

# ***Village of Pentwater***

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## **Special Joint Forum Pentwater Township Board Village of Pentwater Council Meeting Minutes JUNE 5, 2019 at 6:00 P.M.**

### **CALL TO ORDER**

President Jeff Hodges called the special meeting of the Pentwater Township and Village Council to order at 6:00 PM in the Pentwater Friendship Center. For the purpose of reviewing the Facility Assessment Report.

### **ROLL CALL**

Township Board Present: Flynn, Johnson, McKinney, and Spitler  
Absent: Ruggles and Siska.

Village Council Present: Angell-Powell, Burdick, Nugent, Palmer, Ressel-Hodan and Hodges.  
Absent: Burdick and Griffis.

Also, present: Brown, Village Manager; Listerman, Clerk/Treasurer and Michelle Hoffner, Senior Architect at Fishbeck, Thompson, Carr and Huber, Inc.

President Jeff Hodges welcomed everyone. He stated Chris Brown village Manager will act as moderator for both boards. President Hodges led the Pledge of Allegiance.

### **1. History – Dave Spitler**

Spitler reviewed the history of the building regarding the condition. There have been a number of studies completed on the building condition over the years. In order, to move forward we need to know where we came from. The list of the assessments done over the years on the condition of the building include:

1989 - Tom Sturr completed an analysis to use the upper floor for the Township Library.

1996 – Tom Sturr completed a large study on what was needed to be done to the building.

2003 – Fishbeck was hired to do a complete analysis of the building's condition.

2019 – Jeremy Horton - Harbor Design Engineer did a walk-through to look at the condition of the building.

2019 – Fishbeck was hired to do a complete engineering report on the condition of the building.

The report includes three areas of concern:

1. Structure
2. Environmental Studies
3. Cost Estimate

## **2. Engineering Presentation – Michelle Hoffner. Senior Architect from Fishbeck, Thompson, Carr & Huber, Inc.**

Michelle Hoffner gave an overview of the written Facility Assessment report.

## **3. Questions from the Township Board and the Village Council**

*Claudia Ressel-Hodan* asked about the current safety of the building not only the falling brick but the electrical?

*Jeff Hodges* asked the question regarding ADA compliant?

*Claudia Ressel-Hodan* – asked a question regarding the basement and making it up to code for accessibility?

*Mike Flynn* – It appears to me that the asbestos study is the next step?

*Michelle Hoffner* – Yes, to move forward with any plan for the building an asbestos study needs to be done.

*Jeff Hodges* – We have employees in the building all day long. The air handlers are upstairs. How safe are those?

*Michelle Hoffner* – The plaster is crumbling on the second floor. The asbestos is in the plaster. So, we can assume the asbestos fibers are in the air upstairs.

*Dan Nugent* – Can you explain the samples, markers and locations in the report for the environmental concerns?

*Michelle Hoffner* – I can get you a key for the pictures and diagrams.

*Dave Spitler* – Can you go through the recommendations for structural repair of the building?

*Michelle Hoffner* – Reviewed the details on page 9 of the report. The building is beyond band aids. I love old buildings and the restoration of old buildings but when it compromises the safety of the inhabitants we are at that point right now.

*Jeff Hodges* – That raises the question of liability. Once we know of a problem and we do not move forward to fix it, can we be held liable?

*Chris Brown* – One of the 5 exceptions to being immune for government liability is the “Dangerous and defective conditions in public buildings”. *Chris Brown* shared the deterioration of the North West wall in the 2 years he has been on staff. Last fall, after the storm the wall appeared to have extensive damage from the high winds.

*Mike Flynn* - spoke about the history of the building as far as the 2<sup>nd</sup> floor and the community events and uses over the years. However, we need to be realistic. The community needs to voice its opinion and help decide how we move forward from here.

*Mike Flynn* - Does the Village and the Township have a responsibility to the condition of the building if we leave the property?

*Michelle Hoffner* – You must complete the remediation of the building.

*Mike Flynn* – Mike outlined the flow chart steps that the township and council plan to follow as they join with the community on working towards, making a decision, on how to move forward with the plans for the Community Hall, Village and Township administrative offices.

*Jeff Hodges* – Discussed the base cost to make the building safe and it is a very old building. It’s a community decision if we stay or go. Please write down your questions and come to the meetings to ask your questions and share your thoughts.

*Dave Spitler* - What you say and what you write down is very important to us. The critical part is listening to people and that is the great part about local government. You know the details. We are at a crossroads and we can't ignore it anymore. That is why I want to give you the history about the building. We have talked about it before and we did not do anything about it, but the condition and safety of the building says we need to move forward and do something this time.

**ADJOURNMENT**

President Hodges adjourned the meeting at 7:04 P.M.

Respectfully submitted,

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Rande Listerman, MiCPT, CPFA, CPFIM  
Clerk/Treasurer

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Date

DRAFT