

FINANCE COMMITTEE
November 20, 2018
Minutes

Members Present: Grebner, Crenshaw, Slaughter, Tennis, Triplett and Schafer

Members Absent: Morgan

Others Present: Commissioner Ryan Sebolt, Clerk Barb Byrum, Treasurer Eric Schertzing, Register of Deeds Derrick Quinney, Ryan Buck, Trisha Gerring, Rhonda Swayze, Eric Helzer, Chris Buck, Pat Wisse, Tim Morgan, Tim Dolehanty, Matt Nordfjord, Courtney Gabbara, Michael Townsend, Lindsey LaForte, and others.

The meeting was called to order by Chairperson Grebner at 7:15 p.m. in Conference Room D & E of the Human Services Building, 5303 South Cedar Street, Lansing, Michigan.

Approval of the November 7, 2018 Meeting Minutes

WITHOUT OBJECTION, CHAIRPERSON GREBNER STATED THE NOVEMBER 7, 2018 MEETING MINUTES WERE APPROVED AS PRESENTED. Absent: Commissioner Morgan.

Additions to the Agenda

9. Controller/Administrator's Office

e. Resolution to Negotiate an Employment Agreement for Equalization Director

11. Parks Department – Resolution Amending Resolution #18-009 Approving a Collective Bargaining Agreement with Ingham County Employee's Association – Park Rangers

Substitute –

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

Limited Public Comment

None.

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

2. Register of Deeds Office – Resolution to Authorize an Agreement to Film and Digitize Large Format Plat/Condominium Plans

3. Treasurer's Office
 - a. Resolution Receiving Advice from the County Treasurer as to a Surplus which can be Transferred from the Delinquent Tax Revolving Fund to the Ingham County General Fund
4. Equalization/Tax Mapping – Resolution to Amend the 2018 Apportionment Report
5. Animal Control
 - a. Resolution to Accept a Two Seven Oh! Grant for Reimbursement of Diagnostic Testing
 - b. Resolution Recommending Acceptance of a Donation from the Ingham County Animal Shelter Fund to Purchase Medical Equipment for the New Animal Shelter
 - c. Resolution to Authorize the Cardinal Group II to Conduct Organization Wide Training with the Staff of the Ingham County Animal Control and Shelter
6. Health Department
 - a. Resolution to Amend the Infectious Disease Physician Services Agreement with Michigan State University's College of Osteopathic Medicine – Tuberculosis Program
 - b. Resolution to Authorize an Administrative Service Agreement with Blue Cross Blue Shield of Michigan at the Ingham County Jail
 - c. Resolution to Authorize Renewal of a Collaborative, Services and Referral Agreement with Community Mental Health of Clinton, Eaton and Ingham Counties
7. Potter Park Zoo
 - a. Resolution to Amend Potter Park Zoo Membership Benefits
 - b. Resolution to Award a Contract to FD Hayes
8. Facilities Department – Resolution to Authorize Purchase Orders with DBI, FD Hayes and Vidcom for the Pretrial Office Expansion and Reconfiguration at the Grady Porter Building
9. Controller/Administrator's Office
 - a. Resolution Approving Various Contracts for the 2019 Budget Year
 - e. Resolution to Negotiate an Employment Agreement for Equalization Director

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Morgan.

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

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

MOVED BY COMM. CRENSHAW, SUPPORTED BY COMM. TENNIS, TO APPROVE THE RESOLUTION.

Chairperson Grebner stated that this resolution was amended in County Services. He further stated that the Board of Commissioners did not budget one year expenditures and revenue but their job was to budget for continuing revenues and expenditures.

Chairperson Grebner stated that the Board of Commissioners did not ever need to approve of step increases year-to-year and they were not concern with changes with postage rates and other things as that were handled seamlessly. He further stated that they assumed the continuous activities were taken care of.

Chairperson Grebner stated that the Board of Commissioners should be asking how much this position will cost long-term. He further stated the equivalent for a household was not looking long-term and only budgeting paycheck-to-paycheck.

Chairperson Grebner stated that Ingham County did not have to concern themselves with liquidity. He further stated that the Board of Commissioners did not generally concern themselves with the cost of this position this year, but with the position cost overall.

Chairperson Grebner asked what happened if a position was created January 1 and the Department Head asked to not start it until June or September to avoid costing the entire amount, would they then only look at the cost for the remainder of the year. He further stated that staff needed to remember to brush this aside and not show Step One

Chairperson Grebner stated that in the past Department Heads have used various tactics to attempt to manipulate the budget to allow for more staff. He further stated that he did not want members of the Board of Commissioners to be able to be manipulated in that way.

MOVED BY COMM. CRENSHAW, SUPPORTED BY COMM. TENNIS. TO AMEND THE RESOLUTION TO MATCH THE AMENDMENT IN COUNTY SERVICES.

THIS WAS CONSIDERED A FRIENDLY AMENDMENT.

Commissioner Tennis stated that for the benefit of the new members of the Board of Commissioners, the principle described by Chairperson Grebner was often referred to as the Grebner Method. He further stated that it helped to ensure that every cost was considered.

Discussion.

Barb Byrum, County Clerk, stated that she looked forward to the Committee's support.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Morgan.

3. Treasurer's Office

b. Resolution to Provide Funding for Low Income Tax Preparation

MOVED BY COMM. CRENSHAW, SUPPORTED BY COMM. SCHAFFER, TO APPROVE THIS RESOLUTION.

Commissioner Schafer asked if Clinton and Eaton Counties and the City of Lansing were providing funding for this program also.

Eric Schertzing, Treasurer, stated that the City of Lansing provides support by providing space. He further stated that Eaton County gave financial support, but Clinton County did not.

Commissioner Schafer asked if the program was providing services to Clinton County residents then.

Treasurer Schertzing stated that they were not.

Discussion.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Morgan.

9. Controller/Administrator's Office

- b. Resolution to Authorize Positions, Contracts and Other Expenses to Increase Treatment Programming as Authorized by the Justice Millage

MOVED BY COMM. CRENSHAW, SUPPORTED BY COMM. TENNIS, TO APPROVE THE RESOLUTION.

Commissioner Schafer stated that he would like to give a directive for staff to provide updates on this funding.

MOVED BY COMM. SCHAFER, SUPPORTED BY COMM. TENNIS TO AMEND THE RESOLUTION AS FOLLOWS:

BE IT FURTHER RESOLVED, that funds for this contract with CMH will come from the Justice Millage.

BE IT FURTHER RESOLVED, that staff will provide reports in July providing information about achievements and effectiveness.

THIS WAS CONSIDERED A FRIENDLY AMENDMENT.

THE RESOLUTION, AS AMENDED, WAS APPROVED UNANIMOUSLY. Absent: Commissioner Morgan.

9. Controller/Administrator's Office

- c. Resolution to Negotiate a Tax Sharing Agreement with Meridian Charter Township Downtown Development Authority

MOVED BY COMM. CRENSHAW, SUPPORTED BY COMM. TENNIS, TO SUPPORT THE RESOLUTION.

Commissioner Schafer asked for an update concerning what was done with this at the County Services meeting.

Chairperson Grebner stated that there was motion to table this resolution in County Services which was defeated. He further stated that the resolution was approved unanimously.

Discussion.

Commissioner Schafer stated that he appreciated having his questions answered. He further stated that this corner needed this redevelopment a lot.

Chairperson Grebner stated that there was substantial contamination at the site and even buildings were uninhabitable. He further stated that the taxable value was about \$19 mills.

Chairperson Grebner stated that the plan included a 2.14 percent inflationary increase. He further stated that the total development should result in about \$150 million in taxable value, unless they have a new way to dodge taxes at that point.

Commissioner Slaughter asked about the source of contamination.

Eric Helzer, Advanced Redevelopment Solutions, stated that page four of the presentation showed the contamination over the three principle blocks. He further stated that there were five blocks in need of redevelopment but the focus was on these three.

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 plumb 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. He further stated that they had worked with the State of Michigan to attempt to identify liable parties to hold responsible for the clean-up, but that was not successful.

Commissioner Schafer asked about the buildings where the hardware store had been located.

Chris Buck, Meridian Township Economic Development Director, stated that all those buildings would be demolished.

Commissioner Schafer asked if the former owner would be paid any additional money.

Mr. Helzer stated that the former owner had sold the property, but not the business. He further stated that there would not be any additional payments to him.

Mr. Helzer stated that the estimate was that the environmental clean-up would cost over \$1.7 million.

Commissioner Slaughter asked if the developer had a history of working on this type of projects.

Mr. Helzer stated that the developer was a national/international developer from California. He further stated that the developer specialized in this type of development.

Chairperson Grebner asked if there were any renderings of this development. He further stated that he wanted to know how tall these buildings would be.

Mr. Helzer stated that they were still working at the site plan level so they did not have the renderings of the completed buildings at this point.

Mr. Buck stated that they were planning on working on blocks one and two now and block three would follow. He further stated that these buildings would be under Meridian Township's building height limit and would likely be about six stories.

Commissioner Crenshaw asked about demolition of third block. He asked if everything would be completely demolished.

Mr. Buck stated that block three may not be redone completely, as it depended if the Mason would sell their building or not.

Chairperson Grebner stated that this would make a huge difference to downtown Okemos. He further stated that the roads would be redone, so people may want to avoid that area.

Mr. Buck stated that traffic studies had been done even with the increase in traffic due to the development, the traffic flow would be better than now.

Commissioner Slaughter asked about the discussion of public engagement in January.

Mr. Buck stated that they were working on that now. He further stated that there was a Four Corners Alliance of Okemos that they were working with.

Mr. Buck stated that Meridian Township, the Four Corners Alliance, Douglas J, and Four Corners had recently made a Facebook announcement about this project. He further stated that they had 125 residents showed up for an update meeting.

Mr. Buck stated that the first public hearing was happening at the Meridian Township Board of Trustees was meeting tonight. He further stated that the developer asked the Four Corners Alliance to work with them to meet frequently and share status updates.

Mr. Buck stated that they were attempting to be a transparent as they could.

Discussion.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Morgan.

9. Controller/Administrator's Office

d. Purchase of Real Property Pursuant to MCL 15.268(d) (*Closed Session*)

MOVED BY COMM. CRENSHAW, SUPPORTED BY COMM. TENNIS AT 7:48 P.M., TO MOVE THE MEETING INTO CLOSED SESSION FOR THE PURPOSE OF DISCUSSING THE PURCHASE OF REAL PROPERTY PURSUANT TO MCL 15.268(D)

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

MOVED BY COMM. SCHAFER, SUPPORTED BY COMM. TENNIS, TO RETURN TO OPEN SESSION AT APPROXIMATELY 8:03 P.M.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Morgan.

MOVED BY COMM. CRENSHAW, SUPPORTED BY COMM. SCHAFER, TO GIVE STAFF AND LEGAL COUNCIL APPROVAL TO PROCEED AS DISCUSSED IN CLOSED SESSION.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Morgan.

Announcements

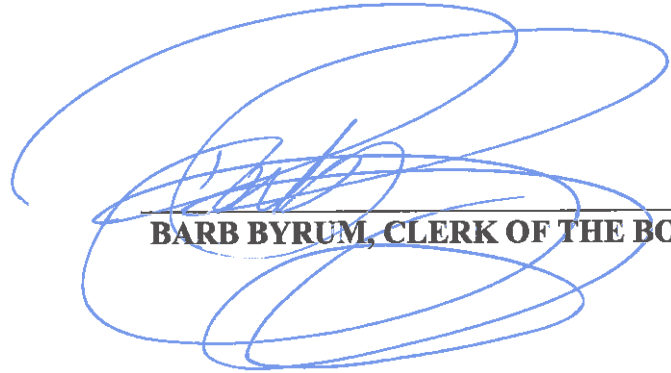
None.

Public Comment

None.

Adjournment

The meeting was adjourned at 8:05 p.m.



BARB BYRUM, CLERK OF THE BOARD