

**CHARTER TOWNSHIP OF FLUSHING  
6524 N. SEYMOUR ROAD  
FLUSHING, MICHIGAN 48433  
SPECIAL BOARD OF TRUSTEES**

**DATE: FEBRUARY 16, 2007** **TIME: 8:30 A.M.**  
**PHONE: 810-659-0800** **FAX 810-659-4212**  
**WEB PAGE: <http://www.flushingtowship.com>**

**ADMINISTRATION MEMBERS**

SUPERVISOR: Andrew Trogotog  
CLERK: Julia A. Morford  
TREASURER: Carl G. Liepmann

**TRUSTEES**

Ann L. Fotenakes  
Scott Minaudo  
Barry Pratt  
Ida M. Reed

**TOWNSHIP ATTORNEY:**

Steven Moulton of  
Cooley Moulton & Smith  
Attorneys at Law

**MEETING CALLED TO ORDER** at 8:30 a.m. by **SUPERVISOR ANDY TROGOTOG** with roll call and the pledge to the American Flag.

**ROLL CALL:** Trogotog, Morford, Liepmann, Fotenakes, Pratt, and Reed

**MEMBERS ABSENT:** Minaudo (due to a miscommunication of time)

**OTHERS PRESENT:** Elva Cook of the City of Flushing and Ken Palmer of The Flint Journal

**NEW BUSINESS:**

1. **Resolution Regarding a May 8, 2007 Ballot Proposal to Increase Ad Valorem Taxes for the Renovation, Remodel, Reconstruct and Maintain the Former Flushing City Hall as a Public Library**

**TROGOTOG** stated he had received a Memorandum from Flushing City Manager Dennis Bow (Bow) who had sent a copy to Mayor Janice L. Gensel, explaining what could happen with the former Flushing City Hall (City Hall), located at 309 E. Main Street, Flushing, Michigan. The Memorandum had proposed a ballot proposal that would assess taxes within the City of Flushing to be increased by .35 mil to reconstruct, renovate, remodel and maintain a public library at the former City Hall site at 309 E. Main Street, Flushing, Michigan. The proposed project could cost One Million Four Hundred Fifty Thousand (\$1,450,000.00) Dollars or as high as One Million Eight Hundred Thousand (\$1,800,000.00) to renovate the former Flushing City Hall.

If the proposed library project should be approved, the existing Library would be moved to the former City Hall. There would be more room in the existing building (former Duramold) for the Flushing Senior Center. **TROGOTOG** would like the existing Flushing Library building to be used for the Flushing Senior Center.

**TROGOTOG** recommended allowing the residents of the City of Flushing and Flushing Township to vote as they see fit on the proposed library project.

**8:35 P.M. – OPENED TO THE AUDIENCE**

1. **Elva Cook, 1459 Flushing Road, Flushing, Michigan 48433** – “the City of Flushing owns sixty (60%) percent and the Township owns forty (40%) percent of the former Duramold building; how could Dennis Bow, Business Manager of Flushing tell the City Counsel the building would be sold; she has seen the architect drawings for the proposed library – there needed to be two (2) elevators in the proposed (former Flushing City Hall) library; there were no estimates

received only the architect's word; project could cost as high as One Million Eight Hundred Thousand (\$1,800,000.00) Dollars.”

#### **8:40 P.M. – CLOSED TO THE AUDIENCE**

#### **ISSUE AT HAND:**

**TROTOGOT** stated the only issue for the Township, at the present, would be for the Board of Trustees to agree to place the issue on the May 8, 2007 ballot and let the voters decide the outcome.

#### **BOARD COMMENTS AND CONCERNS:**

- **REED** wanted to know if the proposed library issue was placed on the May 8, 2007 ballot, it would only be for the former Flushing City Hall
  - a. approximately fifteen (15) years ago, Flushing Township was told the proposed former City Hall building was not structurally sound to hold the library
  - b. the former Duramold building was purchased and the library was moved into the building.
  - c. the Flushing City Offices were moved to the site at 309 E. Main Street, Flushing, Michigan
  - d. the library has been a joint venture between the City of Flushing and Flushing Township; the Duramold building was the size then that it currently is today.
  - e. The Flushing Senior Center needed the annex so the size of the Library was decreased.
  - f. not in favor of placing the matter on the ballot and subjecting the residents to vote for something which the Board of Trustees did not believe in ourselves.
  - g. the Flushing V.F.W. might be a better choice because of the excellent location, adequate parking lot, solid building, and everything was on the ground level.
  - h. the building does not have a well laid-out floor plan for a library.
- **FOTENAKES** stated four (4) years ago when she built her building complex, she had to go out for bids.
  - a. the cost ended up being approximately forty (40%) percent more than the original bid.
  - b. the City needed to find a more sound structure to have the library
  - c. not against the library, but against putting that amount of money into an “old” building when the bid was four (4) years old.
  - d. the estimated price was way below the actual price because of all the hurricanes, etc.
  - e. the Church located behind the proposed former City Hall was for sale; it would make a better investment.
  - f. there wasn't enough accurate information available
  - g. the Resolution wasn't well written to tell the actual cost involved in the .35 mills
  - h. the Township had an obligation to the voters; when the township agreed on a Resolution, the Board had to believe in the issue
- **PRATT** felt since there were tough times, he and concerned about the timing of the proposed project.
  - a. some prior approved proposals have created higher taxes.
  - b. the former City Hall has an important historical value to the City of Flushing; the appearance of the building fits in so well with downtown Flushing.
    1. a lot of modern technology currently available to renovate older buildings
    2. More study needed to be done on the proposed building.

- c. the decision of the issue should be left up to the voters and **PRATT** doesn't feel that he is not in a position to not give individuals the chance to vote.
  - d. The voter constituency in the City and Township are very well educated and will make a decision based on their facts.
  - e. before construction, there needed to be an estimate in writing as to where the construction would not exceed the price; performance bonds would also be available.
- **LIEPMANN** wanted to know why there was such a big rush to approve the Resolution.
    - a. could the matter wait until the November Election so more information could be obtained.
    - b. not opposed to the Library but felt it would be a bad choice to put that much money into the building at the present time.
      - 1. over a twenty (20) year period the millage would bring in approximately Four Million (\$4,000,000.00) Dollars.
      - 2. the building had not been ADA accessible and would have cost too much money.
    - c. the proposed library was a historical building and sometimes in the United States the building are torn down faster than they are built.
    - d. there could be a better facility for less money.
  - **TROTOGOT** stated contracts would be drawn up with a "Miscellaneous Item" for approximately fifteen (15%) percent that would cover the overrides.

**TROTOGOT MOVED**, seconded by Reed that after hearing the concerns and doubts of the Township Board, I would make a motion that we vote to deny, at this time, the request for signing of the Resolution as written by the City of Flushing.

**DISCUSSION:**

- **LIEPMANN** felt the issue should be put on the ballot, but not at this time. There needed to be more information available.
  - a. currently the Township is paying \$10,000.00 to \$12,000.00 per year to maintain the existing library; that price would be eliminated with the .35 mills.
  - b. if a nice library could be constructed for \$1,000,000.00 instead of \$1,800,000.00, it could possibly be .25 mills or even .20 mills. If someone lived in a \$200,000.00 house, and they were asked to pay \$20 a year to have a library, they would say "why not."
- **REED** felt there needed to be a good proposal.
- **PRATT** wanted to know if there were overruns for the City of Flushing Office?
- **FOTENAKES** stated **BOW** had referred to the architectural design from four (4) years ago for the proposed building. There were many options.
- **MORFORD** stated if the libraries were going to be maintained for future generations, they needed to be solid and good. More research was needed.

**ACTION OF THE MOTION:**

ROLL CALL VOTE:

AYES: Fotenakes, Reed, Morford, Liepmann, and Trotogot

NAYS: Pratt            MOTION CARRIED.

ABSENT: Minaudo

**THE NEXT REGULAR BOARD OF TRUSTEES MEETING IS SCHEDULED FOR THURSDAY, MARCH 8, 2007 AT 7:00 P.M.**

**ADJOURNMENT:** There being no further business matters, **TROTOGOT** adjourned the meeting at 9:02 a.m.

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JULIA A. MORFORD, Clerk

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ANDREW TROTOGOT, Supervisor

APPROVED DATE: \_\_\_\_\_

02/16/07 Regular Special