

**MINUTES OF A BOARD MEETING OF THE  
RECREATIONAL AUTHORITY OF  
ROSEVILLE AND EASTPOINTE  
HELD ON THURSDAY, JANUARY 26, 2012**

The meeting was called to order at 6:04 p.m. at the Roseville Recreation Center, 18185 Sycamore, by Vice Chairperson Klinefelt with the following Board Members present:

Duchane and Switalski

Administrators present: Anthony Lipinski

Motion by Switalski, seconded by Duchane, to approve the minutes of the January 12, 2012 meeting, as written.

Yeas: Switalski, Duchane and Klinefelt

Nays: None

**MOTION CARRIED**

Six candidates were interviewed for the fifth seat on the Recreational Authority Board.

Frank Maisano's interview began at 6:05 p.m. and concluded at 6:12 p.m.

Gerald Sanscartier's interview began at 6:15 p.m. and concluded at 6:23 p.m.

Chairperson Aiuto arrived at 6:28 p.m.

Russ Goodrich's interview began at 6:30 p.m. and concluded at 6:46 p.m.

Jeff Kroll's interview began at 6:48 p.m. and concluded at 6:57 p.m.

Rich Albright arrived at 6:58 p.m.

Dwayne Dye's interview began at 6:58 p.m. and concluded at 7:12 p.m.

Charles Frontera's interview began at 7:14 p.m. and concluded at 7:26 p.m.

**Presentation by Anderson, Eckstein & Westrick, Inc. and Partners in Architecture, PLC:**

Presentation by Mr. Lockwood of Anderson, Eckstein & Westrick, Inc. and David Gassen of Partners in Architecture, PLC on status of building issues and preliminary plans for building renovations.

Mr. Lockwood presented a drawing with the additions on it; footings on exterior have shown significant deterioration; footings were tested and it was early concrete deterioration – the concrete is crumbling.

Board Member Switalski asked can we sue anyone because insurance won't cover it. Mr. Lockwood replied that it is too late to sue and he is correct that insurance won't cover it.

Mr. Lockwood said that no one had the funds to address this so last year at this time we were looking at what would we do just to fix the footings and the price tag was \$750,000; at that time should improve the building so we got an architect involved and then the Recreational Authority discussions began so we asked if we could put this off until the decision is made regarding the Authority; got involved with Partners in Architecture and thought this was the best solution for both communities; our architect, Mr. Neiman, put together about a \$3,000,000 improvement.

Board Member Switalski asked if the footings on the shaded red area are all bad. Mr. Lockwood explained that the exterior footings look like they are bad, not the interior with the exception of the gym, but would need to examine all the footings. Mr. Gassen explained that it is not as evident on interior footings as outside footings but it is happening. Mr. Lockwood explained that they took three cores of the footings - one was all concrete, one with rubble and one was half and half. Chairperson Aiuto asked if Frazho Road had the same defect in the concrete and that is why Frazho crumbled. Mr. Jakubiec asked if the cement itself was bad not just how it was mixed. Mr. Lockwood replied yes.

Vice Chairperson Klinefelt asked if the \$690,000 in the January 6, 2010 letter is the original \$750,000 estimate. Mr. Neiman responded that the thought process would be to consider expansions and/or replacement walls as part of an improvement process. Vice Chairperson Klinefelt asked if fixing the problem for \$700,000 addresses the interior footings also. Mr. Lockwood responded that it would fix all footings. Vice Chairperson Klinefelt said that on November 22, 2011 they came up with a \$2,147,000 – 8,100 square foot addition and then the next day we have a \$4,392,000 – 17,000 square foot two story addition; and final one for 48,000 square feet at \$11,046,000 which is a total replacement of facility and asked if all of this stuff was looked at before the Authority was created. Mr. Neiman said that all things considered Vice Chairperson Klinefelt has a very good grasp of what is there and this is just options – the \$700,000 is the bottom line and a component of that is building brand new walls for improvements and the other numbers were to illustrate that recreation centers are from here to here.

Executive Director Lipinski said that we did have initial meetings to explore the possibility of creating a recreational authority but wanted to come up with some preliminary costs to fix the building and/or expansion costs and jotted down needs program wise between Eastpointe and Roseville and gave them to Mr. Neiman and Mr. Lockwood. Vice Chairperson Klinefelt said that before this was on the ballot Roseville told residents that the building would be fixed and expanded but doesn't know to what extent they were told this so she will need to have further discussion on this. Mr. Neiman explained that he just left a conference that highlighted the merits and benefits of combining recreation for two communities and what grants or things may be available. Chairperson Aiuto said there was never a guarantee that there would be an expansion. Board Member Duchane said his concern is that you get into a rebuild and it always leads from one thing to another thing and wants to proceed to ensure that in this particular case we really know what the contingency has to be planned for as to what we are going to run into in the building. Vice Chairperson Klinefelt said she has never seen a renovation without unusually high cost overruns. Board Member Duchane said the second part is a Board policy – normally if he gave someone a problem – take an operating millage for continual and sustainable services and take a chunk out for fixed debt and the challenge is that the revenues will dwindle so why would you go into a construction project and asked does the Act allow the Authority to submit to the residents for a debt levy. Vice Chairperson Klinefelt said she read that you could; could take out debt but pay back out of the millage and wants to make one hundred percent sure of what the law says. Board Member Duchane thanked them for indulging him and Vice Chairperson Klinefelt on this since the other members had seen this before. Board Member Duchane asked what is the best solution for the Authority's primary facility and if we have the ability to do it right and we can issue debt in some other manner we should give that a fair shake. Chairperson Aiuto said he would like them to get an understanding that this is what has gone on and the other part needs to be discussed in depth with the finance people and attorneys. Vice Chairperson Klinefelt asked the Board if she can meet with Mr. Lipinski and have him show her what all the fixings are. Chairperson Aiuto said he has no problem with that and in March the Board will get into the finances and budget. Board Member Duchane said that the footings have to be done no matter what. Board Member Switalski suggested that we hear the engineers' part and if we are getting together in a week or so maybe we should layout our situation on funding or there is some option on bonding. Vice Chairperson Klinefelt said she doesn't know if she would be ready for that in a week. Board Member Switalski said he would think legal counsel and administration could give us an answer on our legal rights. Board Member Duchane said the repair is there but logic does compel him to say how do you make it better and would be a bit challenging to market a bond at this time. Chairperson Aiuto said that anyone who wants to can see Mr. Lipinski and he can show them the walls are cracked. Board Member Duchane asked was Roseville's City Council and Administration convinced that this building had to be addressed in

the short term with minimal repairs. Chairperson Aiuto replied absolutely and they were at the point where they were going to close a portion of the building because of safety concerns.

Board Member Switalski asked that they layout the document in front of the Board with the options so they have an idea of what they are. Mr. Neiman said the drawing is the existing footprint of the building – colors show north which would be gymnasium space; activity and meeting rooms and a space that is used for storage; next print is the additional gymnasium space, expansion into the parking lot for the seniors and more support activities and an additional entrance at a cost of \$2.1 million; doesn't have Option 3 designed. Vice Chairperson Klinefelt asked is there an actual second floor or would it be open space. Mr. Neiman responded that it would be an elevated walking track and this is just a conceptual design. Board Member Duchane asked did you take into account HVAC for the addition. Mr. Neiman replied yes this would all be new.

Mr. Jakubiec asked is there anything else with the addition on this building such as the roof. Mr. Neiman replied that he hasn't looked at the roof but has heard there is roof replacement. Mr. Jakubiec asked where the seniors and everyone will go while construction is done. Executive Director Lipinski replied they will go to the Eastpointe Community Center. Vice Chairperson Klinefelt said this \$690,000 doesn't include roof replacement but does the \$2.1 include roof replacement. Mr. Gassen replied that you wouldn't want to do renovations to the building until you did a study of the whole building and get an analysis. Vice Chairperson Klinefelt said that we don't have a capital improvement line item in the budgets given to us and don't know the total cost of the basic repairs to the roof, don't know the condition of the HVACs, etc and we have to find out what the cost is on the very basic repairs that have to be done to this building. Chairperson Aiuto said this estimate was what was given to them just before the Recreational Authority was discussed and know we need to have a study done of the building first. Mr. Gassen replied that first there is a full facility assessment before you make solid decisions on what direction you are going and this will impact what this addition will look like.

**Discussion and/or Action on Proposed By-Law Revisions:**

Mr. Albright explained that Mr. Tomlinson and he discussed how the language should be structured for Section 4.2 and believes this language is what the Board is looking for. Chairperson Aiuto asked the Board if there was anything missing or needed changing. Board Member Duchane responded that Section 4.2 is well crafted and gives the Board intent to make appointments, consideration of the various parties, provides the flexibility for the Board and he is satisfied with the language change. Vice Chairperson Klinefelt responded that it is complicated but addresses the needs of both situations. Board Member Switalski responded that he thinks the document is good the way it is. Board Member Duchane commented that the other changes were pretty straight forward.

Motion by Switalski, seconded by Duchane, to approve the By-Laws.

Yeas: Switalski, Duchane, Klinefelt and Aiuto  
Nays: None

**Discuss Resolution No. 1 – Organization of the Recreational Authority:**

Vice Chairperson Klinefelt's opinion is that we don't need Paragraph 2 and that it exists solely because it was a product of a fire authority template and we all know what our intent is. Board Member Duchane agreed that Paragraph 2 can be removed but we will need to have the employees begin to report to the Authority on some date. Chairperson Aiuto asked does Paragraph 2 address anything that isn't addressed in Paragraph 11. Board Member Duchane suggested that the Board needs to come back with a personnel resolution to make this transition. Chairperson Aiuto commented that he believes Paragraph 11 covers what is in Paragraph 2. Mr. Albright commented that when he discussed this with Mr. Tomlinson they both were of the opinion that it would be appropriate to delete Paragraph 2. Board Member Switalski concurred. Vice Chairperson Klinefelt asked do we approve a resolution when

Appendix A is not there. Chairperson Aiuto responded that we need to have an Appendix A or remove it from the resolution. Board Member Duchane responded that if we don't have it ready we can remove it and thinks that Mr. Lipinski has worked ahead on financial and business models and will continue to do that and don't need to give him direction to do that. Chairperson Aiuto asked the Board if there was anything else. The Board agreed that it is all set. Chairperson Aiuto directed Mr. Albright to remove Paragraph 2 and Appendix A.

Motion by Duchane, seconded by Switalski, to place Resolution No. 1 – Organization of the Recreational Authority as an additional agenda item.

Yeas: Duchane, Switalski, Klinefelt and Aiuto  
Nays: None

Motion by Klinefelt, seconded by Switalski, to approve Resolution No. 1 with the deletion of 2 and any reference to Appendix A.

Yeas: Klinefelt, Switalski, Duchane and Aiuto  
Nays: None

**Discussion and/or Action on Fifth Board Member Appointment:**

Board Member Switalski asked if it is possible to have a meeting in one week to make an appointment of the fifth board member. Chairperson Aiuto said the only night he has open next week is Thursday. The Board set up a tentative meeting on February 16<sup>th</sup> at 6:00 to vote on the fifth board member and get a legal opinion on potential debt.

**Hearing of the Public:**

Walt Jakubiec asked is there anything in the budget for a full-time inspector because he would like to see one during all phases of construction on the building.

**Director Report:**

Mr. Lipinski thanked AEW and PA for the presentation on the building; he did receive a letter from the former architectural firm for the building and gave Board Members a copy for their records; had some conversations with Todd Rubino who is the current president of the Eastpointe Youth Baseball League regarding consolidating the leagues; thanked Board Member Duchane for providing him with a ton of reading material; spoke with Maureen Carter regarding some field operations and his main concern is to get started with the baseball fields and soccer fields and there is a concern just based on some of the information he has heard regarding scheduling. Vice Chairperson Klinefelt asked who he should talk to regarding this information. Mr. Lipinski replied that he was given the names of Greg Brown and Greg Verkest. Board Member Duchane said he has told Eastpointe's people to do what they do with the basic prep of the fields. Mary Grant said Eastpointe has a field permit book and they call in get put in the book and Maureen signs off on it. Mr. Lipinski said the Eastpointe high school baseball coach expressed his concern with the condition of Memorial Field. Chairperson Aiuto said that Roseville now has three demolished schools and asked if there has been dialogue with them regarding using those for baseball practice. Mr. Lipinski said he has talked with the Superintendent and the main concern is maintenance (who is going to cut the grass). Vice Chairperson Klinefelt said it isn't the Recreational Authority's responsibility to maintain the parks because they are paying for lining the fields, etc. Board Member Duchane said the cities will treat the Recreational Authority as a contractor using our fields and parks. Mr. Lipinski said he does the programming so he wants to make sure no one else is scheduling; told the Board Members that they need to start thinking about the role of the Recreational Authority Board in regards to the cities two recreation commissions. Vice Chairperson Klinefelt suggested that those two commissions become one commission with the existing members and make recommendations to the

Recreational Authority. Mr. Lipinski informed Vice Chairperson Klinefelt that the Roseville commission is a policy making commission.

**Board Member Reports:**

Vice Chairperson Klinefelt had no report.

Board Member Duchane had no report.

Board Member Switalski had no report.

Chairperson Aiuto thanked everyone for their time.

Motion by Duchane, seconded by Klinefelt, to adjourn the meeting at 8:40 p.m.

Yeas: Duchane, Klinefelt, Switalski and Aiuto

Nays: None

**MOTION CARRIED**

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Linda S. Lince, Acting Secretary