

Leelanau County Board of Commissioners
Executive Board Session – Tuesday, July 8, 2025
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://www.youtube.com/live/njywb1Rd5jM>

Meeting called to order by Chairman Steve Yoder at 9:32 a.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	Rick Robbins	PRESENT
	#2	Mark Walter	PRESENT
	#3	William Bunek	PRESENT
	#4	Ty Wessell	PRESENT
	#5	Alan Campbell	PRESENT
	#6	Gwenne Allgaier	PRESENT
	#7	Steve Yoder	PRESENT

Guests present.

Approval of Agenda / Late Additions or Deletions:

Administrator Dyer stated he has three (3) Late Additions that will be placed on the agenda under the #6 – Administration: Late Addition #1 – 6g. – Emergency Management Out of State Travel; Administration, Late Addition #2 – 6h. – MERS Delegates for the 79th Annual MERS Conference on October 16-17, 2025; and Administration, Late Addition #3 – 6i. – Early Childhood Program.

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

Discussion – none.

AYES – 7 (Allgaier, Bunek, Campbell, Robbins, Walter, Wessell, Yoder)

NO – 0

MOTION PASSES.

Communications, Proclamations, Presentations –

Administrator Update:

Administrator Jim Dyer distributed an Administrator's Update handout to the Board regarding several topics: BCBS Current Status; MAC 2025 Annual Conference; MERS Annual Conference and 2024 Actuarial Report; Alternative Court Funding Update; Conservation District and the SESC Process; Medical Examiner Contract with Grand Traverse County; Safety Net/Thrive Contract; Poor Barn/Leelanau County Historical Preservation Society; Court Security Committee; Insurance Claim Re: 2001 Pursuit 2470 Boat at Suttons Bay; Fleet Management/Motor Vehicle Sale Process; Software Review Process; Early Childhood Millage Modification and Northwest Regional Airport Authority 2024 Audit Available.

"Our goal is Persistent Positive Action; to plan for the future, live in the present, and only learn from the past." Sounds fun.

The Administrator's Update handout can be found at the following link:

https://www.leelanau.gov/agenda_detail_T16_R6875.php

- Dyer explained the BCBS Health Plan the County currently has and the costs associated with it. He stated that during the budget process he intends to look into the plan in more detail with the Board.
- Commissioner Wessell asked for clarification regarding health insurance benefits stated within union contracts and Dyer replied typically contracts state that the county is responsible for having the benefit and not specifically what those benefits are.
- Commissioner Campbell asked about the discussion that there were to be meetings with employees to discuss the problems related to increased drug costs and asked if there have been any of those meetings?
- Administrator Dyer replied not yet, but that is what we were anticipating on doing as a result of this review. Dyer continued that in addition, as you recall from your last meeting, the Board adopted what is referred to as the Pillar Program and that is a program that encourages those that are on high-cost drugs to move to a lower cost drug, which that process is starting right now.
- Commissioner Campbell said the sooner the better those meeting can take place the sooner we can start working on the curve. Administrator Dyer agreed with Commissioner Campbell.

Area Agency on Aging of Northwest Michigan /Senior Services Update:

Senior Services Director Lena Vander Meulen and Area Agency on Aging of Northwest Michigan CEO and Executive Director Kandi Lannen were present and gave an update with a PowerPoint.

The PowerPoint can be found at following link: (pages 2-19)

https://cms3.revize.com/revize/leelanaucounty/Documents/Board%20of%20Commissioners/Meeting%20Packets/07082025_BOC_ES%20Packet%20Draft%20Optimized.pdf

Vander Meulen and Lannen answered questions from Commissioners.

Public Comment (Agenda Specific 3 minutes):

The following individuals spoke in person: Steve Mikowski and Kathy Dawkins.

Commissioner Comments:

None.

Chairman Yoder called for a break at 10:44 a.m. and called the meeting back to order at 10:52 a.m.

Sheriff's Office – FLOCK Safety:

Sheriff Michael Borkovich and Undersheriff James Kiessel were present and explained the Agenda Item.

MOTION BY WALTER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO ALLOW THE SHERIFF'S OFFICE TO ENTER INTO AN AGREEMENT WITH FLOCK SAFETY TO CONDUCT A CAMERA/TRAFFIC STUDY IN 2026. SECONDED BY ROBBINS.
Discussion ensued.

Motion and support withdrawn.

Prosecutor's Office – MDHHS CVR Grant Renewal:

Prosecutor Joseph Hubbell was present and explained the Agenda Item.

MOTION BY BUNEK TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO APPROVE THE COUNTY PROSECUTOR TO RENEW THE CRIME VICTIMS RIGHTS GRANT WITH THE STATE OF MICHIGAN (MDHHS) IN THE AMOUNT OF \$40,397.00 FOR A PERIOD OF OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026. SECONDED BY ROBBINS.

Discussion ensued.

AYES – 7 (Bunek, Campbell, Robbins, Walter, Wessell, Yoder, Allgaier)

NO – 0

RECOMMENDATION PASSES.

Finance – Audit Presentation – Steve Peacock, Rehmann:

Finance Director Cathy Hartesvelt was present and explained the Agenda Item.

MOTION BY ALLGAIER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO MOVE FORWARD AGENDA ITEM FINANCE – AUDIT PRESENTATION TO THE REGULAR SESSION ON TUESDAY, JULY 15, 2025. SECONDED BY WESSELL.

Discussion – none.

AYES – 7 (Allgaier, Bunek, Campbell, Robbins, Walter, Wessell, Yoder)

NO – 0

RECOMMENDATION PASSES.

Finance – Marijuana Operations and Oversight Grant (MOOG) Adjustment to Grant Budget:

Finance Director Cathy Hartesvelt and Benzie-Leelanau District Health Department Director of Environmental Health Michelle Klein were present and explained the Agenda Item.

MOTION BY WESSELL TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO APPROVE THE AMENDMENT TO THE 2025 MARIJUANA OPERATION AND OVERSIGHT GRANT FY2025 BUDGET PER THE TERMS OF THE MOOG AGREEMENT AS PRESENTED AND AUTHORIZE THE CHAIRMAN TO SIGN THE BUDGET AMENDMENT ELECTRONICALLY. SECONDED BY ROBBINS.

Discussion ensued.

AYES – 7 (Wessell, Yoder, Allgaier, Bunek, Campbell, Robbins, Walter)

NO – 0

RECOMMENDATION PASSES.

Human Resources – MERS Service Credit Purchase:

Human Resources Manager Jennifer Kain was present and explained the Agenda Item.

MOTION BY BUNEK TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO APPROVE BY RESOLUTION THAT JOHANNA L. NOVAK BE AUTHORIZED TO PURCHASE FIVE YEARS OF GENERAL SERVICE CREDIT FROM MERS, AS DESCRIBED IN THE APPLICATION FOR ADDITIONAL SERVICE CREDIT PURCHASE, AT A COST OF APPROXIMATELY \$49,347.00 TO BE PAID BY THE EMPLOYEE. SECONDED BY ROBBINS.

Discussion ensued.

AYES – 7 (Bunek, Campbell, Robbins, Walter, Wessell, Yoder, Allgaier)

NO – 0

RECOMMENDATION PASSES.

Human Resources – Job Description Updates:

Human Resources Manager Jennifer Kain was present and explained that the Account Clerk, Equalization Technician, Probate Register, and Administration Secretary job descriptions be updated.

MOTION BY ALLGAIER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO UPDATE THE JOB DESCRIPTIONS AS PRESENTED. SECONDED BY ROBBINS.

Discussion – none.

AYES – 7 (Allgaier, Bunek, Campbell, Robbins, Walter, Wessell, Yoder)

NO – 0

RECOMMENDATION PASSES.

Building Safety – Vehicle Take Home Policy (Pending Recommendation from July 7th Building Safety Committee Meeting):

Chairman Yoder asked if the agenda item should be moved forward and Commissioner Bunek commented that the other thing from the meeting was a vehicle purchase. He continued that since the committee recommended the purchase, that the purchase should be added to the Regular Session on Tuesday, July 15, 2025.

Chief Deputy Clerk Jennifer Zywicki stated she could speak to that. She continued that the recommendation from the committee meeting was a recommendation for Building Safety Officer Amber Weber to purchase; however, there was not a final quote because Executive Assistant Lauren Cypher was to share the MiDEAL information with Weber. Zywicki commented that the information provided to the committee was from one vendor and no dollar amount was recommended within the vehicle purchase recommendation. She further explained that her understanding was once Weber finalized quotes that she (Weber) would work with the Administrator for which agenda she would be on.

Commissioner Bunek explained he felt the agenda item would be moved forward as well in case Weber can obtain quotes.

Chief Deputy Clerk commented that it would be possible for the vehicle purchase to be added as a late addition to the Regular Session for Tuesday, July 15, 2025.

Administrator Dyer stated that would be preferable. He commented that in addition you will note in his report that one of the things that we're reviewing, and a lot of it requires a significant input from the Sheriff's Department because they have the most number of vehicles, is whether "we" would potentially move to a managed fleet ("Fleet Management") contract with someone like

Enterprise. “We’ve” been working with them quite closely on that possibility. “We” think there is a significant potential savings over the next five years to doing something like that but “we’re” not yet ready to jump into that, but if “we” were this purchase of this vehicle might be the means of starting that process.

Commissioner Bunek asked do we want to move it forward to next week or do we leave it off the agenda?

Chairman Yoder asked Administrator Dyer if he thought there would be a policy to review and discuss next week or is that pushing it?

Administrator Dyer replied that it would be better to just add it as late addition because he doesn't know if we can get to it or not.

No action taken.

Administration – 2026 Budget Workshop Meeting Schedule:

Administrator Dyer explained the Agenda Item. Finance Director Cathy Hartesvelt was present to answer questions.

MOTION BY WESSELL TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO ADOPT THE 2026 BUDGET SCHEDULE AND PROCESS AS PRESENTED IN THE JULY 8, 2025, COUNTY ADMINISTRATOR MEMO, DIRECT THE ADMINISTRATOR TO REVISE THE BUDGET PREPARATION SCHEDULE PREVIOUSLY PRESENTED IN JUNE TO REFLECT THE PROCESS CONTAINED IN THAT MEMO, AND TO PREPARE A PROPOSED REVISION TO THE BOARDS RULES OF ORDER AND PROCEDURE TO INCORPORATE THIS BUDGET PROCESS. SECONDED BY ROBBINS.

Discussion ensued.

AYES – 7 (Wessell, Yoder, Allgaier, Bunek, Campbell, Robbins, Walter)

NO – 0

RECOMMENDATION PASSES.

MOTION BY CAMPBELL TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO HAVE A PUBLIC HEARING SET ON AUGUST 19, 2025. SECONDED BY BUNEK.

Discussion ensued.

AYES – 3 (Campbell, Wessell, Bunek)

NO – 4 (Robbins, Walter, Yoder, Allgaier)

RECOMMENDATION FAILS.

Administration – Declare Surplus 2011 Ford Expedition and 2017 Loadmaster Gooseneck Dual Axle Trailer:

Administrator Dyer explained the Agenda Item. Finance Director Cathy Hartesvelt was present to answer questions.

MOTION BY BUNEK TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO DECLARE THE 2011 FORD EXPEDITION AND 2017 LOADMASTER GOOSENECK DUAL AXLE TRAILER AS SURPLUS AND AUTHORIZE THE ADMINISTRATOR TO SELL THE EXPEDITION AND TRAILER VIA A SPECIAL AUCTION, WITH PROCEEDS FROM THE EXPEDITION TO ACCOUNT #266.000.000.673.000 AND PROCEEDS FROM THE TRAILER TO ACCOUNT #101.000.000.673.000. SECONDED BY ALLGAIER.

Discussion – none.

AYES – 7 (Bunek, Campbell, Robbins, Walter, Wessell, Yoder, Allgaier)

NO – 0

RECOMMENDATION PASSES.

Administration – Parks & Recreation – Proposed Mission Statement:

Administrator Dyer explained the Agenda Item.

MOTION BY WALTER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO ADOPT THE PROPOSED PARKS & RECREATION MISSION STATEMENT AS PRESENTED. SECONDED BY ROBBINS/WESSELL.

Discussion – Motion by Bunek to amend the proposed motion to exclude the last sentence from the mission statement. Chairman Yoder stated the amendment fails for lack of support.

AYES – 6 (Walter, Wessell, Yoder, Allgaier, Campbell, Robbins)

NO – 1 (Bunek)

RECOMMENDATION PASSES.

Administration – Waiver of Attorney – Client Privilege:

Administrator Dyer explained that the Executive Summary Document (EDS) provides a fairly comprehensive discussion of what “we” are requesting is a limited waiver of the attorney client privilege and it is only limited in the sense that it is to provide a release of the June 9, 2025, email from attorney Nordfjord regarding the administrator’s agreement. As indicated in the EDS the opinions of the attorney are exempt from public disclosure under Michigan law and it requires your (the Board) direct action to waive that privilege because the privilege actually is owned by the County Board itself, so a vote of the County Board is required to take the action proposed. Dyer stated he supports the motion as presented and asked that the Board approve it.

MOTION BY CAMPBELL TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO AUTHORIZE A LIMITED WAIVER OF ITS ATTORNEY CLIENT PRIVILEGE SPECIFICALLY LIMITED TO A VOLUNTARY PUBLIC RELEASE OF THE JUNE 9, 2025, EMAIL FROM ATTORNEY NORDFJORD REGARDING THE ADMINISTRATOR’S AGREEMENT. SECONDED BY ROBBINS.

Discussion – Commissioner Bunek said he believes this is a redundancy. He continued that when that opinion was stated at our meeting and it was talked about; it was released at that point. He stated he doesn’t understand why we have to go through this when it has already been discussed at a public meeting and talked about the opinion. Bunek commented that the other thing he sees that he believes within that opinion is the wrong question was asked, because it wasn’t about employment and the wrong person asked it. He explained that the questions shouldn’t have been asked by the County Administrator about himself and it should go to either the County Prosecutor or the County Clerk to ask the questions. Bunek stated that he feels there was a conflict of interest when the County Administrator is asking about themselves to get an opinion. He further explained that this comes down to the County Administrator asking the County Attorneys questions about himself and his employment. Bunek said the questions should have been asked by the County Clerk or County Prosecutor and the question raised should have been did he (Dyer) violate his contract? Not, is being on the Cherryland Board considered employment? He continued that by him (Dyer) asking the question in his opinion the question was not properly asked, and that the person wanting the opinion was the one who asked it creates a conflict of interest right there. Bunek stated he is really disappointed in how this was all handled but he does believe that the attorney client privilege should have been released as soon as it was brought here to the commission. He continued and said that we (the Board) didn’t receive it as soon as he received it, because it should have been sent to us immediately.

Commissioner Campbell stated he agrees with Commissioner Bunek and what has been said here. He said to him as he sees how this all unfolded that it really served to divide us because of the process used. Campbell commented that we had a County Board Chairman who received it on the morning of the meeting and it was sent prior to the meeting. The County Board Chairman offered his opinion but did not feel authorized to actually provide copies. Campbell said that as he had talked later, he (Chairman Yoder) didn't feel comfortable to let him (Campbell) look at the decision but he (Campbell) couldn't have a copy of it. That divides a Board and we all need the same information to be able to act in accordance with our beliefs. We have to have the starting point that has to be the same and this is a good lesson to learn that whatever we can get for information for one needs to go to all, and it needs to go to all immediately as opposed to having it held or withheld or an opinion made of it or other versions made. This may now be water under the bridge, but he is hoping that we learn from that and the more information we can all receive in a timely matter the better we will be able to act as a board.

AYES – 7 (Campbell, Robbins, Walter, Wessell, Yoder, Allgaier, Bunek)

NO – 0

RECOMMENDATION PASSES.

Administration – Housing Action Committee Recommendation:

Administrator Dyer stated this item comes to you because after his appointment for taking office as County Administrator there was a motion or at least discussion regarding disbanding the existing Housing Action Committee that is basically adjunct to the Planning Commission or managed by the Planning Department as it currently exists. He said that he asked the Board Chairman through an email to encourage you (the Board) to wait to take any action on that until he was able to be in office for a period of time and he had suggested 90 days, which it has been a little bit more than that now, to evaluate what the situation is and what possibilities the County might be able to undertake to address the issue that we have regarding housing. He continued that one of the things that has been impressed upon him back from even his time as the Village Manager of Northport is that there is indeed what can be very liberally characterized as a housing crisis in Leelanau County. The cost to live here or to buy a house here is prohibitory expense for anyone trying to move into the county and it has become a very significant problem in recruitment for the County itself, particularly the Sheriff's Department, and simply burying your head in the sands and saying it is a problem for someone else to solve or to not solve at all is counterproductive in his view. Dyer stated that his recommendation is that the County Board disband the Housing Action Committee, which frankly it's done, and the research that it did is very useful and has informed a lot of the discussions that are occurring in the county, whether you want them to occur or not, they are occurring and that their work has informed that discussion to a considerable extent. He further explained that he thinks you (the Board) can accomplish everything that the Housing Action Committee was attempting to accomplish by assigning the County's response, such as it is, to the Administrator's Office to manage and so that somebody can be directed to, at least a particular office, when they are looking for assistance in housing in the county. Dyer continued that the assistance could be to a developer, a Planning Commissioner from one of the townships, or just a business person looking to find a way to staff his operations. He explained that the third recommendation is, which he is conscious of the fact that you wouldn't approve this at this meeting because "we" haven't been able to present to you the strategies that are being prepared by the Leelanau Housing Collaborative, but "we" would have that for you to review before the full meeting, which is a week from tonight. Dyer said in conclusion those are the three (3) recommendations, which could all be considered separately if you chose to do so, but as he has said, something needs to be done and he thinks it makes the most sense to have that effort placed in the office of the County Administrator. None of this that is proposed here would involve spending any funds that are beyond what is currently

being spent for the Planning Commission, the Land Bank Authority, and the Brownfield Development Authority and two of them he sits on as a voting member, which is another reason why he thinks it makes sense for those functions to be placed in the County Administrator's Office.

Commissioner Bunek requested he would like take each part of the suggested motion separately. He said that the first question is to disband the existing housing action committee, with the second question to be to assign coordination of the coordination of the County response to Housing inquiries and requests for assistance to the County Administrator's Office and the final and third question is to endorse the strategies prepared by the Leelanau County Housing Collaborative.

MOTION BY BUNEK TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO DISBAND THE EXISTING HOUSING ACTION COMMITTEE. SECONDED BY CAMPBELL.

Discussion – Commissioner Wessell stated he likes the Administrator's recommendations and they reflect a lot of the work that was done with the collaborative. He said he remembers when he and Commissioner Bunek were on the Board together and it was controversial when we had a Housing Committee, which was around 12 years ago, and a lot has happened since then. Then there was the Housing Action Committee that came up with a housing readiness checklist that has been now adopted by five (5) different counties. He commented that he thinks the Housing Action Committee did a good job, with former Commissioner Lois Bahle, who chaired the group. Wessell continued that he does think it is time to move forward and he is pleased because he thinks the county and the Housing Action Committee did a big part in bringing Housing North, Peninsula Housing and the Housing Collaborative together, along with the Leelanau Economic Foundation. He stated he doesn't want this viewed that we are admitting failure and to be seen as failure because we are admitting that this is the next step. Wessell admitted that he has been participating with the administrator and the Housing Collaborative that it has been doing good work. He said that when we see the strategies we will endorse those and he is a little disappointed in that we are moving to break this apart just because the real intention was to get rid of the Housing Action Committee and this is not about that. It is about using the resources and using the administrator's skills to continue on the housing progress and he is going to vote no on the proposed motion because he is going to defend the Housing Action Committee since it is a separate item, but if it were to be presented as a package, then he would support it.

Commissioner Bunek stated that he spent some time yesterday with Planning Director Gail Myer talking about the Housing Action Committee to see what the committee was doing and if she was in favor of this. He said that Myer does think that it is time that when they do meet, which isn't regularly, they tend to go over the same information so it would not bother her if it was disbanded. Bunek commented that by separating the question that he knew what his answer would be after talking to Myer, but that with the other proposed items within the motion that he isn't sure about them and he didn't receive any information about strategies, so he didn't want to include them all together for something that he has never seen.

Commissioner Campbell stated he thinks he was the one that brought up the Housing Action Committee and he felt it needed to be brought up because it was on the agenda to reappoint members to that committee. He continued that he knew the committee had only met twice in the last year and his suggestion at the time was that this needed to be reviewed. He agrees that the meetings looked to be repetitive and they just weren't meeting. There had to be a change and Campbell believed that something outside of county government might be more effective, such

as is happening in Benzie County where there is a separate organization that works independent of some of the confines, if you will of government, as in private developers can talk more openly and there are certain times where government can bog down the process.

Commissioner Bunek stated he believes that according to the Board rules that it would take five (5) votes to make this pass because this was at the January 2025 Organizational meeting and it failed at that time, so he feels this would have to take two-thirds.

Commissioner Allgaier stated she concurs with Commissioner Wessell.

Chairman Yoder requested Chief Deputy Jennifer Zywicki to read the motion on the table.

MOTION BY BUNEK TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO DISBAND THE EXISTING HOUSING ACTION COMMITTEE. SECONDED BY CAMPBELL.

Discussion – none.

AYES – 3 (Bunek, Campbell, Walter)

NO – 4 (Allgaier, Robbins, Wessell, Yoder)

RECOMMENDATION FAILS.

MOTION BY WESSELL TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO MOVE FORWARD AGENDA ITEM ADMINISTRATION – HOUSING ACTION COMMITTEE RECOMMENDATION TO THE REGULAR SESSION MEETING ON TUESDAY, JULY 15, 2025. SECONDED BY ROBBINS.

Discussion – Commissioner Campbell said he would like to discuss this because he doesn't know anything about the housing collaborative, and he would like to know which organizations are involved with that.

Administrator Dyer stated it is primarily a group that was created by the Leelanau Peninsula Economic Forum, he believes. Commissioner Wessell corrected Dyer stating it is a Foundation. Dyer continued that it is a group of people that have been involved in the housing and in response to the housing process for a considerable number of years and through the facilitation of Housing North has come up with some strategies that again are not completed but he expects they will be by the next meeting for you to review, and that's the essence of what the group is as it's a private non-profit and it's not a governmental entity.

Commissioner Campbell asked if it has the bylaws and is a separate group? He said he is confused in that there are organizations that are part of this organization?

Administrator Dyer replied that no, it has members yes, but he doesn't think they have other organizations that are part of the housing collaborative and there maybe those that were asked to be a part of it because they are a member of a specific organization. This is not like a group that has organizations that are member organizations as this is just a committee of the Leelanau Peninsula Housing Economic Foundation, which was formed to discuss strategies regarding the housing situation in Leelanau County.

Commissioner Campbell stated this is actually deferring to the Leelanau Economic Peninsula Foundation because he believes there must be an organization that has bylaws and such as that. Campbell asked Dyer, what is that organization? Dyer replied that is the sponsoring organization, which is the Leelanau Peninsula Economic Foundation. Campbell continued and said that isn't the name that we are sending this to a committee without an organization if indeed this is just a

committee of this overriding organization. Dyer replied that “we” are not proposing to send anything to them and what they are doing is providing a set of strategies that they are going to ask many entities like businesses, governmental, townships and the county to endorse. Campbell continued and said that to him it should be to the foundation so that it is a government to organization relationship and he is not seeing it that way and instead sees it as a committee, so an extra layer. It has been presented that Housing North is one of the members and Leelanau Peninsula Housing is another member in the publications and he would like to go to Housing North and have a discussion about that, because Housing North just finished a contract on June 30, 2025, which was a \$50,000.00 contract. Campbell asked if the County has received a report from Housing North following the completion of that contract? Dyer replied, not to his knowledge and certainly not yet if they intend to provide one, they have not provided one. Campbell stated he looks this stuff up trying to find out information about this group and he understood that these member groups were how it was formed and so he looked up the contracts for Housing North, which just finished up for \$50,000.00 where they were to provide a report and their main job was to preserve rental housing for full time. He wonders how they did or didn’t do and there is also a three (3) year contract with the County that expires on August 1, 2025, and we are supposed to receive a report with every three (3) months of their billing and he is unsure if those reports exist or where they are, because he personally hasn’t seen any documentation that says this is where the money is being spent and how it will be gone about it. Campbell commented it is important to see where the money is being spent and if things are getting accomplished. He said that is one reason that he had hoped this motion would have been broken down to three (3) different parts, rather than an overwriting of there are already four (4) votes so we can just push this through without the discussion of the building blocks towards it. He stated he has concerns over this and said he will be voting no on this because these should be taken up independently, we should know who we are dealing with, because this is a committee that is not incorporated, so there are problems with this. Campbell commented this feels rushed to the table without the documentations we were told would be accompanying these policies and recommending adoption of policies that we haven’t even seen. He has no idea how anyone can vote yes on this.

Commissioner Allgaier commented that the motion is just to forward it.

Commissioner Campbell explained we are voting yes to recommend it.

Commissioner Bunek stated he already asked for the division of the question and he (Commissioner Wessell) has tried to put them together but that can’t happen once we have asked for the division. He said it is totally wrong and goes against Robert Rules of Order, so we have to do each one individually.

Commissioner Wessell stated that “we” are our own worst enemies here. We have a housing crisis in our county; we asked the Administrator to come back in July and report on his decision about the Housing Action Committee and that’s why he was rushed, because we asked him to come back in July and do this. He said “we” have been working diligently with Housing North and Peninsula Housing, the Economic Foundation, Sleeping Bear Dune Council and you are going to see the report but we asked for it to be rushed. So, let’s not criticize the Administrator for rushing.

Commissioner Campbell clarified that he is not criticizing the Administrator, but what he is saying is that this should be delayed for a month until we have the documentation in front of us. He said

he agrees that there is a severe problem out there but rushing to cure a problem that has been coming at us for decades doesn't seem like a wise decision.

Commissioner Walter said that yes, we are trying to make a decision without the information, so if we are supposed to have these reports then he would like to have them before he is to make a decision. He stated that the original recommendation was to disband the Housing Action Committee and that motion was set forth and we voted it down, which was the very first thing and should have been a very simple situation. Walter commented that the rest of this is that we don't really know what we are saying yes to and it is not very clear. He said it says primary contact for all housing related industries for the assistance will ensure residents and asked who are all the housing related industries?

Administrator Dyer replied that it could be anyone. He stated for example he got a call yesterday from somebody that wants to build a house on vacant property and they need to know what the address is.

Commissioner Walter asked if that is for the township to provide? Dyer replied, no and that it comes from the County Planning Commission. Walter continued that the Planning Commission assigns the address and the township approves the plans for the house as it is zoned. Dyer explained that no, that is the County Building Safety Department approves the proposed plans of the house and that is part of the problem. He commented that you end up with a situation where he says, well, I can help you with this part but somebody else has to help you with this other part and then a third person has to help you with this third part of your problem and you have to go to four different places. Dyer continued that you have to go to the Health Department, Conservation District, Building Safety Department and to the County Planning Commission if you are going to build on vacant property. You have to go to all four of them and there is no one (1) person that you can say that this person is responsible for you to you to see that process is smooth for an applicant because there is nobody that has that role right now. Dyer stated he is suggesting that the second part is to assign him (Dyer) to have that role and to take people's hand and say that if you want to build in Leelanau County then this is what you need to do and he will be your champion to make that happen. He explained that is what the second part of the proposed motion entailed. He said he agrees that you don't have the recommended strategies of the housing collaborative before you, but that is one of the reasons that you have these two meetings. You can have a discussion and the administration can find out what your interests and concerns are and address them at the next meeting, which is exactly why you have an Executive Board meeting and then a Full Board meeting to give final consideration.

Chairman Yoder stated his understanding is that he does believe that within the Board rules that a commissioner can ask that a question be separated. He said that the motion that is on the table does not stand because it was requested to be broken up and so it will be in three (3) different segments from his understanding.

Commissioner Allgaier asked if that already failed and Chairman Yoder replied that the first question separated did fail, but there is a total of three (3). Yoder stated that since a commissioner requested it that this question will be separated into three (3) different motions, because that is a Board rule.

Administrator Dyer suggested that you simply with the next two motions pass each of those two other items to the Full Board meeting next week for plenary consideration.

Commissioner Wessell said, so moved and Commissioner Allgaier said support.

Commissioner Campbell asked if that is for both of them?

Commissioner Wessell said no.

Chairman Yoder said that is for one and Commissioner Campbell asked if it is to assign coordination of the county response to housing inquiries and requests for assistance to the County Administrator's Office. Campbell also asked Administrator Dyer if he has had conversations about this with Planning Department Director Gail Myer and she is in favor of this?

Administrator Dyer replied that he did not have that conversation with her, but she is one of "my" direct reports and we discussed the housing issue at length.

Commissioner Campbell said he knows that, but this is taking a responsibility from her office and reassigning it to your (Administration) office.

Administrator Dyer replied to Commissioner Campbell stating that would be his (Dyer's) decision functionally within the confines of the county administration.

Commissioner Allgaier stated it just makes sense.

Administrator Dyer restated he is asking the Board to endorse it.

Commissioner Campbell said he would have felt more comfortable if she (Myer) would have been part of the decision.

Commissioner Bunek stated he feels the same as Commissioner Campbell because he actually did have a conversation with Planning Director Myer and she didn't understand why it was being taken from her office. He said that she (Myer) spent all the time with the Housing Action Committee and understanding it. Bunek commented that he got the feeling from it that she wanted it to be there and he almost thinks that we are losing the authority about housing if we assign it to the administrator. He stated it sounds like our authority is being taken away for housing and he does think that it should come from the Planning Department/Commission, which is the person who has been at the meetings for the Housing Action Committee. Bunek said he would much rather see it at Planning and that he does think that the Administrator has plenty to do and that he doesn't need to get involved in questions about housing.

Commissioner Allgaier commented that it makes total sense that the Administrator can direct people to the proper channels and that's all he is doing is saying that if somebody calls, I (Dyer) can tell them what hoops to jump through, which she thinks that is what he is saying. She continued that plus in addition down the road we have an administrator with skills and experience in this area but she doesn't see him usurping anything here, because people call the County Administrator with a question and he will answer them.

Chairman Yoder asked if there is any other discussion and no one replied. He stated he understands everyone's concerns here, but he will be voting in favor of this to simply move it forward to the next week's meeting so we can get more clarification on that.

Commissioner Walter said it will go to next week's meeting if you vote for it or not.

Chairman Yoder replied, not necessarily, because if it fails here, it won't be on the agenda.

MOTION BY WESSELL TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO ASSIGN COORDINATION OF THE COUNTY RESPONSE TO HOUSING INQUIRIES AND REQUESTS FOR ASSISTANCE TO THE COUNTY ADMINISTRATOR'S OFFICE. SECONDED BY ALLGAIER.

Discussion – Chief Deputy Clerk Zywicki asked for clarification on the motion.

AYES – 5 (Allgaier, Robbins, Walter, Wessell, Yoder)

NO – 2 (Bunek, Campbell)

RECOMMENDATION PASSES.

Commissioner Campbell stated that he does feel that the order should be that the person goes to the Planning Department/Commission because she (Myer) understands whether she can help or not help and then if more help is needed than she (Myer) passes it up to the County Administrator.

Administrator Dyer replied with all due respect Commissioner Campbell that is my (Dyer's) decision as County Administrator as to how the process with his (Dyer's) direct reports works. "That is my decision, and I respect your opinion, but that is my decision as County Administrator on how that process works".

Commissioner Campbell said he respects that but this is before us. Dyer replied, true. Campbell continued that you are asking us.

Commissioner Allgaier asked Chairman Yoder if we already voted? Commissioner Walter replied that it was just voted on. Commissioner Campbell said he wanted to explain why he voted no. Commissioner Walter stated it will be talked about again next week.

Chairman Yoder requested a motion regarding the third part, which is that last part of the question.

MOTION BY ALLGAIER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO ENDORSE THE STRATEGIES PREPARED BY THE LEELANAU COUNTY HOUSING COLLABORATIVE. SECONDED BY WESSELL.

Discussion – Commissioner Campbell stated he's not sure how this can be voted on since we don't know what the recommendations are.

Commissioner Allgaier replied that is why we are moving it forward.

Commissioner Campbell stated there is nothing to move forward.

Chairman Yoder clarified that he believes there was supposed to be a report for this meeting, but we don't have one so that is why it is being forwarded to next month so that the administrator can give us a report of what that is, which is his understanding.

Administrator Dyer stated if you prefer to have it moved to the August meeting, we can do that.

Commissioner Campbell stated he really would.

Administrator Dyer continued that this is your process.

Commissioner Campbell said that it just doesn't make sense that if you don't have it to move it forward.

Commissioner Allgaier stated we do that a lot.

Commissioner Bunek said it is one thing if we have the information to read it, but if we get it the day before then no one will have a chance to look at it anyway.

Commissioner Allgaier repeated and said we do that a lot.

Commissioner Walter said that doesn't make it right.

Commissioner Wessell stated he has seen much of the report we are going to receive and he thinks it is worth taking some time on. He said he would be very comfortable moving it to August instead of July because he thinks it is something we must really understand and, in his opinion, it is well done, but it does demand Executive Committee discussion and not just the regular board meeting discussion.

Commissioner Wessell stated he would amend the motion to move it forward to the August Executive Session Committee meeting. Commissioner Robbins seconded the motion.

Commissioner Allgaier said that's ok. Chairman Yoder asked Allgaier if she is modifying her motion? Allgaier replied, yes.

Chairman Yoder stated that Commissioner Allgaier is modifying her motion and asked if the second was "Okay" with that. Commissioner Wessell agreed.

Commissioner Allgaier modified to the motion is to add to move to the August Executive Session meeting.

MOTION BY ALLGAIER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO MOVE TO THE AUGUST EXECUTIVE SESSION MEETING TO ENDORSE THE STRATEGIES PREPARED BY THE LEELANAU COUNTY HOUSING COLLABORATIVE. SECONDED BY WESSELL.

Discussion – none.

AYES – 7 (Allgaier, Bunek, Campbell, Robbins, Walter, Wessell, Yoder)

NO – 0

RECOMMENDATION PASSES.

Chairman Yoder stated the real question is that we only have one item of the three to move forward to the Regular Session.

Administrator Dyer stated you could have all three items considered in August and there wouldn't be a reason as to why you couldn't do that.

Chief Deputy Zywicki clarified that the second question did pass for the Regular Session meeting.

Commissioner Allgaier asked if we will have to go through this whole discussion again?

Commissioner Walter replied that it might be presented differently.

Commissioner Bunek stated that if it does get moved that there would have to be five (5) votes to put the Housing Action Committee even on the agenda, because it has been rejected twice it needs to have at least five (5) votes to put it on an agenda.

Commissioner Wessell said he doesn't think the Housing Action Committee should continue but he voted no because he didn't want to do it just separately. He suggested that we take the whole thing and move it too august.

Commissioner Allgaier said she doesn't want to go through this again.

Commissioner Campbell stated you are going to need a vote to do it.

Commissioner Allgaier asked, "How do we undo what we already have done?"

Commissioner Robbins replied that there needs to be a super majority.

Chairman Yoder said to clarify part one to disband the Housing Action Committee failed, part two which passed will be on next Tuesdays agenda, and part three will be on the August Executive Session meeting. He stated that to disband the Housing Action Committee still stands. Yoder commented that in August when part three is on the agenda then he thinks that the administrator could have that back on the agenda to disband the Housing Action Committee, if he so wishes.

Administration – Appointment of Deputy Medical Examiner:

Administrator Dyer explained the Agenda Item.

MOTION BY ALLGAIER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO APPOINT DR. NICOLAS KOSTELECKY AS DEPUTY MEDICAL EXAMINER AS RECOMMENDED BY THE OFFICE OF MEDICAL EXAMINER.

SECONDED BY WESSELL.

Discussion none.

AYES – 7 (Allgaier, Bunek, Campbell, Robbins, Walter, Wessell, Yoder)

NO – 0

RECOMMENDATION PASSES.

Administration – Late Addition #1 – Emergency Management Out of State Travel:

Administrator Dyer explained the Agenda Item.

MOTION BY WALTER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO APPROVE MATT ANSORGE AND KELLY LACROSS OF EMERGENCY MGMT/9-1-1 TO ATTEND THE 2025 FLEX MIDWEST USER GROUP CONFERENCE AT THE HESBURGH LIBRARY ON THE CAMPUS OF THE UNIVERSITY OF NOTRE DAME, INDIANA 8/5/2025 – 8/7/2025. SECONDED BY ROBBINS.

Discussion – none.

AYES – 7 (Walter, Wessell, Yoder, Allgaier, Bunek, Campbell, Robbins)

NO – 0

RECOMMENDATION PASSES.

Administration – Late Addition #2 – MERS Delegates for the 79th Annual MERS Conference on October 16-17, 2025:

Administrator Dyer explained the Agenda Item.

MOTION BY WESSELL TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO APPROVE MOLLY PEPLINSKI TO SERVE AS THE EMPLOYEE DELEGATE AND ADMINISTRATOR JIM DYER TO SERVE AS THE OFFICER DELEGATE AT THE 79TH ANNUAL MERS CONFERENCE ON OCTOBER 16-17, 2025 AT THE GRAND TRAVERSE RESORT IN ACME, MI. SECONDED BY ROBBINS.

Discussion – none.

AYES – 7 (Wessell, Yoder, Allgaier, Bunek, Campbell, Robbins, Walter)

NO – 0

RECOMMENDATION PASSES.

Administration – Late Addition #3 – Early Childhood Program:

Administrator Dyer explained the Agenda Item. Benzie-Leelanau District Health Department Director of Environmental Health Michelle Klein were present and explained the Agenda Item.

MOTION BY BUNEK TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS THAT PRENATAL CARE FOR THE UNBORN CHILD BE ADDED TO THE EARLY CHILDHOOD PROGRAM. SECONDED BY WALTER.

Discussion ensued.

AYES – 7 (Bunek, Campbell, Robbins, Walter, Wessell, Yoder, Allgaier)

NO – 0

RECOMMENDATION PASSES.

MOTION BY ALLGAIER TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO MOVE FORWARD AGENDA ITEM – ADMINISTRATION – LATE ADDITION #3 – EARLY CHILDHOOD PROGRAM TO THE REGULAR SESSION MEETING ON TUESDAY, JULY 15, 2025. SECONDED BY WESSELL.

Discussion – none.

AYES -7 (Allgaier, Bunek, Campbell, Robbins, Walter, Wessell, Yoder)

NO – 0

RECOMMENDATION PASSES.

Review Of Financials:

Finance Director Catherine Hartesvelt was present and no questions were asked.

Special Reports by Staff, Commissioners, and Affiliated Agencies:

Finance Director Cathy Hartesvelt gave a brief update regarding seniors receiving property tax exemptions, Senior Services Department contract with Leelanau Christian Neighbors, scheduling a Municipal Employee Retirement System (MERS), and that a corrections deputy has recently gone through the car seat installation training.

Chairman Yoder gave a brief update about his trip last week to Washington D.C. with the other State of Michigan Board Chairmans and Legislatures.

Public Comment:

The following individuals spoke in person: Kathy Dawkins; Jim White; Steve Mikowski and Bill Wiesner.

The written comments can be found at the following link:

https://www.leelanau.gov/agenda_detail_T16_R6875.php

Commissioner Comment:

► Commissioner Campbell commented that he really appreciates the written report and update from Administrator Dyer. He said that he thinks what happens is that on the housing topic there may be people who know more about the topic but he does not. We need to be brought along for more than just the finish line, we need to be brought along as the sausage is being made to really have a feel for how we got to this particular place and time, and he thinks that is part of what happened at the meeting today. Along that same line, he wishes that Habitat for Humanity was involved in this organization because if he was to look around Leelanau County they are definitely seen and others have a lot of plans, but to him they have done a lot of work and deserve the seat at the table. Campbell stated that the Parks and Recreation Commission has a recommendation that the budget be amended for a project that is not on our agenda and the decision was made not to add it and he wanted to make sure that the Parks and Recreation Commission folks know that we haven't forgot you because it is important and we just needed to discuss it more as a group.

► Commissioner Robbins requested Administrator Dyer to look into the main road as it is starting to fall apart on the main drive.

► Commissioner Wessell complimented the finance team on a good audit, and that he appreciated Commissioner Campbell's written reports that were included as board assignments because it is nice to read what is happening when commissioners attend other meetings.

► Commissioner Bunek agreed with Commissioner Robbins that the main road needs to be looked at.

► Commissioner Allgaier stated she appreciates the work done in trying to create housing opportunities and we can't control that and they are dedicated to the issue, so she does support some updates occasionally and blesses them because it is tireless work.

► Chairman Yoder stated he appreciates the administrator and what he has been doing. He said he knows that Commissioner Robbins brought up a couple of months ago about the software and he thinks as we are going into the budget session that it would be ideal to have an RFP brought to the Board here regarding that and not to just look at BS&A but to look at everybody and have a full proposal in front of the Board to look at as we go to go into budget session. Yoder commented that he would like to look for an auditor because his understanding is that we have had the same audit firm for over 20 years and he thinks it would be wise if there can be an RFP on that and to look into that as we are going into budget sessions. He said maybe what is current is great, he doesn't know, but that we haven't done an RFP from his understanding in a while and thinks it would be wise as we go into budget session to have that in front of us where we can at least look into that and have the administrator bring some proposals and go from there.

► Commissioner Allgaier commented that she appreciates the administrator's technical expertise for his role in housing.

► Administrator Dyer said he has one comment that you might want to consider, which is a change to your Board rules. He thinks one of the problems that you experienced today is that voting on something at a meeting like this that you really are making the sausages, as Commissioner Campbell says, when you know it is destined for the consent judgment at the next meeting that a prepared motion is really appropriate, but for the two topics we had today that

caused the controversy and discussion that he would suggest what you might want to consider is having your rules permit for this meeting an item that is discussion only and with the end result to be the crafting of a motion that you will then consider for plenary consideration at the full meeting. He continued and said rather than trying to shoehorn into the discussion of a large topic all the potential actions and motions and actions should be taken. Dyer stated that one of the things he found most difficult in doing the recommendation regarding housing was how to make it all one motion and be on one EDS, which was probably a mistake on his part, because they should have been separate proposals. He continued and said but he thinks if you were to have something in your rules the notion that you are going to deal with a complicated issue at this Executive meeting and the end result that you want is not to vote on a motion but to craft the motion that would will be considering at your next meeting. Dyer said he thinks that would go a long way towards helping you with these kinds of discussions and the kind of debate. Craft the motion and then you will have that debate at your full meeting in a week and it will give you a full week and the public to digest what was discussed at the Executive meeting and then have it fully vetted with a motion that you all agree on that you are going to debate at your full meeting. He asked the Board to give that some thought particularly as you enter into the budget process.

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Approval of Financials —
Amendments & Transfers:
None.

Miscellaneous Fund Transfers and Amendments:
None.

Claims and Accounts:

MOTION BY BUNEK TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO APPROVE CLAIMS AND ACCOUNTS IN THE AMOUNT OF \$133,755.15. SECONDED BY WESSALL.

Discussion – none.

AYES – 7 (Bunek, Campbell, Robbins, Walter, Wessell, Yoder, Allgaier)

NO – 0

RECOMMENDATION PASSES.

Post Audit Claims and Accounts:

MOTION BY BUNEK TO RECOMMEND TO THE LEELANAU COUNTY BOARD OF COMMISSIONERS TO APPROVE POST AUDIT CLAIMS AND ACCOUNTS IN THE AMOUNT OF \$1,871,949.21. SECONDED BY WALTER.

Discussion – none.

AYES – 7 (Bunek, Campbell, Robbins, Walter, Wessell, Yoder, Allgaier)

NO – 0

RECOMMENDATION PASSES.

Adjournment:

Chairman Yoder adjourned the meeting at 1:37 p.m.

Steve Yoder, Chairman
Leelanau County Board of Commissioners

Jennifer L. Zywicki, Chief Deputy Clerk for
Michelle L. Crocker, Leelanau County Clerk