



Parks and Recreation Advisory Board

Thursday, October 3, 2024, 7:00 p.m.

M/M Senior Center

3500 Marais Avenue, Royal Oak, MI 48073

Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at 248-246-3050 at least two (2) business days prior to the meeting.

	Pages
1. Meeting Called to Order	
2. Approval of Minutes	2
3. Public Comment	
4. City Commission Comments	
5. Staff Comments	
6. Business	
a. Review of Amended Plans for Memorial Park Field #3 Seating Area - RO Leprechauns	5
7. Subcommittee Reports/Comments	
8. Items Not on the Agenda	
9. Upcoming Events	
10. Adjournment	
11. Next Meeting: November 7, 2024	



Minutes

Parks and Recreation Advisory Board

September 5, 2024, 7:00 p.m.
M/M Senior Center
3500 Marais Avenue, Royal Oak, MI 48073

Present: Sarah Kindinger
Melanie Macey
Brigitta Burgess
Tony Rennpage
Sue Wells
Hannah Holliday
Perry Abbey

Absent: Ryan Danescu

1. Meeting Called to Order

Meeting called to order at 7:01 pm.

2. Introduction of Nikki McEachern - Superintendent of Recreation

Rec. Superintendent introduced herself to the board and provided a brief background of her experience. She notified the group of the upcoming Hamer-Finch Wilkins statue. She offered board members the opportunity to schedule one-on-one meetings with her. The board alternated taking turns introducing themselves.

3. Approval of Minutes

Moved by: Melanie Macey
Seconded by: Sue Wells

Motion to approve the minutes of the August 1, 2024 Parks and Recreation Advisory Board meeting.

Motion Adopted

4. City Commission Comments

Commissioner Macey reiterated the unveiling of the Hamer Finch Wilkins statue and provided a brief history of the family.

5. Public Comment

Peter Berg 515 Potter Ave - spoke regarding the Whittier Park pickleball courts, noting that the problem of late play on the court persists and it creates a nuisance. The board discussed the issue, and made several suggestions to remedy the issue.

Pat McGhee spoke regarding a dangerous condition on the rope ladder at Elks Park, noting that he sent an email to the DPS general and was not responded to. He also mentioned the Gatsby Cannabis banner which may have damaged the pavilion at Starr Jaycee.

6. Business

6.a 2024-2025 Meeting Calendar Discussion

The board reviewed a calendar and decided to change the January 2, 2025 meeting to January 8, 2025 and to not meet in July 2025.

Moved by: Hannah Holliday

Seconded by: Perry Abbey

Motion to change the January 2nd 2025 meeting to January 8, 2024 and to not meet in July 2025.

Motion Adopted

6.b Continued Discussion of Park CIP Planning Process

The board and staff discussed the CIP planning process, and how to implement an engagement strategy in advance of the budget submission process. Superintendent McEachern noted she'd study the draft process and facilitate additional discussion at a future meeting.

7. Items Not on the Agenda

Director Filipski responded to inquiries about the claims from the golf course operators that money was not allocated to the course as promised with the sale of the Normandy Oaks golf course, noting that improvements were made to the cart paths and parking lot.

He also reported that the proposed parking at Lawson Park may not be possible because the park was removed from the CDBG eligible areas.

Member Wells discussed a tour she took with the golf course operators and reported positively on the amount of activity there.

Member Abbey echoed Member Wells' sentiments regarding the golf course, and noted that he wanted to see a plan for which tennis/pickleball courts will be target for repair/replacement.

Member Wells noted that there should be a better way to measure actual use at athletic courts.

Member Burgess shared a report from the grants subcommittee which highlighted some priorities for the board and staff to consider.

8. Upcoming Events

9.23.24 2pm - Hamer Finch Wilkins statue unveiling.

9. Adjournment

Motion to adjourn at 8:18pm.

Moved by: Brigitta Burgess

Seconded by: Sue Wells

Motion Adopted

10. Next Meeting: October 3, 2024



Review of Proposed Seating Area at Memorial Park Field #3 – RO Leprechauns
9.23.2024

Parks and Recreation Advisory Board Members:

On February 12, 2024, the City and Red Sox/Northwoods – the organization that coordinates collegiate-level baseball at Memorial Park – entered into a 2nd amendment to their joint operating agreement which permitted the installation of a ‘viewing deck’ seating area adjacent to Memorial Park’s field #3, with all expenses to be paid by Red Sox/Northwoods..

The agreed-upon proposal referenced the use of Trex brand composite decking as the primary construction material. Upon further examination to ensure adherence to applicable codes, the various requirements for a raised deck added a significant amount of unanticipated expenses.

Subsequently, Red Sox/Northwoods presented an alternative proposal for the installation of a porous paver surface in lieu of the Trex material. Because the 2nd amendment specifically mentions Trex, it requires revision and approval in order to permit the proposed alternative.

Staff in the building and engineering departments reviewed and preliminarily approved the use of porous pavers, subject to certain requirements.

I have drafted an amendment to the joint operating agreement which references the new proposal and stipulates certain other requirements relating to construction and maintenance. It is currently under review by the city attorney’s office. Assuming the attorney’s office approves the amendment language, it will be presented to the City Commission for approval at a future meeting.

The attached proposal is presented to the Parks and Recreation Board here for review. If the board finds the proposed changes acceptable, a motion from the board indicating approval will accompany the memo to City Commission.

Depending on the timing of subsequent approvals, this improvement may be constructed as soon as October or November of this year, weather conditions permitting, or else in the spring of 2025 before opening day.

The following resolution is recommended for consideration:

The Royal Oak Parks and Recreation Board approves the revised proposal for the installation of a patio seating area using porous pavers, and, pending review and approval of amended agreement language, recommends presenting it to City Commission for further consideration.

Respectfully Submitted,

Aaron Filipski
Director, Recreation and Public Services

**Royal Oak Leprechauns
Pervious Patio Permeable Porous Paver Project
September 16, 2024**

Proposal

The Michigan Red Sox, Inc dba the Royal Oak Leprechauns request to install approximately 980 square feet of pervious, permeable, porous patio pavers on the south side of the turfed bullpen of field #3 at Memorial Park. Please see **Appendix A** for an overhead location.

The Michigan Red Sox, Inc propose to install Unilock Eco-Priora (standard) Paver Patio of Beechwood Color with a permeable installation using a timber support wall along fence (approximately 70 feet) that is pressure treated due to ground contact and at ground level with a slight pitch to the east side. Installation would consist of tear out and replacement of a 10-12 inch depth, using a clear aggregate base, course bedding and clear fine stone. See **Appendix B** for stone sample or go to website www.unilock.com/product/eco-priora-chicago

Michigan Red Sox, Inc has secured three different contractors to perform this project and will negotiate a final price with each contractor before selecting said contractor. Project is being paid in full by Michigan Red Sox, Inc. Each contractor has been instructed to discuss their building process with the City of Royal Oak Engineering and Building Departments prior to beginning any work.

1. Domenico Brick Paving & Landscape

590 Vinewood Ave
Birmingham, MI 48009
info@domenicobrickpaving.com
248-399-8807
domenicobrickpaving.com

2. N & T Landscaping Service, Inc.

67154 Rose Dr.
Washington, MI 48095
586-745-3020
nandtlandscaping@gmail.com
www.nandtlandscaping.com

3. Christian Brothers Outdoor Services

Nicole Bodell and Jess Smith
9672 Colonial Ave
Grant, MI 49327
[\(231\) 301-2672](tel:(231)301-2672)
info@cboutdoorservices.com
<https://cboutdoorservices.com/>

Timeline

Michigan Red Sox, Inc. will install porous, pervious, pavers for a patio prior to temperatures consistently below forty degrees. The goal is to install the patio prior to December 1, 2024. The project will take three to five days to complete. If approvals are not met prior to weather concerns, the project will commence in May 2025 with completion by May 23, 2025.

History and Background

The second amendment to the Joint Operating Agreement between the Michigan Red Sox and the City of Royal Oak was signed on February 12, 2024, which, in part, stated Michigan Red Sox would be installing two Trex decks along the first and third base sides of field #3 at Royal Oak Memorial Park. (Item 3. E.)

The contracted builder failed to get preapprovals and lacked communication with the City of Royal Oak Building Department. Upon doing so, the builder required Michigan Red Sox additional funds and tried to make adjustments.

The first base side Trex Deck would be too costly and Michigan Red Sox are looking into other options at this time. Michigan Red Sox, Inc are requesting a delay in making improvements to the first base side Trex Deck according to second amendment to the JOA. At this time, the Michigan Red Sox, Inc. are requesting the first base deck project be stricken from our agreement until more detailed information can be gathered.

The third base Trex Deck production was modified by the builder with the Royal Oak Building Department to change into a cement slab in the same location. Prior to installing the cement slab, the Michigan Red Sox, Inc were able to see the actual traffic flow in the requested area during high traffic times and felt the narrowing of such area would make the walkway unsafe.

In early June 2024, the Michigan Red Sox met with City of Royal Oak Facilities Superintendent Matt Exley who suggested moving the cement slab to a different area for better egress and ingress of the park. The Michigan Red Sox agreed, received tentative approval from City of Royal Oak Director, Department of Public Service & Recreation Aaron Filipski. Prior to beginning the work, City of Royal Oak City Engineer Holly Donoghue determined "memorial park was at or near its hard surface capacity" and halted the production of the patio.

The Leprechaun season took priority and the "deck" was put on hold but discussions continued as to how to make the hospitality suite. In various discussions, it seemed a deck or pervious paver surface would make more sense to meet all criteria. A one step deck was presented to city officials.

In early September 2024, the Michigan Red Sox, Inc. received the following email communication from Interim City Manager Mark Wollenweber and City Engineer Holly Donoghue...

*From: Donoghue, Holly <HollyD@romi.gov>
Sent: Wednesday, September 4, 2024 11:31 AM
To: Wollenweber, Mark <Mark.Wollenweber@romi.gov>
Subject: Memorial Park detention*

Mark,

Here are the definitions of improvements that would trigger the [detention ordinance](#).

ADDITION

Any addition to an existing building.

DEVELOPMENT

Any new building, or paved driveway, parking lot or sidewalk, not including public roadways.

RENOVATION

Any existing building converted to other use or structurally altered, and which requires a City building permit and/or site plan for City Plan Commission review and approval as described in § [770-12](#), Site plan review, or any similar ordinance. Also, any paved parking lot, private street, drive or sidewalk removal and replacement. Renovation shall also include the pulverizing and/or crushing of existing pavement for use as a new pavement base material.

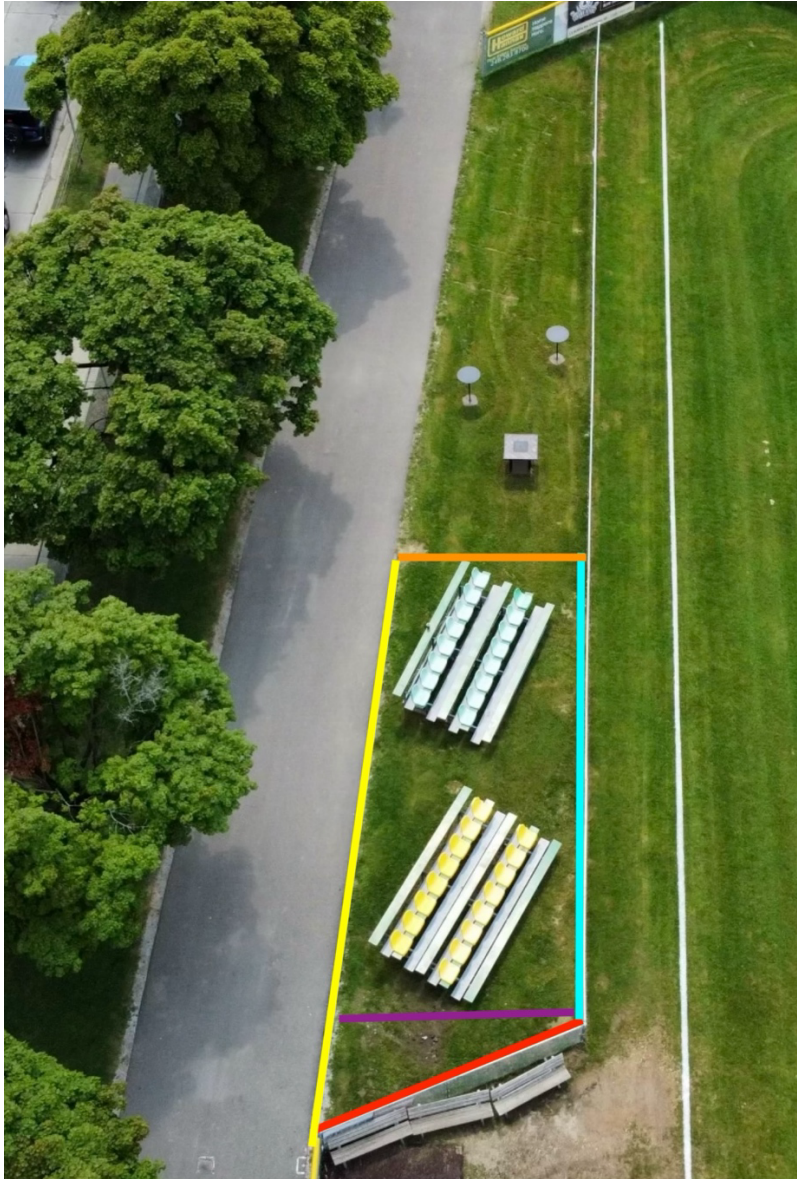
Based on these definitions, I supposed we could make the argument that a pervious gravel base with overlying pervious decking would not trigger the ordinance. It is not really in the spirit of the ordinance, but can be justified.

*Holly J. Donoghue, P.E.
City Engineer*

After final contractor quotations, the affordability of the “deck” did not make economic sense due to various building requirements and the necessity of meeting ADA specifications. A more attractive alternative would be a porous, pervious paver installation turning an uneven grassy surface into a pervious hard surface area that would accommodate all groups and allow for a more pleasant viewing experience at Memorial Park for baseball, flag football, and all other events.

Appendix A

**Pervious, Porous, Permeable Paver Patio
31050 Woodward Avenue
Royal Oak, MI 48073**



Legend

Yellow Line = 50'

Red Line = 20'

Aqua Line = 40'

Orange Line = 17.5'

Purple Line = 19.5'

Project Defined

We are looking to install a flat surface in this area of Royal Oak Memorial Park adjacent to Field #3 that allows small groups to gather and enjoy the game/entertainment. We plan to place tables and chairs on this surface. The surface would be at the same level as the existing blacktop to meet the needs of all spectators. This project is projected to cost between \$25,000 - \$40,000 and would be completely paid for by Michigan Red Sox, Inc.

Appendix B


Paver Specifications: <https://unilock.com/product/eco-priora-chicago/>

UNILOCK


DREAMPRODUCTSLEARNREQUEST A CATALOGGET A FREE ESTIMATE

ECO-PRIORA™

PRODUCT DETAILPRODUCT GALLERYTECHNOLOGIESCOLORSINFORMATION




SIERRA - 5"X10"




ECO-PRIORA™

Simple shapes and a smooth surface texture give this permeable paver system a sleek, contemporary look. Special spacer bars create a 7mm gap between Eco-Priora units which allows water to flow through. When installed on an open graded base with a fine stone chip between the joints, this allows rainwater to permeate the paved surface where it can then be absorbed by the subsoil. In residential areas or commercial developments where there are restrictions on the amount of land that can be covered with non-permeable surfaces, using Eco-Priora to turn a driveway or parking lot into a permeable surface can be very useful. However, the environmental benefits of reducing the load on municipal stormwater runoff systems, along with reduced puddling and ice build-up, are relevant for any project. For large scale commercial projects, special order colors and textures are available.


COLORS




APPLICATIONS




Borders and Accents




Driveway



Heavy Duty Vehicular




Patio & Walkway



Permeable

SHAPE AND SIZE



5"X10"

120mm x 240mm x 80mm

4 3/4" x 9 1/2" x 3 1/8"

Page 10 of 10