

**DRAFT – Agenda**  
**Tuscola County Board of Commissioners**  
**Committee of the Whole – Monday, October 27, 2014 – 7:30 A.M.**  
**HH Purdy Building - 125 W. Lincoln, Caro, MI**

**Finance**

Committee Leaders-Commissioners Trisch and Kirkpatrick

**Primary Finance**

1. Senior Services Programs update and Supplemental Funding Request (See A)
2. HDC Request for Foreclosure Funding (See B)
3. 2015 County Budget Development (See C)
4. State Police Building Lease (See D)
5. Borrowing to Fund MERS

**On-Going Finance**

1. Cunningham Legislative Correction
2. Road Commission Follow-up
3. Proposed Denmark Water Project
4. Commissioner Health/Insurance Affordable Care Act
5. Potential Acquisition of State Property
6. Review of Bank Accounts without County Treasurer Signature
7. HB 5886 Wind Farms and Right to Farm
8. Register of Deeds Recording of Land Transactions and Legislative Changes
9. Abused, Neglected and Delinquent Children Needs Planning
10. NG911 Multi-County Equipment Purchase
11. Shane Group V. BCBSM Settlement
12. Next Steps County Solid Waste Management Plan Update
13. Recycling Planning
14. Shared Equalization Director Huron/Tuscola 4-Year Extension
15. Oil Shale Mining Assessing/Taxation – MAC Involvement
16. Jail Law Suit

**Personnel**

Committee Leader-Commissioners Kirkpatrick and Trisch

**Primary Personnel**

**On-Going Personnel**

1. Non-Union Personnel Policies
2. Union Negotiations

**Building and Grounds**

Committee Leader-Commissioners Allen and Bierlein

**Primary Building and Grounds**

1. Jail Generator

**On-Going Building and Grounds**

1. Cass River Greenway
2. Dead Ash Trees Roadway Problems
3. Review of Multi-County Approach to Recycling and Need for a Plan

**Other Business as Necessary**

**Public Comment Period**



## Mike Hoagland

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**From:** Brian Neuville <briann@hdc-caro.org>  
**Sent:** Thursday, October 23, 2014 11:09 AM  
**To:** mhoagland@tuscolacounty.org  
**Cc:** Lori Offenbecher  
**Subject:** TUSCOLA 2013 2014 ADDITIONAL REQUEST.xlsx  
**Attachments:** TUSCOLA 2013 2014 ADDITIONAL REQUEST.xlsx

Mike,

Attached is the spreadsheet I will be going over for the additional request for the over served Senior Services. The request is for \$25,400 as a one-time request. We have taken steps to reduce our expenses moving forward to the next fiscal year to resolve the problem. I will see you at 7:30 Monday morning. Have a great weekend.

Thanks,  
Brian

Presented: October 27, 2014  
**Human Development Commission**

Summary of Tuscola County Senior Services October 1, 2013 to September 30, 2014

	Unit	Budgeted	Actual	YTD %			Budgeted	Actual	YTD %	Budgeted	Budgeted	Region VII		Other/	Client	Total	
	Definition	Units	YTD Units	Units	Over Service	Budgeted Cost/Unit	Additional Cost	Clients	YTD Clients	of Clients	Expenses	Milage	Funding	USDA	In-Kind	Contributions	Revenue
<b>Case Coordination &amp; Support</b>	Hour	2198	2317.5	105.44%	119.50	\$ 33.54	\$ 4,008	400	492	123.00%	73714	47824	25790			100	73714
<b>Chore Services</b>	Hour	255	257.5	100.98%	2.50	\$ 25.13	\$ 63	25	43	172.00%	6407	3348	2923			136	6407
<b>Transportation</b>	1-WAY TRIP	2105	2679	127.27%	574.00	\$ 8.84	\$ 5,075	76	55	72.37%	18610	7520	9340			1750	18610
<b>Congregate Nutrition</b>	Meal	5593	6481	115.88%	888.00	\$ 20.33	\$ 18,054	139	162	116.55%	113711	83492	12333	5022		12864	113711
<b>Home Delivered Meals</b>	Meal	67420	68895.5	102.19%	1475.50	\$ 4.58	\$ 6,758	416	452	108.65%	308786	71191	148662	43157		45776	308786
<b>Respite Care</b>	Hour	536	612	114.18%	76.00	\$ 25.78	\$ 1,960	19	12	63.16%	13820	6985	6140			695	13820
<b>Personal Care</b>	Hour	1894	1986.25	104.87%	92.25	\$ 15.12	\$ 1,395	40	43	107.50%	28633	3897	23007			1729	28633
<b>Homemaking</b>	Hour	2469	2511.5	101.72%	42.50	\$ 13.85	\$ 589	78	78	100.00%	34199	3226	28261			2712	34199
<b>Care Giver Training</b>	Hour	516	506	98.06%	0.00	\$ 37.95	\$ -	54	51	94.44%	19580	601	16734		1859	386	19580
<b>Adult Day Care</b>	Hour	2360	2314.5	98.07%	0.00	\$ 20.45	\$ -	20	7	35.00%	48258	3734	24424		20000	100	48258
<b>Minority Outreach**</b>	Hour	333	305	91.59%	0.00	\$ 64.55	\$ -	34	148	435.29%	21495	1395	20000			100	21495
<b>Total</b>		<b>85679</b>	<b>88865.75</b>	<b>103.72%</b>	<b>3270.25</b>	<b>\$ 270.11</b>	<b>\$ 37,900</b>	<b>1301</b>	<b>1543</b>	<b>118.60%</b>	<b>687215</b>	<b>233215</b>	<b>317614</b>	<b>48179</b>	<b>21859</b>	<b>66348</b>	<b>687215</b>
<b>Revenue Percentage</b>											33.94%	46.22%	7.01%	3.18%	9.65%	100.00%	

Total cost overservice	37900
Less additional HDM Allocation	-7500
Less additional Transportation Allocation	-5000
Net Request for 1-time funding 10/13 to 9/14	25400

**2015 DEPARTMENT BUDGET WORKSHEETS**

Fund 297 VOTED SENIOR CITIZENS  
 Department 672 HUMAN DEV COMM

Tuscola County  
 Period Ending Date: October 31, 2014

Account Number Account Name	2012 Actual	2013 Actual	2014 Total Amended Budget	2014 Year-to-date Actual	2014 Projected Year End	2015 Department Request
Fund 297 VOTED SENIOR CITIZENS Fiscal Year 2014						
Revenues						
672-402-000 CURRENT/DELINQUENT TAXES	276,325.59	275,094.36	275,414.00	281,054.52	281,054.00	287,254.00
672-402-891 CURRENT TAX WIND REVENUE	0.00	0.00	22,994.00	18,245.67	18,245.00	36,718.00
672-665-000 INTEREST REVENUE	802.63	441.66	250.00	713.01	800.00	700.00
<b>Revenues Total</b>	<b>277,128.22</b>	<b>275,536.02</b>	<b>298,658.00</b>	<b>300,013.20</b>	<b>300,099.00</b>	<b>324,672.00</b>
Expenses						
672-700-010 HUMAN DEVELOPMENT COMMISSIC	191,123.00	193,623.00	193,623.00	193,623.00	193,623.00	193,623.00
672-700-020 EXTRA HOME DELIVERED MEALS	0.00	0.00	7,500.00	7,500.00	7,500.00	7,500.00
672-700-030 REGION VII AGENCY DUES	0.00	0.00	7,500.00	0.00	7,500.00	7,500.00
672-700-060 HDC REESE MEAL SITE OPEN 1 DAY	2,500.00	0.00	0.00	0.00	0.00	0.00
672-700-070 HDC VEHICLE MAINT/SUPPORT	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00
672-700-090 HDC SENIORS MISC. CARE	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
672-700-150 VOLUNTEER MILEAGE	4,842.00	4,842.00	9,842.00	9,842.00	9,842.00	9,842.00
672-707-000 SALARIES - PER DIEM	250.00	200.00	200.00	200.00	200.00	200.00
672-715-000 F.I.C.A.	2.90	3.64	0.00	2.93	0.00	0.00
672-964-000 REFUNDS & REBATES	483.21	946.83	500.00	165.15	200.00	500.00
672-999-101 INDIRECT COSTS - SENIORS	0.00	0.00	0.00	1,008.75	1,008.00	1,577.00
673-700-040 FLU SHOTS	3,275.00	1,315.00	4,000.00	0.00	4,000.00	3,000.00
673-700-080 GERIATRIC PROGRAM	32,173.00	32,647.00	32,647.00	20,717.00	32,647.00	32,647.00
673-700-120 OTHER	6,567.00	8,963.00	9,000.00	0.00	9,000.00	9,000.00
674-700-030 REGION VII AGENCY DUES	3,188.00	3,188.00	3,188.00	3,402.00	3,402.00	0.00

*Estimated Beginning Fund Balance* (45,742) (56,469)

# 2015 DEPARTMENT BUDGET WORKSHEETS

Fund 297 VOTED SENIOR CITIZENS  
 Department 674 SENIOR CITIZENS OTHER

Tuscola County  
 Period Ending Date: October 31, 2014

Account Number Account Name	2012 Actual	2013 Actual	2014 Total Amended Budget	2014 Year-to-date Actual	2014 Projected Year End	2015 Department Request
674-700-100 TRIAD	492.90	416.54	500.00	144.45	200 0.00	0.00
674-707-000 SALARIES - PER DIEM	0.00	825.00	1,000.00	1,050.00	1,200 0.00	0.00
674-715-000 FICA	0.00	11.95	100.00	15.21	50 0.00	0.00
674-861-000 TRAVEL	374.15	626.58	545.00	761.56	1,000 0.00	0.00
674-955-000 SENIOR BALL/FAIR-SENIOR ALLIANC	1,000.00	1,500.00	1,500.00	1,000.00	1,000 0.00	0.00
674-956-000 SENIOR DINNER/DANCE-SR.ADVISC	1,000.00	1,000.00	1,000.00	1,000.00	1,000 0.00	0.00
674-999-101 INDIRECT COSTS	1,240.00	876.00	1,345.00	0.00	0.00	0.00
<b>Expenses Total</b>	<b>272,011.16</b>	<b>274,484.54</b>	<b>297,490.00</b>	<b>263,932.05</b>	<u>289,972</u> 0.00	<u>288,889.00</u>
<b>Revenues Total</b>	<b>5,117.06</b>	<b>1,051.48</b>	<b>1,168.00</b>	<b>36,081.15</b>	0.00	<b>35,783.00</b>
<b>Expenses Fund Total</b>	<b>277,128.22</b>	<b>275,536.02</b>	<b>298,658.00</b>	<b>300,013.20</b>	0.00	<b>324,672.00</b>
<b>Net (Rev/Exp)</b>	<b>272,011.16</b>	<b>274,484.54</b>	<b>297,490.00</b>	<b>263,932.05</b>	0.00	<b>288,889.00</b>
	<b>5,117.06</b>	<b>1,051.48</b>	<b>1,168.00</b>	<b>36,081.15</b>	0.00	<b>35,783.00</b>

*Estimated Ending  
Fund Balance*      56,469      92,252

**Mike Hoagland**

**From:** Cristi Smith [cristis@hdc-caro.org]  
**Sent:** Monday, August 11, 2014 11:21 AM  
**To:** mhoagland@tuscolacounty.org  
**Subject:** An appointment

Hello Sir

I few weeks ago I met with Pat Gray regarding Foreclosure funds in Tuscola Count. She had mentioned that there is a Foreclosure account used for various thing for our County. I would like to have the opportunity to meet with you and discuss what it is our agency's Foreclosure department is faced with and see what relationship we can build together. Feel free to contact me soon to schedule a face to face.

Thanking you in advance

***Cristi L. Smith***

Housing Specialist  
429 Montague Avenue  
Caro, MI. 48723  
Phone: 989-672-1717  
Fax: 989-673-0646  
E-mail: [cristis@hdc-caro.org](mailto:cristis@hdc-caro.org)

Office Hours: Monday – Wednesday 7:30 am – 5:30 pm  
Thursday 7:30 am – 5:00 pm  
Lunch: 11:30 am – 12:00 pm

**“Our mission is restoring hope by helping people and changing lives.”**

**Privacy Statement:**

This message may contain confidential information that is protected under state and/or federal law. If you received this message in error, please notify the sender by fax or email and delete this message. If you properly received this message, you may use its contents only in strict accordance with our instructions and privacy policy.

## 2015 Budget Development Loose Ends

### Pending

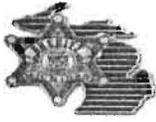
1. Clerk employee reclassification request – \$780
2. Treasurer wage request – \$1,215
3. Potential commissioner health insurance – \$14,600 per commissioner (\$73,000 for 5)
4. Recycling request to change a part-time employee to full-time – \$7,211
5. MSU-Extension request part-time 4-H position increased to full-time – \$32,784
6. Buildings and Grounds part-time position – \$11,315
7. EDC – \$10,000
8. Sheriff request to fill previously unfilled positions
9. Actuarial assistance to evaluate potential of bonding to fully fund retirement system – \$10,000

### Changes Implemented Since Last Meeting

1. Vanderbilt Park – added \$1,000 for annual water fee
2. Dispatch – corrected holiday pay line item – \$25,000
3. Dispatch increased overtime line – \$30,000
4. Emergency Services LEPC Supplies – \$400
5. Emergency Service Training – \$150
6. Decrease Register revenue by – \$500
7. Increased Drain overtime and training accounts – \$745

### Additional Commissioner Questions

1. Recycling training costs have been increasing – Mike Miller to answer
2. Recycling environmental education have been increasing – Mike Miller to answer
3. What office furniture at Mosquito Abatement is needed – Kim Green to answer
4. What is the purchases in office equipment at Mosquito Abatement for? – Kim Green to answer
5. Soldiers and Sailors relief increase of \$25,000 – county relied on fund balance and reduced appropriation to get through difficult financial period
6. Veterans Trust Fund – state fund program no county allocation
7. Controller Shredder – need a shredder to properly dispose of confidential HIPPA and other sensitive documents, current shredder does not meet confidential requirements
8. Awing on Purdy
9. Vinyl siding at MSU – budgeted projected in 2014 Mike Miller to answer – Mike Miller to answer



## Tuscola County Sheriff's Office

420 Court Street • Caro, MI 48723

Lee Teschendorf, Sheriff  
Glen Skrent, Undersheriff

Phone (989) 673-8161  
Fax (989) 673-8164

To: Mike Hoagland and the Tuscola County Board of Commissioners  
From: Undersheriff Glen Skrent  
Ref: replacing deputy position that has been unfilled for several years.  
Date: October 22, 2015

We actually lost two deputy positions after 2009 due to Steve Anderson taking over as Emergency Manager, Dep Hofmeister, our own IT person, retiring and the county contracting with a private company, and Dep. Ryan Herford contracted with the Road Commission. We have hired several since then and some have moved on but the bottom line is that we are still two short of where we were years ago. We have minimum staffing as a result. We have a deputy off on short term disability right now and one just came back from FMLA for an extended period. This makes it almost impossible to maintain any kind of credible 24 hour road patrol. Lt. Giroux was going to retire this fall but has put it off until after January. When he leaves it will leave a trickle down problem of promoting a Sergeant to Lieutenant, Deputy to Sergeant and replacing a deputy. It takes time for all this to happen and we will again be short for many months because of it. If by chance another deputy has to come out of the schedule for whatever reason we will be scrambling again to maintain the 24 hour service. This is highly likely since Deputy Ramirez has said he has received orders from the military for a 6 month deployment next year. He will then be out of the budget for that time period, saving money. Also as you know, any new hire deputies start at a much lower pay rate than a senior deputy, get less sick time and have to pay more for their retirement.

The Chief Accountant had already figured in replacing one position when doing the figures for next years budget. She feels there are adequate funds in the fund balance to bring back one position that was lost. This would be extremely helpful in fulfilling our obligation to the public of being the only 24 hr law enforcement agency working Tuscola County. As you know MSP does not provide 24 hour coverage. Her figures are thus:

Estimated spending for 2014 of \$1,391,452 leaving a Fund Balance (EFB) of \$221,558 for 2015  
When you work in the estimated revenue for 2015 of 1,475,275 and take out the estimated expense \$1,581,063 (this includes the vacant position deputy step 1 filled) you will use up about \$105,788 of your reserves but still leaves a Ending Fund balance (EFB) of \$115,770.

10 year Comparison between 2004 and 2014  
In 2004

Road Patrol Millage funded officers:

14 road officers including detectives, records clerk, and road Lt.

Funded by other sources:

2 deputies in Millington Twp

1 deputy in Vassar Twp

1 deputy in Arbela Twp

2 deputies on traffic

1 deputy in IS (Hofmeister ½ funded)

1 mechanic ½ funded

1 deputy in emergency management

2014

12 road officers including detectives, records clerk, and road Lt.

Funded by other sources:

2 deputies in Millington twp

2 deputies in Arbela Twp

1 Deputy in Vassar Twp

1 Deputy Weighmaster

1 mechanic ½ funded

Tuscola County  
Sheriff's Office



## Tuscola County Sheriff's Office

420 Court Street • Caro, MI 48723  
Lee Teschendorf, Sheriff  
Glen Skrent, Undersheriff

Phone (989) 673-8161  
Fax (989) 673-8164

IT now privatized ½ cost incurred by road budget  
1 deputy in emergency management  
Sheriff's Secretary, 20% funded by road patrol none funded by road patrol in 2004



Tuscola County  
Sheriff's Office

MISSION STATEMENT: The Tuscola County Sheriff's Office will serve the public by providing assistance, coordination and delivery of law enforcement, corrections and support services for the safety and protection of people and property with respect to the constitutional rights of all citizens.



Silver & Van Essen P.C.  
Litigation & Counseling

300 OTTAWA AVENUE N.W., SUITE 620  
GRAND RAPIDS, MICHIGAN 49503  
616-988-5600  
FAX 616-988-5606

October 8, 2014

**CONFIDENTIAL—ATTORNEY/CLIENT PRIVILEGE**

Tuscola County Board of  
Commissioners  
207 East Grant Street  
Caro, Michigan 48723

**Re: State Police Building Lease**

Dear Commissioners:

In my August 5, 2014 letter to you, I reminded you that the renewal of the DHS lease several years ago at very attractive rates for the County was made possible because the entire lease, including the renewals, had expired had expired and DHS did not have a legal right to remain in the building. With respect to the State Police Post, the 15 year original term will be over next summer and the County's bonds will be paid off. However, the State Police will then have two five year renewal periods before it is in the same position as the State was in with the previous DHS lease. In this sense, I indicated that we did not have the same bargaining leverage at this time on this lease.

I also advised that when these State leases expire completely, the State takes the position that since it paid for the building through its rent, the County "must" not charge it anymore than its actual costs plus some administrative factor (which is the formula during the two State Police Post renewals under the County's current lease). This position tends to "bully" or "bluff" most counties into a new renewal that is at rates far below market. What we were able to successfully achieve with DHS in Caro was a market rate rent which is pushing substantial levels of state monies into the County's general fund. We were able to get that great rate because the County was willing to resist the State's bullying and its bluff and to actually suggest that DHS would have to move out of the "DHS" building if a market rent were not agreed to. Eventually, the State blinked and paid the County a great rental rate.

With the State Police Lease, I also advised in August that the State Police have a contractual right to play the current lease's renewals out at a rental rate that covers the County's costs plus a 20% administrative fee over the next ten years, which could end up being a ridiculously low rental rate. Unfortunately, that opportunity even further limits our bargaining power at present.

Nevertheless, we agreed to employ a strategy of trying to convince the State to either agree to (1) a defined actual cost rate based on "anticipated costs" plus 20% rate plus inflation over the next ten years OR (2) a negotiated 20-year rate that would spread over the entire 20 year period, the market rate that the State is likely to pay once the current lease expires.

There were substantial advantages to the State in our offer. The first offer would have meant that that the State didn't have to annually audit the County's actual expenses in the Lease Section 5.5 categories of expenses that the County can charge to the State during the renewal periods. This would have been much easier for the State to administer. The second offer would have guaranteed the State space for 20 more years at below market rates.

Unfortunately, the State Police are using have a young, inexperienced leasing agent from the Department of Management and Budget. She doesn't want to compromise their likely lowest cost right in the Lease over the next 10 years. She is willing to run the risk that the County will be chasing the State Police as a tenant, not the other way around in ten years. Accordingly, the State has rejected both of our offers and wants to stick with the current lease provisions during the two 5-year renewal terms.

The State agent did offer one concession for our effort. She advises that ordinarily the State will "true up" the first 15 years rental rates at the end of the first term of the lease, which it has a right to do under Section 5.3A. This process would have required that the County reimburse the State for any portion of the first 15 years' rental rates that did not reflect actual costs. Thus, if there are certain savings built into the actual payout of the bonds (which typically there are) or some of the other built in costs were not actually incurred, and the County could have "owed" the State a substantial refund.

Accordingly, over the next ten years, the County is going to have to keep close track of its expenses in the following lease areas and then bill the State at the end of each year for the County's actual outlay in the following areas:

- a. Exterior maintenance and repair.
- b. Roof Maintenance and repair.
- c. Interior maintenance and repair
- d. HVAC maintenance
- e. Parking lot maintenance and repair
- f. 20% of the above in administrative costs

See Section 5.5 of Lease.

**Then, ten years from now, it is going to have to resist the likely bluff and bluster of the DMB on behalf of the State Police (as we did with DHS) and negotiate a market or close to**

Tuscola County Board of Commissioners  
October 8, 2014  
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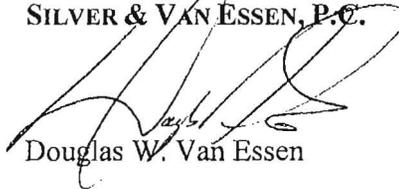
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market rate lease in order to get a fair return. Since many of us (although perhaps not Mike Miller) will have retired by then, it is imperative that this letter be kept in the annual rate file so that our successors know that the post lease periods are when the County will finally get fair value for the risk it has taken in constructing the State Police building for the State of Michigan.

I am disappointed the Sate did not accept one of our creative proposals. I would be happy to answer any questions you might have.

This letter is exempt from FOIA because it is subject to the attorney client privilege. Any discussion of the content of this letter can be held in executive or closed session pursuant to Section 8(h) of the Open Meetings Act which exempts discussion of material exempt from disclosure under FOIA.

Very truly yours,  
SILVER & VAN ESSEN, P.C.



Douglas W. Van Essen

cc: Mike Hoagland  
Mike Miller