

**Whitewater Township Board
Minutes of Special Meeting held June 6, 2017**

Call to Order

Popp called the meeting to order at 7:00 p.m. at the Whitewater Township Hall, 5777 Vinton Road, Williamsburg, Michigan.

Roll Call of Board Members

Board Members present: Benak, Goss, Hubbell, Lawson, Popp

Board Members absent: None

Others present: Roberto Garza, Jerry McKimmy, Mary Ann Kassel, David Tilley, Tim Arbenowske, Tim Shaffer

Set/Adjust Meeting Agenda

Goss would like to add consideration of purchasing used playground equipment from East Bay Township.

Added as agenda item No. 4.

Declaration of Conflict of Interest

None

Public Comment

Jerry McKimmy, 9821 Elk Lake Trail, addressed the board on the subject of weekly rentals. It was brought to his attention the board is considering shutting down weekly rentals or regulating them. He stated he rents his place 9-10 weeks during the summer, \$2800 per week, plus Michigan use tax which goes to the State of Michigan. He does not get the homestead exemption. He is paying about \$10,000 per year (in taxes). People come from Indiana, Ohio, Michigan, and sometimes further out, between 90 to 100 adults who come through the house in the summer. They are shopping, golfing, boating, probably spending between \$50,000 to \$100,000 per year. He asked: Have you considered this issue? Where do you stand on it?

Agenda Items as Listed in Special Meeting Notice

Open Sealed Bids re: Emergency Services Building Renovation/Addition Project

The Northern Fire & Safety bid envelope was opened. It contained a one-page quote for fire extinguishers.

The Richter Construction bid envelope was opened and consisted of 20+ pages.

The Eckler Building Solutions bid envelope was opened and consisted of one page.

At 7:06 p.m., a recess was taken in order to make copies of the Richter and Eckler bids for the board and the public.

At 7:24 p.m., the meeting reconvened.

Copies of the Richter and Eckler proposals were provided to each board member and two copies for the public.

Richter's bid price is \$396,946. Eckler's bid price is \$383,500.

There was no discussion for 30 minutes, while individual review of the bids took place.

Popp stated he has questions on the RCI bid:

- It looks like they are going to demo all of the natural gas heat and replace it with electric P-TAC units.
- The fire suppression bid in RCI is too old and they are still calling for single station smoke detectors, which he thinks are going by the wayside because of the additional fire protection requirement. The last set of drawings required everything on the west side of the apparatus bay to be protected. The February 2017 fire suppression bid is outdated.
- Questions on the complete electrical section. It appears to maybe indicate that we need to move the existing panel, which is not included.
- The owner is to provide necessary plumbing, mechanical, and electrical design engineering as required by code.
- Owner to provide necessary structural engineering in compliance with 2012 IBC and Michigan amendments. Popp thinks we are on 2013.
- What is the performance bond procedure? It is not included in the Richter bid, but is included in the Eckler bid.
- No kitchen equipment. Popp thinks, according to the last plan review, it would be a commercial kitchen installation, i.e., an exhaust hood, commercial appliances, its own fire protection system.
- It appears we may have to relocate all utilities.
- They want the AIA-105 construction agreement.

The board discussed the following topics:

- Budgeted amount of \$266,000.
- The possibility of a loan versus cash on hand for the amount over what was budgeted.

Popp voiced concern that \$400,000 on 1600 square feet is too expensive, stating we need to look at maybe a different building, start from scratch, something that accommodates our future needs. He stated he is not opposed to spending the money, but originally, we were looking at spending the money and still looking at a long-term solution, a new fire station that would meet community needs well into the future, and then reusing this station as potentially a township hall. The current township hall would potentially become a historical building. At \$400,000, he does not see it as a viable plan.

Goss replied that \$400,000 on 1600 square feet is not what we have. There is 800 square feet that will be remodeled, which is expensive. The building has to have something done; it is a disaster. It is 42 years old and does not appear to have had anything done to it. It is not an option to not do something with the building. Noting that the two proposals are not much different (in price), that is what it is going to cost. With Rural Fire and its uncertain future, Goss

stated she does not see a new fire station being built soon. We need to get our building remodeled and expanded and figure out how to pay for it without costing the taxpayers any more money.

Hubbell stated he thinks we need to move forward, even though it is more than we intended. The township is never going to go wrong with putting money into that building. It can be used for a township hall. We are going to have to do something if we end up going out on our own. There is more storage already by doing this. Hubbell stated he thinks it is the right move for the future. He does not think we have time to start over.

Lawson agrees that we need to keep moving and does not think we are wasting any money. There is a lot of value in that building. By remodeling it, we are increasing the value.

Benak noted that we cannot leave the building the way it is. Nothing has been done to it since it was built in 1974 or 1976. The only upgrade she knows of was that the furnaces were replaced when it went to natural gas, and a new roof. There have been multiple problems with squirrels chewing on electrical wires. The building is probably a fire hazard in itself because of that. It needs an update. If the township hall ends up moving over there, this is just one step ahead of the renovations that would have to be done. She stated the cost surprised her a little bit; we probably only had two companies bidding because everybody is so busy. Back when there was hardly any work we would have gotten a better price. She stated she is for moving forward. Regarding finding money in the budget or getting a loan, we would have to find out what the interest rate would be, and it would be a short payback, maybe only extend it out two years, maybe just one year. If Rural Fire dissolves, by 12/31 we may be out on our own. How long will it be before we can put up a brand-new fire department?

It was agreed that the board is not ready to award a contract tonight and that a special meeting will be set for next Monday, 6/12, at 7:00 p.m.

Award Contract

This agenda item was not addressed.

E-mail Quotation from Triangle Window Fashions for Window Treatments

Goss noted that Julianna Schoenwald provided a quote for blinds.

Consideration of Used Playground Equipment Purchase (added)

Goss explained the items up for auction by East Bay Township, i.e., a merry-go-round, swings, and monkey bars. This equipment would be set up at Whitewater Township Park. The Parks & Recreation Advisory Committee has recommended a bid of \$800 be placed.

Discussion followed.

Motion by Benak, second by Goss, to authorize the clerk to bid up to \$1500 on the East Bay Township used playground equipment listed on the Public Surplus website. There was no further discussion. **Roll call vote: Benak, yes; Goss, yes; Hubbell, yes; Lawson, yes; Popp, no. Motion carried.**

Board Comments/Discussion

None

Public Comment

Tim Shaffer, 5309 Moore Road, stated on the bids he can see there a lot of questions which the board has, and also the firemen have a lot of questions, too. At the next meeting on Monday, he would like the board to be open to having the firemen communicating directly during the meeting and the bidders be here to answer questions. In regard to paying for this, we do have a fire assessment district; that would be another option to think about, but you are going to have to get a vote of the people on that.

Hubbell stated if the fire department has questions, he would like to know what they are. They have been invited to every meeting, and he does not want this to turn into a last-minute thing. If they have questions, they should be asking us all along.

Shaffer said one concern he has is a natural gas system. He thinks natural gas is a good idea. Are they going to go to high energy electric heating in the building? He is not in favor of that.

Adjournment

Motion by Lawson, second by Popp, to adjourn. Meeting adjourned at 8:37 p.m.

Respectfully submitted,

Cheryl A. Goss
Whitewater Township Clerk