



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**

**June 22, 2023**

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

**APPROX. 10:00 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,  
John Bustle, & Jackie Arnold)  
Meetings to be held as needed.*

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

- 1) 10:00 A.M. **CALL TO ORDER** BY CHAIRMAN BRYAN ZENDER
- 2) CONSIDERATION OF THE DRAFT MINUTES OF THE MAY 11, 2023 COMMITTEE MEETING
- 3) 10:15 A.M. **NEW/GENERAL ITEMS**
  - A) BUILDING & GROUNDS- Request to approve construction on 264 Cedar St to house ACT Program.
  - B) CMH- Discussion for new building to house the stepping stone and case management program.
  - C) PARKS- Discussion on name for Torzewski Disc Golf Course
- 4) 10:30 A.M. OLD/REFERRED/OR ADDITIONAL ITEMS (if needed):

## PROPERTIES COMMITTEE

**May 11, 2023**

***CAFÉ RAY - COUNTY COMPLEX  
255 CLAY STREET, LAPEER, MI 48446***

Chairman Zender called the meeting to order at approximately 12:09 p.m. in Café Ray 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, Emma McQuillan, CMH CFO, Dana Miller, County Treasurer, Sarah Whaley, Emergency Management Coordinator, and Theresa Spencer, County Clerk

Visitors/ Citizens: Grace Guzowski

### **MINUTES**

The minutes from April 13, 2023 were briefly reviewed and discussed.

**Motion by Kohlman, supported by Knisley, to approve the minutes from the April 13, 2023 meeting of the Properties Committee meeting as presented. Motion carried unanimously.**

### **NEW/GENERAL ITEMS**

CMH- Request to approve the purchase of a shed for Harmony Hall

### **CMH**

Request to approve the purchase of a shed for Harmony Hall. Kohlman requested to abstain from voting due to conflict of interest. Bustle discussed that previously Harmony Hall had 3 smaller sheds, that have since been removed due to deterioration. Further discussion on 1 large shed replacing the 3 smaller ones, all of which has been approved by the City. Brief discussion on pricing and the need for a ramp on the barn.

- 1. Motion by Bustle, supported by Knisley, to recommend to the Full Board for CMH to purchase a shed for Harmony Hall at a cost not to exceed \$9,206.00 to be paid by CMH funding, at no additional cost to the County General Fund. 3 ayes, 1 abstained, Motion carried.**

## **ADDITIONAL ITEMS DISCUSSED**

### **CMH**

Discussion on status of the vans. Emma McQuillan, explained that in February, GLTA returned 2 vans and 2 are currently still being leased to Teamworks. Further discussion on selling the vans to Teamworks. McQuillan explained that the end result would be an increase to CMH to offset the price change from the lease to ownership of the vans. Concerns were expressed as the County insures the vans. Brief discussion on the value of the vans which include ramps. Jackie Arnold would inquire more after McQuillan provided VIN numbers.

### **PARKS**

Forest Hall update. Dana Miller explained that the previous grant available was for demolition, which would not apply to Forest Hall. Miller explained the new grant available which is a guarantee of \$200,000 is for structural repair. Miller explained that the County can apply for more (up to \$1 million), however, after the initial \$200,000 Lapeer County becomes competitive with other counties. Miller is working with Sarah Whaley as the deadline for the grant application is 5/31/2023 with the expectation that the work be completed by August 2024. Currently waiting on the report from H2A to finalize the grant, report is expected to be received before 5/21/23. Miller shared that in July another round of grants for rehabilitation would become available, which could provide additional resources for Forest Hall. Brief discussion on what could be expected when it comes to historic versus local codes and working within the guidelines from State Historic Preservation Office and National Register list. While reviewing grant opportunities, Whaley shared that the County is not eligible for the second or third round of the SPARK grant as the County received monies in the first round for the Polly Ann Trail and Forest Hall does not fall under opportunity community. Brief discussion by Dana Miller, on how Land Bank appropriates funds from foreclosures and potential for additional monies for Forest Hall for historic repair through the Land Bank Fund.

### **ADJOURN**

Motion by Kohlman, supported by Knisely, to adjourn the meeting. Motion carried unanimously. 12:49 p.m.

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Bryan Zender, Chairman  
Lapeer County Properties Committee

A

**REQUEST FOR ACTION**

**DATE:** June 15, 2023

X  REQUEST FOR ACTION

FOR YOUR INFORMATION

REQUEST FOR INFORMATION

**TO:** Properties Committee

**FROM:** John Bustle – Director of Building and Grounds/Parks

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**SUMMARY OF REQUEST / INFORMATION:**

Request to approve the construction on 264 Cedar St. to house Community Mental Health's ACT Program.

**CONTACT PERSON(S):** John Bustle, Director of Building & Grounds/Parks

**ADDITIONAL INFORMATION:** John Bustle requested bids from 4 companies, all of which completed a walk through. Midwest Construction and B&B Carpentry completed the walk through, declined to submit a bid. Lapeer County I.S.D completed a quote for fiber optics to allow the building to access CMH secure network.

**SUPPORTING DOCUMENTS: see attached**

**DRAFT MOTION:**

Motion by \_\_\_\_\_, Supported by \_\_\_\_\_, 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.

ATTACHMENTS    YES  X     NO \_\_\_\_\_

# FAMILY BUILDING COMPANY, INC

PO BOX 241

GOODRICH, MI 48438

(810)444-3113 • (888)519-4654 - fax

FamilyBuildingCompany@gmail.com

## QUOTATION

TO: John Bustle, Director  
Lapeer County Building and Grounds  
255 Clay St  
Lapeer, MI 48446

FROM: Brian L. Britton  
President, Family Building Co., Inc

DATE: March 30, 2023

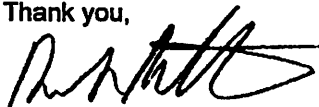
RE: 264 Cedar Street

Family Building Co, Inc is pleased to provide this quotation for your project.

1. Remove existing restroom / convert to medical records
2. Install ADA type restroom, adjacent to existing
3. Rework base heat
4. Add door at hallway
5. Replace ceiling tile
6. Install lighting
7. Add door and service window
8. Reinstall door
9. Office #2; Remove wall, Install cabinets, uppers and a sink
10. Patch and paint interior
11. Remove debris from site

**Total Quotation \$38,800.00**

Thank you,



Brian L. Britton, President  
Family Building Co., Inc

Brian Smith  
Tri County Carpentry

# CONSTRUCTION PROPOSAL

Brian Smith 251 Beach Drive Oakland, Michigan 48363

588-940-0281 briansmithh@comcast.net

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT	Column n2	Column n3	Column n4	Column n5
CUSTOMER							
Lapeer County Building and Grounds	<b>1 Demo existing Restroom</b>						
ESTIMATE NO 051023	<b>2 Make existing Restroom into medical records room</b>						
	<b>3 Build ADA restroom near existing restroom</b>						
DATE	<b>4 Add a door and service window, reinstall door, lighting, replace ceiling tile</b>						
5/31/2023	<b>5 Add a door at the hallway, Re-do base heating</b>						
ADDRESS	<b>6 Office #2- Take out wall and put in upper cabinets and a sink</b>						
255 Clay Street	<b>7 Repair and paint interior</b>						
CITY/STATE/ZIP	<b>8 Remove waste from job site</b>						
Lapeer, MI 48446							
PHONE							
810-245-6863							
E-MAIL							
johnbustle@lapeercounty.org							
SALESPERSON							
PROJECT							
264 Cedar Street							
PREPARED BY:							
Brian							
ATTENTION							
PAYMENT TERMS							
50% at signing balance at completion							
DUE DATE							

SUBTOTAL

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

General  
Conditions

OTHER

**TOTAL \$39,850.00**

Sign Below to Accept Quote:

Authorized Rep

Date

<b>LAPEER COUNTY I.S.D.</b>	<b>Estimate</b>
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1996 WEST OREGON LAPEER, MI 48446	MAIN: (810) 664-5917 FAX: (810) 664-1011	INVOICE DATE TECHNICIAN	03/20/23 adickie sgartee
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**CUSTOMER:**  
**Name:** Lapeer County  
**ATTN:** John Bustle  
**Address:** 255 Clay Street  
**City, State, ZIP:** Lapeer, MI 48446

<b>P.O. NUMBERS:</b>
<b>TICKET NUMBERS:</b>

QUANTITY/HRS	DESCRIPTION	UNIT PRICE	AMOUNT
1	Materials- Fiber, SFPs, Fiber panel, fiber jumpers, etc...	\$584.69	\$584.69
1	Labor - Engineering, Splicing, Equipment Rental	\$5,240.00	\$5,240.00
<b>PLEASE SUBMIT COPY OF INVOICE ALONG WITH PAYMENT.</b> ACCT#			<b>\$5,824.69</b>
<input checked="" type="checkbox"/> _____ DAN ALLEN, DIRECTOR OF TECHNOLOGY		<b>MAKE ALL CHECKS PAYABLE TO:</b> LAPEER COUNTY I.S.D. Attn: Accounts Receivable 1996 WEST OREGON LAPEER, MI 48446	
<input checked="" type="checkbox"/> _____ RACHEL MCSPADIN, DIRECTOR OF FINANCE			
			<b>PAY THIS AMOUNT</b>

**Thank you for your business!!**