

Leelanau County Board of Commissioners
Committee of the Whole – Monday, December 13, 2021
Approved 1/18/2022

Proceedings of the meeting are being recorded (audio and video) and are not the official record of the meeting; the formally approved/accepted written copy of the minutes will be the official record of the meeting.

Meeting called to order by Chairman William J. Bunek at 1:00 p.m. Today's meeting is being held at the Government Center, 8527 E. Government Center Drive, Suttons Bay, Michigan.

The Pledge of Allegiance to the Flag of the United States of America was recited, followed by a moment of silence.

Roll Call:	District #1	Rick Robbins	PRESENT (absent w/prior notice)
	#2	Debra L. Rushton	PRESENT (absent w/prior notice)
	#3	William J. Bunek	PRESENT
	#4	Ty Wessell	PRESENT
	#5	Patricia Soutas-Little	PRESENT (arrived at 1:05 p.m.)
	#6	Gwenne Allgaier	PRESENT
	#7	Melinda C. Lautner	PRESENT

Administrator Janik as well as guests were present.

Public Comment:

The following people were present and addressed Commissioners in person: John Sanders, Leelanau Township Supervisor; Larry Mawby, Peninsula Housing; Lois Bahle, Village of Suttons Bay; Beth Verhey, Leelanau Township; Doug Whitley, Leelanau Township; Yarrow Brown, Executive Director of Housing North; John Stimson, Executive Director of HomeStretch, as well as a Leland Township resident; Wendy Irvin, Chief Executive Officer of Habitat for Humanity GT Region.

John O'Neill sent in email correspondence that can be viewed at the following link:
https://www.leelanau.gov/downloads/pc_12132021_j_oneill.pdf

Commissioner Soutas-Little arrived at 1:05 p.m.

Purpose of Meeting – Discussion:

Continued Review of American Rescue Plan Act (ARPA) Federal Funding and Proposals:

Administrator Janik gave a brief update on the \$5 billion allocated to the State of Michigan that is not part of the State budget.

Solon Township Requests:

Brian Rollie of Fleis & VandenBrink was present, along with Steve Yoder of Solon Township. Rollie said they have made two requests on behalf of Solon Township. One for park improvements in Cedar and another for a feasibility study for a sewage system in the "village" of Cedar. Rollie said Solon Township has taken initial steps for both of these projects and continued explain each in further detail to Commissioners.

Rollie said the study is needed for a sewer system and the importance to build community consensus and evaluate the need. They are asking for help with the feasibility study, which would put them in a position to request funding from several different sources. Janik added that the Township received \$113,000.00 in ARPA Funds.

Commissioner Lautner commented that the 5-year master plan for Parks and Recreation does all tie together with one situation being Solon Township is providing a porta-potty near the parks that is used a lot by service personnel and pumped several times a week, which adds up.

Rollie and Yoder commented on plans and/or issues with obtaining additional federal and state funds, and responded to questions from Commissioners Lautner, Allgaier, Soutas-Little, and Bunek.

Tower Upgrades Update:

Emergency Management Director Matt Ansorge was present to update Commissioners on the new tower proposed for the Government Center property and extending the Maple City tower from 195' to 300'. Ansorge said that the soil engineering study results are back on the Government Center property and looks as though the foundation is feasible to support the tower. Information will be provided to vendors and they will start to formulate total design plans. The project is looking good.

Commissioner Lautner offered comment regarding a building that could house the various lessee's equipment.

Ansorge said the Maple City project came back less favorable due to the manufacturer Belmont Towers has discontinued that model. It would be cheaper to build a new tower than add to the existing tower.

Janik and Ansorge addressed questions from Commissioners regarding Township support and existing tower dismantling, and downtime or change from existing tower to new one being set up.

Commissioner Wessell asked about a study for Northport or booster towers.

Janik suggested Leelanau Township identify a site which would be helpful for a cost estimate.

Affordable Housing Requests:

Planning Director Trudy Galla was present, joined by Yarrow Brown of Housing North. Galla's slideshow is available at the following link:

https://www.leelanau.gov/downloads/presentation_to_arpa_committee_meeting_dec_13_2021_final.pdf

Galla said she wanted to point out the common element through all of these projects, especially when the County was involved, is that they had leveraging and/or subsidy on these projects which is what made it work.

Galla reviewed affordable housing, market rate housing, and a gap of attainable housing and asked how do we fund that gap to keep these individuals in our communities? There are no technical services to help get these projects through to the end zone.

Brown spoke about what Housing North has been doing with their Housing Ready Program in several other counties working to help provide technical services. Brown said they would be asking for the County to help fund a position and they have already raised \$30,000.00 through the Leelanau Township Community Foundation and will be looking for other private foundations to support the project as well.

Commissioner Wessell said it was agreed to not spend the funds on positions, but this would really be more of a technical service that needs to be done in order to encourage development.

Galla responded to questions and comments from Commissioners.

Discussion continued between Galla, Brown, and Commissioners.

Chairman Bunek called for a break at 2:40 p.m.

Meeting resumed at 2:49 p.m.

Health Department Space Update:

Administrator Janik gave brief update after meeting with engineer John Richard, and Dodie Putney and Eric Johnston from the Benzie/Leelanau Health Department regarding what their needs are and if space in our building is feasible. Janik said it would be required to use all available area down in the lower level. He is just implementing discussions, as the Health Department's current lease is good for two more years. The preliminary thought is yes, they would be interested in it, but we would need a total new storage building.

Commissioner Lautner gave comments and her rationale as to why she is not in favor of renovating the building.

Janik suggested also the possibility of keeping this building and not renovating for the Health Department but maybe building another building on this property. Discussion continued between Commissioners and Janik.

Other Issues:

Administrator Janik asked Commissioners how they would they like to proceed with all of the requests that they have and suggested they continue similar as they do with the budget process where you have been given the data and could request who you would like to see come in to give more information or a presentation.

Commissioner Wessell said he liked that idea and would like someone to address unmet needs, rehab, housing assistance, food assistance, and all the "stuff" that some of our struggling families need.

Discussion between Commissioners and Janik continued and it was suggested to include Mary Stanton with Leelanau Christian Neighbors, and the Northwest Michigan Community Action Agency would also be helpful. Wessell also suggested Beth Verhey, as she has been actively participating, and Meals on Wheels as well.

Commissioner Soutas-Little said she would like the mental health proposal addressed and Child and Family Services had a proposal as well.

Commissioner Allgaier said Empire has several smaller targeted requests.

Chairman Bunek and Janik said Sheriff Mike Borkovich would like to discuss a \$2,500.00 per employee for premium hazard pay. Janik said he told the Sheriff a resolution had been passed which left out premium pay. Wessell said they have had that discussion and he is not interested in talking about it again. Bunek said by consensus they would not add it to the meeting.

Next Meeting Dates/Agenda Items:

Commissioners agreed to meet again January 4, 2022, at 12:00 p.m., or immediately following the Executive Board Organizational Session, whichever is later.

Administrator Janik will request representation from as many of the organizations mentioned today as possible.

Public Comment:

Lois Bahle, Village of Suttons Bay: Spoke regarding housing needs assessment.

Commissioner Comments:

Commissioner Wessell commented on pending legislation of short-term rentals.

Adjournment:

Chairman Bunek adjourned the meeting at 3:19 p.m.

William J. Bunek, Chairman
Leelanau County Board of Commissioners

Alison Middleton, Deputy Clerk for
Michelle L. Crocker, Leelanau County Clerk