

**PROCEEDINGS OF  
CHARTER TOWNSHIP OF WEST BLOOMFIELD  
PARKS & RECREATION COMMISSION REGULAR MEETING  
Township Board Room  
4550 Walnut Lake Road  
West Bloomfield, Michigan 48323  
Thursday, August 24, 2017**

**CALL TO ORDER**

The meeting was called to order at 7:00 PM by Chairman Green

**ROLL CALL**

Present: Chairman Joseph Green  
Treasurer Merv Aronoff  
Commissioner Fizman-Kirsch  
Commissioner Michele Hembree  
Commissioner Sally Wenczel

Staff Present: Jennifer Tucker, Executive Director  
Joe Ketchum, Parks Superintendent  
Kelly Hyer, Recreation Superintendent  
Megan Kurnat, Marketing Coordinator

Absent: Secretary Robert Brooks  
Commissioner Jerry Sukenic

Public: 3

**PUBLIC FORUM**

Amy, a Township resident, stated that the laws on service dogs illegally discriminate. She said it is illegal to discriminate against service dogs or their handlers. It is also illegal to harass or deny anybody with a service dog.

**APPROVAL OF AGENDA**

**Motion by Treasurer Aronoff, second by Commissioner Fizman-Kirsch, to approve the agenda as presented.**

**Voice Vote: Unanimous**

**Absent: None**

**Motion Carried, 5-0**

**CONSENT AGENDA**

Items A through D are Consent Agenda matters considered to be routine by the Commission and enacted by one motion unless a member of the Commission wishes to discuss one of the topics.

A. Approval of Minutes from the July 17, 2017 Special Commission Meeting.

- B. Approval of Minutes from the July 27, 2017 Regular Commission Meeting.
- C. Approval of the July Financial Reports.
- D. Approval of prepaid expenditures in the amount of \$253,180.80. Expenditures in the amount of \$75,229.35 and credit card refunds totaling \$5,978.50 for the month of July 2017.

**Motion by Treasurer Aronoff, second by Commissioner Wenczel to approve Items A through D on the Consent Agenda.**

**Ayes:** Aronoff, Fiszman-Kirsch, Green, Hembree, Wenczel  
**Nays:** None  
**Absent:** Brooks, Sukenic  
**Motion Carried**

**STAFF REPORT**

Director Tucker stated that instead of the usual staff report, they will be going through the process they have enlisted and the Commission has taken on with the ReFAC. In May of 2015 the Commission wanted to do a Strategic Plan and formed a committee. The Commission wanted to identify priorities and how best to utilize tax payer dollars; a contract was awarded to Johnson Hill Land Ethics. In 2016, 21 stakeholder and public input meetings were held. In November 2016 the Strategic Plan was approved by the Commission. One of the priorities identified was Remarkable Recreation and the recommendations were water based play, nature based play, providing recreation opportunities for the 50+ age demographic as well as play for children that is exciting and a destination.

The FAC was identified by the strategic planners as aged and inefficient. One reason for the re-design of the Family Aquatic Center is it will eliminate the duplication of services. There are currently six school districts with pools and there are many other private facilities as well. The current pool is not compliant with ADA and it is at the end of its useful life span for both the building and pool. Parks and Recreation wants to do what other people aren't doing and they want to do it well.

Parks Superintendent Ketchum stated that the existing FAC is aging; it is 45 years old. It was designed as a neighborhood swim club to service 400-500 houses and was never designed to service 65,000 residents. The building also does not meet ADA standards. The goal, as a Commission, is to build everything to universal accessibility standards. The elevator in the existing building does not allow someone in a wheelchair to turn around; they either have to enter or exit the elevator backwards. If any more renovations are done to the building, it has to be brought up to code. Staff talked about getting a new elevator and it would cost over \$200,000.00. The other problems with the building include: The entrance to the lifeguard room does not meet ADA standards; the building is 4 levels which is difficult to secure and supervise; there are very small spaces which are hard for staff and maintenance personnel to access; the pool filter has had to be replaced many times; the boiler needs to be replaced; the windows in the indoor pool are rotting and need to be replaced; lockers are rusted; plumbing is not commercial grade and staff has had to do many repairs; the parking lot is 20 years old and there are crumbling curbs, cracks and potholes; on a yearly basis staff has to replace or repair the aggregate surface and tiles in the pool; the existing facility has 7 furnaces and 7 AC units with the furnaces at the 20 year mark; the basement is leaking.

Superintendent Ketchum stated that the projected costs to repair the existing features is \$1.5-\$2 million. That cost is to just repair the existing features and does not give new play features or a zero depth area to the pool; ninety percent (90%) of people, when they use a pool, are in 3 ft of water or less. Costs to run this one facility is more than the combined costs of the rest of the WBT parks system and this one facility uses 48% of the budgeted utilities per year.

Marketing Coordinator Kurnat stated that the FAC is an underutilized facility despite their best marketing efforts. The biggest component of marketing costs is the Parks and Recreation brochure and on average

11% of the brochure is dedicated to things happening at the FAC. They also do weekly E-blasts; are on various social media platforms and they have done paid advertising for swim lessons and fitness programs. On the Parks and Recreation website there is a dedicated page to the FAC and also a separate page for the outdoor pool in the summer season. They have featured classes on the website and they use fliers also. Residents have been exposed to a variety of programs at the FAC through many different ways and for whatever reason, many of the residents aren't taking advantage of those programs. Staff released a survey in June and the intent was to get ideas for park amenities that the residents are interested in. Staff had a Spray Park as a top priority; as of mid-August the majority of survey respondents are supportive of a Spray Park. Marketing Coordinator Kurnat stated that with the closing of the FAC they wanted to engage community partners to fulfill some of the programs the Commission would no longer be offering.

Recreation Superintendent Kelly Hyer said that in order to prepare for this transition staff reached out to local organizations to make plans to continue services that they currently offer at the FAC. They wanted to relocate the land fitness classes to Drake Sports Park or the Recreation Activities Center. They also wanted to relocate the water fitness classes and seek out open swim/ lap swim opportunities. In regards to open swim, Aqua Tots has the same size pool as the FAC indoor pool but it is warmer. Aqua Tots came back with a generous schedule for open swim/lap swim that has expanded the number of hours they are able to service the township residents; they have also met the FAC price for open swim/lap swim. Aqua Tots also offers youth swimming classes with a very successful methodology and there is a discount coupon code for residents on the Parks and Recreation website. LifeTime Fitness also has offered a free two-week pass to township residents. Staff has also relocated three adult fitness instructors to different sites and is helping to relocate life guards, swim instructors and front desk staff.

Director Tucker stated that Phase One of the ReFac will come to the Commission at the next meeting; it will be a request for approval of Phase One which is the decommissioning of the FAC. After that they will start the design process to get the plans together.

Commissioner Hembree stated that at the last meeting a resident said Aqua Tots did not know the residents of would be coming to their pool for swimming. Director Tucker replied that at the time, the arrangement with Aqua Tots was just in the beginning stages and that has now been completed. Commissioner Wenczel thanked staff for an excellent job in compiling all of the information presented tonight.

## **ITEMS FROM THE OFFICERS**

### **A. Items from the Chairperson**

None.

### **B. Items from the Secretary**

None.

### **C. Items from the Treasurer**

Treasurer Aronoff said he is pleased that the Commission is making this decision on the FAC and he hopes that Parks and Recreation can build something to manage 65,000 people. He complimented staff on a job well done in their presentation.

## **COMMITTEE REPORTS**

### **A. Executive: Report from Chairman Green**

Chairman Green stated the committee met on August 2nd, 2017 and discussed the August 24th Commission Meeting Agenda; Employee Changes Update; ReFAC Update; Possible Donor Offer. The next meeting is scheduled for September 6<sup>th</sup> at 6 pm.

**B. Finance: Report from Treasurer Aronoff**

Treasurer Aronoff stated the committee met before tonight's meeting and discussed and reviewed July invoices, vouchers and the monthly budget status.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**A) Consideration to Approve the Purchase and Installation of a Variable Speed Pump at the Drake Sports Park.**

Parks Superintendent Ketchum stated that staff is recommending the purchase and installation of a variable speed pump from Ray's Well Drilling. The replacement of the current equipment with a variable speed pump will reduce wear on the system and extend its life. It will also reduce the amount of electricity used to run the pump and keep water pressure constant, eliminating pipe hammering and reducing repairs to the system. Staff requested quotes from five well drilling companies and received two quotes.

Rays Well Drilling	\$28,958.00
Richman Well Drilling	\$30,772.00
Brown Drilling Company	No quote
Joe Maher Well Drilling	No quote
Ken Lee Well Drilling	No quote

Superintendent Ketchum said that Rays Well Drilling has performed work for the Commission in the past and staff is satisfied with the quality of his work. This work comes with a 1 year parts and labor warranty. Funds are in the 2017 budget under Capital Purchases line item.

**Motion by Treasurer Aronoff, seconded by Commissioner Hembree, to approve the purchase and installation of a new variable speed pump at the Drake Sports Park to Ray's Well Drilling for the amount of \$28,958.00.**

**Ayes: Aronoff, Fizman-Kirsch, Green, Hembree, Wenczel**  
**Nays: None**  
**Absent: Brooks, Sukenic**  
**Motion Carried**

**ITEMS FROM THE TOWNSHIP LIAISON**

Township Liaison Warshay said the presentation by staff on the ReFac was very good, especially the financial information; as sad as this makes the residents the numbers are there. He continued by saying that Orchard Lake Road is well under construction and they are working on the northbound lanes on the east side of the road. Cars have gotten stuck because the path to get into commercial areas was not well marked or there wasn't enough stone so the Township Supervisor made necessary contacts and it is a lot easier now to get to the office and commercial buildings. Township budget meetings start this Monday.

The Township settled its court case with Comcast over the ownership of the fiber optic network. The settlement is for 2 ½ years and the Township will be able to use the fiber optic network for the cost of \$50,000 and that won't have to be paid for about two years. In the meantime, the Township will be building its own fiber optic network.

## **PUBLIC FORUM**

Tina Moore stated that her comments are not intended to diminish the hard work of staff but she is disappointed about the direction that the FAC development has taken. She believes the results of the survey that was released were skewed because there were no options available to select a pool as something the residents would like to see as part of a redevelopment plan. Residents want to have a pool and they don't want to have to drive to a neighboring community to use one. They would like a pool in their community where they reside and pay taxes. Ms. Moore said she wishes the Commission will consider a pool as part of the redevelopment plan.

David Fleischer said he has requested a tape of the Special Commission meeting that took place in July. There was a tour that SEMCOG put on of some of the parks in the region and there is some incredible things going on with parks such as wildlife habitats and repurposing of industrial sites.

## **ANNOUNCEMENTS**

None

## **ADJOURNMENT**

There being no further business before the Commission, Treasurer Aronoff made a motion to adjourn, and unanimously supported. The meeting was adjourned at 7:55 P.M.

Respectfully Submitted,



**Acting Secretary  
Margie Fiszman-Kirsch**

Pamela St. Peter  
Recording Secretary

(As a permanent record, an audio tape of this meeting in its entirety is on file and will remain at the Parks and Recreation offices where it may be heard.)