

**Charter Township of Van Buren  
Recreation Committee Meeting Minutes  
March 09, 2021 via Zoom**

**CALL TO ORDER:** The meeting was called to order at 5:46 p.m. by Charles Coleman.

**Members Present:** Clerk Wright, Denise Willoughby, Kimberly Nofz, Tammy Wall, Charles Coleman, Todd O'Neill joined after roll call

**Excused:** Daniel Belanger

**Unexcused:**

**Staff Present:** Deputy Director Zanglein, Director Best, Executive Assistant Elizabeth Renuad, and Secretary Dohring.

**Audience:** 5 via Zoom

**APPROVAL OF AGENDA:**

Motion Wright, Wall seconded to approve the agenda

**ROLL CALL:**

Yeas: Nofz, Wall, Willoughby, Wright, Coleman

Nays: None

Absent: Belanger, O'Neill

**Motion Carried**

**APPROVAL OF MINUTES:**

Motion Wall, Willoughby seconded to approve the minutes from February 9, 2021 as presented.

**ROLL CALL:**

Yeas: Nofz, Wall, Willoughby, Wright, Coleman

Nays: None

Absent: Belanger, O'Neill

**Motion Carried**

**OLD BUSINESS:**

**NEW BUSINESS:**

1. Discussion on proposed Van Buren Township Community Center  
Director Best introduced Bert Kosek from Neumann/Smith Architecture and Robert Stempien from Plant Moran Cresa. Director Best stated that they compiled all the comments and

questions from the last meeting regarding the presentation given about the potential community center project, and would answer the questions raised by the public, most specifically regarding a pool. The pool is not currently part of the concept plan, but because it was such a major part of the discussion from the public, the committee wanted to present all the facts regarding costs of building and operating a pool.

Robert Stempien began the discussion of the analysis of the cost of adding a pool and/or an auditorium to the current concept plan. He demonstrated the possible location for the auditorium to the south of the gymnasium. He compared the pools and amenities located at Romulus Athletic Club and Summit on the Park in Canton. Average costs for pools are approximately \$500 per sq. ft. The tentative size for the pool would be 10,000 sq. feet.  $10,000 \times \$500 = \$5\text{mil}$ . The tentative space for locker rooms & showers would be approximately 5,600 sq. feet, priced at \$450 per sq. ft.  $5,600 \times \$450 = 2.5\text{mil}$ . Then adding soft costs (permits, professional fees, contingencies) of 30% or 2.2mil, brings the total estimated cost of adding a pool to 9.7 mil. Operational Costs of 60% labor and 40% Utilities. Utilities average about \$1 per gallon, the pool is approximately 120,000 gallons. This would bring the estimated yearly operational costs to \$300,000. Staffing would be approximately \$180,000 per year and utilities would be \$120,000.

The tentative statistics on an Auditorium would be a 2500 square feet auditorium with a cost of approximately \$350 per sq. ft.  $2,500 \times \$350 = \$875,000$ . 30% soft costs of \$262,000 would bring the estimated initial cost to 1.137 mil.

Bert Kosek stated that there is space to add these elements, but based on the feasibility study the results were 'what amenities could be provided with no additional costs to the residents.

Director Best pointed out that the estimated cost to build the pool alone were higher than the project as a whole. He also mentioned that the auditorium could be used for multiple types of functions. Mr. Stempien added that most municipalities will pass a recreation millage to support the operational costs of pools, because it is so high and continuous.

Deputy Director mentioned the additional costs of insurance and liability for a pool in addition to the yearly operational costs, Director Best responded that because of the risk management practices implemented by the Clerk's office, that the townships costs for insurance should not be as high as some other municipalities.

The committee asked how big is the outdoor space. Director Best stated that the drawing was just a concept, and the exact size would be determined by what the space would be used for at a later time. The committee asked if it was possible to lease out the high school pool. Director Best responded that the Belleville High School pool does have designated times for Van Buren residents, however due to lack of staffing, they are very infrequent. Clerk Wright reiterated that the enormous cost of the pool would require an additional millage, if implemented at this time. The committee commented that going forward with the proposed community center concept would incur no additional cost to the residents. The committee asked if the outdoor auditorium would require an additional millage, Director Best stated it would depend on the bond rate at the time of application.

Wright motioned, Wall seconded that the committee is content with going forward with the community center concept as presented, excluding the pool.

**ROLL CALL:**

Yeas: O'Neill, Nofz, Wall, Willoughby, Wright, Coleman

Nays: None

Absent: Belanger

**Motion Carried**

Director Best asked the committee if they would be interested in investigating further the cost of an indoor auditorium. The committee responded yes, they would like more information.

**RECREATION UPDATES:**

Deputy Director Zanglein informed the committee that Director Wright has resigned her position with the Township. She had been with the recreation department over 20 years and will be greatly missed. The recreation department is currently closed so there are no upcoming events, but possibly in the future there will be some virtual events to engage with the public.

**PARK UPDATES:**

Deputy Director Zanglein stated the Parks are preparing to open for the season, general clean-up is happening currently, the pavilions will be available for rent, and staff will need to be hired for the gatehouse.

**O'Neill motioned, Wright seconded to adjourn at 6:37 pm.**

Respectfully Submitted,



Tammy Dohring  
Recording Secretary