The Marquette County Board of Commissioners met as a Committee of the Whole on Tuesday, June 10, 1997 at 6:00 p.m. in Room 231 of the Henry A. Skewis Annex, Marquette, Michigan.


Chairperson Corkin declared a moment of silence in memory of the Honorable Raymond J. Jason, Retired Circuit Court Judge, who passed away yesterday.

It was moved by Comm. Arsenault, seconded by Comm. Roberts, and unanimously carried by voice vote that the minutes of the Committee of the Whole meeting held on May 27, 1997 be approved.

Chairperson Corkin opened the meeting for public comment. None was forthcoming.

It was moved by Comm. Tuominen, seconded by Comm. Joseph and unanimously carried by voice vote that the agenda be approved with the following late additions: 16a) Resolution from Comm. Roberts regarding the Reuse of the County Airport in Negaunee Township, 19) Engineering Services Agreement for Sawyer Projects with URS Greiner, 20) Kl Sawyer Development, Inc. Housing Project Sublease, 21) Red Fox Woods Phase I Housing Project Lease.

It was moved by Comm. Rapport, seconded by Comm. Arsenault and unanimously carried by voice vote that Claims and Accounts for the period May 23, 1997, through June 5, 1997 in the amount of $4,259,556.80 be approved.

The Committee held a public hearing to consider approval of a project plan and the issuance of the bonds submitted to the Board of Commissioners of the County of Marquette by the Economic Development Corporation of the County of Marquette for Pioneer Laboratories, Inc.

Chairperson Corkin read from the official notice of the public hearing which indicated the project plan deals with the financing of the acquisition, construction, furnishing and equipment of an addition to the existing manufacturing facilities of Pioneer Laboratories, Inc., including the of installation of related machinery and equipment to be owned and operated by Pioneer Laboratories, Inc., a Michigan Corporation. The Pioneer Laboratories facilities at 375 River Park Circle wish to expand with a 13,000 square foot addition to increase their manufacturing capability. The expansion would create an additional 15 jobs and increase Pioneer Lab’s employees from 32 to 47.

The Project Plan proposes the issuance of tax exempt and taxable revenue bonds by the Economic Development Corporation in a maximum aggregate principal amount not to exceed $2.5 million of tax exempt bonds and a maximum aggregate principal amount not to exceed $1.5 million of taxable bonds to assist in financing the project.

Chairperson Corkin read the rules regarding public hearings and opened the meeting for Staff comment. Amy Davis, Bond Counsel with Miller, Canfield, pointed out that the Committee of the Whole has a resolution before them which must be adopted by the County Board. The issuance of the bonds will occur on Wednesday, June 25, 1997. A public hearing must be held to give the public an opportunity to comment on the bond issue. Ms. Davis noted that Larry Mosca, Vice-President of Pioneer Laboratories was also present.

Chairperson Corkin opened the meeting for public comment. None was forthcoming.

Chairperson Corkin closed the public hearing.

It was moved by Comm. Chak, seconded by Comm. Rapport, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board adopt the resolution approving the project plan as submitted by the Economic Development Corporation of the County of Marquette for the Pioneer Laboratories, Inc. at the June 17, 1997 Regular County Board Meeting.

* * * * * *
The Committee considered a resolution from Bob Menard, Superintendent/Engineer, Marquette County Road Commission, regarding the governor’s Build Michigan II Program. James Alderton, former Chair and member of the Road Commission, was present to answer questions regarding the resolution and the Governor’s Build Michigan Program. Under the Governor’s proposal the State would take over all federal dollars dedicated for local maintenance of State roads. This would create a revenue shift of local dollars to the State costing Marquette County $548,669. In fact, this 9% shift in funding would cost 59 out of 83 Counties, and most Townships in Michigan, dollars. Mr. Alderton further reported that 69 Michigan Counties, including Marquette County, have contracts with the State for maintaining State and Federal roads, however, under this proposal the State would bid out these contracts. This would create absolute chaos. The proposal would also require an additional $1.5 million of locally raised revenue for the repair of roads.

Comm. Roberts noted that under Public Act 51 a system was started that has worked. Although its been amended many times, it only needs funding to continue working. The Governor wants to destroy a good plan and start with a new chaotic plan. Comm. Rapport also expressed concern about high volume versus low volume roads. Counties would be responsible for the building and maintenance of low volume roads which may be a problem for many rural counties, especially in the Upper Peninsula.

Chairperson Corkin has spoken with and knows our Upper Peninsula Representatives oppose it. He also believes many Republican Legislators will oppose this plan because it will drastically affect their counties.

Mr. Alderton further pointed out that one week ago there were no bills introduced in the State Legislature regarding our road system, but very recently several bills have been introduced, the idea being that proposed amendments will be debated on the floor and some type of transportation legislation will come out of it.

It was moved by Comm. Seppanen, seconded by Comm. Roberts, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board adopt the resolution opposing the Build Michigan II Program in its present form and urge that the Governor and Legislature work with local units of government to resolve all issues of concern before Build Michigan II is enacted into law.

The Committee considered a land exchange with the Michigan DNR. County Administrator Steve Powers reported that during the negotiations for acquiring State owned lands at KI Sawyer, the DNR requested compensation in the form of a land trade for their forested property. The State land in question is 480 acres lying west of the KI Sawyer runway which would provide a buffer for the existing runway and cross wind runway that might be built in the future. The parcel is not surplus KI Sawyer property nor a condition placed on State owned tax reverted lands. The property is stocked with jackpine and is immediately adjacent to similar County holdings. The State had requested a trade for jackpine in other parts of the County but as an alternative County Staff offered Forest Management Unit 78, which is about 200 acres, and has the Sporely Lake Public Access site on it. The State has agreed to accept this alternative. The value of FMU 78 is $116,420. The current value of timber on the DNR land is $43,824 with future estimated value at $300,605.

Comm. Bergdahl contended that this a good trade for Marquette County.

Comm. Cihak noted that in acquiring these 480 acres the County should not rule out a shorter access from the north and east to the terminal building.

It was moved by Comm. Bergdahl, seconded by Comm. Roberts, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the land exchange with the Michigan DNR and authorize the Chair to execute a deed conveying Forest Management Unit 78.

* * * * *
The Committee considered the Airport Awareness Grant Contract Agreement. Hal Pawley, Airport Manager, was present and explained that the Michigan Bureau of Aeronautics has confirmed that we received a $15,000 grant for the Airport Awareness Program. The local match of $1,667 is included in the Airport’s FY 1997 budget. Action required is to adopt the resolution, have the Chairperson execute the Contract Agreement and the Clerk certify the resolution.

It was moved by Comm. Seppanen, seconded by Comm. Arsenault, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board adopt the resolution approving the execution of a Contract by the Board Chair with the Michigan Department of Transportation for the Michigan Air Service Grant Program for the Marquette County Airport.

* * * * * *

The Committee considered the Heavy Rescue Vehicle Purchase Contract with 3-D Manufacturing. Steve Powers, County Administrator, noted that there is $181,142 available in CIP Funds from two sources, the vehicle purchase and the emergency breathing apparatus project. The cost of the vehicle is $176,386 which means the Contract would be approximately $5,000 under budget. Administrator Powers noted that 3-D Manufacturing is willing to pass along a $2,000 rebate to Marquette County if we opt to pay for the vehicle chassis when it arrives at 3-D Manufacturing. He recommends against prepaying the vehicle. By holding on to these funds the interest earned compared to the rebate will be a wash, also it is the only leverage we have against the manufacturer.

Michael Zorza, Emergency Program Manager, was present to answer questions and provide a history of the Heavy Rescue Vehicle Project. He showed a preliminary sketch of the vehicle but the final CAD diagram will not be available until after the County executes the Contract. The rescue vehicle is not designed to carry patients but only crew and equipment. It does not provide duplicate services offered by ambulance services but rather it will compliment services. Our present vehicle is 20 years old and normally there is a 10-15 year life span for such vehicles.

Chairperson Corkin noted that the importance of the Heavy Rescue Vehicle is well documented with police and the medical community. The County Board has been considering the purchase of a rescue vehicle for several years during the budget process and their efforts will soon show results.

It was moved by Comm. Rapport, seconded by Comm. Arsenault, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the purchase contract for the Heavy Rescue Vehicle contingent upon insurance and legal review.

* * * * * *

The Committee considered a Contract for Police Services with Marquette Charter Township and the Marquette County Sheriff’s Department. The contract payments from Marquette Township of $82,526 averages to $28.34 per hour which is equal to the 1997 budgeted expenditure for this service. The activity requires 1.4 full FTE road patrol deputies based upon the County’s actual cost of providing patrol services and depreciation of vehicles. The contract terms are from January to December 31, 1997, same as the 1996 contract.

The Contract has been given legal and insurance review and Administrator Powers recommends its approval.

It was moved by Comm. Comm. Seppanen, seconded by Comm. Rapport, and unanimous carried by voice vote, that the Committee of the Whole recommend the County Board approve the Contract for Police Services between the Charter Township of Marquette and the Marquette County Sheriff’s Department.

* * * * * *

The Committee considered a Impaired Driving Countermeasure Grant Agreement from the Michigan Public Health Institute. County Administrator Steve Powers explained that the Grant amount is for $15,697 of which the County will receive $1,000 to administer the grant and coordinate the countermeasure activities. The grant is not included in the 1997 budget and a budget amendment is necessary. The grant period is from June 17 to September 30, 1997. Administrator Powers noted that the $1,000 to administer the grant will not completely cover costs but it will help. Much of the cost in implementing countermeasures for impaired driving are already occurring and ongoing.
Comm. Rapport noted that as a speech pathologist at MGH she often sees the results of drinking and driving and wholeheartedly supports the Impaired Driving Countermeasures, as proposed by this grant agreement.

Comm. Cihak also noted that one of the objectives of the grant was to reduce alcohol related crashes by 2%. 
He would like further information as to where this 2% figure came from.

Bruce Mahler, Undersheriff, was present and explained that grant funding contracts from the Office of Highway Safety Planning are not negotiable.

It was moved by Comm. Rapport, seconded by Comm. Arsenault, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the Impaired Driving Countermeasures Grant Agreement.

* * * * * *

The Committee considered a 1996 Report on 12 Implementation Guidelines for the Sustainable Forest Initiative (SFI) on Mead Lands in Michigan submitted by Karin Van Dyke, Manager, Community Relations, Mead Corporation.

Chairperson Corkin reported that Mead held a public hearing regarding the Sustainable Forestry Initiative. 97% of all Mead lands have been reforested and Mead only works with local loggers who support reforestation efforts.

It was moved by Comm. Seppana, seconded by Comm. Arsenault and unanimously carried by voice vote to place the communication on file.

* * * * * *

The Committee considered a Status Update on Education, Training and Investment Fund Projects in a memo from Peter Cambier, Northern Initiatives. The report provided the status on five projects through various Upper Peninsula Colleges which provide training and education in conjunction with various manufacturers.

County Administrator Steve Powers noted that ETIF Funds are a potential funding source for AMR training.

Chairperson Corkin suggested that the County Board send a request to Peter Cambier to set aside $200,000 for AMR training.

It was moved by Comm. Bergdahl, seconded by Comm. Arsenault, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board send a request to Peter Cambier, Northern Initiatives, that $200,000 be set aside in the Education, Training, and Investment Fund for AMR training.

* * * * * *

County Administrator Steve Powers reported on the EDC audit.

It was moved by Comm. Arsenault, seconded by Comm. Seppana and unanimously carried by voice vote to place the EDC Audit on the agenda for the next Committee of the Whole meeting on June 24, 1997.

* * * * * *

The Committee considered a memo from Ron Koshorek, Resource Management Director, regarding the Neguane Township Airport reuse. Mr. Koshorek was present and explained that the County Board at its March 4th meeting directed that the Marquette County Airport be put out for bid for private sector redevelopment. The process must begin with the drafting of a request for proposals for productive reuse when the Airport moves to KI Sawyer.

Mr. Koshorek proposed the steps and time line to be followed beginning in July, 1997 through the final transfer of ownership in October of 1998. He further suggested that the core working group or committee consist of the Airport Manager, Planning Staff, the Neguane Township Supervisor, and EDC Staff. He thought it wise to keep the group to five or at the most six individuals.

Comm. Cihak requested to be a member of the County Airport Reuse Committee when it is appointed.
BOARD OF COMMISSIONERS COUNTY OF MARQUETTE JUNE 10, 1997

It was moved by Comm. Roberts, seconded by Comm. Arsenault, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the plan and timeline recommended by Planning Staff for the redevelopment of the Marquette County Airport in Negaunee Township.

* * * * *

The Committee considered a resolution regarding the Airport in Negaunee Township from Comm. Roberts. The resolution calls for the development of a well defined, documented, urban plan for the land located in Negaunee Township with representatives of the Marquette County EDC, the KI Sawyer EDC, and Negaunee Township developing and implementing the plan.

Comm. Rapport questioned, in view of the resolution passed at the last Board meeting, why this one was also necessary? Comm. Roberts explained that this resolution formalizes what he began in the previous resolution and puts in sequence what we are trying to accomplish. Also, the three Townships that comprise KI Sawyer Air Force Base are contiguous to Negaunee Township and spirit of cooperation must exist between these Townships for the redevelopment of KI Sawyer and the Negaunee Township Airport.

Comm. Cihak contended that the approving of a plan and timeline for RFP’s to redevelop the Negaunee Township Airport is appropriate, we do not want to forget about Negaunee Township, however this resolution is redundant and should be withdrawn.

It was moved by Comm. Roberts, seconded by Comm. Arsenault, and carried by voice vote 6 Ayes (Comm. Roberts, Arsenault, Joseph, Seppanen, Tuominen, and Corkin) to 4 Nays (Comm. Angeli, Bergdahl, Cihak, and Rapport), that the Committee of the Whole recommend the County Board adopt the Negaunee Township Airport Resolution.

* * * * *

County Administrator Steve Powers reported that the EDA has given notice to proceed on the renovation of Building No. 664 for AMR. Mr. Powers thanked U.S. Senator Levin, the EDA, and County Staff for their work on this project.

* * * * *

The Committee considered the Marquette County Strategic Plan. Steve Powers, County Administrator, distributed an additional page to the Strategic Plan which provides for jail expansion to be included in the Marquette County Strategic Plan. He suggested that it not be an additional goal statement but rather be placed under the goal regarding mandated services.

Rita Hodgins, Strategic Planning Facilitator, was present and commended the County Board on their diligent work on the plan and opening the process for public comment. When the County Board meets in a year to reevaluate the Strategic Plan, she hopes that another session for public input will be included. It has been her experience that many citizens, may feel close to their Township or City, but feel somewhat disconnected to County government.

Ms. Hodgins just received a copy of the Strategic Plan with the strategic actions included for the various goal statements. She requested that the County Board allow her to format the Strategic Plan for Commissioners with the same essence. The strategic actions for the various goals were written by different authors. It would be much better if the Strategic Plan utilized the same format and language throughout.

It was moved by Comm. Seppanen, seconded by Comm. Arsenault, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board authorize Rita Hodgins, Strategic Planning Facilitator, to format the Strategic Plan for their consideration at the next County Board meeting.

* * * * *

The Committee considered the Engineering Services Agreement for Sawyer Aviation Projects. Airport improvement program funding has been programmed for the following projects at Sawyer: 1) Relocate runway lights to the edge of the 150’ wide runway, 2) Replace non-frangible runway approach lighting to comply with civil aviation requirements, 3) Install security fencing around airfield and 4) Replace airfield signage and markings with ones complying with civil aviation standards.
Hal Pawley, Airport Manager, pointed out that these projects are necessary for the relocation of the Airport to KI Sawyer and it is necessary to proceed with engineering design immediately so these projects and be awarded and the work started this year. County Administrator Steve Powers reported that this a routine agreement, the same type contract was previously approved with URS Greiner for Sawyer aviation projects. Mr. Pawley further explained that the service agreements are required because of different funding sources. This Engineering Service Agreement is funded by the FAA. The last one the County Board considered was funded by the EDA.

It was moved by Comm. Arsenault, seconded by Comm. Roberts, and carried by voice vote 9 Ayes to 1 Nay (Comm. Cihak), that the Committee of the Whole recommend the County Board approve of the Engineering Services Agreement for Sawyer aviation projects with URS Greiner at a price of $39,000.

The Committee considered the KI Sawyer Development, Inc. Housing Project Sublease. Comm. Arsenault, Chairperson of the KI Sawyer Economic Development Committee, noted that some basic lease language is now in place. The KISEDc reviewed this project and recommends its approval. The intended use of this property is to resell to owner/occupants. Monthly revenue, until such time as a conveyance may occur, will be $1,168. The sublease requires security deposits and other assurances on items such as taxes, utilities, etc. The risks and responsibilities incurred by the County of Marquette in the Prime Lease will be passed through to the developer in the sublease. Occupancy is intended to begin immediately.

It was moved by Comm. Arsenault, seconded by Comm. Roberts, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the sublease for the KI Sawyer Development, Inc. Housing Project and authorize the Chairperson to execute the Agreement on behalf of the Board, contingent upon insurance review.

The Committee considered the Red Fox Properties, Inc. dba, Red Fox Woods for Phase 1 of the Housing Project. Comm. Arsenault, Chairperson of the KISEDc noted that they recommend approval of this project. This is the first of several successive phases which includes 14 duplex units and six relocatable units intended to be used for short term lodging and rental. Monthly revenue will be $880 per month. The sublease requires a security deposit and other assurances such as taxes, utilities, etc. All risks and responsibilities incurred by the County of Marquette in the Prime Lease have been passed through to the developer in the Sublease. Occupancies intend to begin immediately.

Comm. Cihak questioned the ownership connection of Red Fox Properties and Red Fox Woods and was under the understanding that some utility bills were outstanding. He suggested the County Board hold off on this sublease until the matter is resolved. Tom Rumora, KI Sawyer Development Director, will check into the matter.

It was moved by Comm. Arsenault, seconded by Comm. Rapport, and carried by voice vote 9 Ayes to 1 Nay (Comm. Cihak), that the Committee of the Whole recommend the County Board approve of the Red Fox Properties, Inc., dba Red Fox Woods Phase I Housing Project, contingent upon insurance review.

Comm. Arsenault, who is also Chair of the KI Sawyer Economic Development Committee, asked Commissioners if there is a continuing need to bring all leases to the County Board for their review and consideration? KISEDc has been developing some boilerplate language on the leases which include language regarding contracts, security deposits and indemnification. All that may be required is to fill in the blanks.

Comm. Bergdahl felt that Chairperson Corkin and the County Board has appointed good people to the KI Sawyer Economic Development Committee and we have excellent County Staff. Unless there are extenuating circumstances, he would like to see the KISEDc approve leases.
Comm. Seppanen agreed. He too trusts the KISED C to do the work they are supposed to do and thought the County Board should only have to consider leases when a liability issue is a stake.

Comm. Angeli concurred, however, wanted to make sure that Commissioners were still provided all the information. The County Board must be kept up to date.

Harley Andrews, Civil Counsel, recommended that as a matter of law and policy, it is not a viable alternative for the County Board to allow another Committee to bind the County in any way. The County Board has the vested authority by law to enter into contracts and leases. Also, given the makeup of the KISED C Board, with four County Board Members and three Townships, a situation could arise in where the three Townships and one Commissioner could bind the County. Although much of the language in the subleases could be considered boilerplate, so far each lease has had a slightly different twist. The KISED C has done a very thorough and excellent job in reviewing these leases but Mr. Andrews cautions in assuming that it is just a matter of filling in the blanks.

Harley Andrews recommended that the leases continue to come to the County Board. This is not to say that the Committee function is wasted. They have done an excellent job and should continue to review the leases and lighten the load of the County Board. If the Committee did not do this work it would take the County Board a much longer to approve leases.

County Administrator Steve Powers pointed out one of the goals in forming the KISED C was to provide an expedient review of subleases (not conveyances) within a 90 day period. The subleases are not just a function of risks but also of timeline. They must be approved expeditiously or some will be returned.

Comm. Rapport suggested that if the KISED C does the work and provide an executive summary, this process should work well. The time frame to move forward should be served well.

Chairperson Corkin commended the Committee for their prompt review of leases.

Chairperson Corkin opened the meeting for public comment.

Patty Stevens, KI Sawyer Development, Inc., thanked the County Board for the support of their housing project. She also voiced concern about a snowmobile trail that surrounds KI Sawyer. (Chairperson Corkin noted that the snowmobile trail issue will be taken up at next Monday’s KISED C meeting.)

Chuck Prusi, Negaunee Township Supervisor, indicated that Negaunee Township would like to see Comm. Cihak on the Committee overseeing the reuse of the County Airport in Negaunee Township. He would also like to see Comm. Corkin in that Committee.

Mr. Prusi also noted that the Lake Superior Jobs Coalition’s proposals for reuse of KI Sawyer may be appropriate, however, their proposals for the present County Airport are diametrically opposed by Negaunee Township.

There being no further public comment, Chairperson Corkin closed this portion of the meeting.

COMMISSIONER COMMENTS, STAFF COMMENTS, AND ANNOUNCEMENTS

Comm. Bergdahl, Road Commission Liaison, noted that an order was received by the Road Commission to stop all repairs on federal and state roads because there is no more funding. As it stands right now, the County Road Commission can only work on County Roads. If the citizens have concerns regarding this matter call the MDOT Office in Crystal Falls.

Chairperson Corkin reported that MACASU, Inc. has provided a copy of the 21 covenants to keep their housing projects in good repair. A copy of the covenants are available in the Commissioner’s mail room.

There being no further business, the meeting was adjourned at 7:44 P.M.

Respectfully Submitted,

[Signature]

David J. Roberts
Marquette County Clerk
MARQUETTE COUNTY BOARD OF COMMISSIONERS
COMMITTEE OF THE WHOLE
Tuesday, June 10, 1997, 6:00 p.m.
Room 231, Henry A. Skewis Annex, Marquette, MI 49855

1. ROLL CALL.
3. PUBLIC COMMENT.
4. APPROVAL OF THE AGENDA.
5. Review of Claims and Accounts.
6. PUBLIC HEARING: To Consider Approval of a Project Plan and Issuance of Bonds for the Pioneer Laboratories, Inc. Project.

7. Revenue Analysis for Marquette County of the Governor's Build Michigan II.
8. County Land Exchange with the Michigan DNR.
9. Airport Awareness Grant Contract Agreement.
11. Contract for Police Services with Marquette Township.
12. Impaired Driving Countermeasures Grant Agreement.
16. Update on Marquette County Airport Reuse (no packet materials).
17. Update on KI Sawyer (no packet materials).
18. Strategic Plan (materials previously distributed).

20. R E G S S s i e n u t s G r e a n s M e a l o p r o j e c t S a w y e r

21. R A d d F o x W o r k s P r o j e c t I t t i c n g P r o j e c t ( s t i d p r i c e )

22. PUBLIC COMMENT.
23. ANNOUNCEMENTS.
24. ADJOURNMENT.