The Marquette County Board of Commissioners met in Special Session on Tuesday, July 29, 1997 at 6:30 p.m. in Room 231 of the Henry A. Skewis Annex, Marquette, Michigan.


A Salute to the Flag was given followed by the Pledge of Allegiance.

There were no minutes to approve.

Chairperson Corkin opened the meeting for public comment.

Arne Sirtola, Ewing Township Supervisor, was present to address the County Board regarding the ongoing road problems in Ewing Township. Mr. Sirtola explained that there is no direct route from Ewing Township back into Marquette County. The Marquette County Road Commission is currently upgrading a 3.5 mile section of road in Ewing Township. Any road maintenance by the Marquette County Road Commission in Ewing Township results in added traffic on Maple Ridge Township roads in Delta County. He feels the focus of the Marquette County Board of Commissioners appears to be on K.I.Sawyer and all other areas of the County, with no attention paid to Ewing Township.

Lloyd Bushong, Pentecost Construction, asked to speak to item 10b), Committee of the Whole recommendation to award the Heating Conversion Bid to Pentecost Construction for various Buildings at K.I.Sawyer. Pentecost Construction Company is the low bidder on the project. Mr. Bushong understands there is a great deal of concern regarding the overall cost of the project as compared to what was originally estimated by the engineering firm, but it was beyond the control of Pentecost Construction due to the bid specifications. However, after the contract is awarded there is opportunity for cost savings.

Bob Weber, President of Industrial Piping, the second low bidder on the heat conversion project at Sawyer, explained that he accepts the fact that Industrial Piping is the second low bidder based on the specifications, however, Industrial Piping was asked after the bid for more detailed information about the equipment that they offered in the voluntary alternates. He requests the County Board consider the proposal sent to them. If the County Board decides to negotiate based on the voluntary alternates Mr. Weber feels Industrial Piping should be given an opportunity to give a price based on those items.

Patty Stevens, K.I.Sawyer Development Inc., expressed her support for the conversion project, but suggested that the County Board not do the entire project at this time. It is very busy for all contractors in the summer, and they tend to put in bids higher at this time of year.

Warren Vonck, with Dressler Mechanical, one of Pentecost Construction sub-contractors, re-emphasized Mr. Bushong's statement earlier regarding savings that can be passed on to the County based upon the successful award of the bid to Pentecost Construction.

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

It was moved by Comm. Seppanen, seconded by Comm. Roberts, and unanimously carried by voice vote that the agenda be approved as presented.
ACTION ITEMS

10a) It was moved by Comm. Seppanen, seconded by Comm. Arsenault, and unanimously carried by voice vote to approve the Committee of the Whole recommendation regarding the Prime Lease between Marquette County and the United States Air Force and the Sublease between Marquette County and the Marquette County Road Commission for certain property located at the former K.I.Sawyer Air Force Base.

10b) The County Board considered a Committee of the Whole recommendation to award the Heating Conversion bid to Pentecost Construction for various buildings at K.I.Sawyer.

Steve Powers, County Administrator, briefly explained his memo summarizing the two issues the Committee of the Whole asked staff to review. One being the engineers estimate compared to the bid amount, and the second, cost reduction possibilities. The primary reason the estimate was significantly lower than the bid is that the estimate was provided before design work was completed. Mr. Powers stated that in his opinion it is important to consider whether the bids received are fair and acceptable, he feels they are. Mr. Powers further explained that County staff and Sundberg Carlson will review and negotiate cost reductions with the low bidder. One possibility is to slow the project down after we start converting the occupied buildings at the base.

The question of voluntary alternates and negotiating for cost reductions is a question of process. Mr. Powers recommends the Board follow the County process which is to award the bid to the lowest bidder and then staff will negotiate and work with that contractor for cost reductions.

Chairperson Corkin briefly reminded Commissioners that the K.I.Sawyer Conversion Authority spent $475,000 converting 8 buildings. He feels the bids are not out of line.

Jack Korpi, Sundberg Carlson, explained that Sundberg Carlson is working in conjunction with Cummins & Barnard of Ann Arbor, Michigan, to design this project. Cummins & Barnard is a larger firm and has the horsepower to do this job. The reason for the cost estimate discrepancy is that it was done prior to any design work being done.

Commissioners engaged in a discussion with Mr. Korpi and Staff regarding the possibility of various cost reductions.

Comm. Joseph asked for an explanation regarding voluntary reductions. He stated that he will vote no on the proposal strictly because there have been so many changes. He wonders if, when the project is finished, the County has a engineered plant or heating facility that we really want. He explained that Mr. Korpi stated that this is the system that they developed and they felt was right, and now because we are concerned with dollars and cutting costs, the efficiency level could be effected. Comm. Joseph feels the project should be rebid.

Mr. Powers explained that in his opinion other possible cost reductions and probably those that would result in a greater savings is to slow down the pace of the project, then we might be more likely to have lower bids. We are under tremendous pressure for this group of occupied buildings, but after these are done we won’t be so driven. The deadline is September 30, 1997.

It was moved by Comm. Arsenault, seconded by Comm. Bergdahl, and carried 8 ayes to 1 nay (Comm. Joseph), that the County Board approve the Committee of the Whole recommendation to award the heating conversion bid to Pentecost Construction and authorize a contract for an amount not to exceed $482,000, funds for conversion to be provided by the Air Force Base Conversion Agency.

10c) It was moved by Comm. Arsenault, seconded by Comm. Seppanen, and unanimously carried by voice vote to approve the Committee of the Whole recommendation amending the County Board Rules of Order by adding Section IV-15 Scheduling Special Meetings.
BOARD OF COMMISSIONERS  COUNTY OF MARQUETTE  JULY 29, 1997

Proposed Section IV-15

Special Meetings

IV-15. SPECIAL MEETINGS

IV-15.1 Pursuant to MCL 46.10, as amended, a Special Meeting of the Board shall be held only when requested by at least one-third (1/3) of the members of the Board. Such request shall be in writing, shall be addressed to the County Clerk, and shall specify the time, date, place, and purpose of the meeting.

IV-15.2 Upon receipt of such a request, the County Clerk shall schedule the requested Special Meeting, and shall prepare a written Notice of the scheduled Special Meeting which shall contain, at a minimum, the time, date, place, and purpose of the scheduled Special Meeting.

IV-15.3 The Clerk shall thereupon cause Notice of the scheduled Special Meeting to be given to each of the Commissioners not less than twenty-four (24) hours prior to the scheduled Special Meeting, by any of the following methods:

a. by causing a copy of the written Notice to be delivered personally to the Commissioners; or,

b. by causing a copy of the written Notice to be left at the residence of the Commissioner; or,

c. verbally, either in person or by telephone, at which time the written Notice shall be read to the Commissioners verbatim. If this method of notice is used, the verbal notice shall be given only to a Commissioner personally, and a message left with another person, or on a telephone answering device, shall not be considered sufficient notice for purposes of this Section.

The Clerk shall cause to be made, contemporaneously with the delivery of such Notice, a record indicating the method, location, date and time that such Notice was provided to each Commissioner, and, if by telephone, the number at which such Commissioner was reached.

IV-15.4 Timely Notice given to any Commissioner by any of the methods above described shall be deemed to be sufficient notice to such Commissioner, whether or not actually received by such Commissioner.

IV-15.5 Notwithstanding these Notice requirements, a Commissioner may, but is not required to, waive the requirement of timely Notice of a Special Meeting, provided that such waiver is made on the record, at the commencement of the meeting.

Chairperson Corkin opened the meeting for public comment, none was forthcoming.

COMMISSIONERS COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS

Steve Powers, County Administrator, announced that Randell Girard, Human Resources Director, has accepted a job with the Marquette Public School District. His last day will be August 27, 1997.

There being no further business the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Connie M. Branam
Deputy County Clerk
MARQUETTE COUNTY BOARD OF COMMISSIONERS
Special Meeting, Tuesday, July 29, 1997 at 6:30 p.m.
Room 231, Henry A. Skewis Annex
Marquette, Michigan 49855

1. ROLL CALL.
2. SALUTE TO THE FLAG AND PLEDGE OF ALLEGIANCE.
3. APPROVAL OF THE MINUTES: None.
4. PROCLAMATIONS, PRESENTATIONS AND AWARDS.
5. PUBLIC COMMENT. (time limit 20 minutes total)
6. APPROVAL OF THE AGENDA.
7. PUBLIC HEARINGS.
8. PRIVILEGED COMMENT:
9. INFORMATIONAL ITEMS: None
10. ACTION ITEMS:
    a. Committee of the Whole Recommendation regarding Prime Lease between Marquette County and the United States Air Force and the Sublease between Marquette County and the Marquette County Road Commission for certain property located at the former KI Sawyer Air Base.
    b. Committee of the Whole Recommendation to Award the Heating Conversion Bid to Pentecost Construction for Various Buildings at KI Sawyer.
    c. Committee of the Whole Recommendation for an Amendment to the Rules of Order regarding Special Meetings.
11. LATE ADDITIONS:
    a.
    b.
    c.
12. PUBLIC COMMENT. (time limit 20 minutes total)
13. COMMISSIONERS COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS.
14. ADJOURNMENT.