

DICKINSON COUNTY BOARD OF COMMISSIONERS
REGULAR BOARD MEETING
Monday, November 9, 2015 - 6:30 p.m.
Courthouse - Circuit Courtroom

1. The meeting was called to Order by Chairman Wender at 6:30 P.M.
2. The Pledge of Allegiance to the Flag was said by all.
3. Roll Call was taken by County Clerk Dolly Cook and a quorum was present.
Present: Chairman Wender and Vice Chairman Degenauer and Commissioners Kramer, Martin and Stevens. (5)
Absent: None
Also Present: County Clerk Dolly Cook, Controller Sonya Pugh, Prosecutor Lisa Richards, Equalization Director Sid Bray and Admin. Asst. Dianah Fayas.
4. Motion by Commissioner Degenauer Jr., supported by Commissioner Kramer to accept the agenda with the following additions:
 6. **Communications and Legislation:**
 - B1. Resolution 2015-5 relative to the County Operating Millage.
 7. **Reports of Standing Committees:**
 - C1. Resolution 2015-16 relative to the YMCA's expiring lease of the Crystal Lake Center and the negotiation of a replacement Lease with option to purchase.
 - C.2 Second amendment to Lease of Real Property which extends the expiring YMCA lease to December 1, 2015.
 9. **Unfinished and old business:**
 1. Authorize the Chairman to sign a Locally Retained Program Income Request form for the CDBG Program, which will allow the remaining funds to be used for projects.
 10. **Petitions and New Business:**
 1. Appoint Kay Pascoe to the Advisory Allocation Board.All Ayes Motion Carried.
5. Approval of Meeting Minutes:
County Clerk Dolly Cook explained that the minutes were done but not copied and because of the leak in her office, they could not be finished in time. She stated they will be on the next meeting.
6. **COMMUNICATIONS AND LEGISLATION:**
Commissioner Martin introduced the following students from Mr. Hogberg's Iron Mountain Government Class: Ty Sullivan, Joe Merrill and Nick Callahan.
 - A. Citizens' Time: (Limited to five minutes per person)
Chairman Wender opened the floor to Citizens' Time. Mike Miller, Iron Mountain addressed the Board. He stated the office is moving forward for closure. He stated five families were turned away for markers because he didn't know if they would come in before the office was closed. He stated he has worked very hard since June to work with the County. He stated he has asked to meet many times. He stated there has not been any commitment from the County. He stated he thought the budget would be reduced, but never thought it would be eliminated. He thanked the Board. He gave the Board a letter from the Felch/Breen Veterans of Foreign Affairs Post 4803. (The letter is on file in the County Clerk's Office.).
 - B. Resolutions and Legislation –Commissioner Degenauer
 1. Motion by Commissioner Degenauer Jr., supported by Commissioner Martin to approve resolution 2015-15 relative to increasing the County operating millage. All Ayes, Motion Carried.
Commissioner Degenauer read the following resolution:

6-10-1

**DICKINSON COUNTY RESOLUTION
2015-15
November 9, 2015**

- WHEREAS, in 1993, Dickinson County reduced its voted operating millage from 6.1800 mills to 6.0403 mills, where it remained until 1998, when it was lowered again to 5.9403 mills; in 2003, the amount was increased from 5.9403 to 6.1203 mills and in 2015 it was increased to 6.1403 where it remains today, *resulting in a lower operating millage of 6.1403 in 2015, than the 6.1800 that was levied in 1990; and*
- WHEREAS, the past 23 years have presented many challenges to the county budget, including unfunded mandates and steadily increasing costs associated with the provision of services such as Public Safety and Corrections (Jail), Judicial (Courts), County Parks and Airport, as well as numerous General Government Services provided to citizens; and
- WHEREAS, decreasing revenues, due in large part to personal property tax elimination, blanket exemptions, and the Michigan Tax Tribunal's position on assessment practices continue to drastically erode valuations; and
- WHEREAS, spending has been restricted, staffing has been reduced, and non-mandated appropriations have been eliminated, in order to achieve a balanced budget, while continuing to provide the same level of services to the public; and
- WHEREAS, there is a critical need to fund delayed infrastructure repairs, plan for mandatory airport runway improvements, and replace outdated financial software; and
- NOW, THEREFORE, BE IT RESOLVED, that the Dickinson County Board of Commissioners requests a .75 mill increase in the county operating millage for five years to increase the operating millage to 6.930 mills, and that such a vote be put to the electorate of Dickinson County, Michigan, on March 8, 2016, in the Presidential Primary Election.

DICKINSON COUNTY BOARD OF COMMISSIONERS

Henry Wender, Chairman

I, Dolly Cook, the duly appointed, qualified and Acting Clerk of the County of Dickinson, Michigan, do hereby certify that the above extract from the minutes of a Regular meeting of the County Board of Commissioners of Dickinson County, Michigan held on November 9, 2015 is a true and correct excerpt of original minutes related to the matters set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the County of Dickinson, Michigan, November 9, 2015.

Dolly Cook, Clerk

Commissioner Stevens stated asking for an increase in millage is difficult. He stated this is absolutely needed. He asked the voters to do their due diligence prior to voting.

7. **REPORTS OF STANDING COMMITTEES:**

A. Finance Committee – Finance Chairperson Martin

1. Motion by Commissioner Martin supported by Commissioner Kramer to approve the payment to Municipal Financial Consultants Incorporated for Capital Improvement Bond consulting and services in the amount of \$7,485.47.

Roll Call Vote: Commissioners:

Degenauer Jr,	Aye
Kramer	Aye
Martin	Aye
Stevens	Aye
Wender	Aye

Motion Carried:

2. Motion by Commissioner Martin, supported by Commissioner Stevens to approve payment to Axe & Ecklund, P.C. for bond counsel services in the amount of \$8,234.68. Roll Call Vote: Commissioners:

Kramer	Aye	
Martin	Aye	
Stevens	Aye	
Wender	Aye	
Degenauer Jr.,	Aye	Motion Carried.

3. Motion by Commissioner Martin, supported by Commissioner Kramer to approve the request by the County Treasurer to adopt the 2016 Borrowing Resolution as prepared by Municipal Financial Consultants Incorporated in the event additional revenue is needed to purchase the 2015 delinquent taxes from the local taxing units. All Ayes, Motion Carried.

B. **A-95 Review** – Commissioner Kramer-None

C. **Crystal Lake Center/YMCA** – Commissioner Kramer

1. Motion by Commissioner Kramer supported by Commissioner Stevens to approve resolution 2015-16 relative to the YMCAs expiring lease at the Crystal Lake Center and the negotiation of a replacement Lease with the option to purchase. All Ayes, Motion Carried.

Commissioner Kramer read the following resolution:

7-c-1

DICKINSON COUNTY BOARD OF COMMISSIONERS
RESOLUTION 2015-16
November 9, 2015

RESOLUTION TO EXTEND EXPIRING LEASE OF REAL PROPERTY INCLUDING
PROPERTY MANAGEMENT AGREEMENT WITH NORTHERN LIGHTS YMCA FOR
USE OF CRYSTAL LAKE COMMUNITY CENTER AND NEGOTIATION OF A
REPLACEMENT OF THE EXPIRING LEASE WITH A TRIPLE NET LEASE WITH
OPTION TO PURCHASE AGREEMENT

WHEREAS, the Lease of Real Property Including Property Management Agreement entered into between Northern Lights YMCA (YMCA) and the County on November 10, 2010 for use of space and facilities at Crystal Lake Community Center (CLCC) expires on November 10, 2015; and

WHEREAS, negotiations have been taking place between the YMCA and the County to replace the expiring lease with a three year Triple Net Lease with Option to Purchase Agreement; and

WHEREAS, the YMCA and the County require additional time to conclude negotiations and grant approval of the new three year Triple Net Lease with Option to Purchase Agreement; and

NOW THEREFORE IT BE RESOLVED, the Dickinson County Board of Commissioners approves the Northern Lights YMCA holding over their occupancy and use of the space that it has been leasing at the CLCC to December 1, 2015 subject to the terms and conditions of the November 10, 2010 lease with the exception of the stated Lease's term and any requirements that the County make any payments other than for utilities.

BE IT FURTHER RESOLVED, that the Dickinson County Board of Commissioners approves the concept of and hereby authorize continuing negotiations with the Northern Lights YMCA of a Triple Net Lease with Option to Purchase Agreement for the CLCC.

BE IT FURTHER RESOLVED, that the Chairman of the Dickinson County Board of Commissioners is hereby authorized to sign any necessary contract/documents for extension of the expiring Lease with Northern Lights YMCA.

DICKINSON COUNTY BOARD OF COMMISSIONERS

Henry Wender, Chairman

I, Dolly Cook, the duly appointed, qualified and Acting Clerk of the County of Dickinson, Michigan, do hereby certify that the above extract from the minutes of a Regular meeting of the County Board of Commissioners of Dickinson County, Michigan held on November 9, 2015 is a true and correct excerpt of original minutes related to the matters set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the County of Dickinson, Michigan, November 9, 2015.

Dolly Cook, Clerk

2. Motion by Commissioner Kramer, supported by Commissioner Martin to approve the second amendment to the lease of real property which extends the expiring YMCA lease to December 01, 2015. All Ayes, Motion Carried.

Mike Fornetti and Katie Maxon were present from the YMCA. Fornetti stated the CEO is running a financial analysis. He stated they would have to be very careful with expenses. He stated revenues come from memberships, special events and fundraising. He stated the Board is responsible for the fundraising. He stated the next meeting is November 18, 2015. Katie Maxon stated a decision will probably be made at that time. Chairman Wender asked when the final draft would be ready? Controller Pugh stated it would be ready tomorrow.

Commissioner Stevens stated he hoped we could work this out.

Commissioner Kramer stated the taxpayers are benefitting from this lease.

Mike Fornetti stated this is a big decision and a very fine line.

D. **Six County Employment Alliance** – Commissioner Stevens-None

- E. **Planning and Zoning Committee** – Commissioner Kramer-None
- F. **DHS / Community Services Agencies** – Commissioner Kramer
 - 1. Department of Health and Human Services meeting minutes of 09/29/15.
- G. **Dickinson-Iron Health Department** – Commissioner Stevens-None
- H. **Northpointe** – Commissioner Martin
 - 1. Northpointe Healthcare Systems meeting minutes of 10/08/15.
- I. **Pinecrest** – Commissioner Degenauer
 - 1. Pinecrest meeting minutes of 09/23/15.
- J. **Equalization Committee** – Commissioner Degenauer-None

Equalization Director Sid Bray explained the audit being done by Tax Management and Associates. He stated there were minor corrections. He stated many of the corrections required have already been fixed.
- K. **Building & Supply/Real Estate-Remodeling** – Commissioner Degenauer-None
- L. **Public Safety and Judiciary** – Commissioner Wender-None
- M. **Parks Committee** – Commissioner Stevens
 - 1. Motion by Commissioner Stevens, supported by Commissioner Martin to approve the selective cutting assessment by VanOss Logging on the 20 acre County owned lot near Lake Antoine Park (acreage is approximate).
All Ayes, Motion Carried.

Commissioner Stevens asked why no one else was asked to do the assessment? Chairman Wender stated VanOss is who we have had in the past but we can change the process. He stated this is just to get an idea on what the logs are worth.

Commissioner Stevens explained the meeting we had with the townships about the outlying parks. He stated it will take some time to answer their questions.
- N. **Airport Committee** – Commissioner Wender

Enplanements through October 31st are 9,390.

 - 1. Motion by Commissioner Kramer supported by Commissioner Martin to authorize the Airport Manager to attend weather related training and certification testing in Marshfield, WI, tentatively scheduled Nov. 27th and Dec. 7th at an approximate costs of \$800. (Funds to come from the airport training fund.) Roll Call Vote: Commissioners:

Martin	Aye	
Stevens	Aye	
Wender	Aye	
Degenauer Jr.,	Aye	
Kramer	Aye	Motion Carried.
- O. **Fair Board** – Commissioner Degenauer-None
- P. **Library Board** – Commissioner Martin-None
- Q. **Dickinson Partnership/Economic Dev.** – Commissioner Stevens-None
- R. **Employee Relations Committee** - Commissioner Degenauer-None
- S. **Dickinson County Hospital Committee** – Commissioner Stevens-None
- T. **Dickinson County Road Commission** – Commissioner Wender
 - 1. Road Commission meeting minutes of 10/13/15.
- U. **Construction Code Commission** – Commissioner Degenauer-None

V. **Bay West Advisory Committee** - Commissioner Degenauer-None

8. Citizens' Time: (Limited to five minutes per person)
Chairman Wender opened the floor to Citizens' Time. Ray Hamm addressed the Board. He stated the County Board has known for quite a while about the funding problems. He stated the executive Board stated they will accept no claims after December 1st and proceed with the closure on December 24, 2015.
9. **UNFINISHED BUSINESS & OLD BUSINESS:** Commissioner Degenauer
 1. Motion by Commissioner Degenauer Jr., supported by Commissioner Kramer to authorize the Chairman to sign a locally retained program income request form for the CDBG program, which will allow the remaining funds to be used for projects. All Ayes, Motion Carried.
10. **PETITIONS AND NEW BUSINESS:** - Commissioner Degenauer
 1. Motion by Commissioner Degenauer Jr., supported by Commissioner Martin to appoint Kay Pascoe to the Advisory Allocation Board. All Ayes, Motion Carried.
11. Motion by Commissioner Martin supported by Commissioner Kramer to accept the Committee Reports and Correspondence and place on file. All Ayes, Motion Carried.
12. Controller's Report.
Controller Pugh stated Trane was in the Courthouse today and was working on the Plumbing at the Correctional Center. She further stated there was no start date for the clock tower. Commissioner Stevens asked about setting up a meeting with them before they start.

Controller Pugh stated the Office of Veterans Affairs has received all of its appropriation for 2015 and there is something in the budget for 2016.
13. Commissioners' Personal Privilege.
Commissioner Degenauer Jr. stated we operate as a five member Board, not one or two. He stated he will do his part to support the Veterans. He stated they jumped way ahead because we have not discussed the budget yet.
Commissioner Kramer asked the Ladies to attend the Girls Night Out.
Commissioner Stevens stated we had a good conclusion to the YMCA. He stated he will argue on the Vets behalf for funding to keep the Office Open. He stated it would be morally wrong to close the office of Veterans' affairs.
Chairman Wender stated it was never said we would close the office. He thanked Prosecutor Richards for all she did to help with the YMCA Lease.
14. Motion by Commissioner Degenauer Jr., supported by Commissioner Martin to adjourn, subject to Call of Chairman at 7:20 P.M.

Henry Wender, Chairman

Dolly L Cook, County Clerk