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**Village Manager:**  
Sarah Moyer-Cale

**Village Clerk/Treasurer:**  
Kimberly J. Keesler

# *Village of Almont*

*817 North Main Street  
Almont, Michigan 48003*

**Village Council:**  
Steve Schneider, President  
Tim Dyke, Pres. Pro-Tem.  
Richard Lauer  
Dave Love  
Gary Peltier  
Melinda Steffler  
Richard Tobias

## **JOINT SPECIAL MEETING OF THE ALMONT VILLAGE COUNCIL AND THE ALMONT TOWNSHIP BOARD APRIL 30, 2015**

### **CALL TO ORDER**

President Schneider and Township Supervisor Bowman called the Special Meeting to order at 7:00 p.m.

### **PLEDGE OF ALLEGIANCE**

President Schneider and Supervisor Bowman led the Pledge of Allegiance.

### **ROLL CALL**

Township Board Members Present:

Paul Bowman	Supervisor
Carol Hoffner	Clerk
Scott Stroup	Trustee
Kim Streeter	Trustee
Gary Groesbeck	Trustee
Roberta Kudsin	Treasurer
Tom Moore	Trustee

Councilmembers Present:

Steve Schneider	President
Tim Dyke	President Pro-Tem
Rick Lauer	Councilmember
Dave Love	Councilmember
Gary Peltier	Councilmember
Melinda Steffler	Councilmember
Rick Tobias	Councilmember

Staff Present:

Sarah Moyer-Cale	Village Manager
Kimberly Keesler	Clerk/Treasurer

Guests Present:

Mr. David Gassen	Partners In Architecture
Mr. Jeff Szczepanski	Partners In Architecture
Mr. Clay Stroup	
Ms. Cindy Vayko	
Ms. Ida Lloyd	
Mr. Mark Bosma	
Mr. Phil Foley	<i>The County Press</i>



*"We're growing in the right direction."*

## **NEW BUSINESS**

### **1. Building Committee Recommendation Regarding AE Building Reuse**

Township Treasurer Kudsin read the memorandum submitted by the Almont Community Building Committee. The committee recommended the Township Board and Village Council consider the exchange of the current township/village property with the Almont Community Schools complex on Church Street.

Mr. David Gassen from Partners In Architecture gave a presentation on the process of the feasibility study and the steps that led to the committee's recommendation. Discussion was held.

#### **PUBLIC COMMENT**

Ms. Vayko asked what the cost of the most frugal plan was and Mr. Gassen indicated that it was \$5 million.

Mr. Foley asked if the operating costs presented were over and above the cost to operate the current building and Mr. Gassen confirmed it was additional cost.

Ms. Lloyd indicated that the building department area was too small in the proposed plan and that an emergency exit was needed in the proposed meeting room.

#### **COUNCIL/BOARD COMMENT**

There was confirmation from the building committee they were not in favor of a membership fee for residents, only non-residents. It was also discussed there would not be a need for a full-time Parks & Recreation Director in the beginning of the project.

Security issues were brought up since there were eight entrances into the building. Mr. Gassen explained there would be access control on all entrances. Another concern presented was liability insurance. Waivers of liability would have to be signed in order to use the facilities.

Discussion was held regarding the timeline with the phased approach. Based upon an August election, Village/Township offices would be moved in early fall with construction beginning before the end of the year and done by spring 2017. If the election was moved to November, Mr. Gassen advised to finish before the spring of 2017 to control costs.

Discussion was held regarding the possibility of receiving funds from the county with the senior center being there. It was stated there was a lot of concern from the residents about the property potentially becoming private if the land transfer does not go through. If the school did sell to a private developer, the school could possibly use those funds to pay down the bond payment used for building the new schools. However, Mr. Gassen believed the cost to demolish the buildings and build new would limit the number of developers interested in the property. Also, with the underground tanks, it would be expensive to maintain monitoring. Discussion was held regarding what would happen to the existing ball fields if the school sold the property to a developer. It was stated that neither the Village Council nor the Township Board had any control over what would happen to the fields.

Discussion was also held regarding who would own the property if the transfer went through. Both Village Council and Township Board agreed there would have to be an understanding and



agreement written up to confirm equal ownership. However, since the Township would be receiving the tax levy revenue, they would have to pay the expenses as well.

Discussion was held regarding the increase in building construction and population in the Almont community. It was stated the community is changing, the board and council should adapt with the times and let the people vote whether they would want this transfer.

Both Council and Board agreed that this will be an action item at their next respective meetings. Both also thanked the Building Committee and Partners in Architecture for their due diligence, passion and effort.

## **ADJOURNMENT**

The meeting adjourned at 8:58 p.m.

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Kimberly J. Keesler  
Clerk/Treasurer

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Steve Schneider  
President

Approved Date: May 19, 2015



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