

Village of Pentwater

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Special Joint Public Hearing- Pentwater Township Board Village of Pentwater Council Meeting Minutes JULY 11, 2019 at 6:00 P.M.

1. CALL TO ORDER

Township Supervisor Spitler 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, the Public Hearing related to comments on the Facility Assessment Report.

2. PLEDGE OF ALLEGIANCE

Supervisor Spitler led the Pledge of Allegiance.

3. ROLL CALL

Township:

Present: Flynn, Johnson and Spitler

Absent: Ruggles and Siska.

Village:

Present: Angell-Powell, Nugent, Palmer, Ressel-Hodan and Hodges.

Absent: Burdick and Griffis.

Also, present: Deputy Supervisor, McKinney; Brown, Village Manager; Listerman, Clerk/Treasurer

4. INTRODUCTION TO THE MEETING FORMAT:

Township Supervisor Spitler welcomed everyone. This is our chance to listen to your comments. Let me give you background of what we would like to have you think about in terms of this meeting. Some of you were here when the initial meeting was held in June with our Engineer, Michelle Hoffner from Fishbeck. An estimate was given of what would need to be done to bring the building up to code. This estimate did not include any remodeling. It would just fix the problems that were found and bring the structure back to code. On page 22, of the report it gives the cost of major repairs to the building. I wanted to bring a brick with me tonight to show you. I know Jeff has several on his roof top. It is a serious problem and we can not kick the can down the road any further. The estimated cost of the structure repair is \$2,178,000. However, the estimate does not include hazardous material abatement, site costs, interior fit-out, construction manager and other fees. Additional costs will be incurred to get rid of the asbestos. It is a dollar and cents decision that needs to be made in addition to the historical value to the Village. This is like a GPS decision we can either turn left or turn right. "Stay or Go" would be the options. So tonight, we are asking your thoughts about staying in the building and putting the funds into repairs or moving somewhere else. So, give us your thoughts on how you feel about that topic. After the decision is made to stay or go the board will hold more meetings to figure out the how we will fund the option and if we are to leave the building, where we will relocate and the design of the building.

5. PUBLIC HEARING

The Public Hearing opened at 6:10 P.M.

Evert Horton 1251 6th St. - The proposal gives estimates to use the upstairs. elevator, bathroom? No mention is included of the condition of the west wall, which is covered?

Robert Pell 158 Dover St. – What is the cost of demolition?

Ingrid Adams 188 North Carroll – I believe the charm of Pentwater is in historical buildings and landmarks. I don't want to see this one go. It's essential. I think we can not make this decision without knowing what is intended for the property and what is the cost of demolition.

Paula Degregoro 7146 Crescent Dr. – Is the building safe for all of you and all of us who go there? Should the building be condemned? Should the staff be someplace else?

Greg Richmond 41 Wythe St. – The lower portion of the building needs to be renovated. Keep the government offices downtown. As far as the other part of the building tear it down.

Jean Russell 145 Wayne Rd. – Do you have an initial cost of remediation of the building? This is soft brick it requires yearly maintenance. What will be the yearly cost if the remediation and renovation is done for upkeep on the building? A new building could be built with the same look.

Julie Burdick – Is the second floor needed? What is the cost of asbestos mitigation? You can encapsulate the asbestos.

President Jeff Hodges – Just to clear the question up even if we did not use the 2nd floor we still have the cost to bring the building up to code and make it structurally sound. Additional funds would be needed to outfit the inside for use.

Anna Mae Bush 195 Suffolk St. – It makes more sense to tear it down and sell the prime property to help pay for offices in another location downtown. Have the folks from the Artisan Center come up with creative ideas to use the bricks. For example, a mailbox, interior wall in the public chambers, window boxes. Also, allow everyone to have opportunity to buy the bricks. That way a piece of history is all over town used in various ways. The money from the sale can be used to help finance the new offices.

Linda Navss 299 N Wythe St. – When the new school was built in 1961, they sold the bricks from the old building for \$1 each and they made a lot of money. It's an option.

Bill Kokx 75 W. Concord – What is the cost effectiveness if we re-do the building? You could rebuild a new building just as it looks now. We need to look at the future. Is there enough space? If we do tear it down what would the buyer put in the space. Is the Vision Team looking at what the best use of the space is for the town? You can sell shares in the building and the people of the town would own the building. We have a lot to think about and it is not just black and white.

Greg Richmond 41 Wythe St. - Spoke about the history of the building.

Mike Earnest 180 S Hancock St. - Rebuilding would be more cost effective. First floor store fronts and upstairs the offices.

Paula Degregoro 7146 Crescent Dr.-- If we are do anything, we need addition space for public use. We do not have a rental space for events, meetings, concerts or indoor movies in the winter.

Supervisor Dave Spitler – Would anyone from the vision team like to make a comment?

Vision Team Member Mark Benner 5166 W. Lakeview - Maintaining the sense of the downtown is very important. I have been impressed by some of the suggestions I have heard this evening about re-purposing the bricks and making sure we preserve the historical feel of the area. The other need the vision team is hearing is there is a need for general meeting space downtown.

Evert Horton 125th 6th St. - I would not want to build something with the current brick. The Gustafson building's brick was maintained over the years.

Vicki Scott 61 Sands St. - We need to make up our minds about how much space we really need? Would we use the 2nd floor?

Bill Kokx 75 W. Concord St. - What about the property across the street? Build the new offices there. And then decide what to do with the old building and property.

Chuck Smith 9071 Bus 31 - The building is co-owned by the Village and the Township. The problems with the building have been going on for years. I think even if you sunk \$2,000,000 into the building you would still have problems come up. We are dealing with a very old building.

Mary Jo Todd 79 N. Wythe St. – I am trying to keep an open mind about the decision regarding the building. I know it is going to be expensive to repair, renovate and catch up with the deferred maintenance on the building from the past 40 years. It can be done. I am not sure we need to renovate the 2nd floor right now. I think we should wait and do the first floor. I believe we can save some money and do the rest later. I have concerns someone said it's a valuable piece of property. What would happen to the property? Is the township going to stay with the village? Have we explored all the various options? If we do not renovate the second floor, we can take \$1,000,000 out of the construction costs. The history is very important to the village. The website refers to the village as quaint. It is important that the history and quaintness not be lost.

Joe Mack 368 N. Hancock – Has anyone compared the price of tearing down the old building and putting up a new building.

The Public Hearing Closed at 6:39 P.M.

President Hodges clarified in a statement the \$2,100,000 does not remodel the building inside or remediate the asbestos it just brings the building up to code and repairs the structural and mechanical problems. \$1,500,000 is the cost estimate to build a new structure of the same square footage. We still need to determine what the square footage needs are for the Village and Township. No one up here wants to tear down a good building. We also do not want to stop

progress. The current building needs to be outfitted to make better use of the meeting space and the Village offices need updating. Most of the historical parts of the building were torn out years ago. If you want to reconfigure the office space or do any repair work on the building than we are required to abate the asbestos since the Village and Township boards have been made aware that it exists. The Village and Township boards will hold more informational meetings in the future for the community to come together and decide how to move forward.

6. ADJOURNMENT

President Hodges adjourned the meeting at 6:41 P.M.

Respectfully submitted,

Rande Listerman, MiCPT, CPFA, CPFIM
Clerk/Treasurer

Date