

**Lyon Township Library Board Minutes  
July 26, 2022**

1. **Call to Order** at 7:00 p.m. by Library Board President Cheryl Chuck
2. **Roll Call:**  
Joshua Bissoon-Dath, Cheryl Chuck, Amy Deeds, Don Gehrlein, and Sheri Rogge were present. Ed Coles was excused. Library Director Holly Teasdle and Recording Secretary Pam Quackenbush also attended.
3. **Approval of the Consent Agenda:** Motion by Gehrlein and second by Bissoon-Dath to approve the Consent Agenda. The motion passed unanimously.
4. **Approval of the Agenda:** Motion by Deeds and second by Gehrlein to approve the agenda. The motion passed unanimously.
5. **Announcements and Communications:** none
6. **Call to the Public:** none
7. **Unfinished Business**
  - a. **Millage Language and Resolution:** The following Millage Language and Resolution were prepared and presented by Eric McGlothlin, Attorney:

RESOLUTION REQUESTING ASSISTANCE  
OF THE CHARTER TOWNSHIP OF LYON FOR  
ACQUISITION, CONSTRUCTION, AND FINANCING OF  
PUBLIC LIBRARY IMPROVEMENTS AND APPROVING PROPOSITION

At a regular meeting of the Library Board of  
Trustees of the Lyon Township Public Library (the “Library  
Board”), Oakland County, Michigan, held on July 26, 2022.

PRESENT:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ ABSENT:

\_\_\_\_\_

\_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

WHEREAS, the Library Board governs the Lyon Township Public Library (the “Library”) and has determined that new library facilities are needed to support, maintain, and enhance the services provided by the Library; and

WHEREAS, the Library Board proposes to request the assistance of the Charter Township of Lyon (the “Township”) in connection with the acquisition, construction, and financing of Library facilities as hereinafter described (the “Project”); and

WHEREAS, it is anticipated that if requested by the Library Board, the Township will submit a bond proposition to the electors of the Township at a special election to be held at the same time as the State general election on November 8, 2022, for the purpose of acquiring and constructing the Project, and if approved at the election, would issue its tax-exempt or taxable bonds (the “Bonds”) to finance all or part of the cost of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE LIBRARY BOARD OF TRUSTEES OF THE LYON TOWNSHIP PUBLIC LIBRARY, as follows:

4878-7462-1223 v2 [90375-40]

1. The Library Board hereby requests the assistance of the Township in connection with the acquisition, construction, and financing of the Project. The Project shall consist of acquiring, constructing, furnishing, and equipping

a new, approximately 19,000 sq. ft. public library facility on Township property and improving the site thereof.

2. The maximum principal amount of obligations currently expected to be issued for the Project is \$13,000,000.

3. The Library Board hereby recommends and approves the form of proposition to be submitted to the electors of the Township as set forth on Exhibit A attached hereto.

4. The Library Board hereby declares its official intent to request the Township to issue the Bonds to finance the costs of the Project, and hereby declares that it reasonably expects that proceeds of the Bonds will be allocated to reimbursement of the Library Board's advances to the Project as anticipated by this resolution.

5. The Library Board hereby requests that the Bonds shall be authorized by proper proceedings of the Township subsequent to the adoption of this resolution.

6. All prior resolutions and parts of resolutions insofar as they may be in conflict with this resolution are hereby rescinded.

ADOPTED:

YEAS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ NAYS:

\_\_\_\_\_

\_\_\_\_\_

4878-7462-1223 v2 [90375-40]  
STATE OF MICHIGAN)

)ss.

COUNTY OF OAKLAND)

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Library Board of Trustees of the Lyon Township Public Library, Oakland County, Michigan, at a regular meeting held on July 26, 2022, and that notice of said meeting was given in accordance with the Open Meetings Act, Act No. 267, Public Acts of 1976, as amended.

---

Secretary

**EXHIBIT A**

**LIBRARY BOND PROPOSITION**

Shall the Charter Township of Lyon, Oakland County, Michigan, borrow a sum of money not to exceed Thirteen Million Dollars (\$13,000,000) and issue its unlimited tax general obligation bonds therefor for the purpose of acquiring, constructing, furnishing, and equipping a new, approximately 19,000 sq. ft. public library facility on Township property and improving the site thereof? The maximum number of years the bonds may be outstanding, exclusive of refunding, is 30 years; the estimated millage that will be levied to pay the proposed bonds in the first year that the levy is authorized is 0.4677 mills (\$0.4677 per \$1,000 of taxable value of real and tangible personal property in the Charter Township of Lyon); and the estimated simple average annual millage that will be required to retire the bonds is 0.3931 mills.

YES \_\_\_\_ NO \_\_\_\_

Motion by Bissoon-Dath and second by Rogge to approve the millage language and resolution as presented. The motion passed unanimously.

**b. Projected Library – Park Project costs:**

Cost analysis provided by CES

**Shared Infrastructure Costs:**

Township: \$2,853,000

LTPL: \$2,906,300

Shared costs include site improvements, storm sewer, offsite water main construction and sanitary sewer, widening of Milford Road.

Township has committed \$2.5 million thus far, to come from the Township General Fund. LTPL portion of shared costs will come from the millage that will be voted on November 8, 2022

**Projected Park Costs (Township Only)**

Cost analysis provided by CES

Park amenities, fields and improvements: \$1,912,680

Park amenities will come at a later date, after library construction.

**Projected Library construction costs (LTPL Only)**

Cost analysis provided by Quinn Evans

\$12.5 million (including the shared infrastructure costs detailed above).

**Bond – 0.4677 mills for 30 years**

**Median house price in June 2022 is \$439,000 – cost for millage for this price of house would be \$103 per year**

House Price	Taxable Value	Millage for Bond for Library Construction	Proposed taxes the first year	Estimated average millage after 1 <sup>st</sup> year	Proposed average taxes after first year
\$200,000	\$100,000	0.4677	\$46.77	0.3931	\$39.31
\$300,000	\$150,000	0.4677	\$70.16	0.3931	\$58.97
\$400,000	\$200,00	0.4677	\$93.54	0.3931	\$78.62
\$500,000	\$250,000	0.4677	\$116.93	0.3931	\$98.28
\$600,000	\$300,000	0.4677	\$140.31	0.3931	\$117.93
\$700,000	\$350,000	0.4677	\$163.70	0.3931	\$137.59
\$800,000	\$400,000	0.4677	\$187.08	0.3931	\$157.24

**c. Millage Timeline:**

August 3 – Township Board Meeting and approval of ballot language

August 12 – deadline for submissions for Lyon Today

September 12: Lyon Today published

September 29 – Absentee Ballots mailed

November 8 – Election day

When the resolution and ballot language is approved by the Township Board the campaign committee will be able to form.

**d. Updated Library Site Plan from Quinn Evans Associates:** the board discussed the current site plan from Ann Dilcher that will be the one that will be featured in the upcoming South Lyon Herald.

**e. Updated Park/Library Site Plan from Civil Engineering Solutions:** This updated plan delineates what would be covered by the library bond and what is the park, which would be developed by the township.

**f. Library Parcel Value:** Director Teasdle was able to get a value of \$473,062.00 from the Oakland County Equalization Division on the three acres, as detailed by Quinn Evans Associates, that will be the portion used for the library. The library will be able to use that amount as a project cost that is not included in the bond since it will be donated by the township. The park area is not included in the bond.

8. **New Business**

**a. Intergovernmental Agreement:** Ann Seurnyck, Library Law Specialist at Foster Collins & Swift, is drawing up an intergovernmental agreement for the 11 Mile and Milford Road property and the library building bond. It will cover the cost breakdown, transfer of property once the bond is paid off, and the responsibilities. As of the meeting the draft was not ready, and Director Teasdle will send it to the board when it is prepared.

9. **Items removed from Consent Agenda for action or discussion:**  
none

10. **Trustee Comments:**

Trustee Rogge commented that she is excited for the campaign project, and is looking forward to feedback on the library article. She also thanked the residents who attended the meeting.

Trustee Bissoon-Dath thanked Eric McGlothlin for attending the meeting and for drawing up the proposal and thanked Director Teasdle for all her work on the millage in addition to her regular tasks.

Trustee Deeds remarked that she is glad to see the statistics for library card holders are continuing to rise. She also thanked Eric McGlothlin for his expertise and thanked the guests for coming as well. She is looking for local events to attend on behalf of the library. Trustee Gehrlein thanked Director Teasdle for all of her hard work taking care of so many details, and added that he is thankful for her experience in these matters.

Trustee Chuck thanked Eric McGlothlin and the guests, and thanked Director Teasdle for knowing the answers to so many questions. She

added that she planned on being at the Township Board meeting on August 3.

11. **Adjourn Meeting:**

Motion by Gehrlein and second by Rogge to adjourn the meeting. The motion passed unanimously. The meeting was adjourned at 8:37 p.m.

Respectfully Submitted by  
Pam Quackenbush  
Recording Secretary