

1. Agenda

WASHTENAW COUNTY
BOARD OF COMMISSIONERS
Ways and Means Committee
Administration Building - Board Room
220 N. Main Street
Ann Arbor, Michigan
[WASHTENAW COUNTY WEBSITE](#)

2. Roll Call

3. Citizen Participation

4. Commissioner Follow-Up To Citizen Participation

5. New Business

5.I. A. Economic Development

1. Office of Community and Economic Development

a. Brownfield Plan for Broadway Park (841 Broadway St)

- Adoption of the Broadway Park Brownfield Plan

- To support the remediation and redevelopment of a 13.8 acre parcel at 841 Broadway Street, a former MichCon/DTE manufactured gas plant

- Industrial operations at the site have left significant contamination
- DTE, the liable party for the contamination, has conducted significant clean-up activities and will have on-going monitoring and Due Care responsibilities overseen by the Michigan Department of the Environment, Great Lakes, & Energy (EGLE)
- DTE's Due Care responsibilities only extend to bringing the site to industrial standards, the brownfield plan only includes activities and costs above and beyond what DTE is responsible for
- Michigan Public Act 381 of 1996, as amended (Brownfield Redevelopment Financing Act) authorizes municipalities to create brownfield redevelopment authorities to facilitate the implementation of brownfield plans and prescribes the powers, duties, and funding mechanisms for brownfield redevelopment authorities
- Washtenaw County Board of Commissioners Resolution #99-0110 established the Washtenaw County Brownfield Redevelopment Authority (WCBRA) and in 2002, the City of Ann Arbor joined the WCBRA as a municipal member

- The developer is requesting \$17.34M in TIF reimbursement of eligible environmental and non-environmental activity costs:
 - Environmental (\$9.337M)
 - Phase I & Phase II Environmental Site Assessments (ESA)
 - Due Care Activities to remove impacted soils within the development excavation area and provide due care measures to prevent vapor intrusion into the proposed structure
 - Act 381 Work Plan development and implementation
 - 15% Contingency
 - Preparation of a Brownfield Plan
 - Non-Environmental (\$10.8M estimated, but capped at \$8M)
 - Demolition
 - Public Infrastructure Improvements
 - Site Preparation
 - Brownfield and Work Plan Preparation
 - 15% Contingency

- The plan estimates developer reimbursement (\$17.34M) will take 12 years and this action will limit the capture period to 16 years
- The plan also includes a 7% annual TIF capture to be deposited in the County's Local Brownfield Revolving Fund (projected to be \$1.35M) with an option to use towards County Administrative expenses as needed and at the discretion of the Washtenaw County Brownfield Authority
- The City of Ann Arbor approved the plan at their July 1st, 2019 meeting
- The WCBRA recommended approval of the plan at their July 3rd, 2019 meeting
- Pursuant to the Brownfield Redevelopment Act, a public hearing is scheduled for the August 7th Washtenaw County Board of Commissioner's meeting

RECOMMENDATION: Approval at Board

Documents:

[A1A BROADWAY PARK BROWNFIELD PLAN.PDF](#)

5.II. B. Public Safety And Justice

1. Trial Court, Children's Services, & Department of Health and Human Services

a. 2019-2020 Child Care Fund Annual Plan and Budget

- Authorizing the signature of the Chair of the Board on the 2019-20 budget summary form
- To the Michigan Department of Health and Human Services, Office of Federal Compliance, Child Care Fund Monitoring Unit
- For the period of October 1, 2019, through September 30, 2020
- To provide 50% reimbursement for eligible expenses, including funding for programs that serve neglected, abused, and delinquent youth, plus a 10% Administrative Allocation to support indirect costs
- For expenses that are made locally and submitted to the state for reimbursement on a monthly basis
- For reimbursement on estimated net expenditures of \$11,731,034, for State funding of \$6,166,027
- General Fund appropriation totals \$5,565,007, for FY 2019-20 as compared to \$5,325,884 in FY 2018-19
- Indirect costs of \$1,340,609 are included and supported in this plan and budget
- The 2020-2023 Quadrennial Budget shall recommend a budget in alignment with Child Care Fund anticipated expenditures
- Upon receipt of the award:
 - Authorizing the Administrator to sign the Notice of Grant Award
 - Amending the budget
 - Authorizing the Administrator to sign delegate contracts

RECOMMENDATION: Approval at Board

Documents:

[B1A 2019-20 CHILD CARE FUND ANNUAL PLAN AND BUDGET.PDF](#)

5.III. C. Civic Infrastructure

1. Building Inspection

a. Hiring Plumbing/Mechanical Inspector Above Entry Level Step

- To approve the hiring of a Plumbing/Mechanical Inspector
- At grade 30 step 6 which is above the entry level step

- The 1.0 FTE Plumbing/Mechanical Inspector position was approved by the BOC on May 15, 2019
- Interview were held on June 18, 2019 and Don Ratliff was chosen as the candidate for this position
- Don Ratliff is currently employed as an inspector for the City of Ann Arbor

- The current starting pay rate for a grade 30, step 1 position is \$29.8945. The current pay rate for a grade 30, step 6 position is \$36.4164
- With over 20 years of extensive experience and triple licensure as a plumbing, mechanical, and building inspector hiring the candidate at step 6 is warranted

- 2019 Annual Salary Rates
- Grade 30, step 1: \$58,294.34
- Grade 30, step 6: \$68,199.82
- Building Inspection is an Enterprise Fund and therefore does not directly impact the General Fund. Building Inspection currently has a substantial fund balance

RECOMMENDATION: Approval at Board

Documents:

[C1A 2019 HIRING PLUMBING-MECHANICAL INSPECTOR.PDF](#)

5.IV. D. County Administration

a. Allocation to the Broadband Task Force

- To allocate an amount not to exceed \$35,000 to the Broadband Task Force to support efforts to secure federal grant dollars to improve rural access to broadband

- The Washtenaw County Broadband Committee's final report highlighted at least 8,000 households lacked access to broadband in Washtenaw County
- Inequitable access to broadband affects 16 of the county's mostly rural, western townships
- Lack of access to broadband significantly impacts economic development, property values, personal prosperity, education, health & safety, and overall quality of life
- Washtenaw County Board of Commissioners resolution (19-074) created the Broadband Task Force to continue the work of developing solutions to reducing broadband inequality in Washtenaw County

- The proposed allocation is intended to support the Task Force's efforts to conducts surveys and analyze the collected data
- This will ensure that Washtenaw County is prepared to submit an application for grant funding at a later date

- The funds would come from the \$32,900 remaining in the Board of Commissioners' 2019 Undesignated Allocation and personnel savings in the Administrator's budget due to vacant positions

RECOMMENDATION: Approval at Board

b. County Administrator's recommendation for balancing the 2020 Washtenaw County Community Mental Health (WCCMH) Budget

- Approving the County Administrator's recommendation for balancing the CMH FY2020 Budget
- Authorizing the County Administrator to implement the necessary actions outlined in the recommendation

- On October 8, 2018, WCCMH Board Chair, John Martin, submitted a correspondence to the Board of Commissioners outlining financial challenges facing WCCMH and by extension Washtenaw County
- Through resolution #19-033, the Board of Commissioners established the CMH Funding Task Force with members representing the BOC, WCCMH Board, Organized Labor Leadership, CMH Administration, and County Administration
- The taskforce met bimonthly to assess, discuss, and develop options to address CMH's financial challenges

- The County Administrator's recommendation incorporates the deficit elimination plan options that presented by CMH and the County Administrator and discussed with taskforce members
- The plan seeks to preserve—to the greatest extent possible—the behavioral health services provided by County staff to our most vulnerable population while valuing all services provided by the County to the community
- In addition to the CMH operational deficit elimination options, the plan:
 - Seeks to align service delivery costs with available state funding
 - Provides GF support options (one-time funding redirections) to allow time for the operational options to be fully implemented

- The impact on budget would be for the recommended options and associated actions to align mental health expenditure with available state funding with the goal that CMH will finish their FY 2020 with expenditures of no more than known available funding

- Consolidation of operations to one less building—while reducing CMH's indirect cost—would have a neutral impact on the GF as departments currently in leased space would be moved back into county owned buildings

RECOMMENDATION: Approval at Board

c. Authorizing the issuance of an RFP for a Healthcare Consultant

- Authorize the issuance of a Request For Proposal to identify a third party contractor to review Washtenaw County Community Mental Health program utilization authorizations and operations with the objective to obtain recommendations to ensure alignment of program service delivery with the State Mental Health Code and state funding

- An independent data analysis of CMH revenues and expenditures by Rehmann Robson highlighted areas where WCCMH operations were outside the state-wide or region average costs for specific service codes
 - The report recommended evaluation of the following:
 - Utilization of Services by CMH Population
 - Productivity of Internal Staff
 - Compensation of Internal Staff
 - Productivity of External Providers

- The balance between available State funding and the level of authorized service delivery is a challenge when faced with the rising cost of service provision and a growing eligible population due to changing health policy
- Achieving this balance for Washtenaw County Community Mental Health, in alignment with the mental health code and State Medicaid Funding, requires an

unbiased, third party evaluation of costs and service levels across all CMH programs and populations

- Implementation of recommendations would focus on continuing the delivery of high quality care that benefits consumers while being cost effective and within available state funding.

- While there are no direct impacts to human resources with the issuance of a contract, the findings and recommendations may have HR implications

- The costs for this contract will be an expense paid for by the general fund

RECOMMENDATION: Approval at Board

d. 2019-2022 General Fund & Non General Fund Budget Adjustment

RECOMMENDATION: Approval at Board

Documents:

[DA BROADBAND TASK FORCE ALLOCATION.PDF](#)
[DB ADMINISTRATOR RECOMMENDATION FOR CMH FY 2020 BUDGET.PDF](#)
[DC AUTHORIZATION TO ISSUE AN RFP FOR A HEALTHCARE CONSULTANT.PDF](#)
[DD 2019-22 GF AND NGF BUDGET ADJUSTMENT.PDF](#)

6. Report Of The Administrator

6.I. 1. 2nd Quarter Budget Update

Documents:

[V1 2019 2ND Q BUDGET UPDATE.PDF](#)

7. Report Of The Chair Of Ways And Means

8. Report Of The Chair Of The Board

9. Items For Current/Future Discussion

9.I. 1. Closed Session (Pending Litigation)

10. Pending

11. Adjournment

Next Ways & Means Meeting

[September 4, 2019]

Board Room

220 N. Main Street

Ann Arbor, MI 48104

6:30 p.m.