The Committee considered a proposed Contract with Ameritech for Central Dispatch Telephone System Maintenance. Harley Andrews, Civil Counsel, had reviewed the proposed contract and expressed concern about Ameritech’s liability to the County under the indemnification provisions, however, the Contract was drafted by Ameritech and will not be changed.

Civil Counsel Andrews, in further discussion with Lt. Joe Van Oosterhout, MSP, learned that Ameritech is experienced and highly qualified to do the work and it would be a mistake to use a different vendor, or several vendors, other than Ameritech based upon past experience. Civil Counsel Andrews is not nearly concerned about the liability as was indicated in his memo.

It was moved by Comm. Seppanen, seconded by Comm. Cihak, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve the Contract with Ameritech for Central Dispatch Telephone System Maintenance for $5,200 per year.

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The Committee considered a request from Ron Koshorek, Resource Management Director, to subordinate the home mortgage of Ms. Pattie Koepp, 242 Allen Street, Marquette. Mr. Koshorek was present and explained that the 1983 mortgage is security for a deferred loan made to her through the County Housing Redevelopment Program. Ms. Koepp wishes to refinance her home while taking out some equity in the process. She does not wish to borrow funds to pay the County’s mortgage off. MFC First National, as the lending institution, is requesting that the County subordinate its mortgage when refinancing takes place.

Mr. Koshorek believes there is enough equity in the home to cover the mortgage subordination. Marquette County is in the second position now but the refinancing would put us in the first place. The MFC First National Bank is requesting that we go back into second place. Marquette County has honored similar requests in the past however the Board has the option not to subordinate if they so choose.

It was moved by Comm. Roberts, seconded by Comm. Arenault, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve the request to subordinate home mortgage for Ms. Pattie Koepp, 242 Allen Street, Marquette.

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The Committee considered a recommendation from Steve Powers, County Administrator, regarding Economic Development Corporation funding. Mr. Powers anticipates the agreement with the Lake Superior Community Partnership to be ready for Board consideration by the end of January or the beginning of February. The County has budgeted $83,000 for economic development purposes for 1998 and funding the present EDC on a monthly basis would cost $6,900 per month. These funds would reduce the amount being transferred to the Lake Superior Community Partnership when a contract is finalized which should be in the next one to two months.

It was moved by Comm. Tuominen, seconded by Comm. Roberts, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board fund the Economic Development Corporation on a monthly basis and only if the EDC does not have other sources of funds.

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John Fallon, JBF and Associates, was present to provide an overview and some preliminary conclusions regarding the current Airport Lease. Mr. Fallon noted that he is presently under contract to develop a marketing program to find buyers for the reuse of the current Airport. He is currently two weeks into the project and is here in Marquette County to do a survey of the present Airport. The move is now expected to occur in the Summer of 1999. The delay may not be good in that it creates some additional cost for the County, but any major buyer for the 700+ acres would be considering such a purchase a year or more in advance anyway.
Mr. Fallon outlined the four tasks that he has been hired to do: First, prepare solicitations or RFPC’s. The site must be examined and inventoried noting the positive aspects and any liabilities. Does the site need improvements or will it be sold as is? Second, the solicitation of RFP’s must be given the widest distribution to prospective buyers. We must determine how soon a RFP is released before the Airport becomes free. Third, we must assess the bid proposals, and Fourth, recommend a sale process.

Mr. Fallon noted that his formal report is due on June 30, 1998 but that was predicated on the Airport moving this year. The extra 12 months wait will not hurt because major buyers take that much time anyway but he will continue with the present schedule for RFP’s.

Mr. Fallon outlined some preliminary conclusions regarding the reuse of the current Airport. He concurs with the previous Greiner Study that no aviation uses be considered for the present Airport. This does not preclude a private major buyer to continue operating a private Airport, however, the County and the FAA will not financially support two Airports, and for various reasons commercial airlines would not be able to land at a private Airport. The previous DC-9’s that landed and took off at the Marquette County Airport did so with a minimum load.

Another preliminary conclusion is that the County cannot divide the present Airport into small parcels with long term leases. It has not been decided yet if the Airport will be sold in one large piece to one major buyer or divided into several pieces but the County Board must have control over the land and property at the Airport in order to remain flexible.

Chairperson Corkin thanked John Fallon for his overview and preliminary report.

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The Committee considered a recommendation from Steve Powers, County Administrator, that the County Board adopt a Resolution rescinding the Airport Board’s power to lease or rent property at the current Marquette County Airport. Administrator Powers noted that John Fallon of JBF and Associates provided an overview and some preliminary conclusions regarding the reuse of the current Marquette County Airport. One of those preliminary conclusions is that Marquette County, to the extent possible, should have control over the real and personal property at the County Airport. By consolidating the decision making structure regarding the current Airport it would insure consistency with County Board decisions to relocate the Airport and to maximize the reuse potential of the current Airport site. The present Airport Board is responsible for leasing and renting real property, buildings, and personal property.

Civil Counsel Harley Andrews noted that should the County Board approve a resolution rescinding the Airport Board’s authority to lease property then the County Board would control the leases after Board approval. The County provided the Airport Board with the authority to grant leases and has the ability to rescind that authority. There is a particular case where a tenant owes 5-6 months back rent to the Airport and approximately $30,000 in personal property taxes. These conditions have violated the terms of the lease and the process of termination is underway.

It was moved by Comm. Rapport, seconded by Comm. Seppanen, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board adopt a Resolution limiting the Airport Board’s power at the present County Airport by having leases, concession agreements, and rental agreements subject to the approval of the County Board.

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Chairperson Corkin declared a recess of the Committee of the Whole to hold a Special County Board meeting at 7:00 P.M.

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7:13 P.M. the Committee of the Whole came back into open session.
The Committee considered a Sublease for PICO for Building 642 (bowling alley) at KI Sawyer. Comm. Arsenault, Chairperson of the KISEDC, noted that PICO wants assurances that the reconstruction of Building 642 for their engineering facility will proceed quickly and are willing to sign a sublease before they receive CDBG funds. In fact, this commitment will help the State in providing CDBG funds.

Comm. Arsenault distributed the following details on the PICO Project: The building is 18,600 square feet. The first year the lease rate will be 50 cents per square foot or $9,300, which will increase by 10 cents per square foot for the next four years to a total of 90 cents per square foot or $16,740. Total lease monies paid $65,100 with final purchase price of $50,000. PICO will pay a $5,000 security deposit.

The CDBG requirements call for 1 job per 1,000 square feet, however, PICO will provide up to 80 jobs the first year, and can fit up to 175 employees in Building 642 in future years. These are jobs which can support families and pay an average of $16 per hour.

Civil Counsel Harley Andrews indicated he can prepare a sublease draft in a couple of days, but will also need to prepare documents for the present tenant to surrender its lease. The Prime Lease is extended to the County by AFBCA to the year 2001, however, the County should have title to the building within 2 years.

Comm. Cihak questioned who owns the bowling lanes and equipment? Comm. Cihak visited KI Sawyer and looked at several other buildings of the same approximate size as the bowling alley. He understands that the time frame of PICO is such that they need immediate occupancy because the County already has the Prime Lease but thought that other buildings should have been marketed six months ago. The loss of the bowling alley will be strongly felt by the Sawyer community.

Comm. Arsenault further pointed out that PICO has also been considering a potential facility in Mexico, so timing is critical because we are in strong competition. The other buildings had inside walls whereas the bowling alley has open space.

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 the Sublease with Progress Tool and Industries Company for Building No. 642 at KI Sawyer.

Commissioner Cihak, Chairperson of the Committee to consider the feasibility of relocating the Bowling Lanes at Sawyer, gave a report. Comm. Cihak toured the lanes and was very impressed with the facility. He noted several other buildings nearby that were approximately the same size and expressed disappointment that the time table won’t accommodate Progressive Tool and Industries Co. in another building. Comm. Cihak suggested that the Sawyer community be involved earlier in the future. There is no question that the Bowling Alley must give way to such a project as PICO but Comm. Cihak felt once again that the County has been held hostage.

Chairperson Corkin noted the proper word is not “hostage” but rather “competition.”

Comm. Roberts contended that being a County Commissioner does not mean he can require businessmen to operate and lose money.

Comm. Rapport thought that the Ad Hoc Committee chaired by Comm. Cihak was to look at the possible relocation of the Bowling Lanes at Sawyer.

Comm. Cihak further explained that the relocation of the Bowling Lanes is not feasible, someone would have to broker the lanes, however, he noted that a recent report indicated Red Fox Lanes would make a profit in 1998.

COMMISSIONER COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS

Comm. Corkin requested that any Commissioners interested in attending the Michigan Association of Counties Legislative Conference contact Karla Hardy, Administrative Aide.
Comm. Bergdahl recently attended a conference of County Fair Boards in Lower Michigan. About 50 County Commissioners were in attendance and had good comments about the MACC Conference held in Marquette. They generally said it was the best one they ever attended.

Administrator Steve Powers reported that the new telephone system project is on schedule and should be in place by March 1, 1998.

Administrator Powers also reported that by March 1, 1998 he should have a recommendation to the County Board regarding the Rye Job Classification and Compensation Study.

Chairperson Corkin opened the meeting for public comment.

Patty Stevens, 1350 N. Vandenboom, Marquette, regarding the relocation of the Bowling Alley. She spoke to Paul Hemmila and he indicated that the Air Force owned the Bowling Lanes and pin setters, also there may be funds generated by the sale of the lanes and the pin setters, perhaps as much as $40,000. She suggested that Comm. Cihak's Ad Hoc Committee oversee those funds to be used for other recreational activities at Sawyer.

(Chairperson Corkin pointed out that Paul Hemmila's boss from the AFBCA says remove the bowling lanes.)

Ms. Stevens also questioned the Subordination Mortgage issue: Why the borrower would receive $16,000 and not pay off the mortgage? The approximately $3,000 that is owed the County could then be used for somebody else to improve their home.

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

There being no further business, the meeting was adjourned at 7:40 P.M.

Respectfully Submitted,

David J. Roberts
Marquette County Clerk
MARQUETTE COUNTY BOARD OF COMMISSIONERS
COMMITEE OF THE WHOLE
Tuesday, January 13, 1998, 6:00 P.M.
Room 231, Henry A. Skewis Annex, Marquette, MI 49855

1. ROLL CALL.

2. APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE
MEETING HELD ON DECEMBER 22, 1997.

3. PUBLIC COMMENT.

4. APPROVAL OF THE AGENDA.

5. Review of Claims and Accounts.

6. Year End Budget Amendments from Gary Yoder, Finance Manager.

7. Proposal from Probate Judge Michael Anderegg regarding Collection of
Reimbursement, Court Ordered Payments.

8. Central Dispatch Telephone Maintenance Contract with Ameritech.

9. FTE Increase for MCTV Alcohol Awareness Program.

10. Request to Subordinate Home Mortgage, 2224 Allen Street, Marquette.

11. Economic Development Funding.

12. Airport Reuse Discussion.

13. Public Subcommitte.


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16. PUBLIC COMMENT.

17. COMMISSIONER COMMENTS, STAFF COMMENTS, AND ANNOUNCEMENTS.

18. ADJOURNMENT.
The Marquette County Board of Commissioners met as a Committee of the Whole on Tuesday, January 13, 1998 at 6:00 p.m. in Room 231 of the Henry A. Skewis Annex, Marquette, Michigan.


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 December 22, 1997 be approved.

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

It was moved by Comm. Seppanen, seconded by Comm. Tuominen and unanimously carried by voice vote that the agenda be approved with the following changes: Item 9 be deleted from the Agenda and the following late additions be added: Item 13 Progress Tool and Industries and Co. Sublease for Building 642, and Item 14 Report by Comm. Chak, Chairperson of the Bowling Alley Relocation Committee.

It was moved by Comm. Roberts, seconded by Comm. Joseph and unanimously carried by voice vote that Claims and Accounts for the period December 19, 1997, through January 8, 1998 in the amount of $1,458,963.69 be approved.

The Committee considered the Year End 1997 Budget Amendments No.’s 44-48 which will adjust the General Fund by increasing revenues and expenses by $56,706.

Gary Yoder, Finance Manager, was present and explained that the child placements towards year end have affected both the Probate and FIA Child Care Funds. The FIA Child Care Fund may need upwards of $25,000 and the Probate Child Care Fund an additional $50,000. These along with other adjustments required in General Fund Line Items will increase revenues and expenses by $56,706.

Chairperson Corkin noted that $56,706, out of a budget of over $13 million amounts to an adjustment less than a 1/2 of 1% and commended Finance Manager Gary Yoder and Administrator Steve Powers for a good job on the 1997 budget.

It was moved by Comm. Arsenault, seconded by Comm. Roberts, and unanimously carried by voice vote, that the Committee of the Whole recommend that Year End Budget Amendments No’s 44-48 be approved.

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The Committee considered a request from Michael J. Anderegg, Judge of Probate, and the Family Division, regarding the collection of Court Ordered Support Payments. Judge Anderegg routinely orders reimbursement for placement costs and attorney fees for parents who have the ability to pay. In 1996 the Court collected just over $35,000 in reimbursements. Currently there is $217,747 in outstanding orders for payment where no payments have been made for at least the last three months. Judge Anderegg proposes to hire an attorney to initiate show cause hearings for accounts where payments are not being made on a regular basis. Law allows the Court to use 25% of the amount collected for administrative purposes. Judge Anderegg requests that the 25% administrative share of support collected, as a result of Juvenile Division Orders, be allocated to the Family Support Unit to pay for additional attorney time for Show Cause Hearings. He has discussed the matter with Prosecutor Gary Walker who has no objections to his Department being asked to help so long as funds are available to pay for the extra work.

It was moved by Comm. Tuominen, seconded by Comm. Seppanen, and unanimously carried by voice vote that the Committee direct Administrator Steve Powers to meet with Judge Anderegg and Prosecutor Walker to obtain more information regarding the collection of Court ordered reimbursement payments for consideration at a future Committee meeting.