

**DICKINSON COUNTY BOARD OF COMMISSIONERS**  
**REGULAR BOARD MEETING**  
**Monday, February 27, 2023 – 6:00 p.m.**  
**Courthouse – Circuit Courtroom**

1. The meeting was called to Order by Chairperson Wender at 6:00 PM.
2. Pledge of Allegiance to the Flag of the United States of America was said by all.
3. Roll Call was taken by County Clerk Carol Bronzyk and a quorum was present.  
Present: Chairperson Henry Wender, Chair Barbara Kramer, Commissioners John Degenauer, Joe Stevens and Ann Martin. (5)  
Absent: None  
Also, Present: Controller Brian Bousley, County Clerk Carol Bronzyk, Sheriff Scott Rutter
4. Motion by Commissioner Martin seconded by Commissioner Stevens to accept the agenda with the following addition.  
9. C. Approve/Deny Setting a Public Hearing for the Brownfield Plan for Pine Mountain.  
All Ayes, Motion Carried.
5. Motion by Commissioner Stevens seconded by Commissioner Kramer to approve the following meeting minutes:  
Airport Committee – February 10<sup>th</sup>  
Regular – February 13<sup>th</sup>  
Finance – February 16<sup>th</sup>  
COW – February 17<sup>th</sup>  
Commissioner Martin stated she did appear by phone for the COW meeting on the 17<sup>th</sup>.  
All Ayes, Motion Carried.
6. **COMMUNICATIONS AND LEGISLATION:**
  - A. Citizens' Time: (Limited to five minutes per person)  
Chairperson Wender opened the floor to Citizens Time, Stan Kaczmarek, President of Gundlach Champion, presented the Board with a photo book and he wanted to thank the Board for allowing them be a part of ski jump project in 2020.
  - B. Resolutions and Legislation – Commissioner Kramer
    1. Motion by Commissioner Kramer seconded by Commissioner Stevens to approve Resolution 2023-3 Honoring the Michigan Association of Counties.  
All Ayes, Motion Carried.

**RESOLUTION 2023-3**  
**HONORING the Michigan Association of Counties**

WHEREAS, Michigan's 83 county governments play a central role in the proper delivery of, and oversight for, critical public services for the state's approximately 10 million residents; and  
WHEREAS, Michigan county governments are led by Boards of Commissioners, who are elected from their communities; and  
WHEREAS, the State Association of Supervisors of Michigan was formed by representatives of 16 counties on Feb. 1, 1898, in the Senate chamber of the Michigan State Capitol in Lansing;

and  
WHEREAS, the association's name was changed to the Michigan Association of Counties on July 17, 1969; and

WHEREAS, the Michigan Association of Counties is the oldest association representing local governments in Michigan; and

WHEREAS, 48 of Michigan's 83 counties have had at least one of their commissioners (or supervisors prior to 1968) serve as president of the association's Board of Directors; and

WHEREAS, the association created the Michigan Counties Workers' Compensation Fund in 1979 to help county members provide workplace safety and injury insurance services to its employees; and

WHEREAS, the association created the Michigan Association of Counties Service Corporation in 1986 to partner with service providers to help counties save money on everything from health insurance to telecommunications services; and

WHEREAS, the association hosts two major conferences every year to bring together county leaders for briefings on trending public policy issues and to hear from state newsmakers and others; and

WHEREAS, the association's advocacy work in Lansing and beyond has advanced the interests of county governments and the residents they serve; and

WHEREAS, no fewer than five association presidents have served or are serving in the Michigan Legislature in the 21st century, a testament to the culture of public service inculcated by the association

THEREFORE, BE IT RESOLVED that DICKINSON COUNTY wishes to commend and honor the Michigan Association of Counties on its 125th Anniversary year.

Adopted this 27TH day of February, 2023.

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Henry Wender – Board Chair

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Carol Bronzyk – County Clerk

2. Motion by Commissioner Kramer seconded by Commissioner Stevens to approve Resolution 2023-4 Supporting Dark Store Legislation.  
Commissioner Stevens stated that the dark store issue needs to be settled. Controller Bousley stated that Senator McBroom is trying to close some loopholes on this issue.  
All Ayes, Motion Carried.

**RESOLUTION 2023-4  
SUPPORTING DARK STORE LEGISLATION**

WHEREAS, Representative of Michigan's 38th Senate District, Senator Ed McBroom, seeks to introduce two bills, Senate Bill Numbers 19 and 20, intended to address the method by which the Michigan Tax Tribunal values certain properties, including big box and junior box stores, commonly referred to as the "Dark Store" theory of value; and

WHEREAS, the Tax Tribunal, on numerous occasions, has valued such properties through comparisons to sales of other big box or junior box stores that have "gone dark," i.e., have failed to produce retail sales due to their location in the market; and

WHEREAS, the Tax Tribunal has also valued box stores by comparisons to sales of other box stores that were sold with a private deed restriction in place, which precluded the use of the sold box store for use as a box store; and

WHEREAS, these Tax Tribunal decisions across the state have resulted in artificially reduced values for thriving box stores due to comparisons to stores that either failed or were sold for some other secondary purpose, such as redevelopment for some other commercial use; and

WHEREAS, in Dickinson County the application of the "Dark Store" method has led to the reduction of millage funds for the Library, Senior Citizens, E911, Veterans, Health Department and negatively impacted the County's General Fund balance, leading to reduced funding for County programs; and

WHEREAS, the legislation seeks to remedy these issues by requiring the Tax Tribunal to assure that box stores are valued according to their "highest and best use" by excluding the use of sale comparable sold with private restrictions in place if those restrictions substantially impair the comparable's highest and best use as compared to the property being valued; and

WHEREAS, the legislation seeks to require the use of sale comparable that are adequately comparable to the property being valued.

THEREFORE, the Board of Commissioners of Dickinson County, Michigan, resolves as follows:

1. The Dickinson County Board of Commissioners hereby supports the legislation to be introduced by Senator McBroom, Senate Bill Numbers 19 and 20.
2. Any resolutions that are inconsistent with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

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Henry Wender -Board Chair

\_\_\_\_\_  
Carol Bronzyk – County Clerk

\_\_\_\_\_  
Date

3. Motion by Commissioner Kramer seconded by Commissioner Martin to approve Resolution 2022-12 Amended – FY2021 Deficit Elimination Plan.  
All Ayes, Motion Carried.

**Resolution 2022-12  
Deficit Elimination Plan Amended**

WHEREAS, The Airport Fund has a \$287,354.00 deficit fund balance as of December 31, 2021; and WHEREAS, PA 140 of 1971 requires that a Deficit Elimination Plan be formulated by the local unit of government and filed with the Michigan Department of Treasury; and

NOW THEREFORE, IT IS RESOLVED, The Dickinson County Board of Commissioners adopts the attached as the Airport Fund Deficit Elimination Plan; and

BE IT FURTHER RESOLVED, Dickinson County Board of Commissioners submits the Deficit Elimination Plan to the Michigan Department of Treasury for certification.

Date: 2/27/2023

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Henry Wender-Board Chair

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Carol Bronzyk – Clerk

7. **REPORTS OF STANDING COMMITTEES:**

A. **Finance Committee** – Finance Chairperson Kramer

1. Motion by Commissioner Kramer seconded by Commissioner Stevens to approve the check register from February 9, 2023 to February 23, 2023 in the amount of \$1,025,082.50. Roll Call Vote: Commissioners:

Kramer Aye

Martin Aye

Stevens Aye

Wender Aye

Degenauer Aye

Motion Carried.

- B. **A-95 Review** – Commissioner Kramer-None
- C. **Six County Employment Alliance** – Commissioner Stevens  
Commissioner Stevens stated we need to set an alternate for MI Works, they are having issues with having a quorum. We can set an alternate at the next finance meeting.
- D. **Planning and Zoning Committee** – Commissioner Kramer  
1. Planning Commission meeting agenda of February 23<sup>rd</sup>.  
2. Planning Commission meeting minutes of December 13<sup>th</sup>.
- E. **DHHS / DICSА** – Commissioner Kramer  
1. DICSА meeting minutes of January 12<sup>th</sup>.  
Commissioner Stevens asked about Dolly Cook being marked absent, she has since resigned.
- F. **Dickinson-Iron Health Department** – Commissioner Stevens  
The Iron County Health Dept now has a new location in Crystal Falls.
- G. **Northpointe** – Commissioner Martin  
1. Northpointe Board of Directors Absent Record – Board Meetings 2022.  
2. Northpointe meeting minutes of December 1, 2022.  
3. Northpointe meeting minutes of January 24<sup>th</sup>.
- H. **Pinecrest** – Commissioner Degenauer-None
- I. **Equalization Committee** – Commissioner Degenauer-None
- J. **Building & Supply/Real Estate-Remodeling** – Commissioner Degenauer-None
- K. **Public Safety and Judiciary** – Commissioner Wender  
Sheriff Rutter stated he had several individuals attend the victim services training hosted by the Marquette Sheriffs Dept.
- L. **Parks Committee** – Commissioner Stevens  
1. Motion by Commissioner Stevens seconded by Commissioner Kramer to approve the facility use request from Run Iron Mountain Road & Trail Half Marathon.  
All Ayes, Motion Carried.
- M. **Airport Committee** – Commissioner Wender-None
- N. **Fair Board** – Commissioner Degenauer  
1. Fair Board meeting minutes of February 1, 2022  
2. Fair Board meeting minutes of March 1, 2022.  
3. Fair Board meeting minutes of April 5, 2022.  
4. Fair Board meeting minutes of May 3, 2022.  
5. Fair Board meeting minutes of June 7, 2022.  
6. Fair Board meeting minutes of July 5, 2022.  
7. Fair Board meeting minutes of August 2, 2022.  
8. Fair Board meeting minutes of September 2022.  
9. Fair Board meeting minutes of October 4, 2022.  
10. Fair Board meeting minutes of November 1, 2022.  
11. Fair Board meeting minutes of December 13, 2022.  
12. Fair Board meeting minutes of January 3<sup>rd</sup>.
- O. **Library Board** – Commissioner Martin  
Commissioner Martin stated they are having discussions with the Dickinson Trail Network about a lending snow shoes program at no cost.

- P. **Employee Relations** – Commissioner Degenauer  
1. Motion by Commissioner Degenauer seconded by Commissioner Kramer to approve the Animal Control Officer moving to full-time as of February 27, 2023.  
All Ayes, Motion Carried.

Q. **Dickinson County Road Commission** – Commissioner Wender-None

R. **Construction Code Commission** – Commissioner Degenauer-None

S. **Bay West Advisory Committee** - Commissioner Degenauer-None

T. **Veterans' Affairs Committee** – Commissioner Stevens-None

8. **UNFINISHED BUSINESS & OLD BUSINESS:** Commissioner Kramer -None

9. **PETITIONS AND NEW BUSINESS:** - Commissioner Kramer

A. Motion by Commissioner Kramer seconded by Commissioner Degenauer to make the following appointment.

1. BROWNFIELD AUTHORITY Applicants: Dan Stoltman

Two-partial terms to expire 7/31/2024

Dan Stoltman is appointed to the Brownfield Authority, term to expire 7-31-2024.

All Ayes, Motion Carried.

B. Motion by Commissioner Kramer seconded by Commissioner Stevens to approve a three-year agreement with eCivis in the amount of \$23,275 for year 1, \$15,225 for year 2 and \$15,986 for year 3. Included in the agreement is a "Lack of Appropriation" clause allowing the cancellation of the agreement in year 2 and 3.

Commissioner Stevens wanted to thank Brian for getting these numbers down, and he hopes this works. Commissioner Kramer stated this will work with any department or city/township offices she hopes. Roll Call Vote: Commissioners:

Martin Aye

Stevens Aye

Wender Aye

Degenauer Aye

Kramer Aye Motion Carried.

C. Motion by Commissioner Kramer seconded by Commissioner Stevens to approve setting a public hearing on March 13, 2023 at 6 PM, at the Dickinson County Board of Commissioners meeting in regards to the Brownfield Plan for Pine Mountain. All Ayes, Motion Carried.

10. Motion by Commissioner Kramer seconded by Commissioner Martin to accept the Committee Reports and Correspondence and place on file. All Ayes, Motion Carried.

11. Controller's Report.

Brian stated that Senator Peters office has reached out to us in regards to any federal appropriations needed, he inquired if the elevator at the ski jumps would qualify for this. He was told to apply, so he will be working with Kiwanis on this.

We also need to set a date for the Solid Waste Planning amendment, accepting waste from Menominee County at the Niagara Worldwide landfill in Dickinson County. It has to be set 30 days

out so the quickest he can get it would be for the 1<sup>st</sup> meeting in April. This will be a public hearing. Brian is checking on some issues we have questions on.

The eaves need to be painted at the Courthouse, so he would like to put out an rsp. Commissioner Stevens stated it will have to be scraped as well to get it done correctly.

Brian stated he does have someone in house that is willing to do transports for the MEs office. We are looking for a vehicle now, Commissioner Degenauer stated they have an old ambulance we can probably use.

12. Citizen's Time (Limited to five minutes per person)  
Chairperson Wender opened the floor to Citizens Time and there was no participation.
  
13. Commissioners' Personal Privilege.  
Commissioner Degenauer wanted to address the Board in re the meeting 2 weeks ago where he was chastised about the Fair. He stated it was an former Fair Board member with issues that is spreading false information. He believes we should support each other, he supports all of his fellow Commissioners. He feels he gives his heart and soul for the Fair; he is very upset; they have a working Board and some new members are not able to work. There will be more addressed at Wednesday's meeting.  
Commissioner Kramer wanted to thank everyone for their help out at Lake Antoine this weekend for the KOALA event, Sheriff Dept, Press, Eric the park manager, park staff and all the Volunteers, the list is endless. The Kites have had a very positive response from everyone in this Community. It looks like we will have another beautiful weekend coming up for the Ski jumps.  
Commissioner Wender wanted to thank Commissioner Kramer and the Lake Antoine Park Partners for the all the work and bringing such a successful event to this area.
  
14. Motion by Commissioner Degenauer seconded by Commissioner Martin to adjourn, Subject to the Call of the Chairman at 6:29 PM.

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Henry Wender, Chair

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Carol Bronzyk, County Clerk