

CUMMING TOWNSHIP
Special Meeting

June 25, 2025

The Special Meeting was called to order at 6:30pm. Board Members present: All board members present.

Others Present: Jim & Jane Redmond; Harriett H Coe; Sandy Buck; Karla Walsh; Matt Polzin; Ray & Deb Grant; Randy McCrite; Rhonda Copeland; Angelique & Nathen Fanfalone; Cal & Michelle Berk; Dan & Lucinda Morrison; Debbie & Bob Donaldson; Duane Pelfrey; Kathy Curtis; Rose & Bob Hoover; Nicole Pennell; Corinne Maher; Tom Minto; LeRoy Minto; Adam Flory, Township Attorney; Linda Hall(6:55pm); three (3) guests.

Ron stated the purpose of the Special Meeting was to discuss the Interlocal Agreement for the Rose City Area Community Center, and to talk about the hall upgrades. Ron stated questions concerning the RC Area Community Center will be discussed, and that Adam Flory, Township Attorney, is in attendance.

Adam Flory reported that he reviewed the Interlocal Agreement for the Rose City Area Community Center. He stated that he has spoken with board members regarding the agreement and explained that under State law, combined municipalities could come together to participate. He also stated that everything is spelled out in the proposed agreement and if approved, a Board will be created to service the Rose City Area Community Center, under the municipalities. Adam Flory explained the creation of the board, the same laws must be followed as municipalities; meetings must be held, using Robert's Rules of Order; hiring/firing of employees/staff; manager duties; disciplinary action, useful in litigation; ultimate goal of the community center; terminated or liquidated assets calls for arbitration; audit of the books, same a municipalities; gifts for the community center; potential additional municipalities to join, will need affirmative vote; the \$10,000 capital investment; annually proportional contribution from each municipality; may rescind the agreement 45 days from approval. Adam Flory stated the Interlocal Agreement for the Rose City Area Community has all the necessary provisions for Cumming Township; it is a solid agreement and provides sufficient protection. He also stated that he sees this project good for the community.

The discussion was held on the following questions:

- 1) Were the proposed changes added to the agreement; yes, modified arbitration was added where the attorney cost will not be paid by the community center.
- 2) Will the Consortium board set the terms; yes, with a staggering process.
- 3) Is there anything that ties appointing a Township Board member to the Consortium Board; it is not required, it can be a person at large but needs to be a resident or business owner of the township.
- 4) To get started, can a letter of Intent, based on Grant approval and not to use the \$10,000 for administrative services be sent; the current and monthly bills will need to be paid.
- 5) What is scheduled for tenants so far; the interested business cannot be disclosed right now. There are people interested in two (2) classrooms, the "old" shop, and the gym. Also, the library is very interested in getting into the library. Kirstin Clemens has had a mold assessment done, free of charge; the ceiling tiles will need to be replaced as well as the drywall. Nothing can be done without the signed agreement.
- 6) Is the \$10,000 for grants and administrative costs; there will not be administrative costs. Klacking Township approved the agreement on 6/24/2025, Rose Township and the City of Rose City unanimously approved the agreement.

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- 7) Is there going to be testing for asbestos; certificates for asbestos and water sampling have been provided by West Branch-Rose City Area Schools, along with the building plans.
- 8) Are there any plans for a boiler; the first phase is the upper part of the building, which has a boiler. An estimate will be needed when the second phase begins, there may be missing parts for the air conditioning.
- 9) What is the cost to open the building; Tim Lapham, from West Branch, has submitted an estimate of \$2,400 to get started, then will give an estimate if work needs to be done, this is for phase three, the old part.
- 10) What will the energy cost be; the heat has been on in the upper part of the building and it was on the same bill as the Elementary School. We are looking at an annual estimate of \$3000 which will be passed on to the renters. Memberships for the gym will also help with expenses. The Community Center Board will determine this. Eastpointe Plaza in Hale receives \$23,000 annually in memberships; a resident of the joint municipalities is charged a certain amount and the cost doubles for anyone outside the joint municipalities.
- 11) How many potential renters will there be; four (4)
- 12) How many spaces are available to rent; four (4) rooms, the gym in the upper floor; the Library, kitchen, band room, computer room, and multiple rooms in phase two. The facility looks in good condition for as long as it has been closed.
- 13) The \$10,000 annual support may be paid quarterly. The operating fund will be re-evaluated after the first year.
- 14) Can the township sign the agreement and re-evaluate; yes.

Adam Flory stated that a party of the agreement must give a one-year notice to withdraw from the agreement.

Ron asked the Board for opinions on the Interlocal Agreement for the Rose City Area Community Center. Jan F stated that we are a part of the Rose City community and have always supported events within Rose City. She also stated that she feels this is a good thing for the community and the residents of Cumming Township. Teena stated she agreed with Jan F, but to re-evaluate after the first year and not to contribute year after year. Discussion was held regarding an approved budget for the Community Center must be approved and equal support from the municipalities would be determined by the Community Center Board and brought to the municipalities. Jan F clarified that the upper part of the building needs a good cleaning but could have renters and could gather gym memberships as soon as possible, to help with the costs and begin working on phase two. Rhonda Copeland and Kathy Curtis stated yes. Discussion was held regarding if more than one municipality wants to withdraw, the remaining municipalities will have to pick up the costs. Other municipalities may want to participate. Kathy Curtis stated that the purchase agreement states that the West Branch-Rose City Area Schools has the first right of refusal, at fair market value, if all the municipalities want to dissolve.

Adam Flory thanked everyone for a good meeting; he commends the courtesy given to each other. He stated that there was good discussion talking thoroughly about the contribution and the withdrawal if necessary. Ron thanked Adam Flory for being in attendance.

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Ron made a motion, seconded by Jan F, to approve the Interlocal Agreement for the Rose City Area Community Center, as presented. Roll Call Vote: Fred – No, Ron – Yes, Teena – Yes, Jan T – Yes, Jan F – Yes. Motion carried.

Teena stated a township board member shouldn't be on the Community Center Board; Ron agreed. Ron made a motion, seconded by Teena, to appoint Matt Polzin and Duane Pelfrey, alternate, to the Community Center Board. Motion carried.

Fred reported that the updates for the hall are moving along. He stated that the bathrooms need to be abated and the furnace room needs to be checked to see if it needs to be abated. Jan F questioned if these rooms must be abated, why wasn't the rest of the hall tested; Fred stated they didn't need to be. Jan F stated it is in the report. Fred reported that a State Inspector showed up. Dan Morrison questioned why flooring was put in the election closet, it wasn't approved. Jan F stated it was included in the quote from Morse Clark Furniture, along with the east furnace room.

Ron thanked everyone for attending the meeting.

Ron made a motion, seconded by Teena, to adjourn at 7:38pm.

_____, Clerk