

HOLLAND CHARTER TOWNSHIP BOARD OF TRUSTEES

Regular Meeting
February 16, 2023

The Supervisor called the meeting to order at 7:00 p.m.

Present: Supervisor Terry Nienhuis, Clerk Michael Dalman, Treasurer Vince Bush, and Trustees Elliott Church, Gretchen Molotky, and Russ TeSlaa. Also present was Township Manager Steve Bulthuis.

Absent: Trustee Dave DeYoung

The Pledge of Allegiance was recited and Mr. Bulthuis gave the invocation.

Citizen's Comments: Justin Roebuck, Ottawa County Clerk/Register of Deeds, was present to share news from his office.

Mr. Nienhuis reviewed the consent agenda.

23-22 A motion was made by Mr. TeSlaa, supported by Ms. Molotky, to approve the consent agenda including communications (A letter from one citizen, Michael Kesterke, regarding appreciation of Quincy Park), operational reports (Sheriff's Department Report for January), and the minutes of the Board meeting held on February 2, 2023.

All supported the motion
Motion declared adopted

The next item for consideration was a liquor license for 12420 Felch Street (Olive Garden Restaurant). The application is for a new Class C Retail license – on premises – from the township quota. Two representatives from Olive Garden were present to describe the project. Adam Guingrich, Director of Operations, talked about the project. Brooke Wilson, the General Manager, introduced herself to the Board. The restaurant would like to open around December.

23-23 Mr. Church offered a resolution, supported by Ms. Molotky, to approve the liquor license for 12420 Felch Street.

All supported the resolution
Resolution declared adopted

The next three items were matters related to the proposed community recreation center. Mr. Nienhuis introduced Greg Maybury who will serve as our "Owner's Representative". The first item was a lease agreement with Westshore Mall Investors LLC. Mr. Bulthuis reviewed the terms of the lease which included a base rent of \$100/year and the exclusive right to purchase the space at any time for \$100 or less. Board members asked questions and made comments. Mr. Greg Erne, the building owner, was present to answer questions. Manager Jean Ramirez was also present to answer questions.

23-24 A motion was made by Mr. TeSlaa, and supported by Ms. Molotky, to approve the lease agreement with Westshore Mall Investors LLC. subject to a clean Title search.

Roll call vote: Yes-6, No-0, Absent-1
Motion declared adopted

The next item was a contract for architectural services with TowerPinkster Titus Associates. In the fall of 2022 requests-for-proposals were sent to five firms inviting them to bid on architectural service in relation to the community recreation center. The committee interviewed all the firms and TowerPinkster,

with a bid of \$483,000, was selected based on the team’s familiarity with the mall building (GRCC Project), experience with recreation facilities and adaptive reuse projects, clear demonstration of the Township’s needs/desires during the interview, cost and ability to meet the deadlines established in the RFP. Architectural services include schematic design services, design development services, development of construction plans, and construction phase assistance (evaluation of work, payment certification, change orders). Present to represent the company was Vince Novak.

23-25 A motion was made by Mr. Bush, and supported by Mr. TeSlaa, to authorize the Manager to sign the contract for architectural services with TowerPinkster Titus Associates.

Roll call vote: Yes-6, No-0, Absent-1
Motion declared adopted

The next item was a contract for construction manager services with GDK Construction Co. Four firms were invited to bid on construction services and four were interviewed. GDK Construction, with a bid of \$359,000 was selected based on the strength of the team, experience with numerous local/relevant projects, unique cost-saving ideas during the interview, detailed schedule and their “owner’s eye” perspective of recommending finishes to ensure the best results over the lifespan of the building. Construction manager services include preconstruction consultation and assistance, administration of subcontractor bidding process, contracts and oversight, construction estimates, and construction schedule maintenance. Present to represent the company was Chad Geenan.

23-26 A motion was made by Mr. Dalman, and supported by Mr. TeSlaa, to authorize the Manager to sign the contract for construction manager services with GDK Construction Co.

Roll call vote: Yes-6, No-0, Absent-1
Motion declared adopted

Mr. Bulthuis shared his administrative report. Committee members shared their reports.

The meeting adjourned at 8:15 P.M.

Respectfully submitted,

<hr/> Michael Dalman, Clerk	<hr/> Terry Nienhuis, Supervisor
-----------------------------	----------------------------------