

**YANKEE SPRINGS TOWNSHIP**  
**BOARD OF TRUSTEES Special Meeting**  
**Monday, October 11, 2021**  
**6:00 pm**  
**Yankee Springs Township Hall**  
**284 N. Briggs Rd., Middleville, Michigan 49333**

**MINUTES**  
 Page 1 of 3  
 YS Board of Trustees –  
 Special Meeting  
 October 11, 2021

**MINUTES**

Meeting called to order at 6:00 PM by Supervisor Rob Heethuis

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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**INVOCATION**

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**Roll Call:** All Present: Deb Mousseau, Dave VanHouten, Mike Cunningham, Rob Heethuis, Larry Knowles

**ROLL CALL**

**Staff Present:** Rich Beukema, Marge VanderMeyden

**Visitors:** 9

**ADDITIONS/CHANGES TO AGENDA:**

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***Motion by Cunningham with support from Mousseau to add board discussion after the public hearing is closed and before the public comment. Roll Call Vote: Cunningham: yes; Mousseau: yes; VanHouten: yes; Heethuis: yes; Knowles: yes.***

**MOTION TO ACCEPT AGENDA**

Yes: 5, No: 0 MOTION CARRIED.

***Motion by Heethuis with support from Cunningham to accept the agenda. Roll Call Vote: Mousseau: yes; Heethuis: yes; Knowles: yes; VanHouten: yes; Cunningham: yes.***

Yes: 5, No: 0 MOTION CARRIED.

**PRESENTATION OF DESIGN, FINANCING AND AFFORDABILITY INFORMATION**

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- Review of present layout of offices which were built in 1978.
- Review of general fund and revenue and expense trends over the years.
- Revenue has increased faster than expenses for several years which results in an increase in the general fund balance.
- Committee built on the work done by the past committees and developed a list of priorities to be included in any proposed designs.
- The committee came back with a recommendation to the Board to choose one of two designs, referred to as #1 and #3. Both included an increase in the size of the office building and #1 also included renovation of the hall.
- Design #1 estimated cost is \$1,200,000.
- Examples were reviewed for ten year and fifteen-year financing scenarios and how this

would affect the township budget and general fund balance.

- A brief review was given of the other designs and the financial implications of each.
- Design Option #6 is the most recent design that was included at the request of the Board. Includes the large footprint office addition, the hall renovation, plus the bathroom and kitchen renovations.

**PUBLIC HEARING**

Motion by Cunningham with support from Mousseau to open public hearing. *Approved by all.  
Motion carried.*

MOTION TO OPEN  
PUBLIC HEARING

Robin Laansma (32 S. Payne Lake Rd): asked for clarification on what was included in the #1 option design.

MOTION TO CLOSE  
PUBLIC HEARING

Motion by Mousseau with support from VanHouten to close public hearing. *Approved by all.  
Motion carried.*

BOARD DISCUSSION

**BOARD DISCUSSION**

- Discussed the growth of the township and the increase in costs since this project was considered in 2012.
- At the end of the September 30 meeting, the straw vote revealed that 4 out of 5 board members chose one of the designs that included the large footprint office addition.
- With that understanding, the board can eliminate consideration of Designs 2, 4, and 5.
- This leaves the board considering Designs 1, 3 and 6.
- The board can then divide this into three decisions and vote on three motions.
  - The first would be to vote on either the large or small footprint office addition.
  - The second would be to vote on whether or not to renovate the hall.
  - The third would be to vote on including the renovation of the kitchen and the bathrooms.
- VanHouten gave his opinion that the decision should be to approve the large footprint of the office, the hall renovation, and include the bathrooms and kitchen.
- Knowles discussed tying cost to the approval since these are projected numbers and not actual bids.
- These are conceptual drawings and it will take a couple of months for Fleis and VandenBrink to provide detailed drawings once a choice is made and then bids will be solicited from contractors. The township has worked with Fleis and Vandenbrink for many years and they have always done a good job.

PUBLIC COMMENT

**PUBLIC COMMENT:** (Limit 3 minutes)

None.

BOARD COMMENT

**BOARD COMMENT:**

**Mousseau:** Thanked Mike for setting up and going through everything.

**VanHouten:** Thanked Mike for doing a good job. Veterans Day is coming up on November 11 and there will be a recognition at the Veterans Memorial.

**Knowles:** Thanked Mike and commented that the number projections are pretty conservative but that's appreciated.

**Cunningham:** None

**Heethuis:** He learned a lot from talking with the renovation committee members and appreciated the viewpoint that they are building for the future. Appreciated everything the committee did.

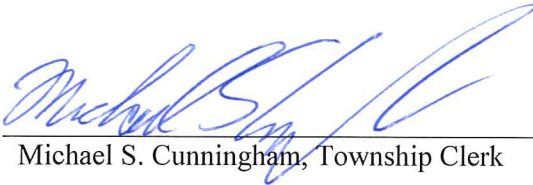
MINUTES  
Page 3 of 3  
YS Board of Trustees –  
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ADJOURNMENT

**ADJOURNMENT:**

*Motion by VanHouten with support from Mousseau to adjourn meeting at 6:53 PM. Approved by all. Motion Carried.*

Approved by:

  
Michael S. Cunningham, Township Clerk

Date:



Approved by Board of Trustees: Nov. 11, 2021

Respectfully submitted by:

Betsy Frigmanski, Recording Secretary  
October 19, 2021