

A meeting of the Normandy Oaks Task Force held on Monday, February 19, 2018 at the Royal Oak Library located at 222 E 11 Mile Road, Royal Oak. The meeting was called to order at 6:00 pm by Chairperson Ripinski. Present were Mayor Pro Tem Douglas, Commissioner Gibbs, Commissioner Macey and Ms. Jill Robinson.

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APPROVAL OF MINUTES

Moved by Douglas
Seconded by Macey

Be it resolved, the minutes of February 5, 2018 are hereby approved.

Adopted unanimously

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PRESENTATION

Mr. Jeff Huhta of Nowak and Fraus gave a presentation of the new designs. They created a phase 1 plan for \$3 million and a phase 2 that included all the amenities for \$5.5 million. They included 11 elements in the plan that were requested. The plan was to get all the earth work done first. Phase 1 includes one soccer field, economy version splash pad, manicured lawn, playground, pavilion/picnic shelter, parking lot, bio-swales, retention pond, picnic shelter, open lawn area, paved perimeter path for the west loop, aggregate perimeter path for the east loop, foot bridges, sledding hill, expanded parking, maintenance shed, vegetative buffering and a mowed pathway. The plan shows 188 parking spaces and they felt that it will support the infrastructure being proposed in phase 1.

In looking at the cost estimates they provided a certain amount of infrastructure for Elks. The parking amenities need to be part of phase 1. The playground, ballfield, tennis and basketballs courts in Elks are off the original phase 1 because they now have CDBG funding to use for upgrades. They were going to extend the water main to loop up to Nakota, which will provide water service to splash pad, pavilion, hydrants, etc. They also mapped out grading and what they can utilize. The storm water connections will have upgrades as well. With the concerns with flooding on Normandy they are looking to have the catch basins part of the storm water detention to mitigate flooding concerns.

Mr. Bob Ford of Nowak and Fraus spoke about the sidewalk that will be adjacent to bridges. They are creating bio-swales to channelize water into the ground. He went into details of the prairie feel, Oak Savannah, having signs throughout to educate visitors. He showed two different splash pads; one was within budget and the other was outside of the budget. The water sprays do not run continuously. Once the feature button is pressed it water will spray for 2-4 minutes and then it shuts off. If they are using storm water, it could cost \$80k per year. The cost for recycled/purified water is \$8-10k per year but has a higher up-front cost. He reminded the committee that they could charge \$1 for use and would be able to get a profit to pay for the splash pad maintenance.

Mr. Huhta explained that the masterplan has everything filled in the overall dollar value is \$5.5 million for everything in the plan. Elks park includes parking, soil erosion, storm system, paved pathways,

drinking fountain, basketball, tennis, baseball, landscaping and signage. The up-front costs for Normandy Oaks includes parking lot construction, paved parking and trails for \$3.6 million.

Chair Ripinski clarified that the pavilion picnic shelter would include bathrooms, plumbing and lighting. Mr. Huhta stated that was correct.

The committee discussed soil erosion control, underground utilities, grading of soccer fields, bioswales, mowed pathways, cost of security cameras, seeking out more grants or crowdsourcing for additional funding.

Moved by Robinson
Seconded by Macey

Be it resolved, the task force approves the presentation with minor adjustments to be prepared prior to submitting to the city commission.

Adopted unanimously

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PUBLIC COMMENT

Mr. Bill Gleason, thanked Nowak and Fraus for their presentations. He wanted to know if the aggregate paths were going to be an ada issue. He hoped the restrooms would have changing rooms.

Mr. Pat McGee, 4524 Elmhurst, stated that a comment was made from Mr. Clarke that the parking lots were close to the development and they were told the city would work with them. He felt it was disingenuous that they wouldn't work with existing residents. The Troy Aquatic Center is close by and wanted to know how they are going to compete with that. Are there going to be charging stations in the parking lots? Would the splashpad be turned into skating rink in the winter? Does parking lot have to be paved? Would there be a loss of water pressure to existing homes? Are Robertson Brothers paying for the buffering of trees?

Mr. Robert Luxon, 3819 Greenway, commended them for their hard work. As a senior he didn't see anything to offer him personally. He stated \$3 million isn't a lot of money. Most construction sites run 10% over costs. He didn't want them to go to tax dollars to maintain. Sometimes they can't afford things. The departments are struggling now to maintain what they have and they should take that into consideration.

Ms. Katie Buzcoskie, future resident at Robertson Brothers was curious about maintenance costs reoccurring. How are they going to keep people coming to the area with the Troy Aquatics Center so close? She didn't see fencing around the splash pad. She hoped the splash pad was being used in the right way and wanted shut offs in place for the water usage.

Ms. Carol Hennessey, 258 E 12 Mile, liked the plan and felt they could get grants for the park. They need sponsors for the soccer fields and splash pad. They have enough big businesses in royal oak to help. She asked if the pavilion by the splash pad is going to have a concession and if not, could they add one? They could get high school students to run it and make money for them and the park. She didn't like the idea of a splash pad in the downtown.

Mr. George Gomez, 2018 Guthrie, felt overall that the plan is a tremendous balance for everyone.

Mr. Mark Comptois, 4127 Elmhurst, thought the plan was fantastic and had a terrific design. He liked not having the park fenced in, the proposed prairie area and starting with some pathways that were not paved in phase one. There is a pumphouse off Normandy that they could use for storage and they wouldn't have to lose trees.

Mr. Tony Snow, 343 W Harrison, thought a splash pad would be better located in Worden Park since people are employees at the arena already. He approached royal oak baseball about concession stands and they do that because they play five days a week. The soccer fields would only be used for a couple of months.

Ms. Laura Harrison, 2729 Trafford, stated that this plan is probably the best of what she has seen so far. She wasn't happy in the beginning as she wanted a senior friendly park. There are two kinds of parks; passive and active and they don't mix well unless it's Belle Isle. They have 50 other parks in the city. Why not put the splash pad at Red Run? They should fence in the splash pad one way or another.

No name given, 3071 Harvard, stated there was someone who had a concern with small children and drowning and she didn't hear any comments about that. She was less concerned with someone drowning at the splash pad as opposed to the larger water areas. She suggested leaving the north fence up.

Mr. Peter Cars, moving into the Normandy Oaks Robertson Brothers development stated that originally there was going to be a volleyball court and he thanked them for taking that out. It would be nice if the whole park was passive.

Meeting adjourned at 7:55 pm.

Melanie Halas, City Clerk