COUNTY SERVICES COMMITTEE
March 3, 2020
Draft Minutes

Members Present: Sebolt, Celentino, Grebner, Stivers (arrived at 6:01 p.m.), Maiville, and Naeyaert.

Members Absent: Koenig.

Others Present: Sue Graham, Deb Fett, Bill Fowler, Rick Terrill, Kristin Keiswetter Clark, Rhiannon Klein, Courtney Louis, Stacy Byers, Becky Bennett, Teri Morton, and Michelle Wright.

The meeting was called to order by Chairperson Sebolt at 6:30 p.m. in Personnel Conference Room “D & E” of the Human Services Building, 5303 S. Cedar Street, Lansing, Michigan.

Approval of the February 18, 2020 Minutes

MOVED BY COMM. CELENTINO, SUPPORTED BY COMM. MAIVILLE, TO APPROVE THE MINUTES OF THE FEBRUARY 18, 2020 COUNTY SERVICES COMMITTEE MEETING.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioners Koenig and Stivers.

Additions to the Agenda

None.

Limited Public Comment

None.

Commissioner Stivers arrived at 6:01 p.m.

MOVED BY COMM. NAEYAERT, SUPPORTED BY COMM. CELENTINO, TO APPROVE A CONSENT AGENDA CONSISTING OF THE FOLLOWING ACTION ITEMS:

2. Farmland and Open Space Preservation Board
   b. Resolution to Approve Proceeding to Close Permanent Conservation Easement Deeds on Vandermeer, Rogers, Launstein and Arend Trust
   c. Resolution to Authorize a Contract with Cinnaire Title Services
d. Resolution Approving the Farmland and Open Space Preservation Board’s Recommended Selection Criteria (Scoring System) for the 2020 Farmland and Open Space Application Cycles and Approve the FOSP Board to Host a 2020 Application Cycle

3. **Equalization Department**
   b. Request for FMLA Extension

4. **Facilities Department**
   a. Resolution to Authorize a Two Year Contract Extension with Capitol Walk Parking LLC. for the Parking Spaces Located at Lenawee and Chestnut in Lansing
   b. Resolution to Authorize an Agreement with Trane US Inc to Replace Roof Top Unit #3 at the Forrest Community Health Center
   c. Resolution to Authorize Amending the Contract with Superior Electric of Lansing Inc. for the Mason Courthouse Uninterrupted Power Supply System
   d. Resolution to Authorize a Contract Amendment with Safety Systems, Inc. for Upgrades to Intrusion and Fire Monitoring Alarm System at the 55th District Court

5. **Innovation & Technology Department** – Resolution to Approve Purchase of Courtview Training from Equivant

6. **Road Department**
   a. Resolution to Retain As-Needed Material Testing and Fabrication Inspection Services
   b. Resolution to Amend a Second Party Agreement between the Michigan Department of Transportation and the Ingham County Road Department in Relation to State Funded Bridge Projects Located at Howell Road Bridge over Doan Creek Olds Road Bridge over Perry Creek Olds Road Bridge over Huntoon Lake Extension Drain

7. **Board of Commissioners** – Resolution in Honor of the 2020 State Arbor Day Celebration

**THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Koenig.**

**THE MOTION TO APPROVE THE ITEMS ON THE CONSENT AGENDA CARRIED UNANIMOUSLY. Absent: Commissioner Koenig.**

1. **Women’s Commission – Interviews**

Kristin Keiswetter Clark interviewed for the Ingham County Women’s Commission.

Rhiannon Klein interviewed for the Ingham County Women’s Commission.

Courtney Louis interviewed for the Ingham County Women’s Commission.
2. **Farmland and Open Space Preservation Board**
   a. Resolution to Approve the Ranking of the 2019 Farmland and Open Space Preservation Programs Application Cycle Ranking and Recommendation to Purchase Permanent Conservation Easement Deeds on the Top Ranked Properties

MOVED BY COMM. CELENTINO, SUPPORTED BY COMM. GREBNER, TO APPROVE THE RESOLUTION.

Commissioner Maiville stated that he wanted to disclose that he knew several people on the list. He further stated that, in particular, the number two choice was a parcel that adjoined his in-law’s property, but he was confident that the ranking system removed any bias or influence.

Commissioner Naeyaert stated that she wanted to disclose that she knew every family on the list, but she had not benefitted in anyway by having known them nor believed that having known them would have influenced the rankings.

Chairperson Sebolt stated that he believed the County’s ranking system helped to avoid bias.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Koenig.

3. **Equalization Department**
   a. Resolution to Approve a Revised Ingham County Remonumentation Plan for Submission to the State of Michigan Office of Land Survey and Remonumentation

MOVED BY COMM. MAIVILLE, SUPPORTED BY COMM. CELENTINO, TO APPROVE THE RESOLUTION.

Commissioner Grebner stated that the resolution was the annual chance to ask what had been going on with the remonumentation program.

Chairperson Sebolt asked Bill Fowler, Equalization Director, to come before the County Services Committee.

Commissioner Grebner stated he wanted to talk to Mr. Fowler about the intention of allocating work among surveyors.

Mr. Fowler stated that there was a provision within the County plan that still recognized a State of Michigan resolution that addressed quality-based selection. He further stated that the Equalization Department had had discussions with the Michigan Department of Licensing and Regulatory Affairs (LARA) regarding the selection of vendors.

Mr. Fowler stated that the Michigan Office of the Auditor General had cautioned LARA in 15 counties where LARA had used a sole vendor of possible impropriety. He further stated that the Equalization Department had retained their language, but had also recognized Commissioner Grebner’s past concern, and the direction that had been provided by the Board of Commissioners in 2019.
Mr. Fowler stated that the Request for Proposals (RFP) that had gone out for 2020 included the opportunity for vendors to identify themselves as a sole proprietor or to be a member of a multiple unit. He further stated that in Ingham County, quality-based selection had been used since 1992, and the Equalization Department’s plan had been to have it revised to be brought up to current terminology and technology.

Mr. Fowler stated that, if the Equalization Department had gone with a sole proprietor this year, the cost per unit would have exceeded the blended rate that the Equalization Department would have used under quality-based selection. He further stated that one vendor’s rates went for $439.00 per hour, while the other vendor’s rates went for $559.00.

Mr. Fowler stated that the blended rate, which the County had used in the past, the vendor that had participated with the blended rate would have been $412.00 per hour. He further stated that the grant this year had been reduced by the State of Michigan, which was what he anticipated.

Mr. Fowler stated that the total number of survey corners that needed to be looked at for 2020 had decreased from 78 to 66. He further stated that the Equalization Department had approximately 92 percent of the project completed before they went into maintenance mode, and at that point, funding decreased another 30 to 40 percent.

Discussion.

Mr. Fowler stated that he had spared the County Services Commissioners the thirty-two pages of maps, which identified each survey corner that had been completed to-date. He further stated that, if the plan was approved by the Board of Commissioners, it would be forwarded to the State of Michigan in its entirety.

Chairperson Sebolt stated that, if any Commissioners wanted the thirty-two pages of maps, they could email Mr. Fowler, and he would provide them with the maps in their entirety.

Mr. Fowler stated that, in order to meet the State of Michigan’s deadline of March 1, 2020, the Equalization Department had submitted a draft of the plan without the thirty-two pages of maps. He further stated that, at this point, they had received an acceptable response from the State of Michigan on the proposed language that would be incorporated into the revised plan.

Commissioner Grebner stated that he was puzzled by the suggestion that a quality-based selection was antagonistic to having one vendor. He asked why one vendor had not been chosen on the same basis of quality.

Mr. Fowler stated that the firms that were historically utilized in the program had been able to meet the necessary contributions of the program. He further stated that the Equalization Department had increased the pool of surveyors by one over the term.

Mr. Fowler stated that he believed that, in 2013 and 2014, a single vendor had done the program and sub-contracted out, and the anticipated number of corners proposed was not met. He further stated that the two vendors that had expressed interest in being a sole proprietor, one was the
vendor that had not met the allocation and the other was more of an engineering firm rather than a surveying firm.

Mr. Fowler stated that people have said that if it was not broke, do not fix it. He further stated that the program had effectively met its obligations except for the two years where a sole vendor had been used.

Commissioner Grebner asked what Mr. Fowler meant by using the phrase quality-based selection.

Mr. Fowler stated that the terminology had come from the Michigan State Legislature, which had used it in a joint resolution specific to that program.

Commissioner Grebner asked if quality-based selection was antagonistic or opposite to choosing a single vendor.

Mr. Fowler stated no.

Commissioner Grebner stated that the terminology sounded as if it meant choosing a vendor based-off of their qualifications and record. He asked if that assumption was wrong.

Mr. Fowler stated no. He further stated that the individual(s) who had participated in the program had to meet certain criteria as established by the County plan.

Commissioner Grebner asked if the reason the County had not gone with a single vendor or multiple vendors was because the County had gone with a quality-based selection process. He further stated that if it had occurred, he wanted an explanation about it.

Mr. Fowler stated that the State of Michigan had recognized with this particular program that the terminology of the quality-based selection had been that applicants were analyzed under the same criteria. He further stated that the fact multiple vendors had been used had proven effective.

Discussion.

Commissioner Grebner stated that he thought there was double-talk about how the County used quality-based selection.

Chairperson Sebolt stated that he had not heard that argument in Mr. Fowler’s testimony.

Discussion.

Mr. Fowler stated that using the blended rate from the vendors provided produced a lower cost per hour than using a single vendor.

Chairperson Sebolt stated that he had heard there was a cost effectiveness based on a blended rate.

Commissioner Grebner stated that, if the County had gone with the better price, he would be fine with it. He further stated that he did not have objections if it involved price and verifications.
Discussion.

Commissioner Grebner stated that, regardless of who was the most efficient, the rate was equally-divided among all of the vendors. He further stated this was allocated accordingly and when he asked, he had been told it was because it had been what was fair. Commissioner Grebner stated that when it had been paid equally to all survey firms, it was clear resistance choosing was best for the County. He further stated that, if funds were split up amongst the vendors was best for the County, he would be fine with that.

Discussion.

Commissioner Grebner stated that the quality-based selection was a small problem and a scandal waiting-to-happen. He further stated that it was not a sensible way to use taxpayer dollars and to have purchases services.

Chairperson Sebolt stated that he trusted Mr. Fowler to have followed state law and to act in the County’s best interest while executing his duties.

Commissioner Maiville asked, with 92 percent having been completed, what the projection was and how long until the County went into maintenance mode. He further asked how the County had compared to other counties.

Mr. Fowler stated that there were approximately 10 counties, out of 83 that had participated, that were in maintenance mode. He further stated that what he had ascertained with discussions with LARA representatives was that the Upper Peninsula had a greater degree of difficulty due to swamp lamp and meandering corners.

Mr. Fowler stated that, at this rate, the Equalization Department had projected 3 to 4 years. He further stated that the project had started in 1992.

Mr. Fowler stated that once completed, the project would have returned back to square-one and the corners that were surveyed in 1992 would be checked.

Discussion.

Mr. Fowler stated that, if the corners surveyed were gone, the surveyors would start over and relocate them. He further stated at that point, funds would dramatically decrease.

Commissioner Celentino asked if the reason why it had been done this way was because there had been a long term contract with vendors.

Mr. Fowler stated that survey contracts were on an annual basis. He further stated the RFP was put out every year and submissions were evaluated at that time, then allocated funds based-off of the allowance.
Commissioner Celentino asked if Mr. Fowler would come back to County Services Committee, and tell the Commissioners which way had been most cost-efficient for the County, either one vendor or when it was spread out.

Mr. Fowler stated that when the County had used a sole vendor the task had not been accomplished.

Commissioner Celentino asked that if a sole vendor had not been used because they had not been with only one vendor.

Mr. Fowler stated that the unaccomplished vendor had created another layer because the sole vendor had sub-contracted. He further stated that the sub-contractor had done the work, given it to the contractor who had review the paperwork, then it was reviewed by the County representative.

Discussion.

Commissioner Grebner stated that if the surveyors had not been fighting the County on it, the surveyors would not have sub-contracted, and the County would have picked the best vendor for the job. He further stated that the surveyors had worked hard not to have an ordinary person selected.

Commissioner Grebner stated that each corner gets harder to locate. He further stated that 92 percent completeness had not meant that they were close to being done.

Discussion.

THE MOTION CARRIED UNANIMOUSLY. Absent: Commissioner Koenig.

Announcements

Chairperson Sebolt stated that the Census had started and the public would start receiving the official letters around March 12, 2020. He further stated that it would be the first year the Census could be completed online.

Chairperson Sebolt stated that Ingham County could be at-risk of being under-counted. He further stated that anything helped in regards to making the public aware.

Commissioner Celentino asked if the Census could be completed online or if it could be completed the traditional way with pencil.

Chairperson Sebolt stated that the Census could be completed by-mail or door-to-door. He further stated that the link was www.michigan.gov/census2020 for more information.

Chairperson Sebolt stated that Commissioners should make sure constituents were aware.
Public Comment

None.

Adjournment

The meeting was adjourned at 7:25 p.m.

BARB BYRUM, CLERK OF THE BOARD