

**BIG CREEK TOWNSHIP
SPECIAL MEETING & PUBLIC HEARING
September 30, 2014
BIG CREEK TOWNSHIP HALL**

Meeting called to order 6:00 p.m.

PRESENT: Booth, Avery, Mitchell, Mundt, Commissioner Kischnick, 9 electors.

ABSENT: McGregor

Bids for Re-roofing of Luzerne Fire Hall were opened.

MT Construction, Luzerne (Mike Smith/Robert Garant)	\$15,865.00
Harker Remodeling (Jerome Harker)	13,900.00

Since low bidder is unknown to any member of the Board, bids will be held for October regular meeting and references will be requested from low bidder.

PUBLIC HEARING – Re. Northwoods Club

Booth reported on information received to date. The title search has been completed and Bell Title's report indicates the reverter clause was removed and the property is wholly owned by the Township. The report is back from the insurance company, and they will not cover the repairs. The Township Engineer estimated repair costs at \$80,000; Foundation Systems of Michigan estimated approx. \$50,000 for repairs. Tuttle Construction bid \$25,000 to fix the back wall and well pit. (Engineer feels he can't complete all repairs for that bid.) Morse Construction bid \$30,000 to fill the basement with a substance that self-levels and can be pumped in with a cement truck. There would be additional costs with that option, including moving the electrical panel and furnaces upstairs. Additional expense would include \$5000 to replace both furnaces, and \$1900 to replace the back deck.

Jackie Bondar – Questioned Cost vs. income. The hall was rented 5 times this year (and no more than that for the last 3 years) with an income of \$250 to \$300 per year. Costs include maintenance, electric, gas for which we budget \$5000 per year.

Kathie Mitchell – How much money do we have to use? We've budgeted \$5000; would have to take the rest from Twp. Savings.

Elva Mitchell – Why do we need furnaces? The last few years it was very cold several times during rentals, and using one furnace overtaxed the single furnace causing excess wear.

Kathy Schram – Cost to demolish? Don't have a bid on that yet.

Is there asbestos? No, that was checked out at the last remodel in 2005 and there was none. 2005 remodel cost about \$50,000.

Roof needs to be recoated, at a cost of approximately \$5000. That should be done next year.

J. Bondar – Have any non-profit organizations expressed an interest? Ann Galbraith expressed an interest in discussing that with the EDA, but no one is present at the hearing to speak for the EDA.

J. Bondar – What about the plumbing?

John Nolan – All plumbing is original, has been repaired where needed, and must be accessed from the basement. The well is a problem every year. No issues with the septic system.

K. Schram – Would be willing to get rid of old building if a new hall was put in by the Township.

Karen Mitchell – Thinks we need to have a plan for a building for the township. The old hall is not utilized because of the way the outside looks, and parking is horrible.

Kathie Mitchell – The floor is unattractive, and tables in bad shape.

J. Bondar – Lots of people rent community center and Kittle hall.

K. Schram – Hall needs to be in Luzerne.

Ken Friday – Hall needs to be in Luzerne. He has a problem with everything moving out of Luzerne.

Randy Booth – Lots of people rent tents.

J. Nolan – Lots of people rent tents so they don't have to travel if they drink.

Joe Pillars – What would the building be assessed at? Insurance Company says \$400,000 to replace; assessment would probably be about \$250,000 - \$300,000.

Carol Pillars – Why don't we take the money we would use of the Northwood and do repairs at the fire hall? We've put money into the fire hall budget and plan to do some work there.

C. Pillars – Feels building has outlived its usefulness.

R. Booth – Building is ugly. We could put a lot of money in it but it would still look ugly. It was good for Luzerne for a lot of years.

Kathie Mitchell – Why did spray foam? Glen Pelton. What was warranty? None. His company was out of business the winter after the work was done at Northwood.

R. Booth – Good stove, freezer, refrigerator, kitchen utensils, & dishes.

Susan Avery – Hate to see us not have a hall, but that's a lot of money.

J. Bondar – Why can't the new hall go right where the old one is.

Discussion followed re: an attempt when new Twp. Hall was built to acquire property behind park adjacent to old hall. Owner was not interested at the time. There is also potentially a place at the park where a new hall could be built on the same property.

The Twp. Board will discuss the future of the Northwood building further at the next regular meeting, October 21, 2014.

Meeting adjourned 7:15 p.m.

Rhonda Mundt
Big Creek Township Clerk