



City of Ann Arbor

Formal Minutes

Park Advisory Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
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Tuesday, September 17, 2019

4:00 PM

Larcom City Hall, 301 E Huron St, Second
Floor, City Council chambers

1 CALL TO ORDER

Chair P. Morrison called the meeting to order at 4:03 p.m.

2 ROLL CALL

Present: 10 - Robert Galardi, Paige Morrison, Stephen Borgsdorf, Julie Grand, Praveena Ramaswami, Lauren London, Mike Appel, Ruth L. Kraut, Rachel Skylis, and Jeff Hayner

3 APPROVAL OF AGENDA

Moved by Galardi, seconded by Skylis, and approved unanimously as presented.

4 FIRST PUBLIC COMMENT

James D'Amour, 2771 Maplewood Ave, Ann Arbor urged the Parks Advisory Commission to acquire the former Lockwood development site as park property.

5 APPROVAL OF MINUTES OF PREVIOUS MEETINGS

5-A [19-1774](#) Minutes of the August 20, 2019 PAC Meeting

Attachments: 8-20-2019 PAC Minutes .pdf

Moved by London, seconded by Borgsdorf, approved by the Commission and forwarded to the City Council.

6 PRESENTATIONS

6-A [19-1775](#) Huron Hills Stormwater Project

Attachments: Huron Hills Stormwater Presentation.pdf

Harry Sheehan, Chief Deputy Waster Resources Commissioner, presented the Huron Hills Stormwater Project highlighting the following items:

- existing conditions
- project goals
- design objectives
- schedule
- funding

The Commission discussed public engagement, expected outcomes, existing golf course conditions, work timeline, and funding.

Received and Filed

7 REPORTS

7-A REPORT FROM PARKS AND RECREATION MANAGER

C. Smith reported that the ice rink at Veteran's Memorial Park is up and running, and that the pools have closed. He also expressed appreciation for pool and camp staff, citing a successful summer in terms of safety, enrollment, and quality of work. Smith also explained that the remediation plan for the Leslie Science and Nature Center was approved. Smith also provided details for the following events.

Flag Ceremony at Veteran's Memorial Park September 29, 2019

Ann Arbor Farmers Market 100th Birthday September 19, 2019

19-1778 Report from Parks and Recreation Manager

Attachments: PARKMANAGERREPORT9_17_2019.pdf

Received and Filed

7-B REPORT FROM RECREATION ADVISORY COMMISSION

No report.

7-C REPORTS FROM RELEVANT COMMISSIONS, COMMITTEES, BOARDS AND/OR TASKFORCES

No report.

8 REGULAR BUSINESS

- 8-A** [19-1776](#) Resolution to Recommend Approval of a Construction Change Order with Gerace Construction Company, Inc. for the Geddes Dam Gate Recoating and Repairs Project, and amend the project budget

Attachments: Resolution to Recommend Approval of a Construction Contract .pdf, Geddes Dam Gate Painting and Repairs .pdf

G. Wiczorek, City of Ann Arbor Senior Utilities Engineer, presented the proposed resolution highlighting the following items.

- *Structural inspection*
 - *bent structural members*
 - *severe corrosion*
 - *failed components*

- *Cost effective and efficient to rebuild gates to address the results of the structural inspection*
 - *Cost increase*
 - *Recommendation to replace gates in their entirety in lieu of repairing.*
 - *Estimated project completion September 2020*

The Commission inquired about when the current gates were installed and how long new gates are anticipated to last. They also inquired about the conditions around the gates, the cause for extreme deterioration, maintenance scheduling, and funding.

Wiczorek answered that the current gates were installed in 1972. He also explained that concrete also requires repair on a regular basis, and explained that the deterioration is a result of the environment where the gates are.

Smith answered that this year the funding will be sourced from the capital budget. He explained that funding for future maintenance will be collected from multiple sources.

Moved by Galardi, seconded by Appel to Recommend Approval of a Construction Change Order with Gerace Construction Company, Inc. for the Geddes Dam Gate Recoating and Repairs Project, and amend the project budget

On a roll call vote, the vote was as follows with the Chair declaring the resolution passed.

RESOLUTION TO RECOMMEND AWARDING CONTRACT CHANGE ORDER NO. 2 (\$281,416.90) FOR THE GEDDES DAM GATE RECOATING AND REPAIRS PROJECT TO GERACE CONSTRUCTION COMPANY, INC., AND AMEND THE PROJECT BUDGET

Whereas, It is necessary to complete the Geddes Dam Gate Recoating and Repairs Project to replace failed coatings; repair and replace corroded structural components; address State of Michigan Dam Safety Unit comments; improve maintenance, operation, and safety;

Whereas, Structural inspection of the gate has identified major issues including significant section loss of structural steel members due to advanced corrosion, bent steel members, excessive wear and failed components;

Whereas, it has been determined that it will be more costly to repair the gates as originally planned than it will be to fabricate new gates for complete replacement;

Whereas, The Geddes Dam is critical infrastructure and is classified as a high hazard potential dam and a recreational dam;

Whereas, Gerace Construction Company, Inc. (Gerace) was awarded the Geddes Dam Gate Recoating and Repair Project as part of Resolution R-19-195 on May 6, 2019; Whereas, Funding in the amount of \$281,416.90 is available in the approved FY20 Parks Maintenance and Capital Improvements Millage capital budget;

Whereas, Gerace complies with the City's Conflict of Interest, Living Wage and Non-Discrimination ordinances.

RESOLVED, That the Park Advisory Commission recommends Council approves Change Order No. 2 in the amount of \$281,416.90 to the Contract with Gerace for the Geddes Dam Gate Recoating and Repairs Project and increase the construction contingency by \$27,200 for a total of \$110,000.00 to cover potential contract change orders for a total contract amount of \$1,184,316.90 (\$74,800 for

unrelated Barton repairs funded from a non-Parks source) to be expendable for the life of the project without regard to fiscal year, and amends the project budget to \$1,300,916.90.

Yeas: 8 - Galardi, Morrison, Borgsdorf, Ramaswami, London, Appel, RAC Rep. Kraut, and Skylis

Nays: 0

8-B [19-1777](#) Resolution to Recommend Plan for "Parks Fairness" Funds

Attachments: PAC_AdditionalFundsCS2.pdf

Smith and P. Morrison explained that the funds are being recommended to be primarily allocated to Community Action Network (CAN), the Ann Arbor Skatepark, future bridge repairs, and then a portion is to be retained for consideration of use later in the fiscal year.

The Commission discussed CAN, restrictions for funds being spent, capital projects requiring funding, skatepark lighting, sustainability efforts as they relate to the proposed funding, and considering funding for items related to Parks staff needs.

Moved by Kraut, seconded by Ramaswami to recommend the Plan for "Parks Fairness" Funds.

On a roll call vote the vote was as followed with the Chair declaring the resolution passed.

PARKS ADVISORY COMMISSION RESOLUTION RECOMMENDING WHERE TO ALLOCATE FUNDS RECEIVED (\$389,168) FROM THE PARKS "FAIRNESS RESOLUTION"

Whereas, a vibrant, extensive, and healthy parks system is part of every great town and city;

Whereas, Ann Arbor residents value their parks, and recreational facilities and support these amenities through their taxes and patronage;

Whereas, The Fiscal Year 2020 Parks operating budget was increased by \$389,168 due to the Parks "Fairness Resolution" – a Council adopted administrative policy that states that the Parks & Recreation budget be increased at the same percentage as the

average General Fund overall budget percent increase;

Whereas, This amount is larger than in years past and provides opportunity to further capital project needs across the Park system;

Whereas, PAC has identified budget priorities as sustaining facilities and activities for all residents, especially low income residents where services are perhaps otherwise not available;

Whereas, Community Action Network provides crucial services at the Bryant and Northside Community Centers and has seen a reduction of \$18,500 in their Fiscal Year 2020 operating funds;

Whereas The Gallup Park Vehicle Bridge is a critical piece of infrastructure in the enjoyment of Gallup Park and is in need of replacement in 2023/24;

Whereas, The Ann Arbor Skatepark is a world class, popular facility used virtually year round, for no charge;

RESOLVED, That PAC recommends allocating the additional \$389,168 in Parks funding in the following manner:

1. Increase CAN’s FY20 contract with the City by \$18,500.
2. Allocate \$100,000 toward the installation of lights at the Veterans Memorial Park Skatepark.
3. Allocate \$145,668 toward the replacement of the Gallup Vehicle Bridge in 2023/24.
4. Hold the remaining \$125,168 in contingency until the May 2020 PAC meeting for further discussion.

Yeas: 8 - Galardi, Morrison, Borgsdorf, Ramaswami, London, Appel, RAC Rep. Kraut, and Skyllis

Nays: 0

9 LAND ACQUISITION MATTERS

The Parks Advisory Commission entered a closed session at 5:13 p.m. to discuss Land Acquisition.

Closed session was exited at 5:46 p.m.

LAND ACQUISITION MATTERS

Moved by Kraut, seconded by Appel to Recommend City acquisition of fee title to 4.95 acres of property identified in application ID 2019 01 with seller's conditions and approval of the contribution of funds not to exceed \$180500 from the open space and parkland preservation millage

Motion passed unanimously.

10 SECOND PUBLIC COMMENT (Not Limited to Agenda Items)

None.

11 COMMUNICATIONS

11-A [19-1779](#) Park Planning Capital Project Update

Attachments: 2019-09 PAC Update.pdf

Received and Filed

11-B [19-1780](#) PAC Council Update

Attachments: PAC COUNCIL UPDATE 9_2019.pdf

Received and Filed

11-C [19-1781](#) Parks Project Status Table

Attachments: Parks_Project_Status_Table-FY2020.pdf

Received and Filed

12 CLOSED SESSION

None.

13 ADJOURNMENT

Adjourned at 5:47 p.m.

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Paige Morrison, Chairperson of the Park Advisory Commission

/kvl