

**Springfield Township
Park & Recreation Commission Regular Meeting
Tuesday, April 12, 2016**

I. CALL TO ORDER

The April 12, 2016 Regular Meeting of the Springfield Township Parks and Recreation Commission was called to order at 7:00 p.m. by Chairperson Bower at the Springfield Township Civic Center, 12000 Davisburg Road, Davisburg, Michigan 48350.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Commissioners Present

Diane Baker
Roger Bower
Dennis Omell
Lisa Christensen
Elena Danishevskaya
Angela Spicer
Jean Vallad

Staff Present

Sarah Richmond

Others Present

Nancy Strole

Dave Gordon, Gordon Excavating

Commissioners Absent:

IV. AGENDA REVISIONS AND APPROVAL

Chairperson Bower moved to accept the agenda as amended, adding under Consent, Item f. "March Budget Printouts". Supported by Commissioner Vallad. Vote on the motion: Yes: Baker, Bower, Christensen, Danishevskaya, Omell, Spicer, Vallad; No: None; Absent: None. The motion carried by a 7-0 vote.

V. PUBLIC COMMENT

None

VI. CONSENT AGENDA

- A. Approval of Meeting Minutes – March 15, 2016 with Additional Disbursements of \$12,958.58 for the Parks and Recreation Fund and \$150.00 for the Trust and Agency Fund
- B. Receipt of Activities Report for March
- C. Receipt of Progress Report for March
- D. Receipt of Financial Summaries
- E. Receipt of Memo dated April 7, 2016 re: Returning Contractors
- F. March Budget Printouts

Receipt of Communications

Commissioner Vallad moved to accept the consent agenda as presented. Supported by Commissioner Spicer. Vote on the motion: Yes: Baker, Bower, Christensen, Danishevskaya, Omell, Spicer, Vallad; No: None; Absent: None. The motion carried by a 7-0 vote.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

A. Discussion of Park Truck Bid

Director Richmond stated that Red Holman of Westland is the low bidder as part of the Oakland County Cooperative purchasing agreement. She stated that they are the low bidder for Oakland County and also for the State. The bid amount is \$36,645 which includes the lift gate. The Township will be splitting the cost of the lift gate. This would be a white truck with the Boss plow implement as was discussed at a prior meeting.

Commissioner Omell asked about the life expectancy of this truck.

Director Richmond replied approximately ten years. The truck gets a lot of wear and tear. If they use the existing white truck for heavy duty hauling, they could perhaps extend that life. Red Holman is willing to give them \$500 for a trade in on the old green truck. If they have to come and pick it up, that will reduce the \$500. She stated that Bridge Lake will give them \$200 to \$300 in parts. She is concerned about driving the green truck to Westland. She explained the deficiencies with the green truck.

Commissioner Baker asked what Director Richmond thinks might happen.

Director Richmond replied that the green truck is making a lot of noises which might be from the differential and she is worried about driving it on the Freeway down to Westland. She suggested taking it to Bridge Lake and scrapping it.

Commissioner Vallad moved to authorize Director Richmond to purchase a 2016 GMC truck as listed in her memo dated April 7, 2016 minus the light bar but with the lift gate at a cost not to exceed \$36,067.00 with the understanding that the Township is going to contribute \$1,514.00 toward their half of the lift gate. Supported by Commissioner Baker. Vote on the motion: Yes: Baker, Bower, Christensen, Danishevskaya, Omell, Spicer, Vallad; No: None; Absent: None. The motion carried by a 7-0 vote.

B. Discussion of Demolition Bids for 8621 Eaton Road

Director Richmond stated that the low bidder is a licensed demolition contractor. She stated she asked if the price could be negotiated after the house has been used for fire training. The contractors expressed that the price remains constant whether or not the house is used for fire training purposes. She spoke to all of the bidders about the driveway situation. The Fire Department has not been able to use the house for training because of the weather and the condition of the driveway but they are hoping to begin training at the house next week. The demolition would not take place until late June. Director Richmond stated that when the packets

were compiled she was waiting on clarification from a couple of the bidders as shown in the packet materials. She has heard back from those companies. Blue Star did not include well capping in their proposal. Rogers Excavating was the second lowest but their proposal did not include permit fees and they were willing to negotiate the proposal after the burn training. Gordon Excavating included everything in their proposal. The low bidder does meet specs. They have nothing budgeted for this and the price will need a budget amendment. Director Richmond stated that this project will be coming out of prior year funds.

Commissioner Omell asked about Purves Excavating and Greg Prose.

Director Richmond replied that they did not bid. Since this proposal was going to be over \$10,000, it was advertised. She stated that local contractors that responded include Gordon Excavating and Rogers Excavating.

Chairperson Bower asked about the professional insurance not being shown in the packet.

Director Richmond stated that it is a type of insurance that the Township typically asks for. It is not something that the organizations always carry.

Chairperson Bower asked if it was going to be left covered and seeded. He asked if there was going to be a depression from where the house stood.

Director Richmond replied yes, covered and seeded. It was in the bid request.

Dave Gordon replied that if you take your time and do the job right, it won't settle.

Commissioner Danishevskaya asked which contractor the Parks Department has worked with.

Director Richmond replied that she has not worked with the Adams Group. They are out of Royal Oak. The company that the Parks Department has done a lot of work with is Gordon Excavating. Rogers Excavating has done work for the Township and they have always done a good job. If they are going based on money, they would go with the low bidder.

Commission Vallad moved to authorize Director Richmond to hire Adams Group Inc. to demolish house at 8621 Eaton Road per the bid specs and per Director Richmond's memo dated April 8, 2016 at a cost not to exceed \$15,000.00. Supported by Commissioner Baker. Vote on the motion: Yes: Baker, Bower, Christensen, Danishevskaya, Omell, Spicer, Vallad; No: None; Absent: None. The motion carried by a 7-0 vote.

Director Richmond stated that they will also clear away any debris in and around the house left from previous tenants and will salvage what they can from the house that is of any value, (for example the hot water heater and water softener). She summarized the time line for all of the activities involving the house at 8621 Eaton Road.

C. Discussion of Lake Shiawassee Property Acquisition

Director Richmond commented that this has been an ongoing process and she summarized the past events. She stated that she recently met with Mr. Underwood and Supervisor Walls. Mr. Underwood, at that time, told Director Richmond that he was no longer interested in pursuing the Michigan Department of Natural Resources Trust Fund Grant with Parks and Recreation because of the low appraisal that was delivered. Mr. Underwood wondered if Parks and Recreation is interested in pursuing a land contract to purchase the property from him. Director Richmond advised the Park Commission that the Department should not pursue the purchase of the property under a land contract.. The Parks and Recreation budget does not have the money in the budget to pursue a purchase like this on a land contract. She stated that buying the parcels using a land contract will not involve any grant funds.

Ms. Strole asked which parcels she is talking about.

Director Richmond clarified the parcels. She added that regardless of which parcel it is, her recommendation is not to pursue the purchase. It does not make sense to add work to the full time maintenance staff when the funds are not in the budget to support the purchase. There are liability issues with the lake and the maintenance issues involved with the property are extensive. The property is not an easy natural fold in to the existing park system. For the Parks personnel, it is off the beaten path and it would take longer to get to and maintain.

Chairperson Bower stated that another issue is all of the work that has to go on at River Run Preserve.

Director Richmond concurred. There is a lot more work than they had anticipated. The foot bridge may now need to become a boardwalk based on the flooding this spring.

Commissioner Baker suggested investing the money in the River Run Preserve because it is much more visible and accessible.

Director Richmond stated that the Parks Department does not want to buy property just to buy property. She suggested that they maintain and advance the park property that they already have. They have exceeded peoples' expectations but they would be extending themselves too much with this property purchase.

Commissioner Vallad agreed. She suggested that they tell Mr. Underwood that they are not interested but to thank him for his patience with them.

Director Richmond stated that Mr. Underwood has been very patient, but since he no longer wants to pursue the grant then we need to let him know our intent not to pursue the land contract.

Commissioner Vallad reiterated that three years ago, she thought that they were already property poor in the Township with park land and taking the budget into consideration. If they

could have gotten this property with the grant and endowment funds, it would have made sense.

Chairperson Bower stated that they need to continue the efforts at River Run.

Director Richmond stated that she has been in touch with the Michigan Department of Natural Resources Trust Fund Grant coordinator. She needs a motion stating that the Commission understands that they are no longer pursuing the Trust Fund Grant and the Commission is also not interested in pursuing a land contract for this property.

Commissioner Omell asked if they have received the grant yet.

Director Richmond answered that the grant was awarded, but they have not received any funding yet. They have paid for the appraisal and title work. This will be coming out of the Endowment Fund.

Commissioner Omell stated it would be nice to add to the park portfolio but if staff cannot handle it, he agrees.

Commissioner Vallad moved to authorize Director Richmond to contact The Michigan Department of Natural Resources and inform them that the Springfield Township Parks and Recreation Department is no longer pursuing the Michigan Department of Natural Resources Trust Fund Land Acquisition Grant for the purchase of the property known as Lake Shiawassee. This is based upon Mr. Underwood's letter dated March 31, 2016 that says he is no longer interested in selling the Parks and Recreation Department the property based on the appraisal report and the stipulations attached to it through the Michigan Department of Natural Resources Land Acquisition Grant. The Commission also requests Director Richmond to let Mr. Chuck Underwood know that the Parks and Recreation Department is no longer interested in buying this same property under land contract. Supported by Chairperson Bower. Vote on the motion: Yes: Baker, Bower, Christensen, Danishevskaya, Omell, Spicer, Vallad; No: None; Absent: None. The motion carried by a 7-0 vote.

Ms. Nancy Strole commented on the agenda item. She understands the roadblocks and twists and turns it has taken. She also understands that the process for going for a trust fund grant is somewhat backwards. The correct way would be to have an idea on cost up front. She is disturbed and concerned because the whole discussion is why they shouldn't do this. This is a discussion that should have taken place a long time ago. The Park Commission voted to pursue this and the Township Board voted for it. She reiterated that the discussion and the decision that should have taken place before.

Chairperson Bower commented that it was a previous Board and previous Director and he does not think they should lay blame.

Ms. Strole continued reiterating her concern about the situation. She stated that from a business standpoint, these are legitimate concerns but they should have been addressed by the Park Commission and staff.

Director Richmond stated that the reason the grant is not being pursued any longer is because Mr. Underwood is no longer interested in continuing the grant process. The discussion this evening was should the Department pursue a land contract with Mr. Underwood.

Ms. Strole stated that she is here for Springfield Site Action Committee and SSAC acted in partnership with them. She stated that moving forward they need to take a deep breath and make sure that this is what the Park Commission wants. They need to consider the other problems, other than that Mr. Underwood doesn't want to sell it to them. These problems should be considered up front and not after \$2,500.00 has been expended from the endowment fund.

Commissioner Vallad stated that she is offended by Ms. Strole's comments because three years ago Commissioner Vallad was against the property acquisition, but the majority of the Park Commission voted for it. She stated that all of these points were brought up then.

Chairperson Bower stated that it was a situation in which the Commissioners had lengthy discussions three years ago and they went along with it and it would have been a good deal if it would have worked. The comments made tonight are looking to justify a situation that they spent a lot of time on that probably wasn't the best move.

Commissioner Baker stated that she is in favor of assessment ahead of time to assess the property and to find out what the investment will cost. She stated that having help with the grant is very different than paying out of your own budget at a cost that was over and above what they originally planned for. She stated that the subject was well discussed and well considered with the Commission but if they had seen these factors coming down the line, their decision would have been very different.

Director Richmond stated that in 2014, the factors were different and now they have to assess it differently because the Parks situation is different. She is not second guessing what was done in the past, she has to assess the situation now with the current staff and current budget.

Commissioners discussed the agenda item and the timing of the grant approval.

Ms. Strole offered comment on the property acquisition and she reiterated her concerns.

Commissioner Vallad reiterated that the Commission did have the discussions.

Chairperson Bower communicated that at this point it is not going to happen and they should move on and learn from this experience.

Commissioner Omell communicated his frustration in how long the process has taken.

Commissioners discussed the agenda item, past discussions and reiterating why this land acquisition will not move forward.

Director Richmond reiterated that the Parks and Recreation Department is not backing out of the arrangement because they do not want the property. Mr. Underwood backed out of the grant process. It is not in the current budget to purchase the property at the asking price of Mr. Underwood through a land contract.

IX. TREASURER'S REPORT

A. Bills List

Commissioner Christensen moved to approve the April bills list totaling \$6,295.01 and \$600.00 for Trust and Agency. Supported by Commissioner Baker. Vote on the motion: Yes: Baker, Bower, Christensen, Danishevskaya, Omell, Spicer, Vallad; No: None; Absent: None. The motion carried by a 7-0 vote.

X. COMMITTEE REPORTS

None

XI. PUBLIC COMMENT

XII. COMMISSIONER COMMENT

Director Richmond stated that they posted for the Park Maintenance Superintendent and filled the position with current Park employee, Kyle Wade, who started at this position on April 4, 2016. It has been an easy transition but they now have to post for Mr. Wade's position. She made an offer for the Office Assistant position but unfortunately that person declined. She is now reevaluating for the Office Assistant position through the other applications and she is working to get this filled. She stated that she has several applicants for seasonal maintenance and in the beginning of May, she will start interviewing. The Ball Coordinator who is returning from last year is already on the job and the Site Supervisor is returning from last year. The Farmers Market Manager has started and they made some clarifications in the vendor contracts. The Department recently held the Easter Egg Hunt at Springfield Oaks and everything was wonderful and she did not hear any complaints from patrons. She is appreciative of the Fire Department who was on site and Mike Forst who helped out as well. It ran smoother and there were no parking concerns. The Parks staff did a great job.

Commissioner Christensen complimented the egg hunt at Springfield Oaks.

Chairperson Bower stated that this morning they held the beginning of the Detroit Institute of Art's program in which art reproductions are displayed throughout locations throughout the Township and he complimented the art pieces.

Director Richmond summarized all of the locations of the nine pieces of DIA art. The maps will be located at various locations.

Director Richmond stated that they are also working with the library for a storybook trail which is an upcoming event.

Commissioner Omell stated that he felt bad about missing the meeting last month. He is disappointed about Shiawassee Lake. He appreciates the new employees and their enthusiasm and thanked Director Richmond.

Commissioner Spicer asked Director Richmond to relay to the staff what a good job they are doing. She admired the DIA art and is looking forward to an upcoming class offered by Parks and Recreation.

Commissioner Baker commented that the staff is doing a great job and thanked Director Richmond. She asked about the turnout at the most recent Invasive Class.

Director Richmond answered that it went well; attendance was about five. They are currently interviewing for the Natural Resources staff that will work with Mike Losey, Natural Resources Manager.

XIII. ADJOURNMENT

Commissioner Baker moved to adjourn the Regular Meeting of the Springfield Township Parks and Recreation Commission at 8:20 pm. Supported by Commissioner Vallad. Vote on the motion: Yes: Baker, Bower, Christensen, Danishevskaya, Omell, Spicer, Vallad; No: None; Absent: None. The motion carried by a 7-0 vote.