

CHARTER TOWNSHIP OF WHITE LAKE

Approved Minutes of the Board of Trustees and Library Board Special Meeting

May 22, 2017

Mr. Rossow called the meeting to order at 6:48 p.m.

Library Board of Trustees:

Present: Glenn Rossow, President
Jennifer Schulz, Vice President
Richard McGlew, Secretary
Joseph Fennell, Treasurer
Karen Birkholz, Trustee
David Varadian, Trustee
Larry Ostrowski, Director
Denise Stefanick, Assistant Director

White Lake Township Board of Trustees:

Present: Rik Kowall, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer
Mike Powell, Trustee
Scott Ruggles Trustee
Liz Smith, Trustee
Andrea Voorheis, Trustee

Also Present: Sean O'Neil, Planning Director
Amy Bertin, Recording Secretary

PUBLIC COMMENTS:

Irving Shapiro, 5375 Wayne Road. He is a relatively new occupant of White Lake. He lived in Bloomfield Twp. and retired after many years in hospital administration. He loved the lake and all the services that exist in White Lake Township such as the parks as well as the library. It is his understanding there was a bond event that took place and there is to be a new library. Having been in the hospital field his whole career, he always observed the most sacrificial item of consideration was space. Every physician fought about how much space each had. He suggested that the construction taking place with the Township, the library become part of that campus. Consolidation of space would have a savings in terms of design, operations, and most importantly flexibility. He would like to offer that as an observation having spent many years in administration.

Peter Piccinato, 8771 Townsend Drive. Last month at the April Township Board meeting he

heard the land was already purchased for the library. There are three millages out there for the current library. Where did the Library Board get the money to purchase the land? The bond hasn't started.

President Rossow responded that in the vote it is stated the bonds would be floated July of this year. It has not been sourced but it was approved for issuance. The money was secured with the budgeted funds out of the current fund balance.

On May 7, 2017 he issued an email to Supervisor Kowall for a layout of the proposed property of the future Township offices, the size of the building, the type of building, the cost of the new facility, how it was going to be financed, what is the anticipated cost savings if the library were to participate as well as any additional benefits they saw, the timeline and if there was any other phase development. Also, they would like it noted what specific items are needed to facilitate floating of the bond.

Supervisor Kowall offered a brief presentation of the conceptual site description for the building combining the library and future White Lake Township offices. After that, there will be Public Comment so questions can be answered. What he has is a very conceptual idea. When property is purchased, one of the things you need to do is due diligence, making sure the property is adequate to meet your needs.

First and foremost, he would like to thank each Library Township Board member. Essentially, they have been a catalyst and a spearhead to move this Township forward. The library is near and dear to him as his mother was an avid bookworm. When she passed we made some contributions to the library and will continue in the future to support the library. You have to have an early learning center. We live in a different kind of world. Whatever edge we can give to the children of White Lake Township, we are ahead of the game. In the memory of his mother, he would like to acknowledge his support and that of his entire family of the new library.

We all grew up in a little different town here over the years. The days of cows and cornfields are long gone. We are moving forward. The decisions we make today will affect the future. Our identity was basically a farming community. People took time to clear the fields to grow the crops and create a future here in this community. We have before us a once in a lifetime opportunity. It is our turn to create a new tomorrow. Since the purchase of the land, it is time to sit down and think of what is the best use of all that land. The library has been able to acquire about seven acres and he was able to acquire approximately 26. We have a significant campus right now. The question is what do we do with it?

The library has made great efforts and strides to move forward but there has not been one drop of cement poured into a trench. We have to look at what is going to be beneficial for everybody. Many communities have conjoined library/township city offices. This is done for economies of scale and they are all very successful. It is a national trend to combine facilities. This will assure the perpetuity of the township and the library. In the event of an economic downturn, if you are in the same physical space the only thing you need to worry about is keeping the lights and heat on. The four walls around you are going to be used by another

source.

We have an obligation to the residents and the taxpayers to deliver the most bang for the buck. One of the things he's learned in his personal life as a builder is economies of scale. It costs less to build it from a material standpoint, less to heat and cool it and less to maintain the facilities. Those are the types of things that are very important and why it makes more economic sense to entertain building this as a combined physical facility. The advantages far outweigh the disadvantages.

In response to the questions posed to him by the Library Board. How big? That is what this meeting will decide. How much it will cost? He's got some rough numbers he will share with you today. When? He would like to see a bond issue no later than July 2018. That would give us time to get community input. He would like to propose a committee be created consisting of two library members, two township board members, the fire and police chief, city planner and a planning consultant to be selected. These people can look at it from a different perspective.

During the process an architect was consulted for some conceptual drawings. The building is a U shaped building with three levels. The entire expanse of the lower level would be a great space for the library. This conceptual building has a first floor level of approximately 21,000 sq. ft. It has the prettiest view of the most natural area. We were able to secure a deal to take the property all the way to the middle of the stream bed which gives us a large parkland area. In theory you could go through the first floor into a grand lobby with a small coffee shop. This would create a sense of community being the hub of the wheel. This is the best location, the best view and area to be able to have an outside amphitheater, walkable paths, a playground area in a protected area away from cars and traffic. This would all come to a staircase leading to a lower level which would be the walkout lower level on the back side to a rotunda which would allow for a beautiful area to gather and read and also possibly have a fireplace. The third floor would be built into a roof truss system which would allow you to recoup your floor space at only about 50% of the cost. It allows the partitions to be moved around as there are no load bearing walls. The third floor loft area potentially would allow for a lot of growth in the future for the township, possibly a Parks and Rec Dept. or Senior Center.

This presentation is just a concept. If the Boards can sit down together through this proposed suggested committee, we could come up with a wonderful idea. This is something to show the public we are wanting to moving forward and it was feasible to put on the land. The topography lends itself to this design, it makes economic sense and it ensures the perpetuity of the library for years to come.

Finally, there was an engineered drawing of the parcel that was purchased, roughly 26.07 acres as well as an easement 60 ft. wide and 450/550 ft. in length to Brendel Lake. That will allow us to have the ability to enjoy the lake. There is a fabulous opportunity here to create a trail system. This is just a concept design, a starting point that we can all work from.

Treasurer Roman commented he sees the constituency who voted for the library millage every day. He owes it to all the residents to not only give them an incredible library but do it in an economically feasible manner. He and many of the township employees will use the library more if it is combined. There would be more foot traffic. By combining facilities, roads, utility lines, roofs, parking and walls we can possibly save between two and four million dollars. Hopefully, the library will consider the option.

Trustee Powell. Ever since he knew the library had a millage before the public, he has been inundated by residents concerned about the cost of the standalone library. Through diversity of use there can be a great savings regarding parking spaces and landscaping. A number of years ago the state of Michigan passed an Act that rewarded communities for sharing services. It was their goal to provide grants to communities that would share library, police and fire space as a means of saving the residents money. There is something wrong if within the same community we can't reach out and share services back and forth between different entities. There could be a major cost savings and a more efficient use of space if we were to combine the library and township offices. Meeting places, parking spaces, smaller reading rooms, lunch areas and the kitchen areas can all be shared. This would be the best and most efficient use of the property and building.

Clerk Lilley stated the concept of the Township purchasing property was a dream and desire back in the '90s. Rik laid out a concept of the library occupying the basement level. We are not as concerned about what floor the library would prefer as we are the economics and potential costs savings of a shared space. Part of the plan White Lake Twp. should consider is possibly having the Senior Center on one wing and the library on the other. We've talked in the past of other organizations that are part of White Lake, the Business Association, possibly a post office, Chamber of Commerce and the Historical Society. All of those groups are in need for some type of space. The plan presented is an ideal opportunity for us to take advantage of those facilities. The voters decided you were going to have a library but a joint effort has never been discussed. In previous meetings it was indicated we did not want to stop the process of the library going forward but we do need to slow down a bit and take advantage of some opportunities through the planning process. This is a concept we've thought about for a long time. Let's move forward together.

Trustee Smith is in a unique position as she was the past Library Board president and is now the library liaison. She knows the project like the back of her hand and nobody worked harder to secure the property than herself. There are a couple things to clarify. It is important that the community understands these are two totally separate Boards. They are elected separately and have separate budgets. There was a subcommittee the Library Board formed to look for the building, property and ways to expand before the bond issue was presented to the public. Herself and other Library Board members met with former township Supervisor Baroni and other Township Board members. We presented the idea of either expanding this building or building a new library. At that point in time in January of 2016, the library subcommittee was told there were no plans for the Township to build or purchase property so the Library Board decided to move forward. The Library Board is conscientious and fiscally responsible. This bond was given a lot of thought. The budget and cost of the building was extensively

researched. The Michigan Library Association tells Library Boards that to properly serve a community of our size we need about 30,000 sq. ft. A proposed 21, 000 sq. ft. is not enough. She has intimate knowledge of how the bond issue came about. If anyone has questions, she and the Board would be happy to speak with anyone. She would be willing to explore a joint building if it is what the Library Board wishes to do. Her wish for the new library has always been that they are properly serving the residents of White Lake and that it be the hub of the community.

Trustee Ruggles. Thank you for having us. It is great to speak openly. In an effort to not echo everything that's been said, he is in agreement with what has already been stated. Being elected officials we all have the same responsibilities and obligations to the residents that put us here. The most important is a fiduciary responsibility to do what is in their best interest. They approved the library and they trust we will all do what is in their interest. The biggest part is what we are discussing here, what makes the most economic sense. Moving together jointly will benefit the residents. He is hopeful the Library Board will understand that and looks forward to hearing their thoughts.

Trustee Voorheis. It is her thought the two Boards should work together to do what is best for the community. She personally has spoken to her neighbors. Even though they are avid readers many voted no for the millage. Those with positive and negative views of the library would love it if we could figure out a way to do it together.

Supervisor Kowall stated we do need to think for tomorrow. He would like to look at it as more of an opportunity than any type of adversarial event. Maybe a bit more time and patience might prevail something better out of the box than we can all imagine. Maybe those who voted no on the millage the first time around will vote yes when it comes time for an operating millage. It will cost the Library less to operate with this plan. The people who see that kind of effort from both Boards will be impressed by their abilities to manage something together and forge this new future.

Trustee Powell responded to the concern that 21,000 sq. ft. was too small a space. The library needs meeting rooms, study areas and conference rooms but the Township does as well. It would be a shame to have 10,000 sq. ft. of rooms sitting empty in two different locations when they can be used jointly. That is one of the advantages of doing something jointly.

Clerk Lilley. The Township doesn't have any thought of entertaining the fact that the Library Board shouldn't run the library or combine finances. Also, responding to the fact there were no plans for any property purchases, in the last five years the Township has spent a lot of time in executive session discussing property purchases. Even if there was a common architect to build the building and the township failed to obtain millages as quick as we would like, this project could be phased and built with the library and added on subsequently for the remaining Township Hall. Also, once the current facilities for the Senior Center, fire, police and the township are vacated the property can be sold to recoup some of the money. There is no question that the future of White Lake is going to change and we need to give it a lot of thought.

Anthony Noble, 3423 N. Quarry Creek Drive. In dealing with police and union contracts, I don't know if everyone in the room is aware of legacy costs with township employees. The idea of combining it would make a significant savings for future legacy costs down the road for the Township. If we are making the savings, is that going to go back into the Township and the community?

Mr. Shapiro. The issue was raised about these buildings would have to be sold. What is the library's position for the land that you own in the event that you were to go? What is the default if they can't meet their obligations to that bond issue? Who is accountable? Is it White Lake Township?

Aaron Greenblatt, 9055 Huron Bluffs Drive. How big is the current library?

Jim Stevenson, Spinal Column. Are you going to open up for questions once the Library Board has time to comment?

Diane Chrzanowski, 2205 Teggerdine Road. I was a naysayer. I was very much against this millage that came through, as were most of my family, friends, everyone that has been here for many years. She is really excited to see the possibilities here in combining these services. Cost effectiveness is a big thing. We are retirees on a fixed income. This hurts us when we keep getting these millages. This gives me a positive feeling about what we might expect with the library and the township sharing a building. It makes sense and I don't understand why there would be any opposition as it is a win - win all the way around.

Sharon Hills, North Quarry Creek Drive. She says ditto. She loves the library. She's a book lover and she uses the library. She has seen so many libraries go up and the waste of money is irritating. She loves the combination concept.

Resident. We naysayers on the library vote got a bad rap. We don't hate the library. What we hate is being driven out of White Lake by the cost of living here. She was very impressed with the Springfield Twp. Library. The important thing is for the two boards to work together so the library, in essence, ends up with what it needs. She doesn't want to see the library short changed in this. The important thing is to get this built in a way that we can afford so you don't lose people from White Lake like myself.

Mary Rayner, 5995 Ormond. Does anybody have any idea how large the Springfield Library is?

Diane Hancock, 3369 Duffield. As a resident and an architect I see immense value to combining both buildings also from an environmental impact. Not just on the savings of the utilities but when we're planning, aging in place is the new trend in what we're doing in homes. The communities that are drawn to the most are the ones where there is a community center. It is kind of like a club and that is what this presents to the community.

Sheldon Greenblatt, 9055 Huron Bluffs Drive. He is hearing that the ownership of the building may be an important consideration because you mentioned it being a condominium type

building. Who would own the building if there was any sort of an agreement considering the Boards are actually separate legal entities with separate budgets? How would other jurisdictional matters be taken care of? You've got two boards in the same building, each has their own particular jurisdiction. This current library building is owned by the library, the land underneath it is owned by the Township. Are there any historical issues with regard to the establishment of the two boards that are going to have to be ironed out that we should be aware of? You are suggesting that the Library Board, if they agree with your proposal would really not be losing anything as far as your position is concerned?

Karen Law, 3332 Duffield. This is such a great idea. The one thing White Lake doesn't have is a center. We need a center. We need a downtown. This is a brilliant idea. If everything is in the same building, she wouldn't have to go outside from one building to another.

Aaron Greenblatt. Why would it be better to keep the building separate? You've listed the benefits of combining them. Southfield built a new library and they chose to keep it separate for some reason. Does anyone know why they did that? Shouldn't we look at ones that have kept them separate and determine why?

Jim Chrzanowski, 2205 Teggerdine. Are all the Board members present here residents of White Lake Township? He was a naysayer for the proposal and he would like to say that it should not have been put in the August ballot for the vote. It should have been put in for November due to the fact less residents were voting in July or August. The idea of a large building combining everybody could save the Township a lot of money and the residents, too.

Mr. Noble. Do you feel that the foot traffic would be increased if combined?

Ms. Rayner. She was not a naysayer. She was for it. She uses the library extensively and it is full all the time. This is a good idea to combine them, as long as the library doesn't become the redheaded stepchild of the group. They need to be addressed on an equal footing. The funds that they procured and got this ball rolling when you weren't interested in listening to them needs to be considered. They need to be included as an active part of the decision making otherwise you're not serving voters who voted for it.

Daniel Letang, 8774 Townsend. He is a newer resident, moving here 2 ½ years ago. They looked for an area to move to for about a year and a half. One of the negatives about moving to White Lake was there was no sense of community. It is unfortunate there are only 30 some acres to work with between parcels. It would be great if it was more. Let's make the best use of that space. If we can combine buildings, save on the footprint, on parking spaces and other facilities we can then use it for more park space or a trail system. Any money that you save can be directed back into the library.

President Rossow. It is interesting that you only found five libraries that were combined and only three in Michigan and you called them successful. How do you know they are successful and how did you define it? What is the current space that the Township has? Does this one cost effective building include Police and Fire? You would be looking at another millage to the

taxpayers for 14 million for a Township Hall for the 2018 August vote, then you'll have to have a millage on top of that for Police and Fire? What happens if in 2018 you don't get the money? We are still sitting here with our plans drawn and ready to go and you don't have any money. You mentioned 2 to 3 million in costs savings. Was that to build it or to operate it? Isn't the parking based on the square footage of the building?

VP Schulz. Regarding parking, we are both open during the day and we were hoping to have more evening programming. We are all going to be using the parking at the same time.

President Rossow. Everybody knew we were working on our plan. In our timeline, we are down to our fifth drawing for the layout of the building, we are down to final design program coming up. We've got a timeline in place and are moving forward. It is frustrating that you sit in secrecy and say nothing and then come in right before we are ready to finalize our plan and say, wait a minute, we don't want you guys to go forward. We've got this plan written by an architect that may or may not have anything to do with the library design and say we don't want you guys to do anything because we think our plan is better. And we don't have the money to fund it but we think we'll get it. If you were worried about all the savings to the taxpayers, you could have told us in January. We have procured nine acres. It's a beautiful site with a nice view and we have plans to utilize that space. We worked with the community with long-term vision planning for five years. We had independent consultants come in and asked what the community members wanted. We've done all of the due diligence, come up with all of the information and we've moved down the road.

Ms. Hancock. When people were asked what they wanted, was it what they wanted out of the library or was it proposed as a community center then?

Pres Rossow. It was a library. The proposed library will include the existing collection of books with a 20% increase but the rest of the space is for community activities and presentations and meetings.

VP Schulz. The residents said they wanted community events, a place to meet, talk, have study rooms and meetings.

President Rossow. Based on that, for the Township to go out and build a building wouldn't that be a duplicate effort of the same thing they told us they wanted. We would already have the space and we'd have it two years faster. So quicker, faster, cheaper, better than what you potentially could have.

Mr. Shapiro. Everything you've said is true. You've gone a far distance and they haven't. But is there an opportunity to reconsider? Is there an opportunity to think broader than the plan you have? When he was in business he had five Ps he always worked with, Proper Planning Prevents Poor Performance. Isn't this an opportunity to rethink it?

VP Schulz. She is not convinced there is a lot of savings in the plan. We've looked at it. You've still got to build the square footage, you've still got to have parking even though we're

having an opinion here that maybe we can share in some parking. A lot of these costs are already going to be done whether you build them on top of each other or next to each other. It is not like we are three miles away. We are right across the boulevard.

President Rossow. We don't want to be the stepchild living in the basement. If we wanted the first floor the load bearing is substantially different than an office building. You can't say the building is going to be cheaper because our part of the building, if it was in the middle, you'd have to build a brick house to support it. So when you just say, well, we can save two million dollars, you've got to understand that a library building is different. It is not just another office building. You've got to worry about that.

The other issue is, we've got a piece of property. You add them together, you could have a beautiful campus. I mean, Rik, you'd love to come to the library for your refuge but you don't want to walk 40 ft. across the parking lot on a beautiful day. What is to say you're going to come from the third floor to the basement? If you put a standalone single purpose building for the library, the kids are off to the side. They're not screaming as they are running through the main lobby. You've got police and fire, public safety sitting in a separate single use building. And then you have the Township, the seniors and the Historical Society in the building that you've designed. You have a single point of use for each one of the buildings and you don't have people parking at the back of the large parking lot to make it to the building. There are other ways to look at this. A standalone building on our budget is not going to be some huge Taj Mahal Building. I don't want us to get focused in that a single building is the only way to do it. If that was the case, why did Huron Valley build a high school, a middle school and an elementary school?

Mr. Stevenson. The Township/Library Boards are separate. When it comes to issuing the bond, doesn't the Township Board have to approve the issuing of bonds? If the Township Board doesn't allow the bonds to be sold, then the bonds can't be sold; is that correct?

President Rossow. Is the Township not going to approve the sale of the bonds that the voters approved if we decide to do a standalone building?

Clerk Lilley. You brought up a good point earlier. Why would anybody walk 43 ft. from this building to that one when it was nice and sunny out. I'm saying, why would you walk 43 ft. in the rain or in the wintertime? Why would you walk that when you don't have to? We're not here to be argumentative. We are here to tell you what our plan is because you asked us to be here. But to argue the point, I think you have to decide the direction you want to go. I think we've laid out where we are coming from.

Treasurer Roman. If you didn't want to go with this committee and you as the Library Board just decided to go forward with the bond issue, that question would come in front of our Board. Now, how that would turn out, I can't tell you. I can't speak for our Board. I believe that would be an Agenda question the Board would have to vote on.

President Rossow. Going down that path, are you prepared as a Township to pay all the cancellation fees for what we've done so far? If we stop building the building on our own, we

have architects, we have a construction manager and contracts in place. For us to make an informed decision, are you prepared to pay the cancellation fees?

Trustee Powell. The question is, are your plans so far that those exact same requirements can't be in a different shape than the building that you have proposed so far?

President Rossow. You would have to throw away the piece of paper and start over because the shape is different. Are you willing to go with the construction manager and the architects that we've hired?

Trustee Smith. The previous meeting she spoke of which took place in January of 2016, the current Township Board of Trustees were not at it and so don't have personal knowledge. We need to catch up. We need to share information and we need to work on communication.

President Rossow. The independent consultant presented a space utilization in January of 2017. Four architects gave a presentation and we selected one based on that. Now we are down to the final layout. When you design a library you have to be considerate. There are many different things to consider.

Trustee Powell. If you look at it spatially, it looks very similar to the shape of the building that has been proposed by Rik. Does it make any sense for the Township Board to use that square footage and incorporate what we need to your square footage instead of the other way around? If that is so far along and you're sold on it, then maybe we say how can the Township property and needs fit into that plan instead of the other way around. That is where the communication comes in. If you've gone that far, then why don't we try to fit into your plan.

Trustee Varadian. The plan you showed us is only about 2/3 the size of what we were looking for. Let's say we wanted that other 10,000 sq. ft., where are we going to find it and what would it do to the cost?

Treasurer Fennell. The frustrating thing for me is I hear a lot of great ideas and concepts but there are no hard facts to back that up. It all sounds really good but he's never operated Township offices and I would venture to say you don't understand the Library's needs. So for us to sit here and say, yes, this is going to work, the best idea is to have a combined facility, I am just not there yet.

Trustee Powell. None of us knows what the end result might be. The reality is, if we can build a 150 car parking lot instead of a 250 car parking lot, that is a reality in savings. If we can share 10,000 sq. ft. we are saving 10,000 sq. ft. of building space. That is the reality that we need to look at to find out if it is possible.

Treasurer Fennell. I don't disagree with that. But when you talk about utilizing the same meeting rooms, I think that could be a real issue. The coordination would have to be tremendous.

Secretary McGlew. He understands the desire for the cost savings but it is also looking at what is our mission. Why does White Lake Twp. have a library and what are the citizens telling us today it needs to do and to be. We heard, yes, we need books but also computers and study space. Most of the communities around us have said the library is a special and specific need. He loves the idea they have property next to each other so it can result in a campus. Most libraries on college campuses are standalone buildings. A library should be a separate space and be able to use light from all directions. Natural light is a very important factor for a library space. Being able to do that would be a challenge in a multi-story building. For a library to operate efficiently and effectively within the operating budget we need to have visibility for one person to monitor a space. We are looking to gain efficiencies by moving from two levels to one to reduce the cost of operation even as we expand the space.

Trustee Ruggles. Do you have an anticipated start date for the current construction program?

President Rossow. The timeline has us having our design finalized, about 90% complete and costing started on June 6, 2017. We will finalize the design by the end of August. Construction drawings would be 65 days from mid- August to mid- November. Then it will go out for bid and the bidding process would be from November to January and we'd break ground in March.

Mr. Stevenson. If the library was built, just the concept that you have, and the Township duplicated that right on the top of the building, are you against a combined building if it was to have the offices and the Township having the same space or maybe a smaller space on top? Is the Board against that kind of conceptual issue? And if so, what are the reasons for that?

President Rossow. We would have to think about it. There are plenty of reasons for why every township around us had a single building for the library.

Trustee Powell has personal knowledge as he designed the campus settings for Waterford, Highland and Commerce Township. The difference is the two entities, Hall and Library, did not have the same timeline at the time of design. In our particular case we are very unique. We have the ability to be virtually on the same timeline. If this Township Board did not approve the bonds, you don't have the money and all you've spent thus far comes out of your operating budget. In that respect, we have to work together.

Trustee Smith. To clarify two things. To say that one Board is for or against anything, this is the first time that we've had the opportunity to talk so we haven't discussed this at all. No decisions have been made. The purpose of tonight's meeting was to open the lines of communications to explore the possibilities and opportunities and if there are any costs savings and how to best serve the residents.

Mr. Stevenson. Why haven't there been opportunities for the two Boards to come together? The two Boards should have been a long time ago working on projects. He totally respects that the two entities by law have responsibilities as two separate Boards in terms of operation.

VP Schulz. In January of 2016 there was a meeting and we were told the Township was not interested in moving forward at that time. That happened. We talked. We went forward. There comes a time where you just can't make any more changes. This is all very good information. There may be some economies of scale but that has yet to be proven. If we're going to have a library in May of 2019 we are very quickly approaching a date where we can't make any more changes. We've only got until June 6 to do that.

President Rossow. Let's take it from a second approach. Hypothetically speaking, we decide we would still like our standalone building, you've got a standalone police and fire and community center building. Are there other areas on the property that we can be cost efficient and work together such as acceleration/deceleration lanes, water and such that you could guarantee the funding of it because you've got the money now and we wouldn't have to wait? Are there those opportunities so we can still be diligent and fiscally responsible?

VP Schulz. Our library is far along. It is not unreasonable to say we've got all this land, let's have separate facilities and maximize where we can share. There is plenty of time to do that part of it. There's not a lot of time to have this discussion about are we in your basement or are you in our basement. That kind of discussion time has gone.

Treasurer Roman. What is your urgency with May of 2019?

VP Schulz. Our patrons have been telling us for over five years that we need more space and we agree. There are things we'd like to do as a library that we can't do in this facility now. The urgency is the people voted almost a year ago to start doing this. We've been marching to that tune. People want access to the facility.

Treasurer Roman. If you said to those same people, we've got an opportunity to save our residents millions of dollars but it might take longer, how do you think those residents would respond?

President Rossow. You don't have an opportunity to save the residents anything. What you're saying is you can build this building and get what you perceive the community wants by utilizing the funds that have already been approved by the library.

Supervisor Kowall. It goes back to what I said about proration of costs. The architect of the building, the contractor of the building would dedicate an actual dollar amount for that square footage.

President Rossow. But if the total cost is 14 million dollars and magically it is 30,000 sq. ft. for us and you, that means the bill is half and half. We already have the money secured. That means you have to go to the residents for only 8 million dollars, equal to what we have. If we decide, no, we like our progress, plan and building and you still want to build the building you have for the Senior Center and everything else you then have to go for twice the amount of money from the residents to get the building you wish. So, therefore, you are asking for less money if the two are put together.

Mr. Greenblatt. Could you go to your architect and designers and ask them, if we tried this would it really save us anything? Would it benefit us? If they say yes then you're more likely to be inclined to work with them.

President Rossow. That is only one part of it. Is it in the best interest to have a shared building? Just because somebody thinks it is best, why do all other townships not put the buildings together? Given same time and place, would everyone build their facilities together?

Trustee Birkholz. If you plan on going to the voters in July of 2018, isn't there a police and fire millage at that same time and library? You talked about voter fatigue. This would be four proposals on a single ballot. I think it is bad timing.

Mr. Stevenson. The bond that passed by two votes, does that money have to be spent by a specific time or it goes away?

Asst. Director Stefanick. No. But when we were presenting a millage to the public we told them the timeline that we would work off of so there's an expectation.

Mr. Greenblatt. Does the Township Board have the authority to approve that bond? I was hearing that there would be a construction bond at some point that would have to be approved by the Township Board.

Clerk Lilley. The bond proceeds that they're going to ask for, they're going to have to submit a lot of criteria in order to arrive at a final number. The general citizens have approved up to 8 million some dollars. If that project estimate comes back at 7 then that's all they're going to be able to borrow. They have to prove what they're going to use the money for.

Mr. Greenblatt. But the Township Board has to approve that bond. So basically, if I understand it correctly, the Township Board has actual leverage over the library project. The Township Board is not required to approve that bond.

President Rossow. The Township Board approved putting it on the ballot for which we then believe approved the bond. I think what they are now saying is, yes, we approved to put it on the ballot but now we get to approve it a second time?

Clerk Lilley. That is absolutely correct. The Township Board is going to have to approve your bonds. We are waiting for you to prove to the bonding attorney what your final figures are.

Mr. Stevenson. Does the bonding attorney provide an opinion to your Board that says what they are proposing is fiscally responsible or does he just present facts? Does the bonding attorney make a determination?

Mr. Greenblatt. His question is, who has the leverage here and how will that leverage be

applied if the library wants to go forward but the Board says, we've got a better idea. Maybe you should consider the muscle we've got which is, we're not going to approve your bond if you don't meet us half way as far as the construction is concerned. You're looking at a potential impasse that both Boards are going to have to sit down and consider regarding what they want to do for the benefit of the Township and the residents as a whole. You've got one proposal you've been working very diligently on for five years. The Board on this side has their own concerns because they'd like to keep costs to the whole Township at a certain point and their leverage may very well be that they're not going to approve the bond unless you come around in some way to reach a synthesis of the two positions if they are opposed. There's got to be a lot of facilitation here of some sort, taking both positions to come up with a proposal that will work for everybody.

President Rossow. We are proceeding based on what the voters approved.

Mr. Greenblatt. But you can't fulfill your part until the Board says, okay, we'll approve the bond to let you go forward. This is an opportunity to throw the cards on the table face up so you can see what everybody has at stake here.

Mr. Piccinato. I'm still questioning how are you spending money with an architect and all that if the bond is not officially approved.

President Rossow. The bond was approved, the voters wanted it, we're building it. Until a couple weeks ago when our Treasurer went to talk about the process of funding the reimbursements, the actual physical process, that is the first time that there was any question, statement or interest by the majority of the Township Board about what was happening at the library. There had been no participation in any meetings other than when Liz shows.

Mr. Stevenson. I believe we reported in the Spinal Column that the Board purchased the land from your existing general fund balance.

Mr. Piccinato. Is that acceptable? Because that is millage that was for the current operations, not for the new land. I think that needs to be looked into.

Supervisor Kowall. The whole intention here is to go forward and see if we can create some kind of a committee to have some conversation about this. I welcome your construction manager, architect, any of those people to be part of the meeting because they may be able to put some light on this to give us some direction. This is what I look forward to. It is getting late, we're getting tired. We need to set up a subsequent meeting and be in contact with each other.

Trustee Powell. Does it make sense for us to all meet together again with the consultants, architect, experts and bond counsel so we can all ask questions instead of a few that need to report back to the bigger body. We could go a long way towards finding some of these answers if we did that.

President Rossow. Our Board meets on Wednesday of this week. We will discuss what your proposal is as far as a committee. We will discuss whether or not we wish to even move forward and the pros and cons of a centralized building. We will have discussion amongst ourselves so we can have a unified decision and then we will respond to your request. We would need a definite position on whether or not you're going to issue the bonds if it's a separate building. The second item for you to consider would be if the library decides to go forward on our timeline, meaning not waiting for yours, that means this 10,000 sq. ft. building that the public owns would be available for use. We need to know from the Board is it something you would find use for the public or is it something that we would then retain and lease out. You were looking to double your space and here is a facility that the taxpayers have already paid for.

Clerk Lilley. Before the Board can act upon the bond itself, it is going to have to meet all the requirements of the bonding attorney. So the question of coming to the Board premature of the bonding attorney is not going to be acceptable. The second thing is, on behalf of the library employees the Township Board is passing two Resolutions tomorrow night. One of those greatly affects the library and basically indicates that if this Resolution is not passed prior to the obtaining of your bond, you will not be reimbursed for any of those expenses. So this Resolution will guarantee that you can be reimbursed back to your general fund with any expenditures that you've already done prior to the issuance of the bonds.

Adjournment of the meeting at 9:20 p.m.

I, Terry Lilley, the duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, hereby certify that the foregoing is a true copy of the May 22, 2017 special board meeting minutes.



Terry Lilley, Clerk

White Lake Township

Oakland County, Michigan