

MINUTES

CRAWFORD COUNTY COMMISSION ON AGING
Special Board Meeting
October 21, 2008 @ Grayling Township Hall

The meeting was called to order at 1:05 pm by Chairman Mahank.

Board members in attendance: Jack Mahank, Dean McCray, Linda Munsey, Helen Nolan, Howard Taylor and Don Williams.

Board members absent: Mike Lange.

Also in attendance: Doug and Ellen Gallow of LifeSpan Design Studio, DeVere Dennings of FED Corporation, Jim Botnick-Bates of Brad Butcher and Associates, Director Snyder, Melanie Conway, Chris Davis, and guests.

The Pledge of Allegiance was led by Linda Munsey. The invocation was offered by Helen Nolan.

AGENDA - Add break between Item 7 and Item 8. Motion by Taylor, supported by Nolan, to accept agenda as amended. Ayes (6) six, nay (0) none. Motion carried.

Mike Lange entered at 1:10 p.m.

Review and Discussion of Current and Future Space Needs for the Crawford County Commission on Aging and Grayling Senior Center – Director introduced Doug and Ellen Gallow of Lifespan Design Studio out of Lebanon, Ohio, specializing in senior center design. Doug Gallow is a licensed architect and Ellen Gallow is a gerontologist. They have participated in 45 different senior center projects in 13 states. A tour has been taken of the three sites, as well as the existing senior center. Discussion regarding the following: outside space for outbuildings, amenities, and/or future expansion; vehicular and pedestrian traffic; different interests of the different generations of seniors; reputation as a place for “poor” people to go; must be more consumer oriented to attract all.

Review and Discussion of Grayling Eagles Building Option – Tad Latuszak of Trinity Architecture and Management, was present by speakerphone. Challenges with the Eagles site is the proximity/noise from I-75 and also a neighboring finishing factory with odor spreading to the Eagles site. Cost of connection to city water/sewer is significant at approximately \$60,000. Sprinklers are required for both the main floor and attic floor, for a total of 17,000 square feet. The majority of costs relate to the city/water/sewer, mechanical and electrical. Currently, there are 64 parking spaces. Optimal parking should be at 75 for serving groups up to 200 people. Expansion is only available over the current septic field. Concern regarding proximity to the old chemical plant and possible hazardous material underground; however, this property is not listed as hazardous at this time.

Break began at 2:25 p.m.

Meeting reconvened at 2:40 p.m.

Due diligence forms were distributed for review. These forms will be completed at a later date.

More discussion regarding the Eagles Building and changing the identity to the Senior Center. Concern regarding location of bathrooms which are located inside activity areas. Those bathrooms should be relocated or design modified to get to the bathroom without walking through a room.

Review and Discussion of Fish Hatchery Option – Jim Botnick-Bates of Brad Butcher and Associates discussed his design and evaluation of the Fish Hatchery building. Challenges with the Fish Hatchery site are: building would need to be gutted and expanded; complexity of two levels makes access difficult; no paved areas; lower level structure issue due to rotted wood; previous wells with soil contamination on the south side. Assets of the site are: location to river, walking paths, and near hospital; flexibility for expansion with both building and parking; beautiful site.

New Site Option - DeVere Dennings of FED Corporation discussed his design of a new building. Ideal site from a construction standpoint. Lobby is large and would include a congregate area, soft seating, computers and information. Discussion regarding need for more than one interview room which could include different types of health services. Size of the building is 8,200 square feet. The estimate includes hook up fee for water/sewer, not bringing it to the site. Expansion is definitely an option, as is more parking. Lot across from the fish hatchery is 1.4 acres and is owned by the county and leased by the township. Construction would be limited to a 200 x 300 foot area; however, parking could expand beyond that area. Discussion regarding Kirtland Community College and other groups with resources sharing space and/or partnering.

Break began at 4:00 p.m.

Meeting reconvened at 4:15 p.m.

Terry Wright, Grayling Township Supervisor, entered the meeting. Discussion regarding usage of the area between the 200 x 300 foot designated area and the river. There are currently walking trails on the east side. This parcel is under lease by the Grayling Township Board of Trustees. The setback for a building from the river is 150 feet per DNR code, however, DNR has indicated they will work with potential builders for a variance. He also noted that the property to the north is owned by the City of Grayling.

PUBLIC COMMENT

Public comment was heard. Chairman read a written public comment from Ron Gribb stating at least 2 desks with dividers and Internet connection is required for the tax assistance performed.

A discussion occurred about LEED Certification (Leadership in Energy, Environment and Design). Engineering, architectural and other areas are scored and ranked based on types of materials used to provide energy efficient and recyclable materials, etc. This is an increased initial cost, but will save money long term.

ADJOURNMENT

Motion by Lange, supported by Williams, to adjourn. Ayes (7) seven, nay (0) none. Motion carried. Meeting adjourned at 4:40 p.m.

Jack Mahank, Chairperson

Chris Davis, Recording Secretary