that Washtenaw County Parks and Recreation Commission award a Service Contract to Cadillac Asphalt LLC to include the quoted work plus a 10% contingency (\$17,372), for a total not to exceed amount of \$191,092. Roll call vote: 9 ayes, 0 nays, 1 absent (McKinney); the motion was approved.

D. NAPP Partnership Request – Kempf Property

Mr. Bertrand presented the Agricultural Land Preservation Advisory Committee (ALPAC) request for funding support toward a conservation easement.

Mr. Rabhi asked how the County ensures proper maintenance of properties it does not own. Ms. Leikam explained that stewardship requirements are included within the conservation easement agreements, and the County may enforce compliance when necessary.

It was moved by Mr. Marans, seconded by Ms. Driskell, that the Washtenaw County Parks and Recreation Commission authorize a partnership with Northfield Township and the Ann Arbor Greenbelt Program and contribute \$50,400 toward the purchase of the conservation easement. An additional \$7,500 will be contributed to the stewardship special revenue fund to support future monitoring and enforcement costs. Roll call vote: 9 ayes, 0 nays, 1 absent (McKinney); the motion was approved.

E. NAPP – Singh Property Initial Approval

Ms. Leikam explained that acquisition of the Singh property would connect two existing protected properties, creating the potential for nearly six miles of trail connectivity. While an appraisal had not yet been completed, the current asking price was \$700,000.

Staff requested authorization to enter into a sales agreement contingent upon completion of the appraisal process.

It was moved by Ms. Bobrin and seconded by Mr. Rabhi to authorize a sales contract in the amount based on the value determined by an appraisal, not to exceed \$700,000, contingent upon satisfactory completion of due diligence and final approval of the Parks Commission. Roll call vote: 9 ayes, 0 nays, 1 absent (McKinney); the motion was approved.

F. Other New Business

None.

9. Commissioners Comments

Ms. Scott noted that one of the bus tours highlighting the Underground Railroad will be going through Ypsilanti on May 30 as a program run by the African American Cultural Historical Museum. She added that a tour was also scheduled to celebrate Juneteenth on June 21st that would feature programming about Black Civil War Veterans from Washtenaw County. She noted that these are County Bicentennial events that are free.

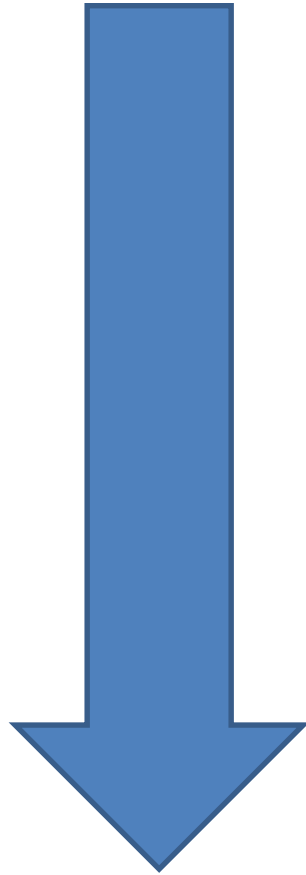
Ms. Bonfiglio reminded Commissioners that the June meeting would be held at Sharon Mills.

10. Adjournment

The meeting was adjourned at 4:01 p.m.

It was moved by Mr. Rabhi, seconded by Mr. Joerg, to adjourn. All ayes, the motion was approved.

Communications, Projects & Activities



MEDIA COVERAGE – May 2026

Unearth the Voyage – The 360-Acre Park Near Ann Arbor Has a Swim Lake, Trails, and a Water Park All in One Spot, 4/26/2026 - <https://unearththevoyage.com/360-acre-park-near-ann-arbor-swim-lake-trails-water-park/>

The Sun Times News - More Road Work Coming to Dexter-Chelsea Road Corridor, 5/13/2026 - <https://thesuntimesnews.com/more-road-work-coming-to-dexter-chelsea-road-corridor/>

mLive – 135-year-old historic bridge gets new life on the B2B Trail in Dexter, 5/14/2026 - <https://www.mlive.com/news/ann-arbor/2026/05/135-year-old-historic-bridge-gets-new-life-on-the-b2b-trail-in-dexter.html>

Little Guide – 2026 Guide to Pool, Splash Pads + Beaches in Metro Detroit, 5/20/2026 - <https://littleguidedetroit.com/2026-guide-to-pools-splash-pads-beaches-in-metro-detroit/>



WASHTENAW CHRISTIAN ACADEMY

May 1, 2026

Washtenaw County Parks Recreation
2230 Platt Rd.
Ann Arbor, MI 48104

Dear Washtenaw County Parks Recreation,

Thank you for being a vital part of a historic milestone for Washtenaw Christian Academy. We are truly grateful for your generous donation of 4 Family Passes to Washtenaw County Water Parks, 4 Family Passes to Blue Heron Bay, and an annual vehicle pass to our 50th Anniversary Legacy Gala.

This year's Gala was not only a celebration of five decades of excellence but also a commitment to the next 50 years. Contributions like yours will be dedicated to investing in our teachers and building needs as we respond to continuous growth. Your support is deeply appreciated and makes a meaningful impact on our students and community.

On behalf of our board, staff, and students, thank you for helping us honor our past and build our future.

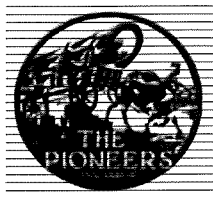
Sincerely,

The WCA Auction Committee

[Faint, illegible text, likely a signature or stamp]

7200 Moon Road, Saline MI 48176
734-429-7733

WCA is a 501(c) nonprofit organization | Tax ID 38-3459719
No goods or services were received in return for your contribution
www.washtenawchristian.org



Dear Karen Harris

On behalf of the Ann Arbor Pioneer Booster Club, we would like to thank you/company name for your support with our Booster Bash with the a variety of county gift cards. We pride ourselves on having long standing relationships with our donors, and we are lucky to have you as part of our program. With the support of people like you, we are able to improve the venues at Pioneer and equipment needs for individual teams to strive for continued success of Pioneer athletics.

Below is your 2026 donation summary: Various Washtenaw County gift certificates

- to the Pioneer Booster Club for the giving year of 1/1/26 to 12/31/26
- For your records, our **Tax ID # 38-3433553**

"Federal tax law requires us to inform you that no goods, services or privileges were provided in exchange for this donation"

We truly appreciate your generous contribution to our organization and look forward to working with you in the future.

Sincerely,

Ariel Hurwitz-Greene

**Pioneer Big Booster Club
Ann Arbor Pioneer High School
Ann Arbor MI 48103**



Digital Report - May 2026

This monthly report will highlight our social media outreach, website analytics, newsletter statistics, items in the news, and recent snapshots around the parks.

Monthly comparisons and Year to Date (YTD) accumulations (social media) will be used to track data and improve our outreach.

USEFUL DEFINITIONS FOR THIS REPORT

Views

The number of times your content was played or displayed. Content includes videos, posts, stories and ads.

Followers

Accounts that have chosen to see your content on their newsfeed, without needing to visit your social media page.

Followers vs Non-Followers and Why It Matters

With followers being accounts that have chosen to keep up with our social media accounts, non-followers are simply accounts that have not yet chosen to do so. Breaking post views down by followers and non-followers is indicative on how wide of a reach a post has had. Some factors to reaching more accounts include: who has 'shared' the content and their following, type of hashtags that are used in the post, and content type.

Link Clicks (Facebook only)

The number of clicks on links within posts that led to destinations or experiences, on or off Facebook.

Interactions (Instagram only)

The number of post likes or reactions, saves, comments and shares minus the number of deleted or removed interactions.

Social Media Report

WCPARC FACEBOOK

WCPARC Followers
Growth

+263

Total Followers

8.6K

Views This Month

79.7K

Views Last
Month

47K*

Views YTD

369K

Link Clicks This Month

66

Total

Link Clicks YTD

681*

Post Highlight

B2B Dexter Mill Creek

*Under counted
data per Meta



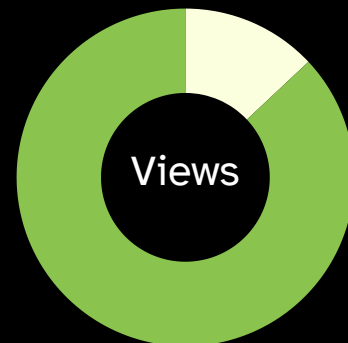
B2B Trail groundbreaking
at Dexter Mill Creek
connection



Post Highlight Views

28.5K

Post Highlight Views



From
Followers

13%

From Non-
followers

87%

Social Media Report

WCPARC INSTAGRAM

WCPARC Followers
Growth

+75

Total Followers

4.3K

Views This Month

10.3K

Views Last
Month

9.8K

Views YTD

44.7K

Content Interactions
This Month

+309

Content Interactions YTD

1.3K

Post Highlight

RH, BHB opening weekend



Post Highlight Views

1,299

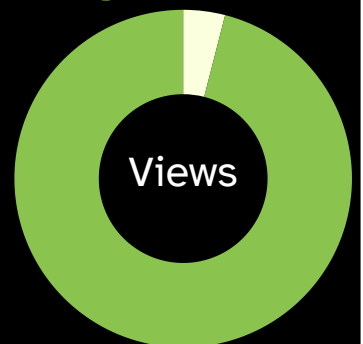
Post Highlight
Views

From
Followers

96

Non
Followers

4



E-News

May Newsletter

Open Rate

39.7%

Open Rate Last Month

39.4%

Link Click Rate

2.2%

Link Click Rate
Last Month

2%

Top Links Clicked

1. Foodie Fridays
2. MI Folk School
3. Register Parks Home
4. Register Parks Nature
5. Job opportunities

Website

Title	URL		Page views % of total	Visits % of total
Rolling Hills Water Park Washtenaw County, MI - Official Website	https://www.washtenaw.org/638/Rolling-Hills-Water-Park		201 19.4%	150 33.3%
Online Tickets Washtenaw County, MI - Official Website	https://www.washtenaw.org/2851/Online-Tickets		88 8.5%	69 15.3%
Park Rates Washtenaw County, MI - Official Website	https://www.washtenaw.org/2254/Park-Rates		67 6.5%	53 11.8%
Rolling Hills County Park Washtenaw County, MI - Official Website	https://www.washtenaw.org/607/Rolling-Hills-County-Park		46 4.4%	36 8.0%
Meri Lou Murray Recreation Center Washtenaw County, MI - Official Website	https://www.washtenaw.org/497/Meri-Lou-Murray-Recreation-Center		40 3.9%	33 7.3%



Washtenaw County Parks and Recreation Commission

May 2026 - Claims Report

PARK / FACILITY / FUNCTION	UTILITIES	DIRECT PURCHASES	OTHER	TOTAL
Administration	\$ 4,013.06	\$ 10,219.40	\$ 35,275.49	\$ 49,507.95
Recreation Center	12,892.57	8,002.85	28,685.45	49,580.87
Park Maintenance	961.79	12,220.39	19,151.82	32,334.00
Pierce Lake Golf Course	1,516.64	7,335.53	39,365.79	48,217.96
Independence Lake	1,720.20	3,355.51	28,259.54	33,335.25
Rolling Hills	899.50	13,831.98	37,889.02	52,620.50
Parker Mill	38.24	-	186.00	224.24
Sharon Mills	522.59	-	756.00	1,278.59
Staebler Farm	1,167.85	1,260.82	2,334.27	4,762.94
Swift Run Dog Park	-	-	-	-
Capital Improvement	-	-	299,071.73	299,071.73
Committed Funding Partnerships	-	-	-	-
Commission	-	-	-	-
SUBTOTAL	\$ 23,732.44	\$ 56,226.48	\$ 490,975.11	\$ 570,934.03
 Road Millage Fund	 -	 -	 303,881.49	 303,881.49
SUBTOTAL	\$ -	\$ -	\$ 303,881.49	\$ 303,881.49
 Natural Areas Preservation Program				
Acquisition	\$ -	\$ -	\$ 5,361.71	\$ 5,361.71
Preserve Management	-	5,895.18	7,804.84	\$ 13,700.02
NATAC	-	-	-	\$ -
Acquisition	\$ -	\$ -	\$ 345.00	\$ 345.00
Annual Monitoring	-	-	-	\$ -
ALPAC	-	-	-	-
SUBTOTAL	\$ -	\$ 5,895.18	\$ 13,511.55	\$ 19,406.73
 TOTAL	 \$ 23,732.44	 \$ 62,121.66	 \$ 808,368.15	 \$ 894,222.25

It was moved by _____ and supported by _____
to approve payment of claims in the amount of.....

\$ 894,222.25

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
FUND BALANCE STATEMENT - MAY 31, 2026

#6b

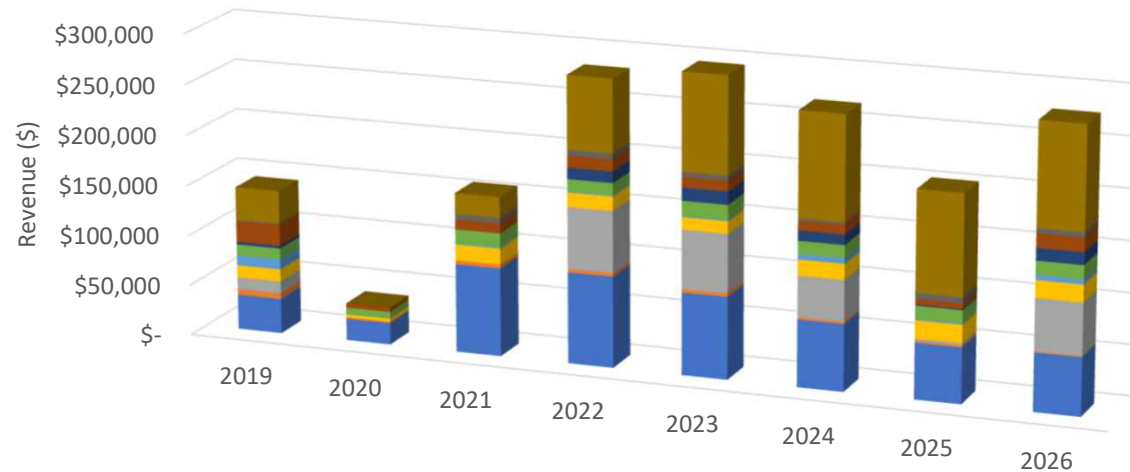
Beginning Fund Balance (1/1/26)	13,167,140		42%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance	2025 Actuals through 5/31
Property Tax	11,149,049	10,969,098		(179,951)	10,585,198
Federal Revenue	-	21,531		21,531	-
Fees & Services	4,546,000	1,267,310	28%	(3,278,690)	1,314,975
Interest Earnings	300,000	160,634	54%	(139,366)	292,346
Other Revenue & Reimb.	<u>30,000</u>	<u>10,250</u>	34%	<u>(19,750)</u>	<u>900</u>
Total Revenue	16,025,049	12,428,823	78%	(3,596,227)	12,193,419
Expense (Budget)		Expense (Actual)		Variance	
Personnel Services	(8,857,722)	(2,955,215)	33%	5,902,507	(2,728,790)
Supplies & Other Services	(2,990,100)	(948,292)	32%	2,041,808	(1,176,862)
Internal Service Charges	(1,165,971)	(488,911)	42%	677,060	(453,106)
Capital					
Land Acquisition	-	-	-	-	-
CIP/Development	(3,100,000)	(1,988,283)	64%	1,111,717	(729,807)
Contingency	(400,000)	(14,223)	4%	385,777	(18,900)
Machinery & Equipment	<u>(75,000)</u>	<u>(53,961)</u>	72%	<u>21,039</u>	<u>(22,732)</u>
Capital Subtotal	(3,575,000)	(2,056,467)	58%	1,518,533	(771,439)
Transfers Out	(1,600,000)	-			
Total Expense	<u>(18,188,793)</u>	<u>(6,448,885)</u>	35%	10,139,908	
Surplus/(Deficit)	(2,163,744)	5,979,937			
Operating Reserve	(11,149,049)	(11,149,049)			
East Washtenaw Comm/Rec Cen	<u>(3,500,000)</u>	<u>-</u>			
	(14,649,049)	(11,149,049)			
Projected Fund Balance (12/31/26)	<u>7,503,396</u>	<u>19,147,077</u>			

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - MAY 31, 2026

Beginning Fund Balance (1/1/26)	14,474,619	42%	YTD % Budget	2025 Actuals through 5/31	
Revenue (Budget)		Revenue (Actual)		Variance	
Property Tax	5,855,798	5,836,657	100%	(19,141)	5,629,253
State Revenue	-	-		-	511,751
Interest Earnings	100,000	176,327	176%	76,327	201,881
Other Revenue & Reimb.	<u>5,000</u>	<u>-</u>	0%	<u>(5,000)</u>	<u>-</u>
Total Revenue	5,960,798	6,012,984	101%	52,186	6,342,885
Expense (Budget)		Expense (Actual)		Variance	
Personnel Services	(950,304)	(326,067)	34%	624,237	(299,637)
Supplies & Other Services	(804,200)	(121,404)	15%	682,796	(127,275)
Internal Service Charges	(35,869)	(10,965)	31%	24,904	(10,221)
Capital					
Land Acquisition	(2,900,000)	(231,000)	8%	2,669,000	(190,966)
Land Development	-	-		-	-
Machinery & Equipment	<u>(30,000)</u>	<u>-</u>	0%	<u>30,000</u>	<u>(3,397)</u>
Capital Subtotal	(2,930,000)	(231,000)	8%	2,699,000	
Total Expense	<u>(4,720,373)</u>	<u>(689,437)</u>	15%	4,030,936	(631,496)
Surplus/(Deficit)	1,240,425	5,323,547			
Projected Fund Balance (12/31/26)	<u>15,715,044</u>	<u>19,798,166</u>			

Rolling Hills County Park Revenue Report - May

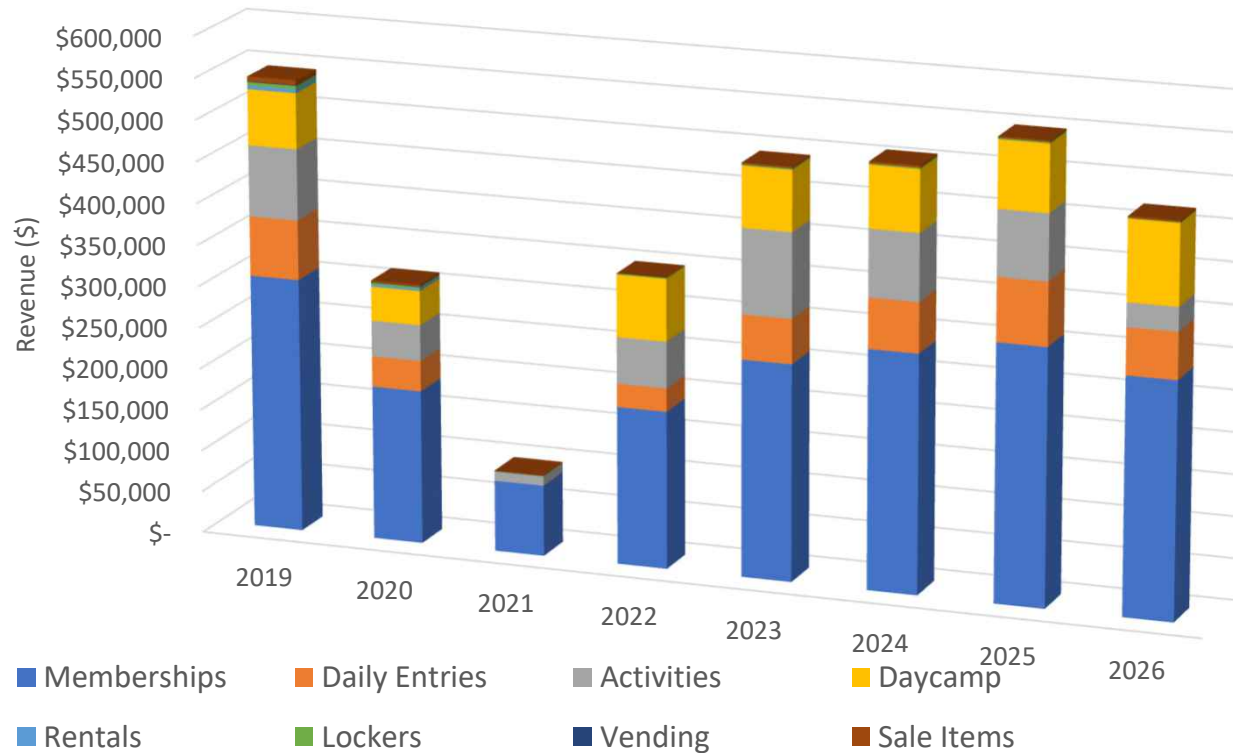
	2019	2020	2021	2022	2023	2024	2025	2026
Gate Fees	\$ 34,533	\$ 21,395	\$ 87,156	\$ 90,059	\$ 81,433	\$ 66,229	\$ 55,057	\$ 57,419
Disc Golf	\$ 5,726	\$ 1,518	\$ 3,814	\$ 3,542	\$ 3,294	\$ 2,299	\$ 1,732	\$ 1,152
Waterpark	\$ 11,841	\$ 20	\$ (60)	\$ 60,739	\$ 57,980	\$ 40,345	\$ 2,370	\$ 50,950
Facility Rentals - Park & Waterpark	\$ 12,283	\$ 2,880	\$ 15,830	\$ 14,240	\$ 12,240	\$ 15,695	\$ 17,715	\$ 17,267
Soccer Fields	\$ 9,965	\$ 100	\$ 950	\$ 1,000	\$ 1,050	\$ 5,305	\$ 975	\$ 4,835
Cell Tower Rent	\$ 11,009	\$ 6,777	\$ 14,030	\$ 12,030	\$ 14,811	\$ 12,763	\$ 13,146	\$ 13,540
Concessions	\$ 2,778	\$ -	\$ 42	\$ 11,323	\$ 12,898	\$ 10,124	\$ 1,051	\$ 12,275
Activities/Events - Park & Waterpark	\$ 21,077	\$ 4,173	\$ 10,082	\$ 12,012	\$ 10,530	\$ 9,569	\$ 5,679	\$ 14,028
Winter Park	\$ 1,218	\$ -	\$ 5,088	\$ 5,245	\$ 4,600	\$ 2,180	\$ 5,610	\$ 4,560
Daycamp	\$ 32,426	\$ -	\$ 20,655	\$ 72,712	\$ 96,701	\$ 103,534	\$ 99,513	\$ 102,170
Totals:	\$ 142,856	\$ 36,863	\$ 157,587	\$ 282,902	\$ 295,536	\$ 268,043	\$ 202,848	\$ 278,196



- Gate Fees
- Disc Golf
- Waterpark
- Facility Rentals - Park & Waterpark
- Soccer Fields
- Cell Tower Rent
- Concessions
- Activities/Events - Park & Waterpark
- Winter Park
- Daycamp

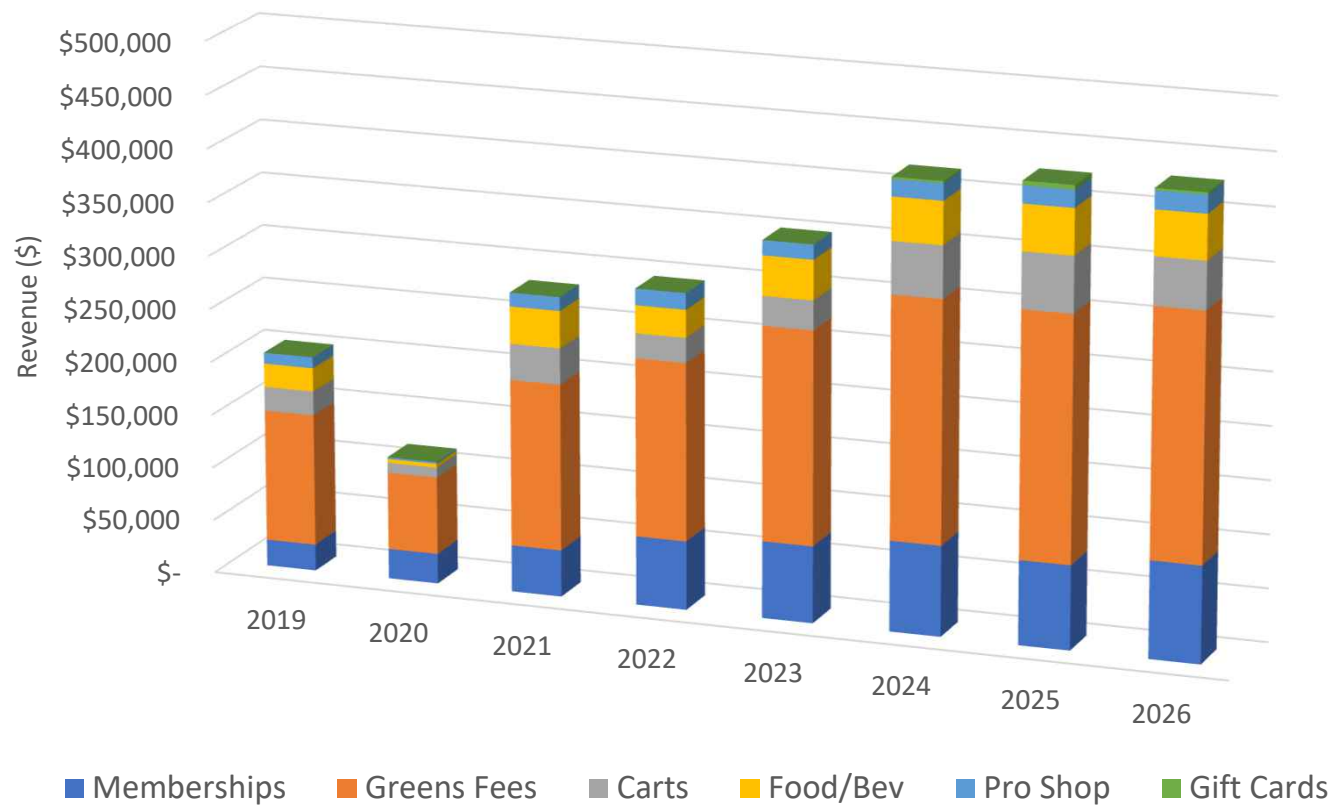
Meri Lou Murray Recreation Center Revenue Report - May

	2019	2020	2021	2022	2023	2024	2025	2026
Memberships	\$ 305,660	\$ 184,992	\$ 85,309	\$ 189,610	\$ 260,879	\$ 287,808	\$ 309,898	\$ 285,408
Daily Entries	\$ 71,853	\$ 36,825	\$ 6	\$ 28,020	\$ 53,844	\$ 60,826	\$ 76,514	\$ 56,453
Activities	\$ 85,494	\$ 43,249	\$ 10,976	\$ 55,842	\$ 102,224	\$ 80,731	\$ 79,176	\$ 28,886
Daycamp	\$ 67,136	\$ 41,130	\$ -	\$ 74,639	\$ 72,983	\$ 74,504	\$ 80,539	\$ 96,926
Rentals	\$ 4,388	\$ 2,494	\$ 300	\$ -	\$ -	\$ -	\$ -	
Lockers	\$ 4,298	\$ 2,267	\$ 370	\$ 1,390	\$ 1,623	\$ 1,536	\$ 1,608	\$ 807
Vending	\$ 774	\$ 558	\$ -	\$ -	\$ -	\$ -	\$ -	
Sale Items	\$ 5,835	\$ 2,220	\$ 783	\$ 36	\$ 2,023	\$ 2,406	\$ 1,984	\$ 2,167
Totals:	\$ 545,438	\$ 313,734	\$ 97,744	\$ 349,537	\$ 493,575	\$ 507,811	\$ 549,719	\$ 470,647



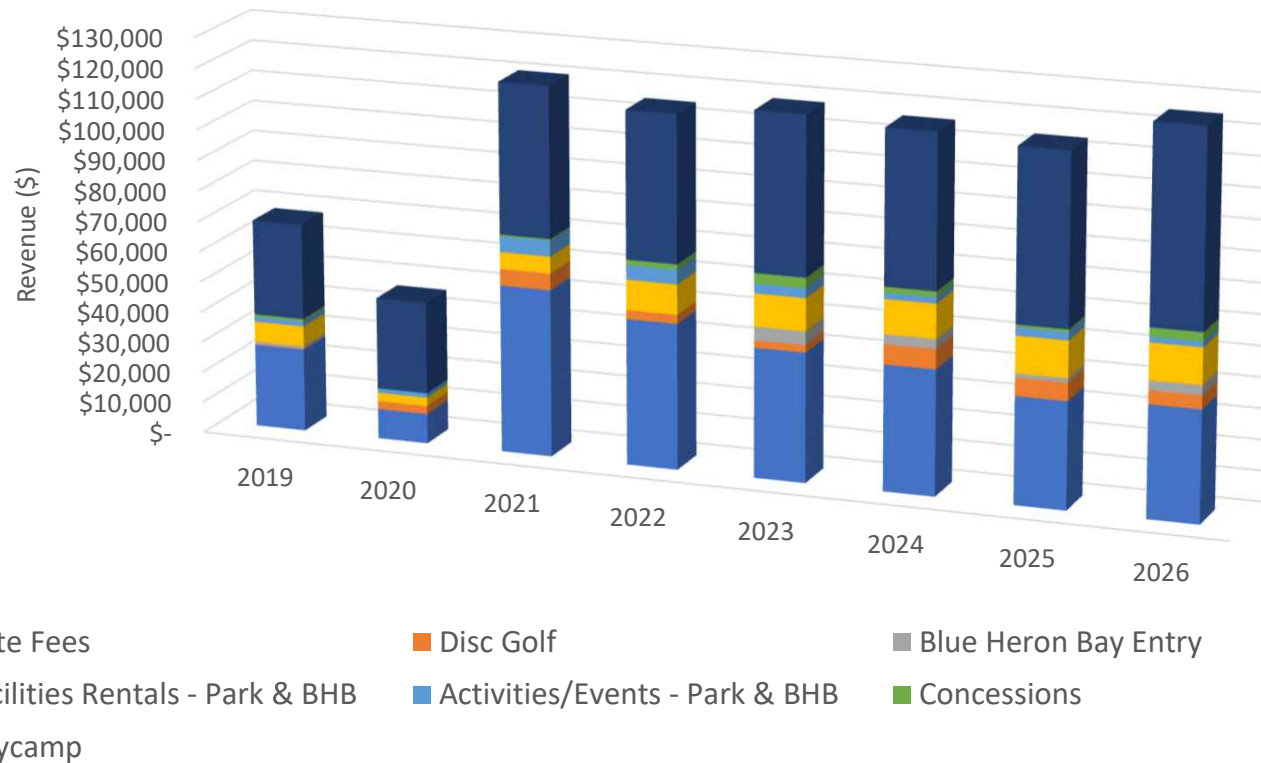
Pierce Lake Golf Course Revenue Report - May

	2019	2020	2021	2022	2023	2024	2025	2026
Memberships	\$ 24,625	\$ 28,050	\$ 43,602	\$ 64,375	\$ 71,925	\$ 84,720	\$ 79,000	\$ 91,086
Greens Fees	\$ 123,178	\$ 72,423	\$ 155,887	\$ 166,538	\$ 200,292	\$ 227,195	\$ 230,278	\$ 232,221
Carts	\$ 22,524	\$ 9,422	\$ 33,892	\$ 23,354	\$ 27,559	\$ 48,899	\$ 52,637	\$ 44,763
Food/Bev	\$ 22,066	\$ 3,623	\$ 34,868	\$ 26,009	\$ 37,298	\$ 40,504	\$ 43,229	\$ 42,199
Pro Shop	\$ 10,354	\$ 1,573	\$ 12,913	\$ 15,464	\$ 14,038	\$ 15,809	\$ 16,408	\$ 17,141
Gift Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,066	\$ 4,296	\$ 2,080
Totals:	\$ 202,747	\$ 115,091	\$ 281,162	\$ 295,740	\$ 351,112	\$ 419,193	\$ 425,848	\$ 429,490



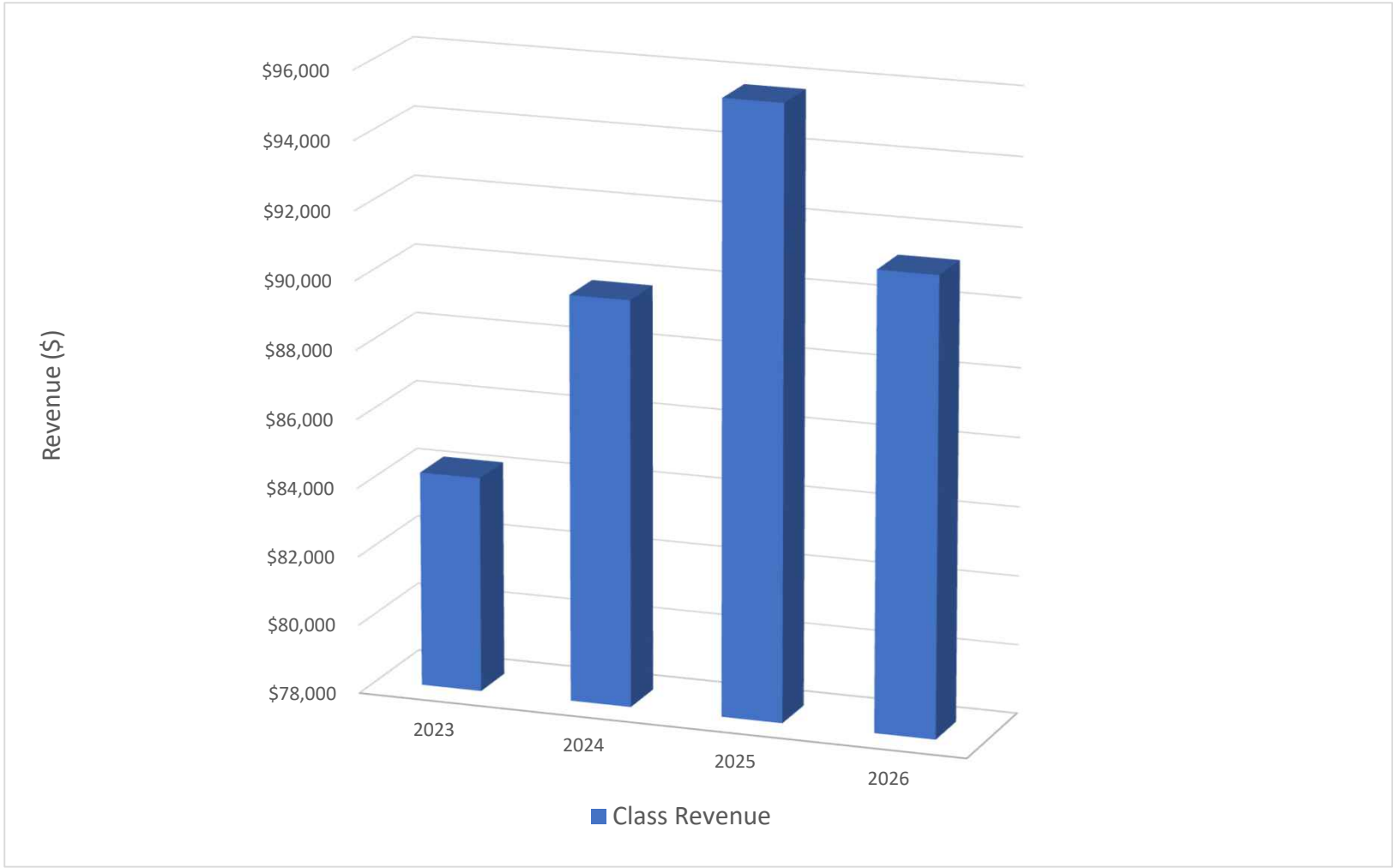
Independence Lake County Park Revenue Report - May

	2019	2020	2021	2022	2023	2024	2025	2026
Gate Fees	\$ 26,947	\$ 9,729	\$ 54,508	\$ 47,564	\$ 42,322	\$ 41,039	\$ 35,080	\$ 36,702
Disc Golf	\$ 222	\$ 2,606	\$ 5,432	\$ 2,922	\$ 2,462	\$ 6,542	\$ 5,876	\$ 4,440
Blue Heron Bay Entry	\$ 852	\$ -	\$ -	\$ (100)	\$ 4,383	\$ 3,165	\$ 1,415	\$ 3,181
Facilities Rentals - Park & BHB	\$ 6,625	\$ 2,820	\$ 5,530	\$ 9,870	\$ 10,720	\$ 11,310	\$ 12,010	\$ 11,960
Activities/Events - Park & BHB	\$ 1,602	\$ 1,425	\$ 5,175	\$ 4,755	\$ 3,160	\$ 2,035	\$ 2,650	\$ 1,920
Concessions	\$ 850	\$ -	\$ 508	\$ 1,733	\$ 3,377	\$ 1,886	\$ 873	\$ 2,855
Boat Rentals	\$ 253	\$ -	\$ 316	\$ 462	\$ 343	\$ 524	\$ 269	\$ 735
Daycamp	\$ 31,140	\$ 29,805	\$ 49,510	\$ 48,276	\$ 52,132	\$ 50,566	\$ 56,420	\$ 64,433
Totals:	\$ 68,491	\$ 46,385	\$ 120,979	\$ 115,482	\$ 118,898	\$ 117,066	\$ 114,593	\$ 126,225



Staebler Farm Revenue Report - May

	2023	2024	2025	2026
Class Revenue	\$ 84,235	\$ 89,775	\$ 95,733	\$ 91,275



**MEMORANDUM**

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: June 9, 2026

Subject: Recommendation for Final Approval: Roome Conservation Easement

BACKGROUND

The 77.095-acre farm is currently owned by the Roome Trust. The property is located at the northeast corner of Talladay Rd and Hitchingham Rd, near the center of Augusta Township and roughly 1.5 miles away from Augusta Township's only conservation easement on Karnatz Farm. The Roome nomination was forwarded by Augusta Township for ALPAC's review and the farm was identified by ALPAC as a priority in Round 23, with 100% prime agricultural soils and given the limited NAPP funds spent in Augusta Township. The property represents a high-priority for Augusta Township and would be their second easement funded by their millage, which is up for renewal in August 2026.

DISCUSSION

The Roome farm property is in active agriculture. The ALPAC scoring system gives this project 62 points, rating highly across many categories including for the percentage of prime soils, adjacency to active farmland, the high percentage of the property used for agriculture, the open space value, and protection for the branch of Stony Creek running along the south of the property.

In September 2025, the Parks Commission approved a sales contract in the amount of \$393,000 based on the appraised value of the surveyed 77.08 acres. The sales contract was contingent upon completion of due diligence, which has since been completed. The final purchase price is \$393,076.48 (\$5,099 per acre), adjusted upwards based on the surveyed acreage of 77.095 acres. Augusta Township will contribute \$100,000 towards the purchase price, resulting in a total ALPAC contribution of \$293,076.48.

- Appraisal was completed for the property in July 2026.
- Phase I Environmental Site Assessment completed in January 2026 by ASTI, finding no recognized environmental conditions (RECs).
- A boundary survey including legal descriptions has been prepared.

RECOMMENDATION

Based upon the review by the Agricultural Lands Preservation Advisory Committee, along with the completion of the due diligence, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize the conservation easement purchase of the Roome property as identified in attached maps in the amount of \$393,076.48, contingent upon attorney review of final closing documents. I further recommend that \$15,000 be contributed to the stewardship special revenue fund for the future monitoring and enforcement of the conservation easement, and that staff be authorized to amend the budget as specified below.

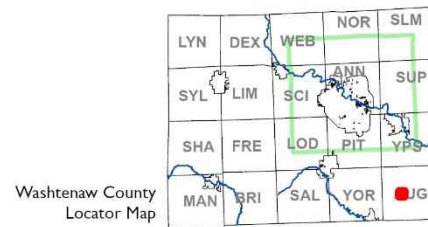
Fund	Account	Type	Title	Amounts
ALPAC	20917500.670300	Revenue	Ref/Rebates/Reimburs	100,000
ALPAC	20917500.961000	Expense	Land Acquisition	100,000

Roome Property 2024 Aerial

Natural Areas Preservation Program

Augusta Township

+/- 77 acres



Prepared by Washtenaw County Parks & Recreation Commission
2024 Aerial Photo

Roome Trust Property: Local Area Aerial

Natural Areas Preservation Program

Nomination ID: A23

Augusta Township

+/- 77.080002 Acres

Washtenaw County
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission
WC GIS; 2020 Aerial Photo



**MEMORANDUM**

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: May 12, 2026

Subject: Recommendation for Final Approval: Weidmayer Farms Conservation Easement

BACKGROUND

This 252.67-acre farm is currently owned by Neil Weidmayer of Weidmayer Farms LLC. The property is located at 4620 Pleasant Lake Rd, in Freedom Township, adjacent to an existing cluster of 325 acres of high-quality agricultural lands protected by conservation easements held by Legacy Land Conservancy and WCPARC. The Weidmayer farm was identified as the highest priority in Round 23.

DISCUSSION

The farm is currently in active agricultural production operating as a dairy farm with pasture and row crops. The property contains 99% prime agricultural soils. Based on the ALPAC scoring system, the property scored 69 points, for the large size of the parcel, percentage of prime soils and adjacency to preserved and active farmland. The property was also identified as a priority based on the assessment and priority mapping for agricultural land.

In June 2025, the Parks Commission approved a sales contract in the amount of \$1,314,000 based on the appraised value of the surveyed 252.67 acres (\$5,200 per acre). The sales contract was contingent upon completion of due diligence, which has since been completed. The final purchase price is \$1,313,469.55, revised downwards based on the surveyed 252.568 acres, towards which an MDARD grant will reimburse \$525,600 resulting in a total ALPAC contribution of \$787,869.55.

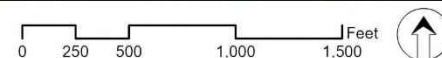
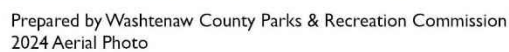
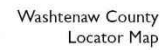
- Appraisal was completed for the property in February 2025.
- Phase I Environmental Site Assessment completed in October 2025 by ASTI showed five recognized environmental conditions (RECs), one due to a former underground storage tank and four due to heavy staining on the ground due to potential spills of oil, diesel, compressor fluid, or other potentially harmful substances.
- Based on guidance from ASTI, counsel, and Washtenaw Corporation Counsel, WCPARC procured a limited Phase II environmental site assessment in February 2026. The Phase II assessment involved soil borings at strategic locations to test for levels of contamination. Results indicated that none of the samples exceeded the EGLE Generic Residential Cleanup Criteria. As a result, the property is not classified as a facility and no further investigation was recommended. Based on these results, in March 2026 Washtenaw Corporation Counsel authorized completion of the transaction.
- A boundary survey including legal descriptions has been prepared.

RECOMMENDATION

Based upon the review by the Agricultural Lands Preservation Advisory Committee, along with the completion of the due diligence, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize the conservation easement purchase of the Weidmayer Farms property as identified in attached maps in the amount of \$1,313,469.55, contingent upon attorney review of final closing documents. Furthermore, I recommend that \$15,000 be contributed to the stewardship special revenue fund for the future monitoring and enforcement of the conservation easement, and that staff be authorized to amend the budget as specified below.

Fund	Account	Type	Title	Amounts
ALPAC	20917500.540000	Revenue	State Revenue	525,600
ALPAC	20917500.961000	Expense	Land Acquisition	525,600

+/- 253 acres



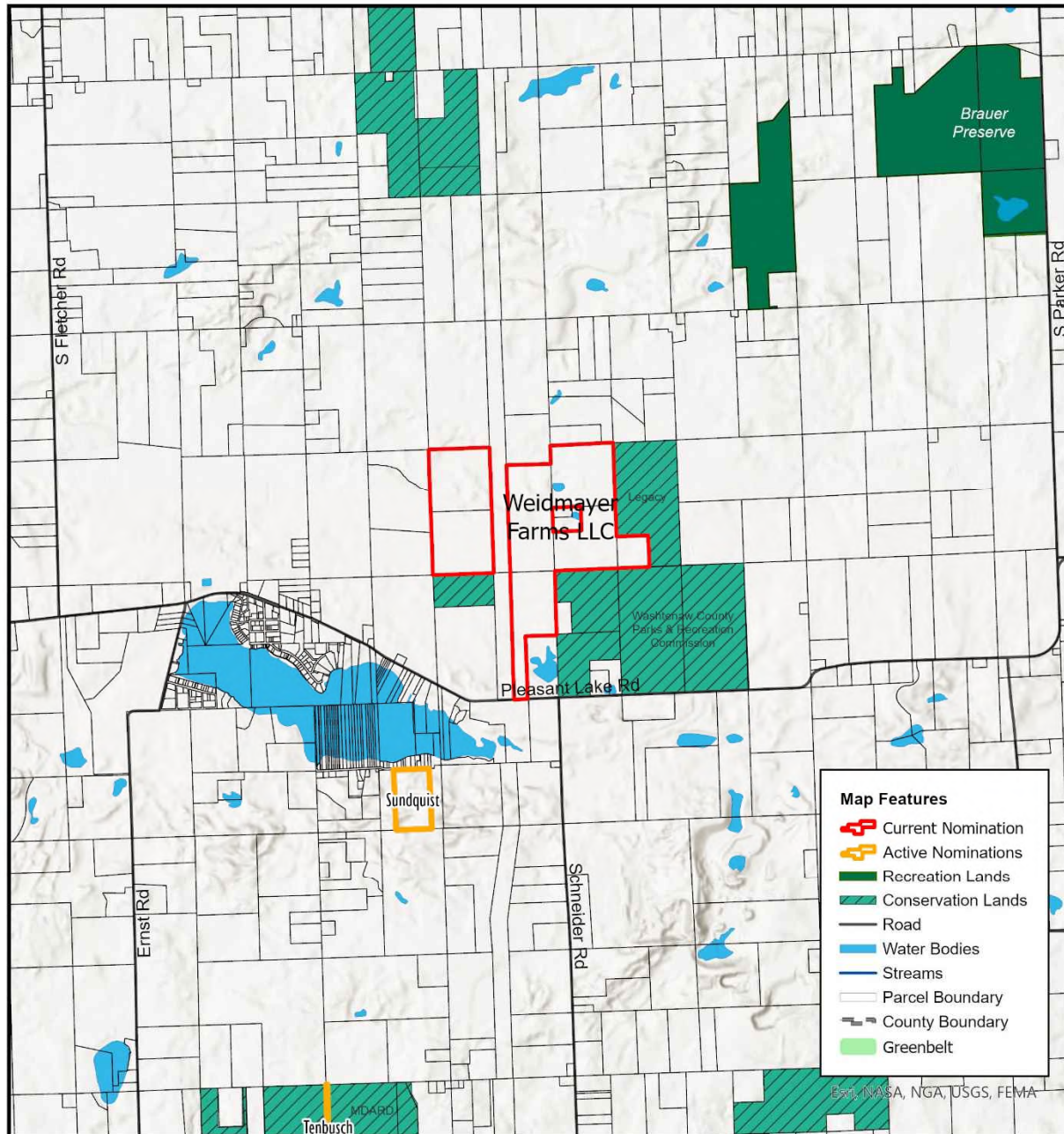
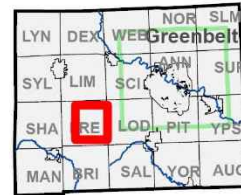
Weidmayer Farms LLC Property Local Area

Natural Areas Preservation Program

Township

+/- 253 acres

Washtenaw County
Locator Map



0 0.5 1 1.5 2 Miles



**MEMORANDUM**

To: Washtenaw County Park and Recreation Commission

From: Meghan Bonfiglio, Director

Date: June 9, 2026

Subject: 2026 Nelson Meade County Farm Park Site Master Plan Adoption

BACKGROUND

The intent of this 2026 Nelson Meade County Farm Park Site Master Plan is to address the growing and changing recreational needs of County Farm Park visitors. The park's only master plan, developed in 1980, transformed former farmland into a community park. Since then, aside from development along the Platt Road corridor, which included the Meri Lou Murray Recreation Center, a playground, and staffed buildings, the park and surrounding area have remained largely unchanged. However, nearby development and increasing residential density are expected to significantly increase park use. This plan addresses opportunities to better serve a growing and diverse user population while preserving the park's greenspace character and recreational value.

DISCUSSION

In spring 2025, staff began updating the 2026 Site Master Plan for Nelson Meade County Farm Park to guide park development over the next ten years. As part of the planning process, staff established a planning framework and completed a field inventory and site analysis. Lead planning staff also conducted planning workshops with a staff working group, members of the public, and local officials to discuss operational needs, challenges, and future opportunities at the park. In October 2025, initial concepts were presented to the staff working group, and their feedback was incorporated into the draft plan.

In May 2026, staff presented the final draft Master Plan to the Parks Commission and held a meeting for the public. A copy of the plan was posted on the Parks Commission website, and the site plan was displayed at the Meri Lou Murray Recreation Center for additional public comment through June 1. Following the public review period, comments were incorporated into the plan, where appropriate.

RECOMMENDATION

The 2026 Nelson Meade County Farm Park Site Master Plan and the recommendations therein are consistent with WCPARC's Mission to offer "diverse recreation opportunities that reflect the needs and well-being of the community." It is my recommendation that the Washtenaw County Parks and Recreation Commission adopt the 2026 Nelson Meade County Farm Park Site Master Plan.



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: June 9, 2026

Subject: Sharon Mills Dam Alternatives Analysis

BACKGROUND

Sharon Mills County Park, located along the River Raisin, features a dam and millrace originally constructed in the 1930s to support a small Ford Motor Company manufacturing plant. In 1999, WCPARC purchased the property to develop a unique county park.

The millrace walls consist of concrete faced with mortared stone. During routine inspections, staff observed deterioration in the mortar joints along the stone wingwalls, which has accelerated due to erosion. In discussions with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) - Hydrologic Studies and Dam Safety Unit, staff also learned there may be discrepancies in the flow rate calculations for the principal dam, requiring an updated hydraulic analysis to ensure regulatory compliance.

DISCUSSION

In May 2025, staff met with Stantec engineers and EGLE representatives to discuss repair options and permitting requirements for the millrace wingwalls and steps to ensure dam compliance. Stantec was selected due to its licensed dam safety and hydrologic expertise and prior experience with the site. In September 2025, the Parks Commission authorized \$83,600, including contingency, for Stantec to evaluate the wingwalls, prepare repair plans, and complete a hydraulic analysis. Following the assessment, engineers determined the deterioration was more extensive than anticipated and recommended full replacement of the wingwall structure rather than repair. In spring 2026, Stantec finalized the hydraulic analysis and determined the dam lacks 180 CFS of capacity to safely convey water during a 100-year flood event.

Given the extent of the wingwall issues and the need to ensure long-term dam compliance, staff and engineers evaluated potential next steps. Staff determined it would be prudent to first evaluate long-term options for the dam, including alternatives for bringing the structure into compliance or removing it, along with the associated costs, before proceeding with wingwall design plans. Stantec, therefore, recommended conducting a dam alternatives analysis to provide the Parks Commission with a comprehensive understanding of viable options. Stantec has proposed evaluating three compliance alternatives and one dam removal alternative. The analysis will include cost opinions and assess impacts on the park's aesthetics, recreation, and ecological resources.

Of the previously authorized amount of \$83,600, only \$27,475.58 was expended, and the remaining balance of \$56,125 on the purchase order was closed out.

RECOMMENDATION

Given the potential scale of the project, recommendations from consultant team and long-term need for state dam compliance, it is my recommendation that the Washtenaw County Parks and Recreation Commission approve a purchase order with Stantec to conduct the dam alternatives assessment at Sharon Mills County Park in an amount not to exceed \$89,200.



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: June 9, 2026

Subject: Project and Activities Update – May 2026

Park Facility Events and Projects

Independence Lake

- WC Glow Disc Golf Club hosted a disc golf tournament with 120 participants.
- Employee training was held before opening on Memorial Day Weekend.
- Due to rain, opening day for Blue Heron Bay Spray Park was delayed until Memorial Day, which drew large crowds. Boat rentals on the holiday at main park were very busy.
- Phase II repaving of the existing asphalt pathways and select concrete areas is underway, with the contractor expecting to complete the work by the end of the month.
- Staff, along with the JFR consultant team, are in the process of finalizing the construction documents, including the site plan, for a new maintenance building. Permit approvals are being sought with EGLE and other agencies.
- A new air conditioning unit was installed at the spray park concessions to replace and upgrade the one damaged in last year's power surge.
- Turtle nesting season is underway, and staff are installing protective turtle boxes to safeguard eggs from predators and improve hatchling survival rates.

Meri Lou Murray Recreation Center & County Farm Park

- Construction on the Natatorium renovation is substantially complete. The JFR team, along with staff, conducted a punch list walkthrough. Contactor is in the process of completing items on the punch list. The mural has been installed and sitework is being finalized. Project is currently on time and within the approved budgeted amount.
- Staff held a public presentation of the Nelson Meade County Farm Park Master Plan on May 18.

Rolling Hills Park

- Breakthrough T1D race fundraiser for juvenile diabetes was held on May 3, with 618 participants.
- Michigan Ovarian Cancer 5k race fundraiser was held on May 10.
- Humaine Society of Huron Vally's Walk & Wag event was held on May 16, and raised \$365,000.
- A new banner and decal have been installed at the Water Park.
- Crack sealing the parking lots was completed. Due to weather limitations and the opening of the Water Park, sealcoating and pavement marking will resume in the fall of 2026.



Staebler Farm Park

- Farmhouse rehabilitation plans have been approved by all applicable permitting agencies. Water filtration design and technical specifications have been finalized and submitted to EGLE for review. The RFP is expected to be released for bids once the budget has been approved.
- Construction on the north side restoration with Local Life is scheduled to begin in mid- to late-July. Site preparation has begun, with invasive plant control activities conducted by PlantWise. Construction is expected to be complete by early September. Neighbors are being notified of the construction and construction signage is being developed.

Special Initiatives

Border to Border Trail (B2B)

- Segment DAA7 (Barton-Bandemer Tunnel and Trail, in partnership with the City of Ann Arbor):
 - o Tunnel: Vegetation is being monitored for establishment.
- The Dexter-Huron Metropark boardwalk redecking project in partnership with HCMA is underway and is on schedule to re-open mid-summer.
- Dexter Connection, Mill Creek Crossing: The contractor, Michigan Bridge Construction, has mobilized to the site and has begun site preparation activities.
- Engineering and permitting are in various stages for the following trail segments:
 - o Segment DAA4 (Delhi Metropark to Wagner Rd): Amtrak review.
 - o Segment DAA6 (Barton Dam to Maple Road): Preliminary Engineering and Environmental investigations underway.

Connecting Communities

- 2026 grant round was formally announced. Letters were sent to local municipalities, and the website was updated with program materials. Applications are due August 27.

Nelson Meade County Farm Park Master Plan

- Staff presented on the draft Master Plan to the public on May 18, and was attended by 11 members of the public. The draft Master Plan has been posted to the WCPARC website, with comments invited from the public prior to June 1. All stakeholders, including local officials, have been notified of both the draft plan and the period for comment.

Natural Areas Preservation Program (NAPP)

Stewardship

- In collaboration with John Ball Zoo and Michigan Natural Features Inventory, WCPARC staff will assist in the release of more than 50 Mitchell Satyr Butterflies at Park Lyndon this season.
- Staff are collaborating with the UM Herbarium plant to collect species at Fox Science Preserve. Specimens will be documented, mounted and maintained in a permanent collection.
- Removal of spring invasive species has occurred at Squiers, Draper-Houston Meadows, Leonard, Scio Woods, River Raisin, Kosch Headwaters, West Lake, Weatherbee Woods, Ervin-Stucki, Whitmore Lake, and Miller-Smith preserves and Park Lyndon.
- The prescribed burn season has concluded, with the stewardship crew completing burns across 375 acres of natural areas throughout WCPARC parks and preserves. Facilities include: Baker Woods, Burns-Stokes, West Lake, and Watkins Lake preserves, and Rolling Hills Park, Park Lyndon, and Park Northfield.
- Staff continues to work with the design consultant, JHLE, to finalize schematic plans for Lost Wagon Lake Preserve and "Saline Preserve." Both the survey and wetland delineation have



been completed. Geotechnical investigation is expected to begin this month once schematic plans have been approved. Boardwalk standards are being developed for staff review.

Acquisitions

- ALPAC welcomed two new members: Dominick Stoops, who is currently pursuing a master's in Environment and Sustainability at the University of Michigan, and Francina Canada Buchanon, who operates the Buchanon Oasis Farmstead, a working small-scale farm and agritourism operation in Willis, Michigan.
- ALPAC recommended that the Parks Commission proceed with sales contracts for the proposed McCalla conservation easement.
- Two closings are planned in July and August for which final Commission approval will be requested at the June meeting: Roome and Weidmayer Farms LLC.

Programming, Events, and Volunteers

Educational & Interpretive Programming

- Over 418 patrons attend nature programs, including: K-12 Field Trips at Rolling Hills County Park, Independence Lake County Park, Parker Mill County Park, and Fox Science Preserve; Birding Programs at Sharon Mills County Park; Sharon Mills Open Houses' "Friday Night Geology Hikes" at Parker Mill County Park

Michigan Folk School

- 223 students attended 33 classes, which include basketry, stained glass, fire building, blacksmithing, shoe craft, herbalism, beekeeping, and jewelry making.

Volunteer Programs

- Volunteers logged more than 197 working hours. Activities included: three "Stewardship Workdays" held at County Farm Park; Stewardship Workday with the Preserve Community Stewards was held at Draper-Houston Meadow Preserve; Two "Wildflower Ranger Workdays" at Kosch Headwaters Preserve and Weatherbee Woods Preserve; Individual Preserve Community Stewards Volunteer Work; Photo Ambassadors Volunteers; and Independence Lake Park Gardening.



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: June 9, 2026

Subject: Administration Building HVAC Replacement

BACKGROUND

The HVAC system serving the Parks Administration Building has reached the end of its useful life and requires replacement. Staff have evaluated the condition of the existing equipment and developed a proposed project to address ongoing operational and maintenance concerns throughout the building.

DISCUSSION

The HVAC equipment serving the Parks Administration Building is approximately 25 years old and includes systems that utilize an obsolete refrigerant, making repairs increasingly difficult and costly. Staff determined that the immediate issues affecting the western wing of the building cannot be addressed through a simple component replacement. Resolving the current failure would require replacement of the outdoor condenser and basement air handling unit at an estimated cost of \$40,000 to \$50,000. However, this limited repair approach would not address the age and condition of the remaining HVAC equipment serving the building.

As part of its evaluation, staff determined that the two additional outdoor condensers serving the facility are also original to the building and are nearing the end of their useful life. These units have required increasingly frequent and costly repairs in recent years, raising concerns regarding their long-term reliability. In addition, the building has experienced ongoing challenges related to temperature control, humidity management, occupant comfort, and overall system efficiency.

Staff explored options for a comprehensive HVAC replacement project. The proposed approach would replace the aging equipment throughout the building and provide a more efficient, reliable, and maintainable system while resolving longstanding heating, cooling, and humidity control issues.

Staff considered utilizing a traditional competitive bid process for the project. However, because HVAC system replacement of this nature requires engineering and design expertise, the traditional bid approach would necessitate separate engineering services to evaluate the facility and prepare construction documents prior to bidding. This would increase both the cost and duration of the project. Staff determined that a design-build procurement method is the most appropriate approach because it allows the design and construction services to be procured through a single contract, resulting in a more efficient project delivery process and a more integrated solution.

Staff intend to issue a Request for Proposals (RFP) seeking qualified vendors to design and install a comprehensive HVAC replacement system for the Parks Administration Building. Due to the timing of the procurement process and the absence of a Commission meeting in July, staff are requesting authorization to award a contract not to exceed \$150,000 to the most qualified responsive proposer. This authorization will allow the project to proceed without delaying construction until August and help ensure the building remains operational and comfortable during the peak cooling season.

RECOMMENDATION

It is my recommendation that the Washtenaw County Parks and Recreation Commission authorize staff to issue a Request for Proposals for the design and replacement of the Parks Administration Building HVAC system and authorize the Director to award a contract to the selected qualified vendor in an amount not to exceed \$150,000. Staff will notify the Commission of the selected contractor and final contract amount at the regularly scheduled August Commission Meeting.



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: June 9, 2026

Subject: McCalla Conservation Easement—Sales Contract

BACKGROUND

The 121.534-acre farm is currently owned by Leonard J. McCalla and Lucinda M. McCalla of the Janet L. McCalla Revocable Trust and Leonard M. McCalla Revocable Trust. The property is located at 481 Steinbach Rd, in Lima Township, near an existing cluster of high-quality agricultural lands protected by conservation easements held by MDARD, Legacy Land Conservancy, Scio Township, and WCPARC.

DISCUSSION

The farm was identified as a high priority in Round 25 by ALPAC and was also prioritized by NATAC for the presence of 40 acres of forest with three large vernal pools with recognized indicator species (specifically buttonbush and salamanders). The farm is currently in active agricultural production for hay. The property contains 78% prime agricultural soils.

Based on the ALPAC scoring system, the property scored 59 points, for the large size of the parcel, percentage of prime soils and adjacency to active farmland. There would be a 1.691-acre exclusion around the existing residence, with an additional 10.002 acre building envelope surrounding the remaining buildings with some buffer to allow flexibility for future agricultural operation.

An appraisal was completed in March 2026. The appraised value for the conservation easement was determined to be \$915,000 (\$7,529/acre). A grant application was submitted to MDARD's Farmland Preservation Fund, which was awarded in the amount of \$372,000. Thus, WCPARC's total contribution would be \$543,000, to be split between ALPAC and NATAC. Given that 28% of the McCalla property is in natural areas, an equivalent 72%/28% split of the purchase price would result in a \$391,000 contribution by ALPAC, and \$152,000 by NATAC.

RECOMMENDATION

Based on staff, ALPAC, and NATAC's review and prioritization of the property, it is my recommendation that the Washtenaw County Parks and Recreation Commission authorize a sales contract for the purchase of a conservation easement on the McCalla property as identified in attached maps in the amount of \$915,000, or \$7,529/acre contingent upon completion of all necessary due diligence investigation and final approval of the Washtenaw County Parks and Recreation Commission.



McCalla Conservation Easement - 121.534 Ac.

Washtenaw County Parks and Recreation Commission
2026 MDARD Land Preservation Fund Application



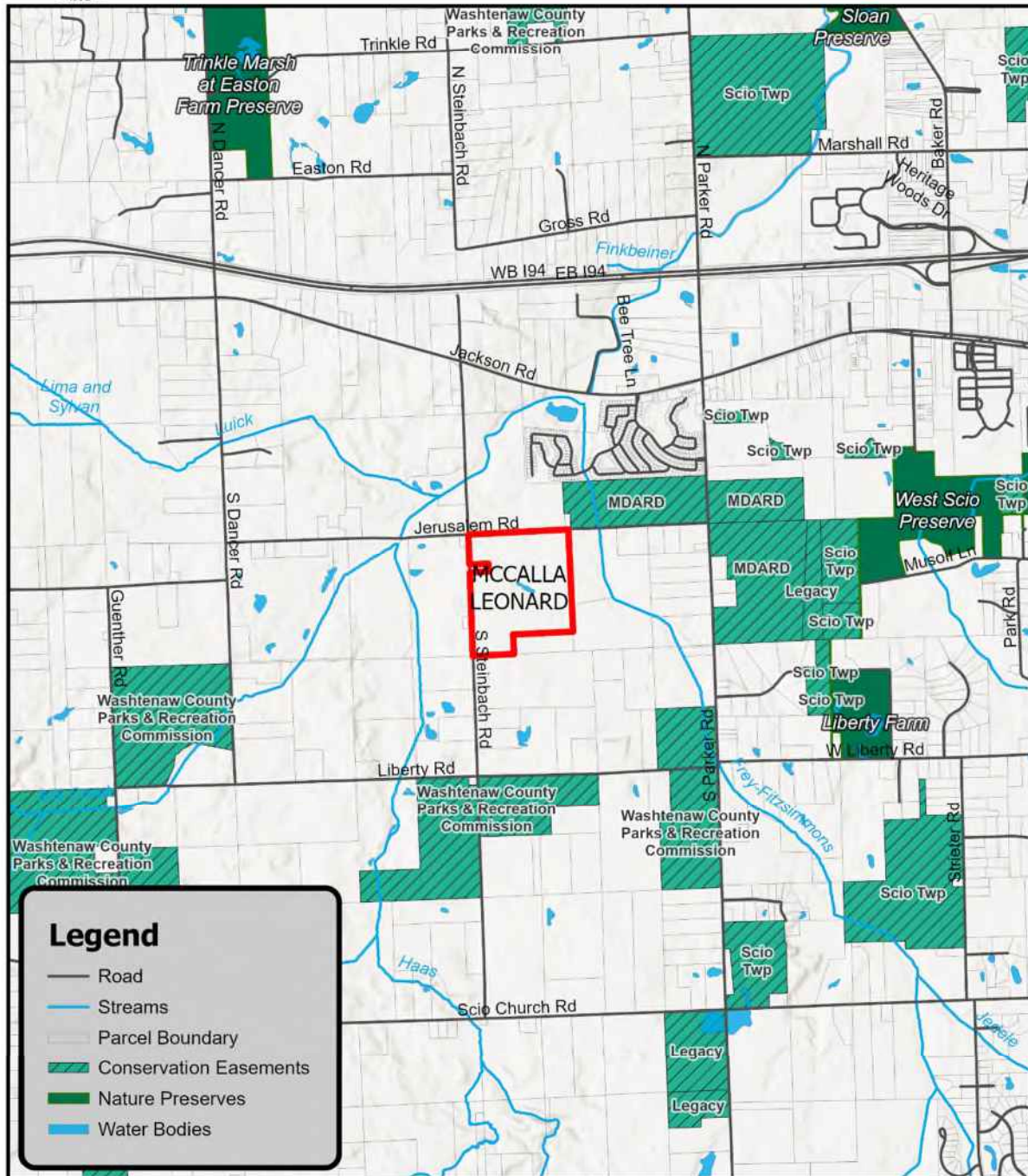
Prepared by Washtenaw County Parks & Recreation Commission
2024 Aerial Photo

0 250 500 1,000 Feet



McCalla Conservation Easement 121.534 Ac.

Washtenaw County Parks and Recreation Commission
2026 MDARD Land Preservation Fund Application



Prepared by Washtenaw County
Parks & Recreation Commission

0 2,500 5,000 10,000 Feet

**MEMORANDUM**

To: Washtenaw County Park and Recreation Commission

From: Meghan Bonfiglio, Director

Date: June 9, 2026

Subject: Meri Lou Murray Recreation Center Cardio Room Equipment

BACKGROUND

The cardio room at the Meri Lou Murray Recreation Center serves as a core component of the facility's fitness offerings and experiences consistent high usage across a wide range of age groups and ability levels. Much of the existing cardio equipment has reached or exceeded its expected useful life. While staff have worked to extend the lifespan of these units through routine maintenance and repairs, several pieces are now in poor condition or out of service entirely. Replacement parts are becoming more difficult to obtain, and repair costs continue to increase.

DISCUSSION

Staff are proposing a three-year phased plan to replace cardio equipment in a fiscally responsible and operationally efficient manner. This approach prioritizes immediate needs while allowing for long-term planning. The first phase focuses on equipment that is currently out of service or in poor condition and has the greatest impact on daily operations and member experience. The proposed replacements include:

Phase 1 (Year 1 - 2026): Priority Equipment Replacement

- 3 Treadmills
- 4 Ellipticals
- 3 Recumbent Bikes
- 1 Upright Bike
- 4 NuSteps
- 1 Upper Body Ergometer

These units have experienced frequent breakdowns, increased maintenance needs, or are no longer operational. Replacing this equipment will immediately improve reliability, safety, and availability for members, particularly for those who rely on low-impact and accessible cardio options.

Staff worked with Direct Fitness Solutions (DFS) using the Sourcewell cooperative purchasing program which provides competitively solicited pricing, reduces administrative time, and enables the department to replace critical equipment in a timely and cost-effective manner. DFS will order the equipment upon approval and plan to have in place before the end of our fall shutdown barring any delays in shipping. Due to the condition of the old equipment there is not resale value, however, DFS will remove at no cost and look to reuse any viable parts to recondition other pieces of equipment.

RECOMMENDATION

It is my recommendation that the Washtenaw County Parks and Recreation Commission approve the proposed three-year phased cardio equipment replacement plan, authorize staff to proceed with Phase 1 purchases through Direct Fitness Solutions in the amount of \$84,000, and authorize staff to amend the budget as presented below.

Fund	Account	Type	Title	Amounts
Parks	20807500.679300	Revenue	Use of Fund Balance	84,000
Parks	20807510.962000	Expense	Machinery & Equipment	84,000



MEMORANDUM

To: Washtenaw County Parks and Recreation Commission

From: Meghan Bonfiglio, Director

Date: June 9, 2026

Subject: Rolling Hills Pavilions – Roof Replacement

BACKGROUND

Since opening, Rolling Hills County Park has provided several picnicking areas for patrons to enjoy the outdoors during family gatherings and events. The park currently offers seven reservable outdoor pavilions, three of which have already been constructed with metal roofing systems. This project would replace the remaining four pavilions roofing systems, including the Prairie Pavilion, the park's largest and most heavily used event pavilion. The Woodlands Pavilion has experienced ongoing moss and mold issues due to its shaded location, and two small family pavilions are also due for roof replacement due to age and deterioration.

DISCUSSION

Due to the age and condition of the Prairie, Woodlands and Family Unit pavilion roofs, the existing roofing systems have deteriorated beyond practical repair and were identified for replacement in the 2026 Capital Improvement Plan. Staff recommend completing the work in the fall 2026.

The project scope includes removing existing shingles and any damaged plywood underlayment, followed by installation of 24-gauge standing seam metal roofing panels. The project was evaluated using both shingle and metal roofing options. While the metal roofing option carries a higher initial cost, it offers significantly greater durability, reduced maintenance upkeep, and a substantially longer service life, resulting in the most cost-effective and long-term solution. This project will result in all seven pavilions having metal roofing systems, creating consistency in maintenance and appearance.

Staff utilized the State of Michigan MiDeal cooperative purchasing program to identify qualified contractors for the project. Laux Construction (Mason, MI) submitted a proposal in the amount of \$187,000.00 for the metal roof replacement project. The department has successfully worked with Laux Construction on multiple projects and has been consistently satisfied with their quality of service and workmanship.

RECOMMENDATION

After reviewing the proposal and contractor qualifications, it is my recommendation that the Washtenaw County Parks and Recreation Commission award a contract to Laux Construction in the amount \$187,000.00, with an additional 10% contingency (\$18,700.00) for potential change orders, for a total authorized project amount of \$205,700.00.