

<p style="text-align: center;">YANKEE SPRINGS TOWNSHIP <u>BOARD OF TRUSTEES</u></p> <p style="text-align: center;"><u>Special Board Meeting – Township Building Addition Proposal</u></p> <p style="text-align: center;"><u>Wednesday, October 30, 2019</u> 6:00 p.m.</p> <p style="text-align: center;">Yankee Springs Township Hall 284 N. Briggs Rd., Middleville, Michigan 49333</p> <p style="text-align: center;">MINUTES</p>	<p>FINAL MINUTES Page 1 of 19 YS BOT – Special Renovation Mtg. 10/30/19</p>
<p>Meeting called to order at 6:03 p.m. by Supervisor Mark Englerth.</p> <p><u>PLEDGE OF ALLEGIANCE</u></p> <p><u>Roll Call:</u> Jansma, Knowles, Englerth, Lippert, VandenBerg. All Present.</p> <p><u>Staff Present:</u> Frank Fiala, Chuck Biggs- Constable, Sandy Marcukaitis, Nancy Near, Dan Scheuerman, Marge VanderMeyden, John Frigmanski, Dave VanHouten, Brad Williams, Shana Bush.</p> <p>Visitors: 45 (Not including staff present).</p> <p><u>PURPOSE:</u> Discuss the Office Renovation and Addition Process with Gerard (Jerry) Fleis of Fleis & Vandenbrink Engineering. Inform the Board and Public of cost/time saving methods.</p> <p>Supervisor Englerth commented that public comment would come after the informational presentation. Englerth noted that questions could be asked at that time.</p> <p>Slide Presentation by L. Knowles: <u>History of Office Renovation Efforts of the Board.</u></p> <ul style="list-style-type: none"> • Records show the desire to enlarge the office area back in <u>2002.</u> - Preliminary concept/drawing was proposed with an addition on the north end of current building. • <u>In 2011, the office renovation idea was fired up again.</u> - A drawing was provided by Fleis & VandenBrink for a proposed building expansion in 2011. • <u>In 2012, the office renovation idea gained some momentum.</u> • <i>A Resolution was adopted on February 9, 2012 to proceed with the addition idea.</i> • The Township Board <i>created a Facilities Committee with members: Al McCrumb, Jan Lippert, John Jerkatis, Robert Lippert, Shane VandenBerg, Cathy Strickland, Alice Jansma, Dave Middleton, and Marge VanderMeyden.</i> • At that time, that <i>committee passed the recommendation to solicit bids for drawings.</i> A large addition was considered, and two other layouts were also considered. • On <u>April 12, 2012</u>, the Yankee Springs Township Board <i>accepts the recommendation from the Facilities Committee for a 40 x 28 (1120 sq. ft.) addition to the north side of the existing offices. A motion passes to proceed with the 1,120 sq. ft. addition.</i> • <i>The approved project never gets started. (2012)</i> 	<p>CALL TO ORDER</p> <p>PLEDGE</p> <p>ROLL CALL</p> <p><u>ADDITIONS/ CHANGES TO AGENDA</u></p> <p>Slide Presentation by L. Knowles: <u>History of Office Renovation Efforts of the Board.</u></p>

History of the township's OFFICE RENOVATION continued...

- **In 2015**, the Township Board (with new members), revisited the 2012 plans, and decided to proceed and get an estimate for costs.
- **On July 14, 2015**, the Township Board held a Special Meeting to discuss the procedure to move forward with the 2012 plans.
- At the Special Meeting of **7/14/15**, ***it was decided to get estimates.***
- ***The approved project never gets started. (2015)***
- **This year, May 22, 2019**, the current board held a Special Meeting to once again, ***try to move forward with the office renovation.***
- At this Special Meeting, (**5/22/19**), it was decided to have Fleis & VandenBrink ***get estimates and a timeline.***
- **July 23, 2019** – The Township Board held another Special Meeting ***to form a Renovation Committee.***
- **August 7, 2019** – The Renovation Committee meets with Fleis & VandenBrink to kick off the Renovation. At this meeting ideas were shared and office needs were discussed.
- **August 28, 2019** – The Renovation Committee meets with Fleis & VandenBrink again to review drawings prepared by Fleis & VandenBrink (F & V).
-At this meeting, F & V were sent back to fine tune the smaller addition.
- **September 11, 2019** – the Renovation Committee meets with Fleis & VandenBrink again and comes up with a recommendation to present to the Board on Sept. 12, 2019.
- **September 12, 2019** – At the Regular Board Meeting, the Township Board decided to hold a Special Meeting to inform the community of the proposed project.
- **Notification of the October 9, 2019 Special Meeting** to inform the community of the proposed project appeared in the local paper and was posted, both on the Township Office (door) and Website.
- **October 9, 2019** – Township Board held a Special Meeting to ***inform the community of the proposed project.*** The proposed project was presented by Fleis & VandenBrink. F & V estimated the cost of the project at \$898,500.00. (Refer to minutes of 10/9/19 for approved plan and elevation).
- **October 10, 2019** – the Township Board ***approves to proceed with the Renovation Committee's recommendation and accept F & V's proposal dated 9/23/19 to provide: Design development, Civil Design, Construction Documents, Bidding process and Construction Administration for a fee of \$95,500.00.***

(Notification of today's Special Meeting (10/30/19) to inform the community of the proposed project appeared in the Sun & News on Saturday, October 19th and Saturday, October 26th. The notice was also posted, both on the Township Office and Website.)

Finances – Treasurer Alice Jansma

Jansma commented on using information from 2018- last fiscal year. In Tax Collection Year for 2018 we levied \$10,283,953.00 and of that YS Township received \$516,512.00 (Yankee Spring's portion of what can be levied.) (Shown on slide and paper copy is available).

'18-'19 Budget – Local taxes \$256,800, Emergency Service \$181,000, Administration fee \$98,600 (with adjustments); Total taxes levied that come to the township: \$512,000 = 5% .

Jansma showed a homestead tax bill of a property with taxable value of \$144,348.00; The tax bill was \$4,695.55 (Township portion (including all three areas) was \$267.29 = 6%).

A Non-homestead property with taxable value of \$88,159.00; The total tax was \$4,469.82 and township portion was \$179.10 = 4% (township portion).

6% for homestead and 4% for Non-homestead – Jansma commented that this “6% - 4%” works out for almost every piece of property that is looked at.

At the end of June 2019, Township General fund was \$1,200,918.42. Fire Equipment \$633,909.88. Veterans Memorial Fund (which is non-taxable) is \$4,243.06.

Casino Revenue, starting in 2011-12, (last payment received in July of 2019 and another one to be received in December 2019), \$242,583.59 has been received. Board approved payouts on that were \$39,000. Still have \$203,424.59 in the General Fund that are Casino Revenues.

Question at this point in time: How are we going to fund this (Renovation)? Jansma commented that one-third could come out of general fund (without hurting the township.) Jansma commented that she has talked with three (3) banks. These commercial loans would be at a lower percentage rate because it is public funds. Jansma commenting on continuing to go through those and putting it out “RFP” for bids for the three banks.

M. Englerth commented that the board as a whole has not talked about the financing of the project.

Tour of Facility was taken at 6:20 p.m.

Office Tour: See retention schedules for various offices.

Storage behind chairs (in hall) includes:

1. Large election tabulator box on wheels.
2. Four (4) roller carts with election supplies.
3. Two (2) voter assist terminals with two accompanying printers.
4. Additional assessor's materials (no room in the assessor's office).
5. Paper storage

Office Tour: See retention schedules for various offices *continued...*

Furnace Room

1. Tables
2. Election materials

Election Storage Room

1. All ballots must be kept for 22 months after certification of election if the election included any federal offices.
2. All applications to vote must be kept for six (6) years after certification of election.
3. Office supply storage
4. Custodian supplies and mop sink.

Assessor's Office

1. Assessor's records are permanent.
2. Two (2) additional fireproof filing cabinets are needed.

Clerk's Office

1. Retention schedule of many records are mandated by state law: Minutes of the various boards, payroll and accounts payable records.
2. Need security for personnel records.

Reception Area

1. Needs security for voter records and people.

Treasurer's Office

1. Retention schedule of many records are mandated by state law.

Zoning Office

1. Blueprints are permanent – most of them stored in the basement.
2. Three (3) years of SPR's and CSPR's stored in office.

Supervisor's Office

1. Shared with code enforcement officer and the deputy clerk.

IT Server: Currently in the basement/should be upstairs in a secured area.

Basement Storage

1. Blue prints
2. Election records
3. Clerk's records
4. Treasurer's records
5. Planning and Zoning records.

Meeting resumed at: 6:25 p.m. after tour.

Gerard (Jerry) Fleis, of Fleis & VandenBrink presented the scope of work: The addition is 1700 sq. ft. with a new separate entry including two service windows and public restroom. Security is something that 10-20 years ago was not thought about that much, noted Fleis. Voter files need to be secured as well. Referring to the Tour – offices are

overwhelmed with storage and insufficient amount of space. The addition converts the existing space into storage, a small conference room and an additional bathroom for residents. The new addition has offices for a Zoning administrator, Supervisor, Clerk, Assistant Clerk, and Treasurer. Offices are also intended for pre-scheduled meetings.

Work room - centrally located files.

Renovation calls for new technology in the building and hall. Server will go on main floor – new technology will be implemented in the hall, too.

Hall – doesn't include kitchen and two (2) bathrooms on north of hallway – if converted, they would have to be brought up to full ADA standard, and would lose fixture count, most judicious thing to do is replace fixtures rather than tearing out the bathrooms and redesigning. Kitchen would stay the same after conversation of use of kitchen vs. cost of remodeling.

Exterior for building – was noted with two options.

This room (township hall): will be remodeled to be more energy efficient – redoing exterior wall with insulation, adding storage cabinets on south and north walls.

Exterior improvements – new sidewalk with stoop at north staff entrance; new side walk from existing sidewalk to the new office entry. Landscaping and storm water drainage as necessary for the new building.

BOARD DISCUSSION:

Knowles commented that it would be nice if the board (at a different meeting than tonight's meeting) could agree to come up with a citizen committee (advertised in paper) that might be able to fine tune our construction.

Englerth commented that it would be something to bring up at a township board meeting.

Jansma commented "...for operation the county allocates us one mill. That's where we get the operation. Right now we are at .8957 of a mill for operation. Emergency Services, you voted and said we could do .75 of a mill and right now we are a little over .6 per mill. ...That's all we levy. We don't levy any other millage. ... Jansma commented that where the money goes, and what the township collects, is documented and available for anyone to read.

J. Lippert thanked Jerry Fleis and Larry Knowles for their presentations.

VandenBerg thanked everyone for coming adding that he thought it was wonderful (to have a large number of residents). VandenBerg continued and commented regarding a recent newspaper article, "I was extremely concerned about finances and how we were going to pay for the project. Now, we went ahead and without looking how we are going to pay anything. And now Alice has come back and said that she's checked on three (3) banks, and I guess we can get the money from the three banks at whatever percentage rate. But this was never discussed at our board (meeting) how we were going to finance anything. I was alarmed and

that’s why I brought it up at the last meeting. As far as I’m concerned, this whole project should have the okay from the people. We should have a millage...” Vandenberg commented that he doesn’t see the rush to get the project done and that he is not for this project. Vandenberg commented that it was somewhat underhanded “the way even the \$95,000 was presented, that issue was not on the agenda.... last month.... We have a record of 3- 2 on this board... and that’s somewhat embarrassing to me. I’m fairly confident that you all know where I stand.”

Englerth commented “Awkward as it is, maybe the timing is wrong.... You never get an unanimous agreement on anything.... It even wasn’t on the agenda.... We struggled with the office long before Mr. McCrumb was the Supervisor.... When you start looking at \$898,000, and I can think of different things in the community that we could do a better job. We’ve got dry hydrants on the north end of the township that haven’t been addressed. And then we look at a public building. Can it actually be utilized by the public? One day a month for a meeting? Maybe a couple of organizations.” Englerth commented that during the break people had mentioned to him that they had wedding receptions and graduations in the township hall. Englerth commented that with the proposed renovations that the hall would lend itself to less usage by the general public. Englerth referred to having a township office/hall at the fire station. “They said that it wasn’t feasible. They said there wasn’t enough parking. Well I haven’t got my drawing yet, but I will by next township meeting. I also stopped and talked to the DNR and said if we could acquire some extra property for a parking lot and they said ‘certainly it was an option.’ To take and add four (4) offices on the existing fire station and build a community center down to the township park, where everybody could use it. I’m not saying that I’m bent on any one of those. I’m saying that those all need a more sincere ‘look at’. Could we renovate this existing building for \$100,000? Absolutely. We could push these two offices into this room here which would give us all the square footage we need. We could go out back with a 24 x 24 which would double. The biggest mess and snarl that we’ve got is that down in the basement of how we stored things. ... But storage of a 24 x 24 masonry block building with a roof on it, would be really cheap per square foot. So when we’re all done spending almost a million dollars, you still got two dysfunctional bathrooms and a dysfunctional kitchen. I don’t have all the answers, but we work for the public. And even if we can finance it, with the numbers I looked at we could take \$300,000 out of the General Fund, right? Borrow more than half a million dollars, and pay that off. Is that the right thing to do?...”

PUBLIC COMMENT: (Limit 3 Minutes)

Marcia Clark, of Beatrice Ave., commented that she kind of disagreed with Shane with “not an issue of security”. M. Clark mentioned that she has been in IT for 30 years and was kind of appalled with what she saw downstairs. Clark mentioned document storage and the possibility of fire, and no fire suppression in the basement. Clark mentioned a wood ceiling which could start a fire on top of the server. Clark asked about the proposed storage for the server. G. Fleis showed where the server would be centrally located in the proposed renovation. Fleis and Clark discussed fire suppression requirements, as well as ventilation in regard to overheating.

Mike Olinger, of Parker Dr., commented on putting a new roof on the township hall, as well as, new windows, and siding. “We added a parking lot. And we still don’t have an adequate

township hall,” commented M. Olinger. Olinger also commented that he felt that the township hall should be built at the fire station. Olinger mentioned state land could be used for parking, “You don’t have to buy anything there, it’s all state land!” Olinger noted that people can see the building at the fire station location.

Mike Cunningham, of Heritage Bay Dr., commented on the location of the building project. The buildable property at the fire station location was about the half the size of the property of the current township office. Cunningham commented on losing track of what is being proposed as a possibility at the fire station location along with a community center at another location. Cunningham commented, “Even just one new building (at fire station location), if there was parking, I believe is going to be well over the amount that everybody here thinks is too much. You don’t have an estimate for that yet. And that may be one of the reasons why this can keeps getting kicked down the road... You delay it and delay it until you finally get what you want is building it down there (M-179)...” Cunningham commented that he was not for the M-179 location. Cunningham commented, “Whatever should be done- should be done here.”

Andrew VanMeter – commented that for four offices it seemed like a lot of money to spend. “I don’t need to pay any more taxes for offices that we already have....Most projects don’t get accomplished within budget....it never ends ... your \$800,000 is going to turn to a million and a quarter real quickly.” He also commented that “a lot of the stuff could be done on a card table.”

Russell Kermeen, of Deer Sight Dr., commented “It shouldn’t be up to three people on a board of five people to spend a million dollars for everybody.”

Don Berry, 11440 W. Bowens, commented “...The people that pay for it, ought to have a say in it, it ought to be on a public ballot...” Berry commented on looking into alternate plans, “Maybe half a million or \$300,000.... Get a pole building out there.”

John Trygier, Barlow Lake, commented that construction cost is extremely high, so maybe when the economy turns down there would be more leverage. Trygier also commented on looking at phasing the project. J. Trygier also commented on having one meeting area and that individual offices were not needed. Meetings would be scheduled for the public and the rest could be in cubicles. “What is the real cost of this?” asked Trygier. “1.3 million, 1.4 million? You have to have the numbers if you talk to the bank....”

Jim Penix, 12598 Park Dr. asked if anyone saw his post in Next Door neighbors or his Facebook notice. J. Penix mentioned items such as “What’s your mission for this space? What do the residents benefit? Less meeting space? A reduced space due to file storage? I think we would be standing outside, which would be unfortunate...It’s important that we seek out citizen feedback... I hope the board considers a way that people can submit questions outside of this forum and still have it be considered...About repairs...in the men’s room urinal, a sign says ‘Please make sure water stops before you leave’... I think the township really needs to make sure that regular maintenance occurs so that we don’t make the issues worst than what they really are...My background is technology... fire suppression in this building looks non-existent. If you get humidity these documents will get destroyed...Proper climate control... Move off site- so that it (documentation) could be recalled within a seven day period of time... It’s important to store the documents, but might be better climate control options than to store on site.... Don’t want to use a pod outdoors... your documents are going to get destroyed... Parking ... getting pretty close (lots of cars in parking lot) when I came in...hopefully you will include that...” Other items that Mr. Penix has will be emailed to trustees, per J. Penix.

Catherine Getty, 11835 Lakeridge Dr. commented that as a local government worker, she would not feel safe working in this office. Getty's other comment regarding the meeting hall room, was to keep it as flexible as possible.

John Jerkatis, Raven's Way, commented that security should be at the top of the list of priorities. J. Jerkatis mentioned ceiling issues in hall, hvac system, storage- "a 24 x 24 cheap, sound, secure building would be reasonable". Jerkatis commented to at least recognize the priority issues and address now, if not going with the plan proposed this evening. ... "On those particular items that I talked about, we don't want to wait that long," noted Jerkatis. Jerkatis also spoke of the township hall/office as a public building which "belongs to the public, but is not the public's building." Jerkatis mentioned that when he was previously on the township board the issue came up that there were other facilities in the township that they rented out similar rooms to the township hall for weddings, etc., "we decided at that time that we tax businesses and it is not fair to go into competition with them and rent this room out..."

Gloria Medendorp, Vista Point, commented that it was visible tonight that the proposed renovation has to go before the public to be voted on. "We need to give you the okay to spend the money and it shouldn't be voted in by three (3) people," commented G. Medendorp. Medendorp continued, "You need to get involved, You need to know what goes on because not just this project, but a lot of things, can cost you in your pocket because you were not here."

Kevin Pitcher of Pine Meadows, commented that he didn't know if the price of the renovation includes cost of furniture. Pitcher noted that he was a little appalled at the storage area of this building. Pitcher commented on a lot of moisture, no fire protection and that particular part of the building not being real solid construction. K. Pitcher commented that there really should be a community committee that looks at all the different options.

Jack Kopinski, of Lisa Lane, commented on hearing about storage concerns tonight and he noted that all the offices that he deals with, in the furniture business, are under-sizing, because they don't need the storage. "It seems like we are so worried about storage here. Are we that far behind that we got to have more storage when the whole world is cutting down storage? Downsizing? What's wrong with that picture?"

M. Englerth commented on being "FOIA'd" and being required by law to maintain documents. "It's horrible down there and you just can't blame the dimensions of the room". Englerth commented that he thought it was 'a pretty easy fix' with a 24 x 24 building that can be 'climate controlled', and secure. Englerth also mentioned not being fire-proof for 50 years. Englerth commented on the question being "How do we proceed forward and how much money?" Englerth commented that the meeting tonight was beneficial to the board and knowing "what the people are truly thinking."

M. Cunningham commented, "I heard a lot about a decision should not be made by three people... It's not being made by three people." Cunningham noted that it was not always the same three people, noting different voting record numbers. "The three people are backed up by all the people that voted for them. It's not just three people.... We have elected these people and a majority in this case is three... It's not just three people's individual opinions. We got to keep that in mind, when we criticize those people for making decisions and not having us participate

in it. There may be laws and general guidelines on when something should be put out to the public in a millage or not. ... “I don’t want you to take any of five, any of the 3 and say they are making decisions for us, ... we elected them to do that. Keep it in mind, they are trying to do their best. And I know from talking to a number of them it’s pretty tough, especially when they are getting a lot of criticism.”

Diane Gaertner, of Gun Lake Rd., asked, “So what’s the next step?”

Englerth commented that there is a Board meeting on the 2nd Thursday of the month. Englerth commented that there was “time to sleep on it, and think about what the public said and what the public asked and move forward on it.”

Sally Smith, of Beatrice, asked if it would be possible to put a reminder of meetings on the flashing sign in front of the fire station.

Englerth commented on owning a small business in outdoor advertising and quoted Henry Ford regarding advertising.

An unidentified person commented that S. Smith was not talking about marketing.

S. Smith asked “Who should I ask about that?”

Englerth commented that Mrs. Smith could contact him regarding the sign.

Don Berry asked, “What is this board going to do about it?”

M. Englerth commented, “I can only answer for myself. I think we are going to take a show of hands. I think the people that worked on it, even though I might not agree with them, worked very hard and diligently. I’m hoping that everybody will reconsider and find something that fits a little more comfortably.”

Don Berry commented, “If you are controlled by three people, what is this board going to do.”

S. Vandenberg commented “I could almost cry. You people think you’re sitting out there and you have a voice. You have no voice. You have zero.... If I ask next month to put a millage on the ballot (next November), it’s going to be shot down 3 to 2... So don’t kid yourself, you’ve got no voice... I’d wager on that...”

An unidentified person asked, “Why don’t they want it on the ballot.”

S. Vandenberg commented, “They can’t explain that.”

Knowles commented, “We should go forward with a citizens group. (Applause)... I would like to publish that and ask for volunteers... get a group that includes the citizens and let that group debate it and come up with a decent plan.”

Don Vetter, of M-179, asked, “...You’ve already contracted with the firm to do the design?... They don’t even know the direction they are going at this point.”

Englerth commented, “If the board did make a decision next month, that we could put it on hold. Yes they agreed to do the contract with them. And yes that’s in place, but they haven’t fulfilled their obligation. I think everything in the world is up for negotiation.”

An unidentified person commented, “Did they already get their \$95,000?...”

Jansma commented “I’m sorry, but we definitely have not paid \$95,000.”

Jerry Fleis commented that they haven’t been paid anything on the \$95,000. “It’s a service contract. As the work is progressing, you get paid.”

An unidentified person commented, “So they decide not to do this. You’re out \$95,000?”

Englerth commented, “No.”

J. Jerkatis commented that it was his understanding that \$ 95,000 is a portion of 898,000. Jerkatis continued, “And the \$95,000... not only counted for the design of the improvements, but also the project management during the course of the construction. The largest portion of that, and that is what would be billed as the time is invested into the project. Correct, Sir?”

J. Fleis agreed with Jerkatis’ comment and added, “That ... includes the contract administration. Overseeing the contract.”

John Smith, of Beatrice, commented “These are the preliminary drawings. No decisions have been made yet. There’s still a lot of work that needs to be done. A lot of drawings that need to be done...”

Englerth commented, “Yes and no. The board did approve to go forward with an \$898,000 project.”

L. Knowles commented, “No we didn’t. We agreed to contract with F & V for \$95,000 to design our project.”

Englerth commented, “And do it. Because the \$95,000 includes doing the project.”

J. Fleis commented, “To design and bid the project out.”

J. Smith commented, “The board hasn’t decided, made that full \$898,000 ...”

Englerth commented, “They’re pretty committed right now. When you’ve already made an agreement to pay the engineering firm the \$90,000 for the whole of the project. No we haven’t let it out for bid yet. No we haven’t let the contracts out yet. But we are moving forward and that’s what you’ve read in the newspaper. And that’s why three board members called this meeting tonight.”

Russ Kermeen, commented, “The way I read it in the paper this was a done deal . And this meeting here now is kind of an after thought to....see... what’s going on. ... My question is why are we all sitting here expressing our opinions if three people voted to put the hammer down, and

go forward per this gentleman's prints. And you already got people going after the meeting. So is it a done deal or do the voice of the people still get a shot at saying we don't want to do that like that?

Englerth commented, "I think the answer is both. That we're certainly moving forward much faster than I would like to see...Hopefully this meeting was done after the fact. It should have been done prior to the decision. That's me speaking. Not the board...I disagree with Shane to a point, that I think your voices are important. And I think we need to continue to look at our options and hopefully this meeting will change the tide a little bit of the course of the ship."

VandenBerg commented, "I didn't say your voices were not important. I just want to clean that up.... I said basically nobody's listening."

Bill Batson, Lynn Dr., commented, "That's a pretty arrogant statement."

Andrew VanMeter commented, "What Shane said though, earlier is very true. Obviously, we know that Shane voted against this, and Mark did and the other three seem quite speechless about this... and if this is brought to motion we're going to cough up well over a million bucks.... We don't even know what the total cost will be because of financing at 30 years. That's a lot of cash. And Shane is very correct.... If they move to motion, this will be done and we have no say in it.... Shane is very correct."

An unidentified person commented, "We need to get people to run for offices in the township."

D. Vetter commented that he'd like to hear comments from other board members... "about contracting with a firm without a firm plan or without knowing where we are going..."

Knowles commented "First of all, when we contract with an engineer... they are going to design the thing... we have to contract with somebody to get these drawings done. They brought concepts to the renovation committee. They reviewed them. And now we've told this is the direction we would like to go... now they have to actually design the project in detail and that's what we've hired them to do. You got to start somewhere. He's not going to design the thing without being contracted."

Don Vetter commented, "I guess when building a house, before I contract with a gentleman, I'd certainly know what the house is going to look like and what it is going to cost. Isn't that true here, as well?"

Knowles commented "We do know what the committee has asked for. This concept. And you've seen it tonight. Now how much is it going to cost? There's no way that any of us can actually tell you that. There's cost estimates of what they are guessing at but until it goes out to bid, we can't tell you."

An Unidentified individual commented, "Were his services put out to bid? The designer's? Knowles commented, "No." The resident continued, "How was that chosen?"

Knowles commented that Fleis & VandenBrink were hired "in 2002, and 2012, meaning They already had concepts somewhat prepared for what this board was looking for. They did this same thing in 2012."

Same unidentified individual commented that it seemed like it was kind of just given to them (F & V). “And that wasn’t shopped out... Three different concepts from three different companies. Same with having the citizens’ committee who has different ideas but other professionals that do designs perhaps should have their say as well. I don’t understand why they are paying them up front. They should be presenting something to you so if they get awarded a contract, then they get paid.”

Knowles commented, “We’re not paying them upfront if that’s what you said.”

Another unidentified individual addressed L. Knowles, “When you mentioned, how long has this been going on for... We’re in 2019. Did you say 2012? It was confirmed **2002**. The resident continued, “Think about that. I mean this isn’t just Larry. Larry you just started, it’s not just totally your decision. This has been an ongoing thing that the whole board, Mark and everybody included, has wanted to do. I mean they started it back then and it has been going on year after year after year, as a consideration.”

Englerth commented, “...because there was the option, ...put a storage area out the back, bring the two offices out here. You wouldn’t put any more square feet of the building. You’re looking at \$120,000 project or less. I think the big surprise was everybody says ‘You should do something.’ I think the big shock was, you’re doing \$890,000. OK. Within the scope of moving those offices and shifting the area I’ll disagree with some board members. I don’t think the township hall is any more than a threatening place than the front door of my house, or the gas station or the ice cream parlor. Okay. But if security of the employees is important, Okay, that within the scope of what I laid out there, you could have a waiting room or a customer area and then allow them in there. So one of big questions here is ‘Do you want a \$980,000 (\$890,000) project or do you want a \$120,000 project? That’s the tough one. I’m of the old generation that you had wedding receptions, graduations, anniversaries, and I will disagree with... We all are entitled to our opinion. This is a public building. It is not my building. It is not Mr. Vandenberg’s building. It is none of the board members’. By continually putting more storage in a mezzanine area here... Me and my wife when we first got married, we did things with the 4H kids here. So all of these things we are going to pull in together as a community. We need to work together. I know that’s a lot to ask cuz everybody’s got a different opinion and theirs is the most important...this is America... this is what we are trying to accomplish...What did we learn... diversity... whole lot of work to do...”

Bill Batson, of Lynn Drive – if you don’t want to spend the \$900,000 here, what’s the cost of building a new building over by the fire station? That’s got to be what? Two million plus?

Englerth commented, “I don’t know. We haven’t asked that. But I’ll guarantee that it is not \$2,000,000 plus. And I heard that out of some people. The fact is we haven’t asked that question. And there are a lot of different options that we could do. But I believe that we could do a facility and an addition on that building, and whether the meeting room was down at the park or out in the parking lot, or whatever. We don’t have those numbers.”

Batson asked, “Are you talking about adding on to the fire station then?”

Englerth commented, “I think that you could put four offices then decide where you want your community center to be. Do you want it out in front of the fire barn? Do you want it down to the

Township Park? There are some options there. Do you want to abandon this building? And all these questions haven't been asked. The other one is that you've already got a park, a fire station and a township hall, so you abandon this building, you sell it - a buck and a half- or whatever. Now you've got two facilities to maintain, not three. Sprinklers, lawns, parking lots, snow plowing... So... it's a multi-pronged approach. Do you want a \$100,000 fix? A \$200,000 fix? Do you want a \$1,000,000 fix? How are you going to finance it? We still haven't decided that even though we decided to move ahead. I don't have the answers and I'm saying those options should be out there."

J. Trygier, of Barlow Lake asked Jerry Fleis, "With the amount of work you've done so far, what is that going to cost the township?"

G. Fleis commented that they've already been paid for the conceptual design work, around \$10,000.

Trygier continued, suggesting a community subcommittee to work on what the community wants. "You need to stop. You need to get all your answers as a board and figure out a real plan as to what is the real cost, where you want to build it, and what's your priorities. Is your priorities, security, storage, your server, and get some real answers with a real plan- long term."

Knowles commented, "How do you do that?"

Trygier responded, "You got the board here. You got an architectural firm that should be able to help you with those answers.

Knowles commented "We did all that. We had all those meetings that you are talking about. The renovation committee worked with Fleis & VandenBrink to come up with their best plan that board agreed to and brought it to this board and this board – they made a recommendation, and this board did it.

Trygier commented, "So this board (Bd. Of Trustees) has already approved this?"

Knowles commented, "They've approved that concept, Yes. And they've hired F & V to design it.

Trygier commented, "This is your plan and you're going forward with it?"

Knowles commented, "Possibly" and referred to his reason for asking for a committee of the citizens because they may want to tweak certain items that could be a part of the concept. "But yes, that concept we're going with."

Trygier asked, "Why can't you put this out for bid as the concept and ask for your contractor to come back to you with a proposal based on how they can reduce the cost of what they can do to change..."

Knowles commented that fire suppression was talked about tonight. "None of that has been put together yet to have a contractor bid it. They don't know what to bid. "

G. Fleis commented, “A contractor is not going to bid on a layout of a concept. And to respond to the other gentleman’s question, we did take a look at that other site. And the other site, if the same size building, 5,000 or 6,000 sq. ft. building was built on the fire station site, that would only allow for half the parking. So that’s your reason why. We looked at what the cost of that building would be, brand new over there, and all the site work included, it did approach double what estimates were on this project here (at township hall – Briggs Rd.)”

Englerth commented, “We don’t have those numbers, and I don’t have that data.”

Fleis commented, “It was presented two meetings ago.”

Englerth commented, “On a building?”

Fleis commented “On the concept.”

Lippert clarified, “The building at the fire station was \$2.3 million.”

Englerth asked, “And how many square feet was that?”

Fleis answered, “Six thousand square feet.”

Englerth commented, “So a new building would have to be 6,000 sq. ft. to be functional? Could you put four offices in the existing building (fire station) because it’s already got an office there...and then put in a meeting room? And you’re saying that on that campus it would cost over \$2,000,000.”

Fleis commented, “We took the plan that was developed and placed it on that site over there.”

Jayne Spickenagel, of England Dr., asked Alice Jansma, Treasurer, “When you were giving that financial report you had said something about taking \$300,000 out of our fund here? Jansma confirmed that \$300,000 was the correct amount stated. Spickenagle continued, “Why don’t we use that \$300,000 to remodel this building. It won’t cost us a dime...Build a little mansion. The money’s there. Let’s use it. What are you going to use that money for? To collect interest?”

VandenBerg commented, “You people all want answers I’ll do your bidding... we’re going to have a vote up here. But I’d like the board, next month if I make a motion, roughly in 2 weeks.... Would the board be interested in putting it on the ballot next November...I would. I am talking about the board. I want you people to get answers from the board. And you’re not getting the answers that you want. I want you to know where the board members stand. I’m asking the board members to tell the constituents where you (the board members) stand.”

Knowles commented, “The reason that I don’t like the idea of a millage is your taxes are going up if the millage was to be passed.”

An unidentified audience member commented, “They’re going to go up anyway. They always do.”

Knowles and Jansma commented, “No.”

Knowles commented, “This building, this renovation here, will not make your taxes go up. It has nothing to do with your taxes. Period.”

Englerth commented that instead of using “millage” using “Do you want to have it on the ballot?” would be better.

VandenBerg again commented that he wanted the other board members to comment.

A. Jansma commented, “I would not want to wait until next November.”

Lippert agreed with Jansma.

Englerth commented, “I would be happy to put it on the ballot.”

Knowles commented, “No.”

Another unidentified individual commented, “Some of you have been on the board since 2012, maybe since 2002. Why have you delayed on this, delayed on this, delayed on this and all of sudden you want it done right away. Alice? Janice?”

Alice Jansma commented “...It didn’t just pop up... It started in 2002. Shane (VandenBerg) was on one of the committees. Cathy Strickland was on one of the committees....We’ve looked and looked and nobody’s ever taken the initiative to start and keep going with it.”

M. Englerth commented, “I don’t think anybody ever put any numbers to it. It’s one thing if you want to do something. It’s another thing depending on how much it costs.”

VandenBerg commented “to be clear” that he was on the committee. “I came up with a little sketch. That building was roughly 24 x 26. I roughly figured it out square footage-wise ...and it was like \$120,000. And that was for four (4) offices....we’re going back quite a few years. You can’t hold me to that today.”

Fleis commented that when the concepts were started again in 2011, there was an estimate for the building then of \$282,000.

Englerth commented that the amount could have been very much the reason (that it didn’t go forward.)

J. Smith commented, “Larry has suggested that we have a citizen task force to look at some of these options. We’ve had some great thoughts and great ideas tonight. Clearly, I don’t think there’s anybody who wouldn’t say that we don’t need to do something. So this citizen committee I think could look at these different options and help us probably to reduce cost, but also what is it, our priorities and what do we really need to see happening. I would hope the board would put that together at the next meeting so that we can proceed.

An unidentified audience member commented, “Well-spoken!” (Applause).

G. Medendorp commented that what J. Smith said was “exactly what I was going to say...”

There's a bunch of contractors, local guys that should be on that committee. And watching and checking to see what's going on. Cost savings. And I don't think it's the building itself not to be done. It's the amount of money that you guys are wanting to put into it. Because you know it's going to cost more than \$900,000. It always goes up. And if these guys out here can keep the cost down, I agree. It needs to be done. Something needs to be done. But a million dollars worth? I don't know."

M. Cunningham commented on there being a few comments "about the cost to get it designed and is the cart before the horse?... I think the households do the best job of making decisions on spending money. Better than business, better than government. In a household, when you build a brand new house... When I built my house a few years back, I had to get plans on paper before I could bid it out. When you bid you have to get the same thing from each contractor and the only way they can do that, is if you give them a spec sheet and if you give them plans so that they are all bidding on apples, apples, apples and one doesn't come in there and say 'well here I can give you a banana cheaper.'... You have to pay for plans up front... and I got my job bid out and I got it done within a couple percent of the cost that was estimated. During the process you have the right and ability to change the plan. The cost can go down some; it can go up some... As a homeowner, I started out with the idea, 'here's what I want to build'. I didn't know what it was going to cost... I had an idea of what I could afford maybe, and square footage. But I just went ahead and said 'OK. Let's draw it up. I got bids for it. I even took some contractor's suggestions and made changes. So there's still time for changes and improvements in this. Lower costs possibly. But this whole talk about like we shouldn't have paid anybody anything yet. You can't go anywhere whether you're business, government, or a home owner and do something anywhere near this scope without having plans and you've got to buy the plans. I think that's all that's been done, if I understand it right. There's been a conceptual estimate done and paid for, I guess \$10,000, and now there's plans to be drawn up. And they can be changed. I don't think they are in concrete."

Rob Heethuis, of Lisa Lane, commented, "I completely agree with you. I applaud this group; 2002, it's time to bring it up. And you brought it up. And you brought it to the forefront... And there's a lot of ideas. This committee, that three of you raised your hands and say it's a good idea. 'Let's bring this committee up.' So let's get this committee. What kind of power do they have? First of all, it has to be very thorough. And they are going to come back to you with a recommendation... I's dotted and T's crossed. At that point, part of that recommendation should be -are we going to let this group then decide on a 3 - 2 vote or are you going to bring that to the group for a vote whenever it is?- whether it's a spring vote or a fall vote. This is what the committee decided. This is what the board's looked at. And if we are going to spend, whatever it is, but possibly \$1,000,000, then the community has the right to say, we agree with your recommendation or we might tweak it a little bit more."

Dave VanHouten of Rock Dr., commented that he felt positive about the comments he has heard and added, "This is not that difficult. It's just like building a house, specs, plans. It is not difficult. There's a lot of frustration. The board's gotta stop flip floppin'. Because you have been voted on, you know we're going to go to the fire barn, we're going to go here, you make decisions, and then there is still discussion on where it's going to be. I thought that was decided. You guys asked to form a committee. You formed a committee. Gave it some direction. Had some public input. Didn't get much public input. So maybe, 'Shame on us.'" I think they did the best they could. I can't find people to work for nothing. So you got to pay the engineers

something. It could be good input. If I was the board, I would be standing back there with a clipboard and saying ‘Alright we want a citizen’s committee. Would you like to be on that committee?’ ... It’s time for us, as a community to perform. Give them the input. Let them make the decision with our input, and move on. But it doesn’t have to be stressful and divisive type of project. We can do this.”

Don Vetter commented, “Except for contract that exists. That’s ongoing with the design that’s ongoing...”

Dave VanHouten commented that his understanding was that it was a service contract, “so the building committee came and said ‘This is what we’re thinking and they came back with, ‘Is this what you’re saying?’” And I think that if that committee made and came up with specs, your guidance, all of your decisions from this committee, that they could redo, redesign more feasibly come up with a concept, and then firm plans and then firm specifications that are bid out. These guys can save us money. They can save us money by having tight, good specs. Nothing like contractors, ... if it’s a little loosey goosey on the spec, then they don’t know and they got to jack the price up. So they can save us money.”

Don Vetter commented, “So are you suggesting they should stop until the committee is formed and come out with their conclusions?”

D. VanHouten replied that he is only one person, “but it would be hard to work without guidance.”

R. Kerbeen commented “Isn’t the understanding that these guys have already voted this thing and the train’s going?”

Knowles commented, “But that’s part of the train. What you’re talking about is part of it. Yes, we’re moving forward, but it would be really great if we had public input to guide this thing through and get it working with Fleis & VandenBrink.”

D. Vetter commented, “That’s what we want.”

R. Kermeen commented that the paper said it was a 3 - 2 vote. “I’m waiting for the train to leave the depot or keep beating the horse because we’re screwed. Is that true or not?”

Knowles commented, “We are going through with the project. We’ve hired an architect to design it. That’s all we’ve done.”

Kermeen commented, “But with the intent of going forward with a million dollar job.”

Knowles commented, “Absolutely. That’s what the estimate was. That’s absolutely right.”

Kermeen commented that after listening to all the people (tonight), “and everybody’s throwing all this stuff out there, could it not be feasible to have a Phase 1, Phase 2, Phase 3?”

Knowles commented, “Very possible.”

Kermeen continued, “Like this lady said, you got \$300,000 bucks in there, you pick the one that really burns ya and you do it. Security, and maybe storage. I mean you got an awful lot of people with an awful lot of smarts in this room.”

Knowles commented, “And we welcome it. And hopefully this committee does it. We’ve had all these meetings you are talking about.”

Kermeen commented, “But it’s done.”

Knowles commented, “How do you finish it after you’ve had these meetings? We weren’t hiding from anybody.”

Kermeen commented, “No. No. But I’m saying, the way the paper read, he’s coming. He (G. Fleis) presents it. The gavel banged. Three people said ‘yes’. So it’s a mute point we’re sittin’ here.

D. Vetter inquired, “Is it?”

M. Clark commented, “No, because what they’re asking and what Larry’s asking is for a committee, a citizen committee of people that actually have backgrounds and can offer some good input. I’m sitting here thinking why do they need a conference room with a big room with a table. They could still work on cost reduction by input.”

Englerth commented on hoping to have another meeting. “It’s worth our time and our effort to listen to you,” added Englerth.

Don Berry commented going back to his original comment, “What’s the board going to do? I think most of the people here agree that there is certain priorities that need to be fixed... Most people are here because of the way it was done. It’s slammed right down our throat. Three people said this is what we’re going to do and all these people sittin’ here didn’t have one voice in it. Not one.”

Englerth commented, “How many people are comfortable with moving forward with a \$998,000 (\$898,500) project? Raise their hand.”

An audience member commented, “That’s the wrong question. That’s not the option.”

Another audience member commented, “It may not be that. If you have that committee they can sit there and ...give you some input from experience that can reduce that cost.”

Englerth commented, “I asked the same question that you did. I said, ‘Are we willing to do that at this point. And the next question is ‘Do we want to revisit it? But if you’d like to tell me how to phrase my questions, I’d be happy to listen to that.”

M. Clark commented, “I think that what you need to do is form a committee. And maybe at the next meeting, have the committee talk to you guys about their ideas, and bring it back and get some buy in from these people. Get their trust that there’s people that have experience and we have a solid plan. In all my 30 years in a career, I’ve gone through a lot building projects, and I’ve never seen anything as “kiddywampas” as this. I’m sorry.”

Englerth commented, “I think it’s the same question. Do we want to move forward or slow down and revisit it? ... At this point, who in the room would think that we should slow down and revisit it and form a committee and create more discussion and look at more flexible options? Who’s opposed to do that? (Pause)... I think that speaks volumes, one, two. You got a question or are you raising your hand?”

M. Cunningham commented, “I have a comment.”

Englerth commented, “OK, right now, I’m taking a toll. But we’ll take some comments in a minute.”

M. Cunningham commented, “I think a toll is inappropriate. You didn’t announce to the community that you’re holding a vote. We don’t vote. These people…”

Englerth commented, “All we’re doing is taking a consensus of the audience, Mike. We can do that. We’re asking people for their opinion. If that offends you, I’m sorry.”

Cunningham commented, “Well it does.”

Robert Nelson, of Westwood Lane, commented, “In the meantime though, this is on table right now, needs to be done…how do you stop that…. Put it on the table. What you voted on at the last meeting, is to rescind it or put it on the table? Can you do it? Will you do it?”

Englerth commented, “Well that will be up to the board at our monthly meeting the 2nd Thursday of the month. I think we’ve got a lot of input tonight. I think we’ve got a lot of information. I think we move forward. We’re not going to start pouring concrete next month. We’ve got somebody from Fleis & VandenBrink. Certainly they get a pulse of the situation of where we are at.”

Gloria Medendorp, Vista Point, commented, “I can’t stress enough that people should come to the meetings. The Board of Trustees. The Planning. The Zoning. And I for one; this is my first one on the renovation. So we need to be here. We need to know what’s going on. Hear what’s going on. And then have your input. Now it’s a little late. I bet half of us here haven’t come to the other renovation meetings. So we wouldn’t know it’s already going through. Just happened we find out, and now it’s a little late. So come to the meetings.”

No further comments from audience or the board.

Full audio recording of this meeting has been downloaded to the township office computer system on 10/30/19 immediately following meeting.

ADJOURNMENT:

ADJOURNMENT

Motion by Knowles with support from Jansma to adjourn at 7:58 p.m. Approved by all. Motion Carried.

Respectfully submitted:
Deb Mousseau
Recording Secretary 10/30/19

Date: Approved by Board of Trustees Nov. 14, 2019

Approved : _____
Janice C. Lippert, Township Clerk