

APPROVED

ACME TOWNSHIP **SPECIAL** BOARD MEETING
ACME TOWNSHIP HALL
6042 Acme Road, Williamsburg MI 49690
Thursday, February 21, 2019, 8:10 a.m

GENERAL TOWNSHIP MEETING POLICIES

- A. All cell phones shall be switched to silent mode or turned off.
- B. Any person may make a video, audio or other record of this meeting. Standing equipment, records, or portable microphones must be located so as not to block audience view.

CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL: Members present: D. Nelson, J. Zollinger, J. Aukerman, A. Jenema, D. White

Members excused: C. Dye, P. Scott

Staff present: C. Danca

A. **LIMITED PUBLIC COMMENT: Open at 8:10 a.m.**

Public Comment periods are provided at the beginning and end of each meeting agenda. Members of the public may address the Board regarding any subject of community interest during these periods. Comment during other portions of the agenda may or may not be entertained at the moderator's discretion.

John Pulcifer Jr., 7707 US 31 North, Williamsburg, MI 49690. Mr. Pulcifer voiced opposition to spending the amount of money on a townhall remodel.

B. **APPROVAL OF AGENDA:**

Motion by White to approve the agenda as presented, supported by Jenema. Motion carried unanimously.

Zollinger informed the Board of a correspondence received from Mr. Kelley. It will be added to the packet.

C. **INQUIRY AS TO CONFLICTS OF INTEREST: None**

D. **NEW BUSINESS:**

1. Approval of Resolution on Budget Amendments supporting Township Hall remodeling

Board discussed transfer of funds into 101 FUND Townhall expenses to cover cost of townhall remodel. Board also discussed approval for Zollinger to sign documents necessary to move forward with townhall remodel project.

Motion made by Jenema supported by White to approve Resolution #R-2019-8 Budget Amendments supporting Township Hall remodeling by moving funds for townhall expenses and approving Zollinger to sign documents to move forward with remodeling.

Roll call motion carried unanimously.

E. **PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**

John Pulcifer Jr. 7701 US 31 North, Williamsburg, MI 49690

ADJOURN: Meeting adjourned 8:41 a.m.

Cathy Dye
Acme Township Clerk



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CALL TO ORDER WITH PLEDGE OF ALLEGIANCE

ROLL CALL

A. LIMITED PUBLIC COMMENT:

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B. APPROVAL OF AGENDA:

C. INQUIRY AS TO CONFLICTS OF INTEREST:

D. NEW BUSINESS:

- 1. Approval of Resolution on Budget Amendments supporting Township Hall remodeling**

E. PUBLIC COMMENT & OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

ADJOURN

To: Acme Township Trustees
From: Brian Kelley, Acme Township
Subject: Township hall

Date: Feb 20, 2019

Good evening,

Where are the plans?

The township Supervisor has refused to include the plans in the packets for the Feb 5 and Feb 21 meetings. How is that acceptable to the Trustees, given this significant potential expenditure and public interest in a town hall renovation?

FOIA requests have been made for electronic versions of the plans and have been denied. Taxpayers paid to have the plans produced, and they are owned by the township. Why were there no photos of the plans in the Feb 5 and Feb 21 meeting packets? Surely there are taxpayer owned cameras at the town hall. I have attached my photos of the plans to this correspondence.

Size reduction of public meeting space

The plans do not show the specific dimensions of the current public meeting room and the smaller size of the new public meeting room. It is approximately 14% smaller. It has been reported that town hall storage space, which taxpayers several years ago paid to significantly expand, will be significantly reduced. There should be a summary that discloses the change in square footage for all key areas.

During the November election, the public meeting room was packed with people and very crowded. The Feb 11, 2019 Planning Commission meeting was standing room only and very crowded, with 35 members of the public in attendance.

How will the smaller public meeting room, with the constrained layout and aisle arrangement, and the podium apparently depicted in the walkway, handle those events?

Has Metro Fire confirmed that the proposed new public space can accommodate the same 44 person capacity as the present?

Alternatives considered?

What alternatives were considered, at lower price points? Why is there no **written analysis** of alternatives? It would be essential in any well run business. Why should government spending taxpayer money be held to a lower standard?

We heard at the Feb 5 Trustee meeting that township staff could use noise cancelling headphones to avoid construction noise, and one Trustee emphasized how well they work. They are common and inexpensive. Why is that simple solution not being considered to deal with town hall noise?

Many engineering and technology companies use open plan offices, without even the dividing walls of cubicles. In many cases CEOs share those same spaces with their highly compensated and productive employees. In addition to noise cancelling headphones, sliding curtains are used. Why are those not being tried at the township hall?

Per-resident spending

The last survey showed there are 3422 adults living in Acme. That means a \$200,000 expenditure is \$58.44 per resident. What is the ROI for the taxpayers? How is that objectively justified? How will it benefit each resident?

Lower taxes?

If Acme has a substantial cash surplus, why is there no agenda item to discuss lowering taxes? There seems to be a mindset of tax and spend, with no discussion of lowering taxes. The topic never, ever comes up. I thought we elected fiscally responsible Conservatives in Acme?

Metro-Town Hall study sessions

Metro still insists they are building a new fire station and leaving the town hall building. I reviewed the audio recordings of the Metro-town hall study sessions. At those meetings the Supervisor said staying in the town hall was not viable without Metro because, with Metro gone, the township would have to solely bear the financial burden for any repairs. He said Acme could easily spend \$400K on the town hall. The townhall was not

considered a valuable structure. Trustee Aukerman cited an expert on the subject of municipal buildings and said any investment in the present town hall must include a commitment to stay for decades or it would be throwing money away.

Sealed plans?

The plans I photographed at the township hall did not appear to be sealed, as required in the motion passed by the Trustees at the May 1, 2018 board meeting, and required by the GT County building codes department.

Submitted bids

When bids were recently sought to perform engineering work on the Acme Connector trail, the detailed bids received were presented at a public meeting, and shared in the packet before the meeting. The Parks and Trails committee evaluated those bids and made a selection at a public meeting. Why should the process be more informal, less public, and less transparent for a \$200K township hall renovation with taxpayer dollars?

Not an open bidding process

The township supervisor has repeatedly refused to say how the bidding was advertised for this project. He defends that by saying the township did not handle the bids. When asked via email to obtain the information from the third party, something he could easily do, the supervisor refused.

I contacted the Traverse City Builder's Exchange. They stated the Acme town hall renovation was posted on the Exchange, however it was posted privately. That means it was not available for public bidding or viewing. Only those chosen and invited by the township's agent were allowed to bid. Why is a third party controlling who can compete and bid? How is that a fiscally sound process for minimizing costs to taxpayers?

No township bidding policy

Why does Acme Township not have a formal policy for bids and spending large sums of money? Do you as Trustees consider this informality and lack of transparency an adequate exercise of your fiduciary obligations?

Construction references

Have written references been obtained for the preferred construction company? GT Construction company was mentioned at the Feb 5 meeting as low bidder. At their Bunkerhill and US31 construction site, a silt fence silt fence was installed along the sidewalk backwards. That meant the trench was for weeks eroding across the sidewalk and into the storm drain that empties directly into the bay. Even though the sidewalk was obviously covered, they never swept it (photos available). Weeks later, the County Soil Erosion office made them correct it.

Contract

Is there a contract? Who will ensure that it adequately protects the interests of taxpayers? Will it be reviewed by township attorney Jeff Jocks? Will the board review it? The 2018 contract with Brickhouse did not incorporate Trustee required provisions, and it did not adequately protect the interests of the township and taxpayers. It was sloppy and inadequate.

Project Management?

Who would manage this construction project?

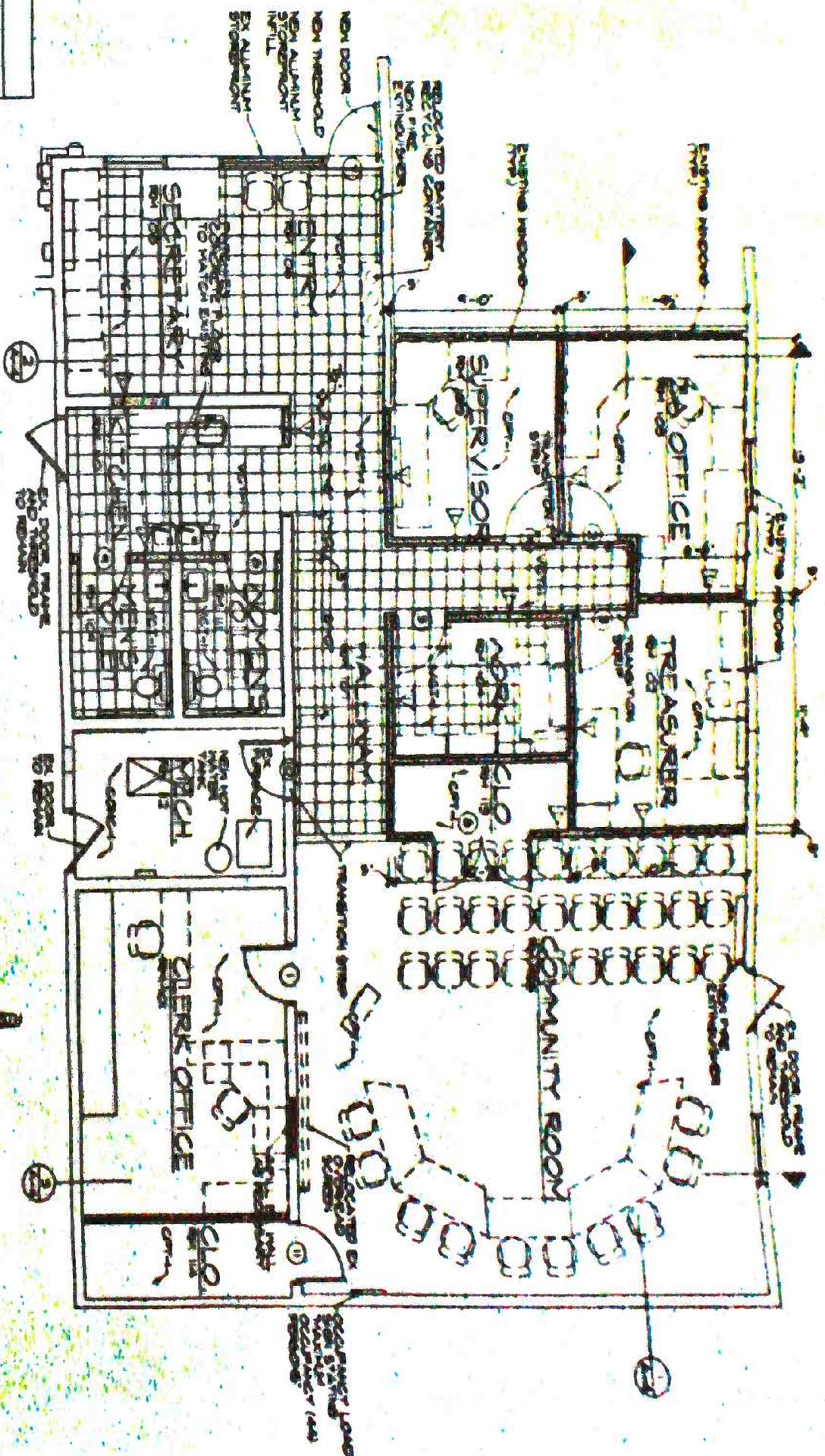
The 2018 Bayside park construction project was managed by the township supervisor. The plans for landscaping were not reviewed in public, and were not shared with the Parks & Trails committee. In large letters across the top of the plans was a listing of all species that would be planted. No check was done to verify if the species were native, and compliant with our recently passed native planting ordinance. A review of the plans in public would have easily identified the issue. Non-native plants were ultimately planted in violation of our own ordinance.

I don't recal that the "project manager" ever took ownership of that error. Will this project be similarly managed? The lack of plan disclosure and transparency suggests more of the same.

Thank you,

Brian Kelley

REMARKS



① FLOOR PLAN
 SCALE: 1/8" = 1'-0"

**Acme Township
Hall Renovation
Addendum #2
2/13/2019**

Please note the following revisions and/or clarifications with regards to the above referenced project.

1. Remove existing toilet room exhaust fans (Rms. 109 and 111). Provide new fans and exhaust ducts to exterior (refer to Sheets A-1, E-1 and MP-1). \$ 1,052.00
2. Add shelving to closet in Rm. 114 (Please refer to Sheet A-2). \$ 620.00
3. Change the new hot water tank from electric to gas. Rework furnace and water tank flue. The new tank to remain in the new location (refer to E-1 and MP-1). - (\$300.00)
4. Delete new Door # 10, existing CMU wall to remain. Delete 3-way switch. (refer - \$250.00) to Sheets A-1, A-2, and E-1).
5. Revise the secretary area (Rm. 108) to include: \$ 1,005.00
 - a. Demolition of CMU wall to include a new window opening and pass thru window.
 - b. Removal and replacement of the existing door.
 - c. Relocate new electrical receptacle and low voltage outlets (refer to Sheets A-2 and E-1).

NOTES:

With regards to formulating a schedule, if (4) consecutive days are necessary for a schedule, Thursdays may be used as part of an office shutdown (Thursday through Sunday).

Also, the men's toilet can be renovated as part of the Phase I work in order to maintain an operable toilet room (Unisex) during the renovation.

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Jay Zollinger

From: Teri <jmldg@att.net>
Sent: Wednesday, February 20, 2019 1:39 PM
To: Jay Zollinger
Subject: FW: Acme Township addendum 2
Attachments: Acme township addendum 2 sent to darek 2 13 19.pdf

Good afternoon Jay
Below is the GTC pricing for the attached addendum
Fred

JML Design Group, Ltd.
C.F. Campbell, Architect
225 E. 16th Street, Suite B
Traverse City, MI 49684
phone: (231) 947-9019
email: jmldg@att.net

From: Purgiel, Darek <dpurgiel@grandtraverseconstruction.com>
Sent: Tuesday, February 19, 2019 3:29 PM
To: Teri <jmldg@att.net>
Subject: RE: Acme Township addendum 2

Good afternoon,

Addendum 2 pricing is and ADD of \$5,933.00. Break down is as follows:

1. \$1,053.00 ADD
2. \$620.00 ADD
3. -\$300.00 DEDUCT
4. -\$850.00 DEDUCT
5. \$1,005.00 ADD
6. \$4,405.00 ADD...Added on drawings, but not on Addendum 2 write up.

Option to use one condenser for the 4 indoor units, Deduct (\$1,850.00)

Let us know if you need any additional information.

Thank you,



Darek Purgiel
Estimator/Project Manager
O: 231-929-1000
F: 231-929-4435
M: 231-649-0986

From: Teri [<mailto:jmldg@att.net>]
Sent: Wednesday, February 13, 2019 1:29 PM
To: Purgiel, Darek <dpurgiel@grandtraverseconstruction.com>
Subject: RE: Acme Township addendum 2

Good afternoon
Attached is Acme addendum # 2 with drawings for your review and response.
Thanks

JML Design Group, Ltd.
C.F. Campbell, Architect
225 E. 16th Street, Suite B
Traverse City, MI 49684
phone: (231) 947-9019
email: jmldg@att.net

From: Purgiel, Darek <dpurgiel@grandtraverseconstruction.com>
Sent: Tuesday, February 5, 2019 4:01 PM
To: Fred Campbell <jmldg@att.net>
Subject: Acme Township PH I & II

Phase I - \$90,377.00
Phase II- \$70,300.00

I will test this as well.

Thanks,



Darek Purgiel
Estimator/Project Manager
O: 231-929-1000
F: 231-929-4435
M: 231-649-0986

RESOLUTION OF a Special meeting of ACME TOWNSHIP BOARD OF TRUSTEES
RESOLUTION #R-2019- ____
Resolution on Budget Amendments supporting Township hall remodeling
Various fund moves adjustments 2018-19 Township Budget
February 21,2019

At a Board meeting of the Acme Township Board of Trustees, held on February 21 ,2019 the Acme Township Board of Trustees, on a motion made by ____and seconded by ____.

The following resolution:

Whereas, at the Acme Township Board meeting held, February 5, 2019 Discussed the Township hall remodeling and cost, this resolution was requested by the board to show where funds will be made available to support this remodeling.

Whereas; The Fund's listed below have a budget correction to be made, and funds moved to support this project keeping our 2018-19 budget in balance to support the 2018-19 Audit. The following Funds have budget changes or money to be moved. The general funds 101and the 101-265.970 capital outlay. Please refer to the following data below.

Transaction	Description	Fund	Dept.	Line	Amend Amount	Beginning Balance	New Balance
From	101 FUND BALANCE	101			\$100,000.00	\$638,372.78	\$ 538,372.78
To	101. FUND Townhall expenses	101	265	970.000	\$100,000.00	\$17,924.74	\$ 117,924.74
From	101 Septage Plant Bond fund	101	000	382.003	\$100,000.00	\$202,924.74	\$12,240.97
To	101. FUND Townhall expenses	101	265	970.000	100,000.00	117,924.74	\$217,924.74
From							
To							

Now therefore be it resolved that the Acme Township Board approves this request.

Township Board members: Present:

Upon roll call, the following vote was cast:

Aye:

Nay: 0

Abstaining: 0

Jay B. Zollinger Acme Township Supervisor

Cathy Dye Acme Township Clerk

2/8/2019