

**Leelanau County Board of Commissioners
Regular Session – Tuesday, November 19, 2024**

Tentative Minutes

*Proceedings of the meeting are being recorded (audio and video). The video of the meeting can be found at the following link:
<https://leelanau.gov/meetingdetails.asp?MAId=2803#video>*

Call to Order:

Meeting called to order by Chairman Ty Wessell at 7:03 p.m. Today's meeting is being held at the Government Center, 8527 E. Government Center Drive, Suttons Bay, Michigan.

Pledge of Allegiance/Moment of Silence:

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

<u>Roll Call:</u>	District #1	Vacant	
	#2	James O'Rourke	PRESENT
	#3	Doug Rexroat	PRESENT
	#4	Ty Wessell	PRESENT
	#5	Kama Ross	PRESENT
	#6	Gwenne Allgaier	PRESENT (<i>walking in at 7:03 p.m.</i>)
	#7	Melinda C. Lautner	PRESENT

Guests present.

Approval of Board Minutes:

#300-11192024 Regular Session

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE THE MINUTES AS PRESENTED: ANNUAL (REGULAR) SESSION – TUESDAY, OCTOBER 8, 2024; AND EXECUTIVE BOARD SESSION – TUESDAY, NOVEMBER 12, 2024. SECONDED BY O'ROURKE.

Discussion – none.

AYES – 6 (Rexroat, Ross, Wessell, Allgaier, Lautner, O'Rourke)

NO – 0

MOTION CARRIED.

Approval of Agenda / Late Additions or Deletions:

Chairman Wessell stated that he received a request from Commissioner Allgaier that Action Item #2f – Recommendation to Cease Stipends for Chief Deputy Clerk and County Clerk be placed as the first Action Item. The Chairman also referenced, for Commissioners, two late addition items – Action Item #2h – FY25 County Veterans Service Fund Grant Award and Action Item #2i – Resolution in Support of House Bill 5430 for the Expansion of the Michigan Historic Preservation Tax Credits Established Under PA 343 of 2020. Action Item #2g – Consideration of Administrator Candidates for Second Interviews can be removed.

#301-11192024 Regular Session

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE THE AGENDA AS AMENDED. SECONDED BY ALLGAIER.

Discussion – none.

AYES – 6 (Rexroat, Ross, Wessell, Allgaier, Lautner, O'Rourke)

NO – 0

MOTION CARRIED.

Communications, Proclamations, Presentations –
Administrator Update:

- Interim Administrator Richard I. Lewis gave an update on the Tower SLUP (Special Land Use Permit). There will be a Public Hearing and has asked our Consultants to be there and it may result in the not to exceed price, and if so, he will present in December. Lewis also said that he is ordering laptops for the incoming Commissioners instead of iPads as they will be better supported by IT security, and he also hates the squinting of the eyes.

Public Comment (agenda specific):

The following individuals spoke in person: Steve Mikowski.

Commissioner Comments:

- Commissioner Allgaier thanked the speaker and agrees with him.

Consent Agenda Items:

Chairman Wessell read the following statement: The purpose of the Consent Agenda is to expedite business by grouping non-controversial items together to be dealt with by one motion without discussion. Any Commissioner may ask that any item on the Consent Agenda be removed and placed elsewhere on the agenda for full discussion. Such request(s) will be automatically respected and will not need a second.

#302-11192024 Regular Session

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE THE CONSENT AGENDA AS PRESENTED. SECONDED BY O'ROURKE.

Interim County Administrator Lewis reminded those present that the one motion approved 24 items under one vote and the items were discussed very thoroughly at the last meeting.

Sheriff's Office – Clothing Allowance:

#303-11192024 Regular Session

- **TO APPROVE THE UNIFORM AND GUN ALLOWANCE FOR THE NON-UNION PERSONNEL (SHERIFF, UNDERSHERIFF, AND MARINE DEPUTIES) THROUGH PAYROLL, WITH APPROPRIATE TAXES WITHHELD, IF RECEIPTS ARE NOT PROVIDED. FUNDS TO COME FROM #101.225.301.703.742 AND #101.225.331.703.742 AS BUDGETED.**

Sheriff's Office – Food Service Agreement:

#304-11192024 Regular Session

- **TO WAIVE BOARD POLICY ON BID REQUIREMENTS AND APPROVE THE 5-YEAR AGREEMENT WITH CANTEEN SERVICES INC. FOR INMATE FOOD SERVICE AND AUTHORIZE THE BOARD CHAIRMAN TO SIGN THE AGREEMENT.**

Sheriff's Office – Fingerprint Scanner Replacement:

#305-11192024 Regular Session

- **TO APPROVE THE PURCHASE OF A NEW LIVESCAN UNIT FROM ID NETWORKS FOR THE QUOTED AMOUNT OF \$10,298.00. FUNDS TO COME FROM FUND BALANCE FORWARD.**

Sheriff's Office – Michigan Commission on Law Enforcement Standards (MCOLES) Employed Recruit:

#306-11192024 Regular Session

- **TO ALLOW THE SHERIFF'S OFFICE TO PROCEED WITH AN EMPLOYED RECRUIT AND ENTER INTO THE PUBLIC SAFETY ACADEMY ASSISTANCE PROGRAM/GRANT PROCESS WITH THE MICHIGAN COMMISSION ON LAW ENFORCEMENT STANDARDS AND NORTHWESTERN MICHIGAN COLLEGE FOR THE POLICE ACADEMY THAT STARTS ON JANUARY 27, 2025. FUNDS FROM THE GRANT TO BE PLACED INTO A SPECIAL, YET UNDETERMINED, ACCOUNT AND USED TO COVER THE COSTS ASSOCIATED WITH THE ACADEMY AND HIRING PROCESS.**

Emergency Management – Maple City Tower Lease Agreement:

#307-11192024 Regular Session

- **TO APPROVE THE FIRST AMENDMENT TO TOWER SPACE LEASE AGREEMENT FOR VERIZON AT THE MAPLE CITY TOWER SITES AND AUTHORIZE THE COUNTY BOARD CHAIRMAN TO SIGN THE AGREEMENT.**

Emergency Management – AT&T Lease Amendment:

#308-11192024 Regular Session

- **TO APPROVE THE THIRD AMENDMENT TO TOWER SPACE LEASE AGREEMENT FOR AT&T AT THE MAPLE CITY, OMENA, AND NORTHPORT TOWER SITES, PENDING FINAL APPROVAL FROM LEGAL COUNSEL, AND AUTHORIZE THE COUNTY BOARD CHAIRMAN TO SIGN THE AMENDMENTS.**

Emergency Management – 9-1-1 Radio Console and Recorder Annual Maintenance Contract:

#309-11192024 Regular Session

- **TO APPROVE THE THREE-YEAR CONTRACT WITH MOTOROLA SOLUTIONS FOR MAINTENANCE ON THE 9-1-1 DISPATCH RADIO CONSOLES AND NICE [NEPTUNE INTELLIGENCE COMPUTER ENGINEERING] RADIO RECORDER EQUIPMENT AND AUTHORIZE THE BOARD CHAIR TO SIGN THE CONTRACT.**

Clerk – MERS Service Credit Purchase:

#310-11192024 Regular Session

- **TO APPROVE BY RESOLUTION #2024-019 THAT JENNIFER L. ZYWICKI BE AUTHORIZED TO PURCHASE SIX (6) MONTHS OF OTHER GOVERNMENTAL SERVICE CREDIT FROM MERS, AS DESCRIBED IN THE APPLICATION FOR ADDITIONAL SERVICE CREDIT PURCHASE, AT A COST OF APPROXIMATELY \$12,785.00, TO BE PAID BY THE SAID EMPLOYEE.**

Governing Body Resolution #2024-019

By Resolution of its Governing Body, at its meeting on November 19, 2024, as provided by the MERS Plan Document, and in accordance with the Employer's policy, the Employer hereby authorizes the participant named above (Jennifer L. Zywicki) to make a service credit purchase from MERS as described above. The employer understands this is an estimated cost, calculated using actuarial assumptions approved by the Retirement Board. Any difference between the assumptions and actuarial experience will affect the true cost of the additional service to the employer. The calculation assumptions are outlined above and the employer understands and agrees it is accountable for any difference between estimated and actual costs.

Senior Services – Agreement Renewal, Linda Lingaur, D/B/A Linda Lou Hair and Nails:

#311-11192024 Regular Session

- **TO APPROVE THE RENEWAL OF A CONTRACTUAL AGREEMENT BETWEEN LEELANAU COUNTY SENIOR SERVICES AND LINDA LINGAUR, DBA LINDA LOU HAIR AND NAILS FOR FOOT CARE SERVICES AT A RATE OF \$35.00 PER SERVICE, BEGINNING JANUARY 1, 2025 THROUGH DECEMBER 31, 2026.**

Senior Services – Agreement Renewal, Flowers Help Services, LLC:

#312-11192024 Regular Session

- **TO APPROVE THE RENEWAL OF A CONTRACTUAL AGREEMENT BETWEEN LEELANAU COUNTY SENIOR SERVICES AND FLOWERS HELP SERVICES, LLC TO PROVIDE MEDICATION MANAGEMENT SERVICES AT THE RATE OF \$37.50 PER 15 MINUTES WITH A 3% INCREASE EACH YEAR, BEGINNING JANUARY 1, 2025 THROUGH DECEMBER 31, 2026.**

Senior Services – Agreement Renewal, Health Department of Northwest Michigan:

#313-11192024 Regular Session

- **TO WAIVE ITS BID POLICY AND RENEW A CONTRACTUAL AGREEMENT BETWEEN LEELANAU COUNTY SENIOR SERVICES AND THE HEALTH DEPARTMENT OF NORTHWEST MICHIGAN TO PROVIDE DENTAL SERVICES THROUGH DENTAL CLINICS NORTH, BEGINNING JANUARY 1, 2025 THROUGH DECEMBER 31, 2026. FUNDS TO COME FROM ACCOUNT #281.000.000.801.014 DENTAL NEEDS.**

Senior Services – Agreement Renewal, Leelanau County Family Coordinating Council:

#314-11192024 Regular Session

- **TO WAIVE ITS BID POLICY AND RENEW A CONTRACTUAL AGREEMENT BETWEEN LEELANAU COUNTY SENIOR SERVICES AND THE LEELANAU COUNTY FAMILY COORDINATING COUNCIL, TOTALING \$2000.00 TO PROVIDE SUPPORT FOR THE LEELANAU LAUNDRY PROJECT BEGINNING JANUARY 1, 2025, THROUGH DECEMBER 31, 2026, FUNDS TO COME FROM #281.000.000.801.000, CONTRACTUAL SERVICES.**

Senior Services – Agreement Renewal, Northwest Michigan Community Action Agency:

#315-11192024 Regular Session

- **TO WAIVE ITS BID POLICY AND RENEW A CONTRACTUAL AGREEMENT BETWEEN LEELANAU COUNTY SENIOR SERVICES AND NORTHWEST MICHIGAN COMMUNITY ACTION AGENCY TOTALING \$75,000 TO PROVIDE MEALS ON WHEELS TO SENIORS IN LEELANAU COUNTY BEGINNING JANUARY 1, 2025 THROUGH DECEMBER 31, 2026. FUNDS TO COME FROM #281.000.000.801.008, MEALS ON WHEELS.**

Senior Services – Agreement Renewal, ShareCare of Leelanau, Inc.:

#316-11192024 Regular Session

- **TO WAIVE ITS BID POLICY AND RENEW A CONTRACTUAL AGREEMENT BETWEEN LEELANAU COUNTY SENIOR SERVICES AND SHARECARE OF LEELANAU, INC. FOR THE FOLLOWING SERVICES BEGINNING JANUARY 1, 2025 THROUGH DECEMBER 31, 2026; VOLUNTEER COORDINATION AND TRANSPORTATION SERVICES, UP TO \$56,000 AND WELLNESS PROGRAMMING, UP TO \$44,000; FUNDS TO COME FROM #281.000.000.801.001, SHARECARE.**

Senior Services – Agreement with Catholic Human Services:

#317-11192024 Regular Session

- **TO WAIVE ITS BID POLICY AND APPROVE TO ENTER INTO A CONTRACTUAL AGREEMENT BETWEEN LEELANAU COUNTY SENIOR SERVICES AND CATHOLIC HUMAN SERVICES, INC., FOR THE SENIOR COMPANION PROGRAM BEGINNING JANUARY 1, 2025 THROUGH DECEMBER 31, 2026, FOR UP TO \$8,000.00, FUNDS TO COME FROM #281.000.000.801.006.**

Senior Services – Out-Of-State Travel:

#318-11192024 Regular Session

- **TO APPROVE LENA VANDER MEULEN, SENIOR SERVICES DIRECTOR, TO ATTEND THE AMERICAN SOCIETY ON AGING 2025 CONFERENCE TO BE HELD APRIL 21-24 IN ORLANDO, FLORIDA. FUNDS TO COME FROM THE SENIORS SERVICES EDUCATION AND TRAVEL ACCOUNTS.**

Finance – Rehman Robson Service Contract:

#319-11192024 Regular Session

- **TO WAIVE BID POLICY AND APPROVE THE [ACA FORMS PREPARATION] SERVICE AGREEMENT WITH REHMANN ROBSON, LLC FOR SERVICES AS OUTLINED IN THE AGREEMENT. FUNDS TO COME FROM THE BOARD OF COMMISSIONERS CONTRACTUAL SERVICES #101.100.101.801.000. [FUNDS NOT TO EXCEED \$5,700.00]**

Planning – 2025 Tire Recycling Agreement with ERG:

#320-11192024 Regular Session

- **TO APPROVE THE TIRE RECYCLING AMENDMENT #4 WITH ERG FOR 2025, AS SUBMITTED.**

Planning – 2025 Mattress Recycling Agreement with BARC:

#321-11192024 Regular Session

- **TO APPROVE THE 2025 MATTRESS RECYCLING AGREEMENT WITH BAY AREA RECYCLING FOR COMMUNITY (BARC), AS SUBMITTED.**

Parks and Recreation Commission – Set Public Hearing on Parks and Recreation Master Plan 12/17/2024 6:30 p.m.:

#322-11192024 Regular Session

- **TO SET A PUBLIC HEARING ON THE LEELANAU COUNTY PARKS AND RECREATION PLAN – FEBRUARY 2025 FOR DECEMBER 17, 2024 AT 6:30 P.M. IN THE COUNTY COMMISSION CHAMBERS, GOVERNMENTAL CENTER.**

Administration – GTB 2% Tribal Grant Application Submissions:

#323-11192024 Regular Session

- **THAT THE FOLLOWING APPLICATIONS BE SUBMITTED TO THE GRAND TRAVERSE BAND FOR CONSIDERATION OF 2% ALLOCATIONS FOR THE WINTER, 2024 CYCLE AS PRESENTED:**
- **PARKS AND RECREATION – DISC GOLF COURSE UPGRADE FOR \$18,006.00**
- **ENERGY FUTURES TASK FORCE – ELECTRIC VEHICLE CHARGING SERVICES FOR \$20,000.00**
- **EMERGENCY SERVICES – DISPATCH CONSOLE STATIONS FOR \$125,445.19**
- **HABITAT FOR HUMANITY – HOME BUILD IN LEELANAU COUNTY FOR \$50,000.00**

- **HOMESTRETCH HOUSING AND SEEDS – AFFORDABLE HOUSING BUILD IN SUTTONS BAY FOR \$34,947.00**
- **HOUSING NORTH – LEELANAU COUNTY ZONING ATLAS PROJECT FOR \$50,000.00**
- **PLANNING – SOLID WASTE – MATTRESS COLLECTION FOR \$5,000.00**
- **PLANNING – SOLID WASTE – TIRE COLLECTION FOR \$10,000.00**
- **SEEDS SCHOOL COMPOSTING PROJECT FOR \$10,350.00**
- **SENIOR SERVICES – LEELANAU CHRISTIAN NEIGHBORS FOOD PANTRY FOR \$57,800.00**
- **SHERIFF'S OFFICE – BODY CAMERAS AND SUBSCRIPTION FOR \$75,650.00**
- **VFW ACCESSIBILITY PROJECT FOR \$53,000.00**

Administration – Staff Chair Replacement:

#324-11192024 Regular Session

- **TO APPROVE THE PURCHASE OF 129 CHAIRS FROM STAPLES IN THE AMOUNT OF \$48,501.86 WITH FUNDS TO COME FROM SPECIAL PROJECTS ACCOUNT #101.100.101.967.000.**

Administration – T-Mobile Utility on Central Tower:

#325-11192024 Regular Session

- **TO APPROVE THE ACTION TAKEN TO PERMIT T-MOBILE TO UTILIZE LEELANAU COUNTY ELECTRICAL POWER AT THE CENTRAL POWER SITE FOR ONE (1) MONTH IN EXCHANGE FOR \$750.00, FUNDS SUBMITTED TO THE COUNTY TREASURER.**

Administration – Michigan Association of Counties (MAC) 2024-2025 Dues:

#326-11192024 Regular Session

- **TO APPROVE THE 2024-2025 MICHIGAN ASSOCIATION OF COUNTIES (MAC) ANNUAL MEMBERSHIP DUES IN THE AMOUNT OF \$12,000.00 WITH FUNDS TO COME FROM THE BOARD OF COMMISSIONERS MEMBERSHIP DUES AND FEES LINE-ITEM ACCOUNT #101.100.101.807.000.**

**AYES – 6 (Rexroat, Ross, Wessell, Allgaier, Lautner, O'Rourke)
NO – 0**

MOTION CARRIED.

Recess Regular Session and Open Public Budget Hearing:

Chairman Wessell recessed the Regular Session at 7:15 p.m. and opened the Public Hearing regarding the Fiscal Year 2025 Budget.

Final Staff Reports: Finance Director Cathy Hartesvelt gave an update and overview of the proposed budget. Hartesvelt read from a prepared handout, which can be viewed at the following link: https://leelanau.gov/downloads/finance_handout_c.pdf

Public Comment: Stephen Mikowski, and Keith Ashley.

Hartesvelt responded to questions from the Public.

No further questions.

Close Public Budget Hearing and Resume Regular Session:

Chairman Wessell closed the Public Hearing and resumed the Regular Session at 7:42 p.m.

Recommendation to Cease Stipends for Chief Deputy Clerk and County Clerk:

Interim Administrator Richard I. Lewis addressed the item and indicated that it is not a compromised recommendation. He did as he was asked and it is his recommendation. February 21, 2025 would be the end date for the stipend which lines up with a payroll. Lewis said you asked for a recommendation and he provided one.

Motion by Rexroat that the Leelanau County Board of Commissioners accept the recommendation of the Interim County Administrator. Seconded by O'Rourke.
Discussion.

Motion amended by Commissioner Allgaier that the end date will be determined by the next Board to end it or extend it.

Commissioner Rexroat said the minute the next Board steps in they could extend it, end it or do whatever they want. This is a motion to put it in path. The next Board can do whatever they want. The current Board could say to extend it for the next 26 years and the new Board could change it at their very first meeting.

Commissioner Allgaier still wants it in writing because if it's in writing it has power.

Commissioner Lautner said the end date being 05/31/2025.

Commissioner Allgaier continued that if the Finance Department said that they need more, she doesn't like artificial cut offs and would like the end date to be determined by their actual needs. Let's have a smooth landing and never have to go there again.

Commissioner Rexroat confirmed the motion would read the same except the end date to be determined by the new Board.

Interim Administrator Lewis stated his hesitation would be to take the last two dates out beginning January 24, 2025. Once the deduction in December, there will be no more deductions until the new Board decides. If you say no end date the way it is written come February 21st, he'll be down to zero anyways. The new Board is going to have to deal with it after the first meeting in January in his opinion. The end date doesn't mean anything.

Chairman Wessell stated there is a motion that has not yet been seconded.

Commissioner Lautner will second the amendment for discussion. Lautner continued however we word this, we need to extend this and Commissioner Allgaier is absolutely right, if the next Board chooses to eliminate it, they would have to have some discussion. Lautner continued what we have is a Finance Department that is barely on its feet, so she thinks other than one audit, the rest of the staff has not been through an audit yet. The audit will start in March 2025 and will be extremely busy on top of being extremely busy – we have only just got it up on its feet. Finance Director Cathy Hartesvelt has asked for help. If you take these away, you

are asking for failure. Lautner continued everything we hear in public comment is absolutely right, are you going to spend another \$1,000,000.00. Right now we have a good Human Resources Director in place and seems to be doing a good job and that is also an “infant” department. All of our historical knowledge in both Finance and HR are in the Clerk’s Office. She understands there are a couple people who have heartache about this and it’s their life mission to end these stipends by December 31, 2024, it’s wrong. If you want these Finance and Human Resources Departments to succeed, we need to continue this and encourage the next Board to continue on this.

Commissioner O’Rourke asked Interim Administrator Lewis when you came up with this proposal, did you interview Cathy to see if this could go away? Lewis said he shared the information with everybody and knew it wasn’t going to be satisfactory.

Commissioner Rexroat stated prior to this there was no Finance Department and you needed a certain amount of help, you need that same amount with a fully functioning Finance Department with people in place? It doesn’t make any sense to him.

Commissioner Lautner said she is not opposed to scaling back some, it might be very logical as it goes from toddling to walking to running.

Commissioner Rexroat is trying to find a compromise. He would like to amend the amendment and leave the end date wanted and with the reductions in place except for going to zero.

Interim Administrator Lewis said for the County Commission to review at its 2025 meeting. Lewis continued two of you will be there to back it up.

Chairman Wessell commented he is embarrassed about how many times they have visited this and he doesn’t think it is fair to put in on the new Board.

Commissioner Ross has been sitting up here listening to all the mistakes she has made and listened to countless County employees who are affected by this morally. The idea that some receive a stipend for helping out someone in another department and it has lowered morale for this county and she is trying to make good decisions. We have continually pushed this and she is all for people helping each other but the stipends need to end. We need to say to the county employee’s that this is ending and she is very firm on that.

Commissioner Rexroat continued the next Board doesn’t have to listen to anything we say because they are the next Board. That motion does the exact same thing. If it makes people feel better, he is fine with that to get this motion done. He continued **he will withdraw his motion.**

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE/ADOPT THE RECOMMENDATION BY THE ADMINISTRATOR FOR SCALING BACK OF STIPEND PAYMENTS FOR THE COUNTY CLERK AND CHIEF DEPUTY COUNTY CLERK AND REVIEWED BY THE NEXT BOARD. SECONDED BY O’ROURKE.

Discussion - Commissioner Allgaier wants the review with the direction/consultation of the Finance Department.

Commissioner Rexroat also Withdrew his first motion and amendment.

Commissioner Rexroat said we can ask them and they (the next Board) will do what they want.

Commissioner Allgaier said she wants to hear from the people actually doing the work.

#327-11192024 Regular Session

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE/ADOPT THE RECOMMENDATION BY THE ADMINISTRATOR FOR SCALING BACK OF STIPEND PAYMENTS FOR THE COUNTY CLERK AND CHIEF DEPUTY COUNTY CLERK AS OUTLINED IN THE NOVEMBER 14, 2024, EXECUTIVE DOCUMENT SUMMARY AND FOR THE BOARD OF COMMISSIONERS TO REVIEW AT THE JANUARY 2025 MEETING WITH INPUT FROM THE FINANCE DIRECTOR. SECONDED BY ALLGAIER.

Discussion – Questions raised to Finance Director Hartesvelt who offered comments. Comments by Finance Director Cathy Hartesvelt that this is an extremely valuable resource and outlined the number of hours she is working and how she spends her day and the time spent with her new staff. She spends the time willingly in the evenings and wants to be helpful, those hours in the evening are often spent on the phone or in consultation with the Chief Deputy and Clerk to avoid stepping on landmines or forget something that has to be done. Since January 1, 2022, 24 people have rotated through the Administrative wing and she is the only one left standing since 2022. This is a big burden on her and does she have potential in her staff, absolutely. Two have been here only eight weeks and one has been there since February and she has great confidence in her, although she has never been through audit. She continued with comments on the work load and the green staff going into the audit. She continued with the chart of accounts conversion and explained working with two different fiscal years. Hartesvelt continued with comments about all the work yet to be done and the extreme value of the resource and generosity of their time out of their day and they backfill. She is not saying she is responsible for the new Administrator and his assistant, but she needs to help them understand how things work. There is a lot of work and is growing weary of 60-hour weeks.

Chairman Wessell said that before the meeting he suggested to the Administrator to obtain additional staff for the Finance Department to avoid paying the stipend. As it is not a personnel issue (hiring additional staff), it is paying the stipend issue for him.

Commissioner Lautner responded to call it something different then. This heartburn over stipends is getting really old. For some employees to be complaining about Commissioners paying for actual knowledge from two people that did this for years. This was ripped out from underneath the Clerk's Department and the knowledge remains there. With so many employees rotating through, they are not ready. You have one or two people – one in this building that has a life goal of getting rid of "stipend" and another person out in the public who has a life goal of also getting rid of the "stipend". We pay training wages across the road. Look at the dollars that have been spent and she opposed many of those last year. We have a few that overlap training in the Sheriff's Department, makes sense – so you spend \$27,000 because it was important, overlap training of \$12,000.00 in jail. Extra money for the dog handler for the extra time. The Board paid \$30,000.00 for the Chart of Accounts that the County Clerk could have done and was told no, so the Board went out and spent the money to pay outsiders instead. This is not about the money, we have the money. You have heard from the Finance Department and they are not on their feet yet. She would like this to succeed and this is the first time we have employees that are on their

feet and get it. She has witnessed the people roll through and she knows there are good employees in there. She does not know why you would want to hire more financial employees and put more employees on the staff when the stipends are nickels and dimes compared to what has been spent and what it would cost us. The Board gave a 10.5% raise to two employees each, with no justification – which she opposed— other than “it’s not fair”. Lautner continued that it is unbelievable. This was put in place and she suggested May 31, 2025, for the stipends and let them continue to learn and get on their feet and see what actually happens when it comes to finances. Lautner continued with comments and said this is insane. Rescind the motion and move on.

Commissioner O’Rourke asked and the response would come from the Finance Director, can she be up and running by the end of January. Hartesvelt responded that there is too much work and the answer is NO.

Commissioner Allgaier commented there is an audit coming in March and already starting the audit.

Commissioner Wessell commented that there is an audit, then a budget, then a public hearing, then an audit. The work will never go away and two years ago and when it would be phased out and announced it and supported it. Wessell continued that the budget has been completed and when there is a plan, you need to stick to the plan and there needs to be a conscious decision to not stick to it.

Commissioner Allgaier said our mistake is setting arbitrary dates. The Finance Department is not asking for a full year and suggested to give them what they need. Allgaier said what Commissioners continue to do wrong is just grabbing dates not based on reality. This has to be based on work. She continued with comments and asked to not stop just before we are done.

Commissioner Rexroat said that the motion in place allows for that and the next Board can do what they want.

Commissioner Wessell said he has counted the votes and not sure there is support to make a decision.

#327-11192024 Regular Session

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE/ADOPT THE RECOMMENDATION BY THE INTERIM COUNTY ADMINISTRATOR FOR SCALING BACK OF STIPEND PAYMENTS FOR THE COUNTY CLERK AND CHIEF DEPUTY COUNTY CLERK AS OUTLINED IN THE NOVEMBER 14, 2024, EXECUTIVE DOCUMENT SUMMARY AND FOR THE BOARD OF COMMISSIONERS TO REVIEW AT THE JANUARY 2025 MEETING WITH INPUT FROM THE FINANCE DIRECTOR. SECONDED BY O’ROURKE.

Voice vote not audible and not all Commissioners responded. Lautner said she believes it was AYES 4 and NO 2, with her and Commissioner Ross opposed.

Chairman Wessell called for a roll call vote.

ROLL CALL: Rexroat – YES; Ross – NO; Wessell – YES; Allgaier – YES; Lautner – NO; O’Rourke – YES.

AYES – 4 NO – 2

MOTION CARRIED.

Brief recess at 8:15 p.m.

Back to order at 8:16 p.m.

Equalization – L-4402 Apportionment Report Update:

#328-11192024 Regular Session

MOTION BY ROSS THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE THE REVISED COUNTY APPORTIONMENT REPORT (L-4402). SECONDED BY REXROAT.

Discussion – none.

AYES – 6 (Ross, Wessell, Allgaier, Lautner, O’Rourke, Rexroat)

NO – 0

MOTION CARRIED.

Commissioner Allgaier exited the meeting.

Administration – Appropriations Act Resolution and Budget Rules:

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE THE 2025 BUDGET RULES FOR LEELANAU COUNTY AS AMENDED AND TO BE REVIEWED BY COUNTY. SECONDED BY ROSS.

Discussion ensued on the language on page 16, item #16. Language to be cleared up and reviewed. Budget rules to be brought back before the Board of Commissioners in December.

Motion and support withdrawn.

#329-11192024 Regular Session

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE THE 2025 APPROPRIATIONS ACT RESOLUTION #2024–020. SECONDED BY ROSS.

ROLL CALL: Rexroat – YES; Ross – YES; Wessell – YES; Allgaier – ABSENT;

Lautner – YES; O’Rourke – YES.

AYES – 5 NO – 0

ABSENT – 1

MOTION CARRIED.

Veteran’s Services – Contract with Grand Traverse County:

Finance Director Cathy Hartesvelt was present and responded to questions. Interim Administrator Richard I. Lewis also added comments.

#330-11192024 Regular Session

MOTION BY ROSS THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE THE CONTRACT BETWEEN LEELANAU COUNTY AND GRAND TRAVERSE COUNTY VETERAN’S AFFAIRS FROM 2025–2027 FOR AN ANNUAL COST OF \$56,618.00. SECONDED BY REXROAT.

Discussion – none.

AYES – 5 (Ross, Wessell, Lautner, O’Rourke, Rexroat)

NO – 0

ABSENT – 1 (Allgaier)

MOTION CARRIED.

Administration – Set Date for the Committee of the Whole Session – Recommendations on Boards and Commissions:

Brief comments.

#331-11192024 Regular Session

MOTION BY REXROAT THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS SET THE DATE FOR THE COMMITTEE OF THE WHOLE FOR DECEMBER 10, 2024. SECONDED BY ROSS.

Discussion – none.

AYES – 5 (Rexroat, Ross, Wessell, Lautner, O'Rourke)

NO – 0 ABSENT – 1 (Allgaier)

MOTION CARRIED.

Energy Futures Task Force Extension: Late Addition

#332-11192024 Regular Session

MOTION BY ROSS THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE THE EXTENSION OF THE ACTIVITIES OF THE LEELANAU COUNTY ENERGY FUTURES TASK FORCE WITH THE EXISTING APPOINTED MEMBERS TO DECEMBER 31, 2024. SECONDED BY WESSELL.

Discussion – none.

AYES – 2 (Ross, Wessell)

NO – 3 (Rexroat, Lautner, O'Rourke) ABSENT- 1 (Allgaier) MOTION FAILS.

FY25 (10/01/24-09/30/25) County Veterans Service Fund Grant Award: Late Addition

#333-11192024 Regular Session

MOTION BY LAUTNER THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS ACCEPT THE FY 25 COUNTY VETERANS SERVICES FUND (CVSF) GRANT IN THE AMOUNT OF \$39,900.00 TO BE RECEIPTED INTO #101.000.000.339.200 DEFERRED REVENUE – CVSF FUND AND AUTHORIZE THE CHAIR TO SIGN THE GRANT AGREEMENT. SECONDED BY O'ROURKE.

Discussion – none.

AYES – 5 (Lautner, O'Rourke, Rexroat, Ross, Wessell)

NO – 0 ABSENT – 1 (Allgaier)

MOTION CARRIED.

Action Item #2i

Resolution in Support of House Bill 5430 for the Expansion of the Michigan Historic Preservation Tax Credits Established Under Public Act 343 of 2020: Late Addition

#334-11192024 Regular Session

MOTION BY ROSS THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS ADOPT RESOLUTION #2024-021, RESOLUTION IN SUPPORT OF HOUSE BILL 5430 FOR THE EXPANSION OF THE MICHIGAN HISTORIC PRESERVATION TAX CREDITS ESTABLISHED UNDER PUBLIC ACT 343 OF 2020. SECONDED BY REXROAT.

Discussion – Comments by Chairman Wessell.

ROLL CALL: Ross – YES; Wessell – YES; Lautner – YES; O'Rourke – YES;

Rexroat – YES.

AYES – 5 NO – 0 ABSENT – 1 (Allgaier)

MOTION CARRIED.

**Leelanau County
Resolution #2024-#021**

**A RESOLUTION IN SUPPORT OF HOUSE BILL 5430 FOR THE EXPANSION OF THE
MICHIGAN HISTORIC PRESERVATION TAX CREDITS ESTABLISHED UNDER PUBLIC
ACT 343 OF 2020**

LEELANAU COUNTY BOARD OF COMMISSIONERS
November 19, 2024

Prepared by: The Michigan Historic Preservation Network
Edited by: Kat Slocum, Historic Preservation Specialist, Office of Community and Economic
Development.

WHEREAS, the historic buildings, residential neighborhoods, and traditional villages, in Leelanau County help to distinguish community and provide character, beauty, and a sense of place that contribute to the quality of life enjoyed by Leelanau County residents and visitors; and

WHEREAS, the preservation and rehabilitation of these historic buildings, residential neighborhoods, and traditional villages, contribute to the economic vitality of Michigan's cities, towns, villages, and rural areas; and

WHEREAS, Michigan greatly benefitted from the state historic preservation tax credit program available from 1999-2011 that leveraged \$71 M in credits to generate \$1.46 B of investment in rehabilitation projects, leveraged \$251 M in federal tax credits that brought back federal dollars that would not otherwise have returned to the state, created 36,000 jobs, and resulted in each \$1.00 of credit leveraging \$10.56 in direct economic impact; and

WHEREAS, preservation projects help meet Governor Gretchen Whitmer's housing goal of building *or rehabilitating* 10,000 housing units, providing options at all price-points of affordable and market-rate housing, accommodating all age-groups, and sustainably recycling various historic buildings – from schools to mills to factories; and

WHEREAS, preservation projects have positively impacted rural areas, and villages in Leelanau County by filling funding gaps for historic property owners and developers; and

WHEREAS, a preservation project's return on investment provides local benefits through employment of local suppliers, professionals, and skilled tradespeople who spend locally and pay local taxes, and have greater economic impact than equivalent new construction because rehabilitation is more labor-intensive; and

WHEREAS, preservation projects are recognized for advancing sustainability by keeping demolition waste out of landfills, curbing urban sprawl by utilizing existing infrastructure, eliminating the carbon released during both demolition and new construction, conserving the embodied energy invested during initial construction, retrofitting older buildings to make them energy efficient, and recycling various historic buildings for new uses; and

WHEREAS, preservationists have succeeded in keeping traditional downtowns and neighborhoods vibrant, returning valuable real estate to local and state tax rolls, attracting residents to authentic, walkable places that become cultural centers for their regions and heritage tourism destinations; and

WHEREAS, the historic preservation tax credit is the only program singularly focused on the state's oldest real estate that often exhibits the most intractable problems deemed too risky for traditional financing, providing a program underpinned by the simple provision of tax credits made available only after the owner has incurred all the risk, covered all the costs, and returned their property to use; and

WHEREAS, the current historic preservation tax credit program under Public Act 343 of 2020 did reinstate the 25% credit for both historic income-producing and residential projects, it did so with a \$5 M annual credit cap that, within hours of its on-line portal opening, had applications representing \$368 M in qualified work translating into \$92 M of credit requests – over 18 times what was available; and

WHEREAS, the Michigan Legislature presently is considering House Bill 5430 that will increase the annual credits from \$5 M to \$100 M made available to owners of both historic income-producing and residential properties who complete their work in keeping with the U.S. Secretary of the Interior's *Standards for Rehabilitation*; and

WHEREAS, House Bill 5430 proposes additional improvements to the current tax credit program such as sorting applicants into four groups so their applications are compared with projects of similar size, increasing the 25% credit to 30% for residential and small income-producing projects, expanding eligibility so that projects from the smallest towns and unincorporated, often rural, areas of the state have access to the program, and more; and

WHEREAS, the Leelanau County Poor Barn Board supports House Bill 5430 and calls on the Leelanau County Board of Commissioners to approve such resolution; and

NOW, THEREFORE, BE IT RESOLVED that the Leelanau County Board of Commissioners supports House Bill 5430 and calls upon the Michigan Legislature to vote approval of this important legislation and Governor Whitmer to sign it, to stimulate economic development while also protecting irreplaceable historic buildings and enhancing the quality-of-life in Michigan; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, the Leelanau County Board of Commissioners request the County Clerk forward the Resolution to all 83 counties, State Representative Betsy Coffia, State Senator John Damoose, and Governor Gretchen Whitmer.

Review Of Financials:

Finance Director Cathy Hartesvelt responded to questions from Commissioners.

Special Reports by Staff, Commissioners, and Affiliated Agencies:

None.

Public Comment:

The following individual(s) spoke in person: Steve Mikowski.

The written comments can be found at the following link:
None received.

Commissioner Comment:

- Commissioner Lautner thanked Mr. Ashley for his earlier comments as she intended to mention the same. The term “ripped away” is a synopsis of looking at this three years later. The proposal at the time, it didn’t seem that it would be that difficult to get it off the ground. No one could have guessed that the County would have 24 people rotate in and out of those positions. No one could have seen that coming. In hindsight should there have been a plan, absolutely. There were a lot of missteps along the way that we have tried over and over to fix. That is probably why she is excited as she is, that we are almost there and doesn’t want to see that fail.
- Chairman Wessell stated that we can disagree and do disagree. The stipend issue has been contentious. Wessell wants to make sure that the record is clear that he appreciates the work of Cathy and appreciates what Jen and Michelle have done. It is not about that, we have come a long way. Missteps along the way, but we are making progress and he thanked everyone that is involved in it and Chairman Wessell thanked Richard for his leadership. [Finance Director Cathy Hartesvelt, Chief Deputy Jennifer L. Zywicki, County Clerk Michelle L. Crocker, Interim Administrator Richard I. Lewis]

Approval of Financials —
Amendments & Transfers:

Finance Director Hartesvelt reviewed Fiscal Year 2024 Amendment #24-013.

#335-11192024 Regular Session

MOTION BY LAUTNER THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE FISCAL YEAR 2024 AMENDMENT NUMBERS #24-013, #24-014, #24-015. SECONDED BY O’ROURKE.

Discussion – none.

**AYES – 5 (Lautner, O’Rourke, Rexroat, Ross, Wessell)
NO – 0**

MOTION CARRIED.

#336-11192024 Regular Session

MOTION BY LAUTNER THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE FY 2024 FUND TRANSFER #24-006. SECONDED BY O’ROURKE.

Discussion – none.

**AYES – 5 (Lautner, O’Rourke, Rexroat, Ross, Wessell)
NO – 0**

MOTION CARRIED.

Miscellaneous Fund Transfers and Amendments:

None.

Claims and Accounts:

#337-11192024 Regular Session

MOTION BY LAUTNER THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE CLAIMS AND ACCOUNTS IN THE AMOUNT OF \$425,464.77. SECONDED BY O’ROURKE.

Discussion – none.

AYES – 5 (Lautner, O’Rourke, Rexroat, Ross, Wessell)

NO – 0

MOTION CARRIED.

Post Audit Claims and Accounts:

#338-11192024 Regular Session

MOTION BY LAUTNER THAT THE LEELANAU COUNTY BOARD OF COMMISSIONERS APPROVE POST AUDIT CLAIMS AND ACCOUNTS IN THE AMOUNT OF \$15,836,153.87. SECONDED BY REXROAT.

Discussion – none.

AYES – 5 (Lautner, O’Rourke, Rexroat, Ross, Wessell)

NO – 0

MOTION CARRIED.

Adjournment:

Motion to adjourn by Rexroat.

Meeting adjourned by Chairman Wessell at 8:51 p.m.

Ty Wessell, Chairman
Leelanau County Board of Commissioners

Michelle L. Crocker, Leelanau County Clerk
Clerk, Leelanau Co. Board of Commissioners