

**CASS COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING**

February 3, 2022

The Cass County Board of Commissioners met for their Regular Meeting on Thursday, February 3, 2022, in Commissioner Chambers. Due to COVID-19 concerns, public participation was offered via Zoom.

Chair Dyes called the meeting to order at 4:00 p.m. Commissioner File provided the Invocation. Commissioner Marchetti led the Pledge of Allegiance to the Flag of the United States of America.

Clerk/Register Monica McMichael called roll:

COMMISSIONERS PRESENT: Ryan Laylin, Annie File, Skip Dyes, Roseann Marchetti, Robert Benjamin, Mike Grice and Jeremiah Jones.

COMMISSIONERS ABSENT: None.

STAFF PRESENT: County Administrator Jeff Carmen, Deputy County Administrator Matthew Newton, Finance Director Jennifer Rentfrow, Deputy Finance Director Becky Moore and Clerk/Register Monica McMichael.

CLOSED SESSION

M-14-22

Commissioner Laylin moved, seconded by Commissioner Marchetti, to enter a closed session to provide an update on Labor Negotiations and Disputes and to include Clerk/Register Monica McMichael, Sheriff Rick Behnke, Prosecutor Victor Fitz, Treasurer Hope Anderson, Administrator Jeff Carmen, Deputy Administrator Matt Newton, Finance Director Jennifer Rentfrow, Deputy Finance Director Becky Moore, and any other party as may be designated by the Board Chair.

The Chair instructed the Clerk to call roll:

Yes (7): Commissioners Laylin, File, Dyes, Marchetti, Benjamin, Grice and Jones.

No (0): None.

Motion to enter Closed Session carried by roll call vote. The meeting entered Closed Session at 4:01 p.m.

The meeting returned to Open Session at 4:48 p.m.

The Chair declared a brief recess before resuming the meeting at 5:00 p.m.

INTRODUCTION OF VISITORS

Visitors present introduced themselves.

PUBLIC COMMENT

CCIEA Union President Fern Smith spoke via Zoom to provide updates from the union. She stated that grievances were filed after union employees failed to receive step increases due to Michigan Public Act 54. She added that the CCIEA Union had several pending grievances regarding Covid because the County did not want to pay sick employees. Ms. Smith also stated that the Unfair Labor Practice Hearing was complete and awaiting results. She stated that both union and public tax dollars were being spent on attorney fees in the matters. Finally, Ms. Smith informed commissioners that mediation could have been avoided. Employee morale was low as the issues have drained employees financially and mentally.

APPROVAL OF THE AGENDA

Commissioner Jones moved, seconded by Commissioner Laylin, to approve the February 3, 2022, Cass County Board of Commissioner's Agenda. Discussion followed. Motion carried by voice vote.

RECOGNITIONS

None.

PRESENTATIONS

None.

CONSENT AGENDA

Vice Chair Grice moved, seconded by Commissioner Marchetti, that the following items be voted on at one time by roll call vote and be considered as a consent agenda by the Board of Commissioners:

(M-15-22) A motion to approve Claims dated January 21, 2022.

(M-16-22) A motion to approve the January 20, 2022 Board of Commissioners Regular Meeting Minutes.

The Chair instructed the Clerk to call roll:

Yes (7): Commissioners File, Dyes, Marchetti, Benjamin, Grice, Jones and Laylin.

No (0): None.

The Consent Agenda carried by roll call vote.

COMMITTEE REPORTS

Commissioners Marchetti, Benjamin, Grice and Jones offered Committee Reports.

APPOINTMENTS COMMITTEE REPORT

Commissioner Marchetti stated that the Appointments Committee set a new regular meeting time of the second Thursday of each month at 3:00 p.m.

ADMINISTRATOR'S REPORT

Deputy Administrator Matthew Newton presented the Administrator's Report.

PUBLIC SAFETY UPDATE

Sheriff Behnke introduced Manny DeLaRosa as the new Emergency Management Coordinator. Jon Shoup was introduced as the Captain of the Jail. The Sheriff went on to share the Public Safety Update.

COUNTY PARTNERS

Medical Care Facility: Chief Executive Office Christian Lutes introduced Roger Garmendia as the Administrator of the Cass County Medical Care Facility. CEO Lutes went on to update the board on the stress of maintaining staff but also streamlining services with other County entities in order to move capital projects forward.

Cass County Public Transit: Executive Director Bob Durm updated board members on the financial situation as well as the future of Cass County Public Transit. He also welcomed Deputy County Administrator Matt Newton to the board, who filled the vacancy left by Becky Moore.

ELECTED OFFICIALS UPDATE

Treasurer Hope Anderson informed the board that her office streamlined the process to pay delinquent taxes online with a credit card. She also stated that property owners in Cass County were able to use the online system to obtain information for their own property at no charge. Only companies were required to pay. Finally, she shared news that Telamon Corporation

would soon hold office hours in the County Building from 8:00 a.m. until 5:00 p.m. every Thursday. Telamon, who will serve as the MSHDA Housing Agency for Cass County, will also be available by phone every Wednesday. Telamon will assist residents with delinquent mortgages, taxes and/or utilities to apply for assistance through the Michigan Homeowners Assistance Fund. They will also assist with any additional resources available to residents.

Prosecutor Victor Fitz shared that his office planned to assist the Alger County Prosecutor's Office with sentencings held via Zoom on Friday, February 4, 2022. The Alger County Prosecutor contacted Prosecutor Fitz after hearing the success Cass County had with drug sentencings.

UNFINISHED BUSINESS

None.

NEW BUSINESS

M-17-22

Commissioner Laylin moved, seconded by Commissioner Marchetti, to appoint Dwight Dyes to the Policy Committee to a term ending December 31, 2022. Motion carried by voice vote.

M-18-22

Commissioner Grice moved, seconded by Commissioner Jones, to appoint Dwight Dyes to the Capital Projects Committee for a term ending December 31, 2022. Motion carried by voice vote.

M-19-22

Commissioner File moved, seconded by Commissioner Marchetti, to appoint Ryan Laylin to the Capital Projects Committee to a term ending December 31, 2022. Motion carried by voice vote.

M-20-22

Commissioner Marchetti moved, seconded by Commissioner Jones, to appoint Ryan Laylin to the Appointments Committee for a term ending December 31, 2022. Motion carried by voice vote.

M-21-22

Commissioner Jones moved, seconded by Commissioner Grice, to appoint Dwight Dyes to the Economic Corporation Board to a term ending December 31, 2022. Motion carried by voice vote.

M-22-22

Commissioner Laylin moved, seconded by Commissioner Grice, to appoint Dwight Dyes to the Parks Board to a term ending December 31, 2022. Motion carried by voice vote.

M-23-22

Commissioner Grice moved, seconded by Commissioner Marchetti, to appoint Ryan Laylin to the Parks Board to a term ending December 31, 2022. Motion carried by voice vote.

M-24-22

Commissioner Benjamin noted that the expiration date listed on the agenda was incorrect. It should be March 31, 2023 instead of December 31, 2022.

Commissioner File moved, seconded by Commissioner Grice, to appoint Jeremiah Jones to the Woodlands Board to a term ending March 31, 2023. Motion carried by voice vote.

M-25-22

Commissioner Marchetti moved, seconded by Commissioner Laylin, to appoint Hope Anderson to the Economic Development Corporation board to a term ending September 30, 2024. Motion carried by voice vote.

M-26-22

Commissioner Jones moved, seconded by Commissioner Laylin, to dissolve the Administration Building Security Committee. Motion carried by voice vote.

M-27-22

Commissioner Laylin moved, seconded by Commissioner Marchetti, to dissolve the Historical Courthouse Committee and move existing matters to the Capital Projects Committee. Motion carried by voice vote.

M-28-22

Commissioner Grice moved, seconded by Commissioner Jones, to dissolve the Broadband Committee and move existing matters to the Capital Projects Committee. Motion carried by voice vote.

M-29-22

Commissioner File moved, seconded by Commissioner Laylin, to approve a revision to the Access to Personnel Records Policy. Motion carried by voice vote.

M-30-22

Commissioner Marchetti moved, seconded by Commissioner Laylin, to rescind the Deferred Compensation Emergency Withdrawal Policy. Motion carried by voice vote.

M-31-22

Commissioner Jones moved, seconded by Commissioner Marchetti, to approve a revision to the Wage and Salary Administration Policy. Motion carried by voice vote.

M-32-22

Commissioner Grice moved, seconded by Commissioner Laylin, to rescind the Wire Phone Lines Policy. Motion carried by voice vote.

R-33-22

Commissioner Laylin moved, seconded by Commissioner File, to approve the following resolution:

**RESOLUTION ENGAGING INTERSECT STUDIO FOR THE COMPLETION OF
PHASE 2 DESIGN AND DEVELOPMENT SERVICES FOR THE HISTORIC
COURTHOUSE BULDING**

WHEREAS, the Cass County Board of Commissioners approved the engagement of Intersect Studio to complete Phase 1 Programming Services for the Historic Courthouse on April 1, 2021; and

WHEREAS, the Phase 1 Programming was successfully completed and presented to the Board of Commissioners on December 16th, 2021; and

WHEREAS, the Historic Courthouse Committee recommends proceeding with Intersect Studio for Phase 2 Design and Development Services; and

WHEREAS, this project was anticipated and provided for in the FY 2022 Budget in the Public Improvement Fund.

NOW, THEREFORE, BE IT RESOLVED by the Cass County Board of Commissioners to authorize the engagement of Intersect Studio to complete Phase 2 Design and Development at a fee not to exceed \$166,400.00 plus reimbursable consultant fees and expenses to complete a scope of service to include Architecture, Interior Design, Furniture, Branding, MEP Engineering,

Structural Engineering, and Survey and Civil Engineering to create an updated, detailed budget and identification of the final deliverables required for the final Phase 3 Construction Documents

The Chair instructed the Clerk to call roll:

Yes (7): Commissioners Dyes, Marchetti, Benjamin, Grice, Jones, Laylin and File.

No (0): None.

Resolution R-33-22 carried by roll call vote.

R-34-22

Commissioner Laylin moved, seconded by Commissioner Marchetti, to approve the following resolution:

RESOLUTION TO PROVIDE DEVELOPMENT SERVICES FOR THE HISTORIC COURTHOUSE

WHEREAS, the Historic Courthouse Committee evaluated three potential development partners for the Historic Courthouse; and

WHEREAS, the Historic Courthouse Committee initiated formal interviews with the three firms; and

WHEREAS, following the evaluation of the firms, the Historic Courthouse Committee recommends proceeding with PlazaCorp to provide development services for the Historic Courthouse Building; and

WHEREAS, PlazaCorp will offer an opportunity for all members of the Board of Commissioners to visit examples of their work on historic buildings.

NOW, THEREFORE, BE IT RESOLVED by the Cass County Board of Commissioners to authorize the County Administrator and the Capital Projects Committee to begin negotiations with PlazaCorp on a Development Services Agreement. The Development Services Agreement will be presented to the Board of Commissioners for approval.

Discussion followed.

The Chair instructed the Clerk to call roll:

Yes (7): Commissioners Marchetti, Benjamin, Grice, Jones, Laylin, File and Dyes.

No (0): None.

Resolution R-34-22 carried by roll call vote.

R-35-22

Commissioner Grice moved, to approve the following resolution:

RESOLUTION APPROVING LAND PURCHASE AND SALE OPTION AGREEMENT FOR SURPLUS COUNTY OWNED PROPERTY LOCATED AT 23770 HOSPITAL ST

WHEREAS, The County Board of Commissioners established a Property Committee to review the County's Buildings and properties to determine what may be excess to County needs; and

WHEREAS, the easterly 65 acres of the County owned property at 23770 Hospital ST has been determined to be surplus to County needs; and

WHEREAS, a land division was completed to divide the existing parcel as follows; and

Parcel # 14-030-002-012-12 (Subject Parcel) - 12A-2, T7S R15W, COM AT S ¼ POST OF SEC 2; TH E ON SD SEC LINE 72 LKS; TH N 26°E ALG RR 32.42 CHS; TH N 11.75 CHS; TH S 89°42'W 15.19 CHS TO CEN OF SD SEC; TH S ON ¼ LINE TO POB. ALSO, THE E 400 FT OF SW ¼ OF SEC 2. ALSO DESCRIBED AS: COM AT S ¼ POST OF SEC 2; TH E ON SD SEC LINE 47.52 FT; TH N 26°E ALG RR 2139.72 FT; TH N 775.5 FT; TH S 89°42'W 1402.54 FT ALG ¼ LINE; TH S 2640 FT TO SD SEC LINE; TH E 400 FT TO POB. 66 A. M/L. SEC 2.

Parcel # 14-030-002-012-13 (To be Retained) - 12A, T7S R15W, SW ¼ OF SEC 2. EXC THE E 400 FT OF SW ¼ OF SEC 2. ALSO, EXC COM AT SW COR OF SEC 2; TH N 89°40'47"E 200 FT; TH N 600 FT; TH W 200 FT; TH S TO POB. 121.24 A. M/L. SEC 2.

WHEREAS, Gemstone Solar LLC is interested in acquiring Parcel # 14-030-002-012-12.

NOW, THEREFORE, BE IT RESOLVED by the Cass County Board of Commissioners to authorize the Chair of the Cass County Board of Commissioners to execute the Land Purchase and Sale Option Agreement for Parcel # 14-030-002-012-12 at a rate of \$9,000.00 per acre, contingent upon successful rezoning of the parcel from R-R to A-1.

Resolution R-35-22 failed due to lack of support.

BOARD MEMBER COMMENTS/ANNOUNCEMENTS

Commissioner Marchetti urged board members to consider attending the MACC Conference in person or virtually.

ADJOURNMENT

Commissioner Jones moved, seconded by Commissioner Marchetti, to adjourn. Motion carried by voice vote.

The meeting adjourned at 5:57 p.m.

Approved: _____
Date

Chair Skip Dyes

Monica McMichael, Clerk/Register