

COUNTY SERVICES COMMITTEE
November 20, 2018
Minutes

Members Present: Nolan, Grebner, Celentino, Hope, Sebolt, and Maiville

Members Absent: Naeyaert

Others Present: Commissioner Derrell Slaughter, Commissioner Nathan Triplett, Commissioner Clerk Barb Byrum, Treasurer Eric Schertzing, Register of Deeds Derrick Quinney, David Reyes, Erick Helzer, Chris Buck, Bob Trezise, Ryan Buck, Trisha Gerring, Rick Terrill, Bill Conklin, Courtney Gabbara, Matt Nordfjord, Sue Graham, Becky Bennett, Teri Morton, Tim Dolehanty, Lindsey LaForte, and others

The meeting was called to order by Chairperson Nolan at 6:00 p.m. in Personnel Conference Room "D & E" of the Human Services Building, 5303 S. Cedar Street, Lansing, Michigan.

Approval of the November 8, 2018 Meeting Minutes

MOVED BY COMM. SEBOLT, SUPPORTED BY COMM. MAIVILLE, TO APPROVE THE MINUTES OF THE NOVEMBER 8, 2018 COUNTY SERVICES COMMITTEE MEETING.

THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. Absent: Commissioner Naeyaert

Additions to the Agenda

8. Controller's Office
 - d. Authorization to Start a Managerial Employee Above Step 2
9. Human Resources
 - a. Resolution Amending Resolution #18-009 Approving a Collective Bargaining Agreement with the Ingham County Employee's Association – Park Rangers
 - b. Resolution to Negotiate an Employment Agreement for Equalization Director
 - c. Status Update for Collective Bargaining (closed session)

Substitute –

1. Clerk's Office – Resolution to Create Executive Assistant – County Clerk Position

Limited Public Comment

David Reyes, Capital Area United Way, operates the Volunteer Income Tax Assistance Program (VITA), thanked the Board of Commissioners for their support. He reviewed a hand out which he provided to the Committee.

Mr. Reyes stated that he would like to share a story of a person that VITA had been able to assist. He further stated that this client had a high tax liability due to the penalty for not having health insurance.

Mr. Reyes stated that the client was nervous that she could only afford to either pay her income tax or her property tax, but not both. He further stated that they worked with her to reduce her liability.

Mr. Reyes stated that she was able to afford to pay her property taxes and stay in her home which had been in her family for generations. He further stated that he would also like to thank Treasurer Eric Schertzing for leading their committee.

MOVED BY COMM. MAIVILLE, SUPPORTED BY COMM. CELENTINO, TO APPROVE A CONSENT AGENDA CONSISTING OF THE FOLLOWING ACTION ITEMS:

2. Treasurer's Office – Resolution to Provide Funding for Low Income Tax Preparation
3. Register of Deeds Office – Resolution to Authorize an Agreement to Film and Digitize Large Format Plat/Condominium Plans
4. Potter Park Zoo
 - a. Resolution to Amend Potter Park Zoo Membership Benefits
 - b. Resolution to Award a Contract to FD Hayes
5. Health Department – Resolution to Authorize Renewal of a Collaborative, Services and Referral Agreement with Community Mental Health of Clinton, Eaton and Ingham Counties
6. Facilities Department
 - a. Resolution to Authorize Purchase Orders with DBI, FD Hayes and Vidcom for the Pretrial Office Expansion and Reconfiguration at the Grady Porter Building
 - b. Notice of Emergency Purchase Order of New X-Ray Scanner at 55th District Court
7. Road Department – Resolution to Approve the Special and Routine Permits for the Ingham County Road Department
8. Controller's Office
 - a. Resolution to Authorize Positions, Contracts and Other Expenses to Increase Treatment Programming as Authorized by the Justice Millage
 - c. Resolution Approving Various Contracts for the 2019 Budget Year
 - d. Authorization to Start a Managerial Employee Above Step 2

9. Human Resources
 - a. Resolution Amending Resolution #18-009 Approving a Collective Bargaining Agreement with the Ingham County Employee's Association – Park Rangers

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Naeyaert.

Commissioner Sebolt stated that he would like to disclose that his employer has a relationship with the Capital Area United Way which was a member of the Michigan United Way.

THE MOTION TO APPROVE THE ITEMS ON THE CONSENT AGENDA CARRIED UNANIMOUSLY. Absent: Commissioner Naeyaert.

1. Clerk's Office – Resolution to Create Executive Assistant – County Clerk Position

MOVED BY COMM. CELENTINO, SUPPORTED BY COMM. MAIVILLE, TO APPROVE THE RESOLUTION.

MOVED BY COMM. GREBNER, SUPPORTED BY COMM. HOPE, TO AMEND THE RESOLUTION AS FOLLOWS:

WHEREAS, the Concealed Pistol Licensing Fund (Fund 262) is an appropriate source to fund the position (MCF 5, 2018 Salary Range: ~~step 1, \$40,880~~ – step 5, \$49,072; 2018 Personnel Cost Projection: ~~step 1, \$77,964~~ – step 5, \$89,679); and

Commissioner Grebner stated that this amendment did not have to do with budgeting, but accounting. He further stated that he wanted to do this right,

Commissioner Grebner stated that budgeting was not about one-time, one-year events. He further stated that the County would budget as if everyone in the payroll will be around another year and the Board of Commissioners did not deal in year-to-year changes.

Commissioner Grebner stated that the Board of Commissioners looked at continuing revenues and expenses and big picture items such as how much fund balance did the County use and how much balance was drawn down. He further stated that the Department Heads naturally looked at the line items, which was fine, but that was not appropriate for the Board of Commissioners.

Commissioner Grebner stated that including this information in this resolution allowed the Board of Commissioners to look at a different amount, which was an amount they should not be considering. He further stated that the Board of Commissioners knew that most employees were not at top of scale but to keep a consistent budgeting process, it was important to always look at the top step of the range.

Commissioner Grebner stated that the County did the same with large capital purchases by not them attributing to a specific year. He further stated that they had people in the past attempt to delay purchases for a year but did not sit well with him.

Commissioner Celentino asked if the resolution should be amended to remove all references to salary.

Commissioner Grebner stated that it was fine to show the Step Five amount and only the Step One amounts should be removed. He further stated that it sounded like he was attacking the Clerk’s Office but this was important to work out for the Board of Commissioners.

Commissioner Grebner stated that his concern was about how the Board of Commissioners presented the information. He further stated that they should be concerned with continuing revenue and continuing expenses for budgeting purposes.

Commissioner Celentino asked Barb Byrum, Ingham County Clerk, if this amendment mattered.

Clerk Byrum stated that she had heard this concern at the last County Services Committee meeting but, at that point, all of this information has already been submitted. She further stated that when the budget was put together for approval, the information included what step each employee was at for that year.

Clerk Byrum stated that she was ambivalent.

Discussion.

THIS WAS CONSIDERED A FRIENDLY AMENDMENT.

THE MOTION, AS AMENDED, CARRIED UNANIMOUSLY.

- 8. Controller’s Office
 - b. Resolution to Negotiate a Tax Sharing Agreement with Meridian Charter Township Downtown Development Authority

MOVED BY COMM. MAIVILLE, SUPPORTED BY COMM. CELENTINO, TO APPROVE THE RESOLUTION.

Chris Buck, Meridian Township Economic Development Coordinator, introduced himself.

Eric Helzer, Advanced Development Solutions, introduced himself.

Bob Trezise, LEAP, introduced himself.
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Mr. Buck presented the Downtown Development Authority Tax Increment Financing (TIF) Update.

Commissioner Grebner asked what the taxable value of the three blocks presented in this plan was.

Mr. Helzer stated that he could provide that number but it was not in the presentation.

Commissioner Maiville stated that he did not see any references to the environmental concerns. He asked to expand on that.

Mr. Helzer stated that there was a building which was former dry cleaner site and it was worse than most dry cleaner sites he had seen. He further stated that the land surrounding it was contaminated as was the building which was no longer habitable.

Mr. Helzer stated that stated that the plume for that site's contamination went toward the Douglas J Salon and the Red Cedar River. He further stated that there would need to be a barrier in place after the clean-up.

Mr. Helzer stated that the chemicals have damaged the pipes underground also so special pipes were needed in that area with special seals. He further stated that the problem will never be completely gone but it would be greatly improved.

Mr. Helzer stated that there were also two gas station sites that need to be cleaned up.

Commissioner Maiville stated that the County Controller had been an outspoken critic on these plans often. He asked Tim Dolehanty, County Controller, what he thought of this plan.

Mr. Dolehanty stated that he appreciated it. He further stated that a key component of this plan was that Meridian Township was willing to say that there would be a 2.14% inflationary increase in play here.

Mr. Dolehanty stated that Meridian Township was proposing had been done similarly in Lansing Township recently. He further stated that the County would look at that that agreement when working out this one.

Commissioner Celentino stated that this presentation had been given to the Capital Area Regional Airport Board last night and after a through discussion it was supported. He asked the group what other committees they planned on visiting.

Commissioner Celentino asked about the developers who had moved out.

Mr. Helzer stated that with these types of plans communities were building a tool to attract developers to the area, but this was not done in that typical way. He further stated that Meridian Township had a more traditional plan for this at one time and it was fairly small in scope.

Mr. Helzer stated that this project was a large three-block plan and a developer was willing to invest \$1.5 million toward the clean-up. He further stated that the base taxable value for those blocks were used as a model.

Mr. Helzer stated that the 2.14% inflationary increase was based on the developer finishing the project and that did not include any potential growth outside of those three blocks. He further stated that this acted a bit more like a Brownfield Plan.

Mr. Helzer stated that they had been conservative when using their numbers and the plan was modeled around real numbers and real costs. He further stated that the environmental numbers were sound.

Mr. Trezise stated that they had a very robust conversation at the Economic Development Committee (EDC) meeting and he had included a memo which was provided in the packet. He further stated that about 20 years ago the State of Michigan put together a core community law to attempt to halt urban sprawl.

Mr. Trezise stated that this focused on areas where there was contaminated property and other factors such as no parking and mainly focused cities and some urban townships. He further stated that the idea of this program was to make the sites competitive for businesses again versus a greenfield space.

Mr. Trezise stated that there were a there were a lot of in-between areas, such as this. This site did not fit the core community because much of the township was more rural.

Mr. Trezise stated that perhaps the law needed to be updated because the site looked like a village of a downtown in a township that was noncore. He further stated that the site looked like a core site.

Mr. Trezise stated that this was an innovative way to work as a Brownfield to clean this site up, and then capture DDA funds to spend out of that pool to use for the Brownfield work. He further stated that he often shared skepticism about TIFs in this day and age when they were open ended.

Mr. Trezise stated that this TIF plan was different because it was very specific and covered the clean up of real contamination causing the site to be a Brownfield. He further stated that the school district's taxes cannot be captured, so schools would be a big winner.

Commissioner Sebolt stated that there were at least three sources of contamination. He asked if there had been any effort to make the polluters clean it up.

Mr. Helzer stated that they worked with the State and attempted to find anyone who was liable, but at this time that was not a possibility.

Commissioner Sebolt stated that on page 4 of the presentation there was a mechanism for reimbursement which was talking about clean up.

Mr. Helzer stated that was true and the developer had committed \$2 million of their own funds toward clean up. .

Commissioner Sebolt asked about what the State was looking for.

Mr. Helzer stated that they were paying back the cost of the clean-up but they could not double dip.

Commissioner Sebolt stated that his concern was that corporations polluted this area and another developer would make a lot of money all while the local government was funding this project to allow the developer to make more money.

Mr. Helzer stated that if there was a corporation to go after for the clean-up cost, they would, and if there was not a developer willing to work with this site, the State of Michigan would leave this priority site alone.

Commissioner Sebolt stated that this developer would make a profit no matter what.

Mr. Helzer stated that the developer would not do this project if he had to fund the clean-up entirely on his own.

Commissioner Sebolt stated that he thought that the developer would still develop this area.

Mr. Helzer stated that this clean-up was so cost prohibitive, which was why five other developers had failed. He further stated that there was a developer that had a whole block titled and then he bailed because he could not make the numbers work.

Mr. Helzer stated that this was an opportunity.

Mr. Trezise stated that he understood what Commissioner Sebolt was saying but this was the best policy to rebuild the community and clean up environmental problems and kept greenfields from being more attractive. He further stated that this pollution would go into the river if left where it was.

Mr. Trezise stated that this was not perfect but it was the best way to go, and developer was going to pay for clean-up costs and then they will repay developer.

Commissioner Grebner asked what the timetable was.

Chairperson Nolan asked if they had received the support of Airport Board.

Mr. Helzer stated that they did have their support and also the support of CATA. He further stated that they were to meet with Lansing Community College next. He further stated that their timeline was establish with base taxable value based on 2018.

Mr. Helzer stated that tonight was also the first public hearing at the Meridian Township Board of Trustees meeting. He further stated that the Meridian Township Board of Trustees would be voting on this plan in December.

Mr. Helzer stated that they would like to have action on this item before then or they could be forced back to the drawing board. He further stated that after the public hearing tonight they had a 60 day requirement which ended sometime in January.

Chairperson Nolan stated that this project was in her County Commissioner District and she had not really been approached about this plan. She further stated that nothing had been explained to her before tonight.

Commissioner Grebner stated that he would like the number for the taxable value.

Mr. Helzer stated that he did not have the number for the three blocks of the district at the ready, but he had the number for the entire district which was a bit over 19 million.

MOVED BY COMM. GREBNER, SUPPORTED BY COMM. NOLAN TO TABLE THE MOTION. Yeas: Commissioners Nolan and Grebner. **Nays:** Commissioners Celentino, Hope, Sebolt, and Maiville. **Absent:** Commissioner Naeyaert.

Commissioner Grebner stated that there was a general policy to support local units of government in plans such as these as long as they had a limited time frame and their investment would go toward specific public infrastructure. He further stated that this plan did that and that staff was aware of the policy.

Mr. Trezise stated that was why the EDC had made a motion to support this plan and had presented that to the Board of Commissioners.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Naeyaert.

9. Human Resources
 - b. Resolution to Negotiate an Employment Agreement for Equalization Director

MOVED BY COMM. GREBNER, SUPPORTED BY COMM. HOPE, TO APPROVE THE RESOLUTION.

Commissioner Grebner stated that the County was moving this along as a contract because the only applicant that was qualified did not need healthcare or benefits. He further stated that he would like to restructure the entire Equalization office; however, this was a good plan in the short term to have someone qualified for the job.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Naeyaert.

MOVED BY COMM. GREBNER, SUPPORTED BY COMM. MAIVILLE, AT 6:56 P.M., TO MOVE THE MEETING INTO CLOSED SESSION FOR THE PURPOSE OF DISCUSSING ATTORNEY-CLIENT PRIVILEGE AND COLLECTIVE BARGAINING.

THE MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE. Absent: Commissioner Naeyaert.

MOVED BY COMM. CELENTINO, SUPPORTED BY COMM. HOPE, TO RETURN TO OPEN SESSION AT APPROXIMATELY 7:10 P.M.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Naeyaert.

Commissioner Announcements

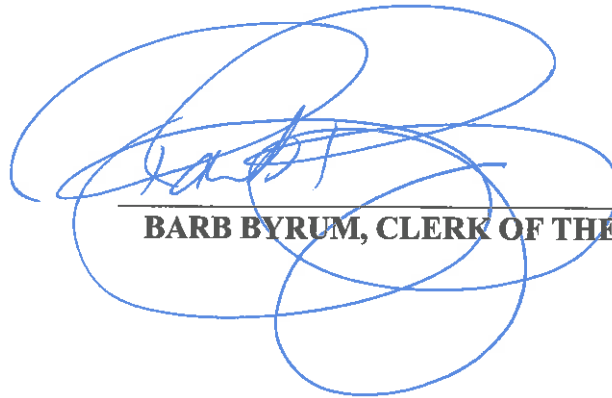
Commissioner Hope stated that this would be her last County Services Committee meeting.

Public Comment

None.

Adjournment

The meeting was adjourned at 7:11 p.m.



BARB BYRUM, CLERK OF THE BOARD

