

Orion Community Cable Communications Commission

Special Meeting Minutes

November 19, 2009

Lake Orion Village Hall

Members present: Ralph Painter, Brett Saunders, Joseph P. Belanger, John Ranville, Lucy Koscierzynski, Sarah Paine, JoAnn Van Tassel

Members absent: John Steimel, Michael Toth

Also present: Molly Perry, Roger Smith, Paul Huber, Diane Griffiths, Ian Locke, Tom Watson

1. Call to Order

Meeting called to order at 6:10 PM by Chair R. Painter.

2. Approval of Agenda

Moved by B. Saunders, seconded by J. Ranville to approve the agenda as submitted. Motion carried.

3. ONTV Building Site Alternatives

There were three communications provided with the packets regarding the properties, two from J. Van Tassel and one from R. Painter.

339 W. Clarkston Road:

J. Belanger and R. Painter met with the owners and they seemed to be receptive to accepting a price lower than their asking price of \$190,000. A few weeks ago they found \$175,000 acceptable. R. Painter spoke with Township Building Official Tom Berger who estimated the cost to tear down the buildings now located on the property at \$5,000 - \$6,000. Ron Zilka estimated the cost could be as high as \$10,000 - \$12,000, depending on the construction of the buildings. It was estimated that the cost for site prep and a parking lot would be about \$30,000. If the property could be purchased for \$145,000, to build on this lot would cost approximately \$557,000. The sewer is hooked up and there is water at the street, although the water pipe would need to be upgraded. R. Painter said that T. Berger recommended a 2 X 6 frame building with insulation, which would save money through the years in energy costs. J. Belanger asked, since the cable commission is part of the village and the township, does the township have any property for us to put a building on. J. Van Tassel said no, they are looking for property for a senior center. Civic Center Park is for recreation only. Friendship Park is planned to have more soccer and ball fields.

705 W. Clarkston Road

The appraisal for this property was \$290,000. It doesn't seem that Mr. Zubok will come down below \$400,000 in price.

The chair polled all members for their thoughts on the properties:

J. Van Tassel has put in a lot of work trying to find a location for a new studio. She has provided information for eight locations. She feels like the commission is plowing the same ground, and stated that she is done working on this. She would like 705 W. Clarkston Road.

B. Saunders likes 705 W. Clarkston Road, the house could be used for storage and office space until the work is done on the larger building. He also likes the idea of a new building, being green, and low maintenance costs.

J. Belanger, as treasurer, would like to be cheap, but for the long term he feels it would be better to build. He likes the idea of green construction, being closer to M-24, and feels it is a better area security wise than 705 W. Clarkston. He would vote for either one.

L. Koscierzynski lives close to both buildings and was for 705 W. Clarkston until the appraisal, and now she is leaning towards 339 W. Clarkston. A new building would be cost effective. She feels that this decision needs to be thought through carefully.

S. Paine said that this has been an overwhelming learning experience and she understands J. Van Tassel's feelings. She liked the bank building on M-24 and was surprised at the appraisal figures for the two properties. In the beginning, she wanted to use an existing building, but now she would like to hear more about what a new structure would cost.

J. Ranville always thought that in this market buying an existing building would be best. He liked 705 W. Clarkston for the potential income value and feels that the property was appraised too low.

J. Belanger believes that the potential for increase in value is limited by the zoning of 705 W. Clarkston and feels that the rental house could be a problem. The \$12,000/year it would bring in would be negligible. The Lions' property at the intersection of Miller/Flint/Orion was brought up. M. Toth had mentioned it as a possibility.

R. Painter said that dealing with the septic tanks and the house at 705 W. Clarkston could cost so much that it might be the same to build.

I. Locke is familiar with 705 W. Clarkston and is concerned with the unknowns. He asked if the site is conducive to the work we do, and wondered if he (as an ONTV staff member) would be responsible to help with the upkeep of the house on the property. If we build a new building, we could build it to suit our needs. A new building would be attractive to the employees, but more importantly to our volunteers. He also doesn't believe that housing prices have hit bottom yet. He knows that Commission members want to make a good decision.

T. Watson is not too fond of 705 W. Clarkston. He likes the idea of starting from scratch, that would be his first choice.

M. Perry will be supportive of whatever decision is made, but would prefer a new building. She couldn't imagine anyone wanting to rent a house so close to an organization. She feels there is something to be said for the feeling that users get when they enter the building.

R. Smith reminded us that we exist for and because of volunteers. He would like the studio to be closer to M-24, in a newer building. He feels that the stigma of the auction building would wear off in time, but we would need an addition on the front of the building to make it more enticing to volunteers.

D. Griffiths agrees with M. Perry and R. Smith that we will support whatever decision the commission makes, but a new building would be more attractive to volunteers.

J. Van Tassel said that if a decision is made to buy property, then cost estimates should be obtained from local architects, and ONTV Staff should design the floor plan. S. Paine just wants to be responsible. B. Saunders said that when the new high school was being designed, the staff was asked what spaces were needed, and suggested taking staff spacing needs to an architect.

Moved by J. Ranville, seconded by L. Koscierynski to provide drawings and space needs to a couple of architects for them to look over and come back with cost estimates to build, everything included. Motion carried. J. Van Tassel suggested using two local architects: Jim Cummins and Steve Auger.

Commissioner Comments: J. Belanger provided a copy of the 2010 Proposed Budget and asked members to review it before the next meeting. R. Smith gave an update on the school grants. The headsets are in use every day and are more efficient and workable than the old system. He is still shooting for January 1, 2010 to provide programming on Channel 22. Programming is available online already. Bills for reimbursement should be submitted soon.

4. Adjournment

Moved by J. Belanger, seconded by S. Paine to adjourn the meeting. Motion carried. Meeting adjourned at 7:33 PM.

Respectfully submitted,

John Ranville, Secretary

Diane Griffiths, Administrator