

## WEXFORD COUNTY BOARD OF COMMISSIONERS

Regular Meeting \* Wednesday, July 6, 2016

Meeting called to order at 5:30 p.m. by Chairman Leslie Housler.

Roll call: Present – Commissioners Michael MacCready, Leslie Housler, Robert Hilty, Mark Howie, Gideon Mitchell, Julie Theobald, Gary Taylor, John Fuscone, and Bill Goodwill; Absent - None

Pledge of Allegiance.

### **Additions/Deletions to the Agenda**

*Added* – 4. Additional Liability Coverage for Jail Design; 5. Release of Escrow; 6. Friend of the Court Discussion

### **Approval of the Agenda**

**MOTION** by Comm Taylor, seconded by Comm Theobald to approve the agenda, as amended.

All in favor.

### **Employee Recognition** - None

### **Presentations and Reports**

#### 1. Area Agency on Aging Annual Report

Robert Schlueter, Executive Director of Area Agency on Aging, begin his annual report by thanking Comm Taylor for the work he has done for the Area Agency on Aging over the past several years as the County representative. He explained the achievements the Agency has realized over the past year. He reported that Northwest Michigan has the fastest growing 60+ citizens. Our County has the happiest and highest level of services offered to our seniors. They are having problems with transportation and affordable housing in the area.

One of their goals is allow older citizens to stay in their homes if they wish. Nursing homes are part of the team, but not the answer for all seniors.

Governor Snyder is a friend of the aging and supports in home health services as well as meals on wheels. Area Agency on Aging understands that it is important to get our aging citizens to doctor's appointments to keep them healthy, which helps in reducing health care cost.

### **Public Comments**

Mr. John \_\_\_\_\_ a resident at 514 W. Main, Manton, encouraged the General Contractor on the jail project to hire local subs.

Travis Eastman, 7176 Gillett Road, Rapid City, appeared before the Board to endorse Granger Construction.

**Consent Agenda**

1. Approval of the June 15, 2016, Regular Meeting Minutes
2. Acceptance of Resignation from the WMCCAB
3. Approval of Appointment to the WMCCAB

**MOTION by Comm Taylor, seconded by Comm Theobald to approve the Consent Agenda, as presented.**

**All in favor.**

**Agenda Items**

1. Resolution 16-24 Approving the FY 2017-2019 Multi-year Plan of the Area Agency on Aging of Northwest Michigan  
**MOTION by Comm Taylor, seconded by Comm Fuscone to approve Resolution 16-24, approving the Fiscal Year 2017-2019 Multi-year Plan on the Area Agency on Aging of Northwest Michigan, as presented.**

**Roll call: Motion approved unanimously.**

2. Budget Amendments

7/6/2016

**Wexford County Board of Commissioners  
 Amendments to the 2016 Budget**

<b>Adj #</b>	<b>Acct</b>	<b>Acct Description</b>	<b>Revenue</b>	<b>Expense</b>	
20160701	225-000-699-00	Appropriated Fund Balance	\$ 1,000		(a)
	225-000-924.04	Contracted Services		\$ 1,000	
The Sheriff's Department is requesting funds to spay/neuter animals					
20160702	261.000.699.00	Appropriated Fund Balance	\$5,000		(b)
	261.000.957.00	Training		\$ 5,000	
Additional 9-1-1 training requirements are necessary					
20160703	249.000.699.00	Appropriated Fund Balance	\$ 1,500		(c)
	249.000.800.00	Contracted Services		\$ 500	
	249.000.727.00	Office Supplies		\$ 1,000	
Additional Services were required for a plan review and additional office supplies are needed.					

**MOTION by Comm Taylor, seconded by Comm Theobald to approve the budget amendments dated 07/06/2016, as presented.**

**Roll call: Motion approved unanimously.**

3. Committee of the Whole – Jail Project Construction Bid Award  
**MOTION by Comm Theobald, seconded by Comm Fuscone to resolve into a committee of the whole for the purpose of discussing the jail project.**

Lisa Vogler, Owner Representative, appeared before the Board to discuss the process of vetting the general contractor. There were eight bidders and the cost amounts were very close. One of the differences was the days to complete the project. After the vetting process Ms. Vogler recommended awarding the bid to Granger Construction. They have been responsible for building more jails in the State of Michigan than any of the other contractors. Their bid was for \$12,310,000 and they will take 450 days to complete the project. Also, the USDA interest rate has dropped from 3.58% to 2.75%, which will allow the county to realize a savings on the project.

Ms. Vogler explained that the County had approved Resolution 15-08 Notice of Intent to not borrow any more than \$11,500,000 from the USDA. The County has put \$1,800,000 into the project. The County has contributed \$1.8 million towards the project. USDA has agreed to loan the County \$11 million. This leaves the County with a deficit of \$1.3 million. The bid amount from Granger includes the construction cost, site work, and equipment purchase. Those figures make up \$11,322,000. If the County borrows the \$11.5 million from USDA and applies the expenditure of \$12,310,000 there will be a deficit of \$810,000. Ms. Vogler pointed out other areas where additional funds of \$322,183 can go towards the deficit, leaving a negative amount of \$487,000. The County will also realize cost savings with the lower interest rates. Board members discussed getting some funds from the Solid Waste escrow account set aside for waste relocation, which has been completed. They also discussed reducing the contingency amount in the budget for the jail project. Ms. Vogler pointed out that USDA must approve any change orders. Also, if the project is not completed in the 450 days promised, the contractor will be paying the county \$2,000 per day.

Greg Webster, Jail Administrator, made a few calls to other Counties that have used Granger Construction for jail projects and did not receive any negative feedback.

It was pointed out that the Board has no control over the subs to be hired. It will be up to Granger Construction to hire subs. Ms. Vogler pointed out that this project has gone on for several months and all subs had time to sell their wares to Granger. They will be asked to give preference to local bidders if their bid is within a certain percentage.

Ms. Vogler explained that the closing must be done by September 30 to lock into the lower rate.

**MOTION by Comm Taylor, seconded by Theobald to rise and report the findings for the Committee of the Whole.**

**All in favor.**

**MOTION by Comm Theobald, seconded by Comm Goodwill to award the jail construction bid to Granger Construction in the amount of \$12,310,000 for the construction of the New Jail and Sheriff's Office, as presented.**

**Roll call: Motion passed eight to one with Comm Mitchell voting against the motion.**

4. Additional Liability Coverage for Jail Design - *Added*

**MOTION by Comm Theobald, seconded by Comm Goodwill to approve Option 1, providing for an additional \$1 million in coverage beyond Hooker DeJong \$2 million per claim for a total of \$3 million in coverage for the construction of the new jail.**

Ms. Vogler strongly supported the increase in liability coverage. One mistake can cost the County. The extra protection complies with MMRMA guidelines. The premium amount will be \$2,980 per year; however, the coverage must be in place before ground breaking.

**Roll call: Motion approved unanimously.**

5. Release of Escrow – *Added*

**MOTION by Comm Theobald, seconded by Comm Fuscone to approve the Release of Escrow in the amount of \$496,468.77 plus interest from Lakeside Title LLC to Wexford County and authorize the Chairman of the Board to sign the release on behalf of the County, as presented.**

The waste relocation at the landfill has been completed and clearance has been given by the DEQ. The County needs American Waste to sign off; however, the owners Asciones, believe there is more work to be done. The Asciones believe the escrow funds were for monitoring the ponds, as well. Adm. Jordan believes that the agreement was for waste relocation only.

Board members would like to see a portion of the escrow funds be use for the jail project.

The motion was modified as follows:

**MOTION by Comm Theobald, seconded by Comm Fuscone to approve the Release of Escrow in the amount of \$496,468.77 plus interest from Lakeside Title LLC to Wexford County and authorize the Chairman of the Board to sign the release on behalf of the County and allocate \$250,000 from the escrow account to Fund 462 account, as amended.**

**Roll call: Motion passed seven to two with Commissioner MacCready and Mitchell voting against the motion.**

6. Friend of the Court Discussion – *Added*

The level increases requested by the Friend of the Court has been recalculated to come up with a compromise. Currently, Ms. Randall's department has 4 – Level 4; 3 – Level 3; 1 – Level 2 and would like to have 2 – Level 6; 2 – Level 5; 2 – Level 4; 2 – Level 3. She is not requesting any M 1 levels and will contribute 20% towards MERS and 10% for benefits.

A commissioner felt that a wage study needed to be done to include all employees. This commissioner suggested a McKenzie Study. Another commissioner supported doing the level increases before the study was done. And, still, another commissioner suggested using MAC to do a wage study. It may be more cost effective for the County.

The TPOAM Union Contract was negotiated and all union employees received a 2% raise. Adm. Jordan felt this level increase may have a negative effect when working on the POAM 312 Contract which will beginning soon.

**MOTION by Comm Theobald, seconded by Comm Fuscone to increase the levels at the Friend of the Court: 2 – Level 6; 2 – Level 5; 2 – Level 4; 2 Level 3 and to do a McKenzie study.**

**Roll call: Motion failed by four to five with Commissioners Hilty, Howie, Taylor, Goodwill, and Housler voting against the motion.**

**Administrator's Report** – Board members were provided with a written report from Adm. Jordan.

**Correspondence**

1. Register of Deeds – Land Recording Fees to Change

**Public Comments**

Sally Randall, Friend of the Court, appreciated the Board looking at the level changes for her department and she hopes that the County does the McKenzie study. She expressed her disappointment in the vote tonight. She believed that this Board was very

disingenuous and some of the members had already made their decisions. Ms. Randall explained that she has put time into this request.

**Liaison Reports**

Comm Theobald attended a DHHS meeting and they have started using CWTA to take people to a clinic in Mt. Pleasant. They now have six riders and it is going very well.

**Board Comment**

Comm Theobald appreciated the look at the compromise with the Friend of the Court. She respects each Board member and looks to them for input. Ms. Randall and Comm Theobald worked over the weekend to come up with this compromise.

Comm Fuscone believes there was a great injustice done here tonight with the Friend of the Court.

Comm MacCready thanked Comm Theobald for working on the Friend of the Court matter. He questioned why no motion was made to do a McKenzie study.

Comm Howie would like to see a wage study done by the McKenzie study and not through MAC. He would like this to go to the Human Resources Committee.

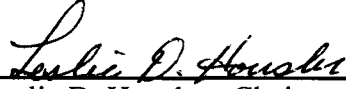
**Chairman's Comments**


Comm Housler thanked all for their comments tonight.

**Adjourn**

**MOTION by Comm Taylor, seconded by Comm Theobald to adjourn  
at 7:05 p.m.**

**All in favor.**

  
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Leslie D. Housler, Chairperson

  
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Elaine L. Richardson, County Clerk