

The **special** meeting of the Board of County Road Commissioners of Benzie County was called to order by Chairman Rosa at the Road Commission offices in Honor, Michigan on Tuesday **May 4, 2021** at 9:30 a.m.

Present: Chairman Robert Rosa Vice-Chairman James Bowers  
Member Ted Mick Manager Matt Skeels  
Finance Manager/Clerk Joe Nedow

Guests attending: Gary Sauer, County Commissioner, Sherry Taylor, Benzie Central Schools Superintendent Amiee Erfourth, and Benzie Central Schools – Board of Education members Nicki Brown and Jason Barnard. The public was also invited to attend via telephone conferencing due to COVID concerns.

The purpose of this meeting: scheduled appointment with Benzie Central Schools Superintendent Amiee Erfourth and members of her Board of Education to discuss the possibility of the Road Commission acquiring the Platte River Elementary property;

Also on the agenda: to approve Resolution 21-05 authorizing the Chairman and Manager to sign contract #21-5124 between the Road Commission and the Michigan Department of Transportation for the River Road federal aid road improvement project, and to go into closed session to discuss union labor contract negotiating strategy with the Road Commission's corporate counsel via telephone.

**Public Input:** None.

Appointment: Benzie Central Schools Superintendent Amiee Erfourth – members of the Board of Education:

Erfourth stated the school district had been approached by a few community groups and by one private entity with potential offers to acquire the Platte River Elementary School property. However, none offered \$100,000.00 or more for the property because of the large cost to demolish the existing structure (\$245,800.00) which was more than the value of the vacant land. Also, a recent assessment to rehab the building would cost several million dollars which negated any opportunity for selling the site to a private investor.

Further, Erfourth added that the school district spends approximately \$49,000.00 annually in maintenance and carrying costs to maintain the building, and despite the previous setbacks, there is interest in allowing the property to continue to be used as a community asset and that the Road Commission being adjacent to the site is in need of more space. The Board of Education concluded that it makes sense to pursue transferring the property to the Road Commission as the school district would be able to realize a net savings needed to justify this transfer.

Chairman Rosa asked for clarification as to what the cost would be to the Road Commission, and Erfourth replied that the sale would essentially be for a dollar to be legal. Trustee Jason Barnard asked when the Road Commission would be ready to construct a new facility on the property, Chairman Rosa stated it would be a few years before the Board would move forward on that endeavor. As to the anticipated transfer date, Barnard mentioned that the school district is in the process of working through granting additional right of way to Homestead Township so that they can legally access the property behind the school. As such, the school district is anticipating completing their due diligence by July 1<sup>st</sup> before proceeding with the transfer. The existing preschools still using the building, per Erfourth, would be relocated to another location within the school district next school year.

Further discussion ensued concerning the status of relocating a portion of Henry Road where the new elementary school is to be built.

Commissioners Bower and Rosa stated they would be interested in acquiring the property and would support moving forward with the process.

Motion by Commissioner Bowers supported by Commissioner Rosa to proceed with the process of accepting the transfer of the Platte River Elementary School property to the Benzie County Road Commission for \$1 with the anticipated transfer date to occur after July 1, 2021.

**Items Before the Board:**

***Adopt Resolution 21-05: approve contract with MDOT for River Road-federal aid project:***

Motion by Commissioner Bowers supported by Commissioner Mick to adopt Resolution 21-05 which reads as follows:

**WHEREAS**, the "Project" covers the following improvements, in Benzie County, Michigan, described as follows:

***Hot mix asphalt base crushing, shaping, and resurfacing work along River Road from the Betsie River crossing east to the Benzonia Village limits, including trenching and pavement marking work; and all together with necessary related work, and***

**WHEREAS**, the project, or portion of the project, are being programmed with the United States Department of Transportation, Federal Highway Administration for implementation under the Surface Transportation Program, as well as funds appropriated to the Transportation Economic Development funds, identified as: Control Section STL 1000, Job Number 212346CON, Project Number 21A0456, CFDA Number 20.205 (Highway Research Planning & Construction), Contract No. 21-5124, and

**WHEREAS**, the Michigan Department of Transportation and the Board of County Road Commissioners of the County of Benzie, Michigan have reached an understanding with each other regarding the performance of the project work and have set forth this understanding in the form of a written contract,

**NOW, THEREFORE BE IT RESOLVED**, that the Board of County Road Commissioners of Benzie County enters into an agreement with MDOT for the purpose of fixing the rights and obligations of the parties to undertake and complete the Project and that Chairman Robert Rosa and Manager Matthew Skeels be authorized to sign the contract.

Roll call vote: Mick – aye; Bowers – aye and Rosa – aye. Nays: None. Resolution is hereby adopted.

Confer with Road Commission's corporate counsel-labor contract negotiation strategy:

Motion by Commissioner Bowers supported by Commissioner Rosa to go into closed session so that they can discuss union labor contract negotiating strategy with the Board's legal counsel.

Discussion: None.

Roll call vote: Commissioner Mick – aye; Commissioner Bowers – aye and Commissioner Rosa – aye. Nays: none. – motion is hereby adopted and the Board entered into closed session at 10:01 a.m.

At 12:07 a.m. the Board came out of closed session and Chairman Rosa reconvening the open meeting.

**Public Input:** None.

With no further business to discuss the meeting was adjourned at 12:08 p.m.

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Robert Rosa, Chairman

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Joel Nedow, Clerk