



MICHIGAN'S OLDEST COURTHOUSE

## ***Lapeer County Board of Commissioners***

255 Clay Street  
Lapeer, Michigan 48446

phone 810 area code  
667-0366  
667-0369 FAX  
[www.lapeercountymi.gov](http://www.lapeercountymi.gov)

### **PROPERTIES COMMITTEE**

**July 27, 2023**

**\*\*Room 302- County Complex\*\***

**APPROX. 8:15 A.M.**

*\*Agenda times may vary from time to time due to the length of presentations\**

*(Committee Members: Bryan Zender-Chairman; Tom Kohlman, Kevin Knisely, Moses Sanzo,  
John Bustle, & Jackie Arnold)  
Meetings to be held as needed.*

### **A-G-E-N-D-A**

- 1) 8:15 A.M. **CALL TO ORDER** BY CHAIRMAN BRYAN ZENDER
- 2) CONSIDERATION OF THE DRAFT MINUTES OF THE JUNE 22, 2023 COMMITTEE MEETING
- 3) 8:15 A.M. **NEW/GENERAL ITEMS**
  - A) CMH- Request to approve one-time payment for building and grounds projects at a cost not to exceed \$66,700.00
- 4) 8:30 A.M. OLD/REFERRED/OR ADDITIONAL ITEMS (if needed):

## PROPERTIES COMMITTEE

**June 22, 2023**

***Room 302 COUNTY COMPLEX  
255 CLAY STREET, LAPEER, MI 48446***

Chairman Zender called the meeting to order at approximately 10:30 a.m. in Room 302 of the County Complex.

Members Present: Commissioners Bryan Zender, Kevin Knisely, Tom Kohlman, Jackie Arnold, Interim County Controller/Administrator, and John Bustle, Program & Operations Manager

Others: Jillian Weiss, Building & Grounds/Parks Special Events Coordinator, Lauren Emmons, CMH Director

Visitors/ Citizens: none.

### **MINUTES**

The minutes from May 11, 2023 were briefly reviewed and discussed.

**Motion by Knisley, supported by Bustle, to approve the minutes from the May 11, 2023 meeting of the Properties Committee meeting as presented. Motion carried unanimously.**

### **NEW/GENERAL ITEMS**

BUILDING & GROUNDS- Request to approve construction on 264 Cedar St to house ACT Program

CMH- Discussion for a new building to house the Stepping Stone and Case Management Program

PARKS- Discussion on a name for Torzewski Disc Golf Course

### **BUILDING & GROUNDS**

Request to approve the construction on 264 Cedar St. to house ACT Program. Discussion on construction included making office space, the bathroom handicap accessible, replacing ceiling tile, adding a countertop and sink, and enclosing the entry to create a lobby for safety purposes. Discussed the need for the fiber network, which would allow a hardline access to the secure CMH network.

1. **Motion by Knisley, supported by Kohlman, to recommend to the Full Board to approve the construction on 264 Cedar St. for CMH to house ACT Program at a cost not to exceed \$50,000.00 to be paid for by CMH funding, at no additional cost to the County's General Fund. Motion carried.**

## **CMH**

Lauren Emmons discussed plans for a new building to house the Stepping Stone and Case management program. Programs are currently housed at Maple Grove and there are concerns with the continuing need for maintenance to the building. Discussion about how much space would be needed and how to accommodate additional space in the future. Emmons discussed needing biddable plans to be drawn up for design and architectural purposes. Emmons did give an update that all CMH vans are back from GLTA. Emmons discussed other CMH leases for their group homes.

2. **Motion by Kohlman, supported by Bustle, to recommend to the Full Board to approve CMH to receive architectural designs at a cost not to exceed \$5,000.00 to be paid for by CMH funding, at no additional cost to the County's General Fund. Motion carried.**

## **PARKS**

Discussion on possible park names for the new Disc Golf Course at Torzewski. The company is ready to move forward with signage and needs a name. Several names were submitted and discussed. The discussion for signage for the parks continued due to the lack of signage on the roads directing people to the park. Bustle shared that there was previously a discussion with the Road Commission, however, the information and pricing would need to be updated. Zender requested a follow up for the next properties meeting.

3. **Motion by Bustle, supported by Kohlman, to recommend to the Full Board to approve "Torzewski Twisted Greens" as the name for the new disc golf course at Torzewski County Park. Motion carried.**

## **ADJOURN**

Motion by Kohlman, supported by Knisely, to adjourn the meeting. Motion carried unanimously. 11:28 p.m.

---

Bryan Zender, Chairman  
Lapeer County Properties Committee



1570 Suncrest Dr., Lapeer, MI 48446 810.667.0500 810.664.8728 lapeercmh.org

## Request for Action

Date: July 25, 2023

To: Lapeer County Board of Commissioners

### Summary of Request/Information:

Request approval to provide a one-time payment for building and grounds projects at a cost not to exceed \$66,700.00.

The projects include;

3 filtered water fountains - \$7,500

Replacement of all entry door carpet - \$6,085

Carpet for the gym (not to damage existing tile floor) - \$10,705

Parking lot repair-seal- striping - \$15,400

Sidewalk leveling (Suncrest & Harmony Hall) - \$5,418

Concrete Replacement – sidewalks - \$19,250

### Contact person(s):

Lauren Emmons, Chief Executive Officer  
John Bustle, Director Buildings, Grounds and Parks

### Background Information:

**These projects will be paid for from LCCMH funds. The CMH Board approved these projects on July 20, 2023.**

Supporting Documents: Bid summary attached. Complete copy of Quotes available at the meeting.

### Draft Motion:

Move to approve the request by Lapeer County CMH to complete the projects listed at a total cost not to exceed \$66,700.00 and a no additional cost to the county general fund.



Board Meeting - 7-20-23			
Water Fountains			\$7,500.00
Family Building		\$7,500.00	
Tri County Carpentry		\$7,950.00	
K2 Contracting		\$8,250.00	
Foyer Carpet			\$6,085.00
Brough Carpet		\$6,085.00	
The Carpet Store		\$7,810.50	
Family Building		\$8,450.00	
Gym Carpet			\$10,705.30
Family Building		\$10,400.00	
Brough Carpet		\$10,705.30	
The Carpet Store		\$17,568.28	
Parking Lot Repair-Seal-Stripe			\$15,400.00
Armor Coat Asphalt Maintenance		\$15,400.00	
Bennett Asphalt Paving		\$18,585.00	
Sidewalk leveling			\$5,418.00
Precision Concrete Cutting		\$5,418.00	
Concrete Repair			\$19,250.00
Family Building		\$19,250.00	
Tri County Carpentry		\$19,800.00	
BDK Contracting		\$22,000.00	
			\$64,358.30