The Marquette County Board of Commissioners met as a Committee of the Whole on Tuesday, March 14, 2000 at 6:00 P.M. in Room 231 of the Henry A. Skewis Annex, Marquette, Michigan.


It was moved by Comm. Tuominen, seconded by Comm. Seppanen and unanimously carried by voice vote that the minutes of the Committee of the Whole meeting held on February 22, 2000 be approved.

Chairperson Corkin opened the meeting for public comment.

Karen Anderson, Chairperson, Sawyer Community Development Work Group, addressed the Committee regarding a proposal for a Sawyer Community and Family Services position. Ms. Anderson explained that the development of KI Sawyer has focused thus far on economic development. The need for a community development however has not gone unnoticed. Many agencies provide services to individuals and families at Sawyer but not in a concentrated coordinated effort. Residents in many cases are unaware of available services and agencies.

In November, 1999 the Sawyer Community Development Work Group was formed under the direction of the Education and Human Services Committee of the Lake Superior Community Partnership. This work group is comprised of 20 volunteers representing public and private agencies of Marquette County and residents at Sawyer. The work group recognizes that community development and economic development are interrelated. Successful community development will benefit the entire County. Therefore, the Sawyer Community Development Work Group recommends that a single individual, a Community and Family Services Coordinator be hired immediately to coordinate community development efforts at Sawyer. A job description and task assignments are included in the packet of materials distributed to Commissioners for their consideration.

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

It was moved by Comm. Rapport, seconded by Comm. Wallace and unanimously carried by voice vote that the agenda be approved with the following additions: Item 14) ACN Lease Provisions, Item 15) Sawyer Community Development Work Group Proposal, Item 16) Snowmobile Trail Designations at Sawyer, item 17) Ewing Township Purchase of Sawyer Building No. 538, and item 18) Gasoline Service Station at KI Sawyer.

It was moved by Comm. Curto, seconded by Comm. Roberts, and unanimously carried by voice vote that Claims and Accounts for the period March 3, 2000 through March 9, 2000 in the amount of $680,467.63 be approved.

The Committee considered an Agreement for Watershed Management Services with the Marquette County Soil Conservation District. Laurie Dhondt, Conservation District Administrator, distributed a pamphlet which explained the history of conservation districts in Michigan along with current trends and changing roles of government. The Conservation District is expanding its watershed management program to serve all 15 watersheds in Marquette County. The district plans to leverage city and township funds with state and federal grants to accomplish watershed improvement projects and is requesting funding from the County to pay for program expenses. The County Board of Commissioners approved $50,485 for watershed management for FY 2000 from the Forest and Recreation Fund.

Carl Lindquist provided information on the 15 watersheds in Marquette County and highlighted past and future projects. Justin Savu reported on the County Soil Erosion Program for 1999 noting that 230 permits were issued and 60 violations occurred. The Soil Conservation District was commended by the County Board for its efforts.

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 approve the budget recommendation from the Planning Commission and authorize the Chairperson to sign the Agreement with the Marquette County Conservation District for the administration of the County Watershed Management Program, contract payment amount of $50,485 for FY 2000, funding to come from the Forest and Recreation Fund.

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The Committee considered an Engineering Services Agreement with URS Greiner for the engineering design, construction inspection, and contract administration to renovate Sawyer Building 427 for use as the General Aviation Terminal, and hangars number 423, 424, and 425. The funding for the project is part of the EDA-III Grant. The proposed fee for the engineering design, construction, and administration is $150,400 with the total estimated construction cost for the projects at $1.06 million. The FAA and EDA have approved the process of selecting and retaining URS Greiner for multiple years.

It was moved by Comm. Wallace, seconded by Comm. Rapport, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve the Engineering Services Agreement for URS Greiner for the engineering design, inspection, and contract administration to renovate Building No. 427, and hangars 423, 424, and 425.

The Committee considered the UPSET Subcontract with the Michigan State Police. The Subcontract provides for reimbursement for one-half of the actual cost of the Sheriff’s Deputy assigned to the Upper Peninsula Substance Abuse Enforcement Team.

Steve Powers, County Administrator, reported he received a Fax this afternoon from the Michigan Municipal Risk Management Authority advising that Marquette County refrain from signing the subcontract with the State Police because of liability concerns until after March 31, 2000.

It was moved by Comm. Tuominen, seconded by Comm. Curto and unanimously carried by voice vote that the Subcontract with the Michigan State Police be tabled until after March 31, 2000.

The Committee considered the UPSET Lease for a building at KI Sawyer. Steve Powers, County Administrator, explained that UPSET is one of the tenants inherited from the State of Michigan when Marquette County became the Local Redevelopment Authority. UPSET has had a very favorable lease with the State of Michigan, $1 per year. County policy has been to seek the highest rent possible regardless of the organization’s status, however lower lease rates have been approved when there are benefits provided back to Sawyer such as the lease with the Road Commission. Providing a rent free building for UPSET while funding a deputy is more support than other agencies provide. Complicating attempts to renegotiate a lease is that the UPSET budget contains nothing for rent. Administrator Powers will attempt to negotiate a lease with UPSET that allows UPSET to remain at Sawyer and also provides some benefit to the Sawyer conversion effort.

Marquette County Sheriff Michael Lovelace was present to support providing a rent free building to UPSET. He noted again that UPSET has no money in their budget for rent but the County Board has allowed lower lease rates for other tenants. Sheriff Lovelace contended that UPSET has been an asset to Marquette County and Sawyer. UPSET helps provide for the education, enforcement, and rehabilitation regarding drug offenses for Marquette County. He requested that Jeff Racine, UPSET Michigan State Police Commander, be allowed to address the Committee.

Commander Racine noted that six of the eight members of the UPSET team are from Marquette County. Marquette County gets half of UPSET services even though they cover the whole Upper Peninsula. Last year $280,000 in drugs was removed from the streets of the Upper Peninsula and since UPSET’s inception in 1993 approximately $3 million in drugs have been removed.

Commander Racine explained that UPSET works closely with the FBI, the Drug Enforcement Agency, US Customs, and is an asset just by being located at KI Sawyer. The present building they have occupied since 1993 is 25 years old and has been deteriorating. The building is not worth reconditioning and UPSET has utilized the building rent free. Even though the building is in poor condition UPSET likes its location on a private dead end road at KI Sawyer. It works well for their undercover operations. Perhaps the County should consider selling the building at a very low cost to UPSET.

Administrator Powers will further discuss the matter with UPSET and the Sheriff.

The Committee considered the Search and Rescue Millage Renewal Language. The Sheriff’s Department Search and Rescue Programs are budgeted within a special revenue fund and funded through the millage and grants. For FY 2000 the special revenue budget is $216,280. Continuing to levy at the current amount will provide sufficient revenue for its programs.

Since the Search and Rescue Millage was first approved in 1988. The Sheriff’s Department Search and Rescue Unit has also provided educational services which include: Rescue Safety, marine safety, dive training, snowmobile safety, and off road vehicle safety.
It was moved by Comm. Seppanen, seconded by Comm. Curto, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve the following ballot language to be placed on the August 8, 2000 Primary Election as follows:

COUNTY PROPOSAL D
FOR RENEWING MILLAGE FOR THE MARQUETTE COUNTY SHERIFF’S DEPARTMENT
SEARCH AND RESCUE PROGRAMS

For the purpose of renewing millage for the Marquette County Sheriff’s Department search and rescue programs, shall the ad valorem taxes collected on all property within the County of Marquette, Michigan be continued in the amount of 0.1125 of a mill (11.25 cents per $1,000 of state taxable value on real and taxable personal property) for a period of six years, from 2001 to 2006, both years inclusive? (This millage will generate $133,886 in the first year.)

YES _____ NO _____

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The Committee considered the Renewal Millage Proposal from the Marquette County Commission on Aging. Jackie Boxer-Sitla, Director of the Commission on Aging, was present to discuss the millage renewal proposal and answer questions.

It was moved by Comm. Tuominen, seconded by Comm. Wallace, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve the ballot language for the renewal millage for services to the aging to be placed on the August 8, 2000 Primary Election as follows:

COUNTY PROPOSAL A
FOR THE RENEWING MILLAGE FOR SERVICES TO THE AGING

For the purpose of renewing the Marquette County Commission on Aging, Shall the ad valorem taxes collected on all property within the County of Marquette, Michigan be continued in the amount of 0.4474 of a mill (44.74 cents per $1,000.00 of taxable value of real and personal property) for a period of six years, from 2001 to 2006, both years inclusive? (The taxes collected the first year would amount to approximately $529,351.00).

YES _____ NO _____

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The Committee considered a recommendation from the Central Dispatch Policy Board for a renewal millage proposal to finance the Central Dispatch/Enhanced 9-1-1 Emergency Telephone System. Central Dispatch Services are funded through millage and a surcharge on wireless phones. The surcharge on wireless phones was enacted by the State Legislature with an effective date of April 2000. Renewing the millage at .497 mills will provide the adequate funding for the Central Dispatch System which includes eleven positions.

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 approve the Central Dispatch Millage Renewal Ballot Language to be presented on the August 8, 2000 Primary Election, language as follows:

COUNTY PROPOSAL C
TO RENEW FINANCING OF CENTRAL DISPATCH/ENHANCED
9-1-1 EMERGENCY TELEPHONE SYSTEM

For the purpose of renewing the financing for continued operation of the Marquette County Central Dispatch System including the Enhanced 9-1-1 Emergency Telephone System, shall the limitation on the amount of taxes which may be levied against all property in the County of Marquette, Michigan remain at an amount .4970 of a mill (49.7 cents on each $1,000.00 of taxable valuation) for a period of six (6) years, 2001 to 2006 inclusive? (This millage will generate $546,508 in the first year).

YES _____ NO _____

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The Committee considered proposed language for the renewal of the Marquette County Medical Care Facility millage. Caroline Bridges, Chairperson FIA, noted that the language presented to the Committee of the Whole does not use the word "renewal" and was concerned whether or not it should.

It was moved by Comm. Wallace, seconded by Comm. Rapport, and unanimously carried by voice vote that approval of the language be tabled until the next Regular County Board Meeting.

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The Committee considered a proposal from the Marquette County Medical Care Facility for the addition of an Alzheimer Special Needs Unit, an Intergenerational Daycare Center, and Solarium.

It was moved by Comm. Tuominen, seconded by Comm. Seppanen, and unanimously carried by voice vote that this item be tabled until after the millage language for the Medical Care Facility is finalized.

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The Committee considered the ACN Lease. Harley Andrews, Civil Counsel, gave an overview of the major lease provisions which include a 5-year initial term starting June 1, 2000, with an extension option for three additional 5-year consecutive terms for 30,806 sq. ft., at $3 psf, total $92,418 for the first year. Lease rate increases by 3% per year. Early occupancy for 30 employees by May 1 with rent to be paid based on square footage and also temporary occupancy of Hamlin Building, for now at no cost, so ACN can begin interviewing and training.

Harley Andrews also noted there is a job creation goal of 165 FTE by 12/31/01 or ACN will make a one time payment penalty of $500,000. Also, anytime after expiration of three years, if ACN is unable to hire and retain 250 employees they would have the right to terminate lease but would still be obligated to pay off the IRP loan. ACN has the right of first refusal to lease Buildings 632, 633, and 634 at a rental rate equal to the amount paid for existing space in Building 643, or the rate proposed by a new perspective tenant. If first right of refusal is exercised the County will not be obligated to pay for renovations any further than proposed for a new tenant. ACN also has the option to expand into Buildings 632, 633, and 634 for rent equivalent to that being paid in Building 643 with no obligation by the County to pay for building improvements.

Steve Powers, County Administrator, further noted that the Call Center is a $6 million project of which ACN is investing $4.5 million. The County's portion is mainly for improvements to the building, however it has increased from $1.2 to $1.36 million.

Also present, Francis Souve, Broker Agent for ACN, who noted ACN is looking for a long-term relationship with Marquette County. The County Board should not be concerned about the job creation and expiration clauses in the lease provisions.

David Juep, Michigan EDC, was also present and commended the County Board on their efforts with the Call Center project. The establishment of a Renaissance Center was a major factor in enticing ACN to locate in Marquette County.

It was moved by Comm. Rapport, seconded by Comm. Wallace, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board authorize the Board Chair to sign the necessary lease documents for Sawyer Building 643 with American Communications Network.

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The Committee considered a proposal from the Sawyer Community Development Work Group for the hiring of a Community and Family Services Coordinator at Sawyer. The KI Sawyer Economic Development Committee approve the proposal in concept without attaching any funding amount.

Chairperson Corkin noted that the budget for the Community Coordinator, Page 9 of the proposal, shows a total program cost of $60,828 of which $21,440 has been committed by various Sawyer Agencies. The balance of unfunded program cost amounts to $39,388. He felt most of the support should come from the School District and three Townships.

It was moved by Comm. Wallace, seconded by Comm. Rapport, that Marquette County provide a one-time one-year contribution of $10,000 to come from the KI Sawyer Lease revenues to support the Community and Family Services Coordinator Proposal.

Comm. Rapport contended that Sawyer must become an attractive place for people to live and work. A prospective tenant or developer will look at the community and the school system. The KISEDPC last night supported the proposal in concept.

Comm. Seppanen concurred with the concept but thought the County Board should not just give $10,000 but hold off until the Sawyer Community Development Work Group received commitments for
the remaining funds. He suggested the motion be amended so that the $10,000 appropriation is contingent upon receiving matching support.

Several Commissioners expressed concern about Marquette County providing the major part of funding for this proposal. It was also noted that an agreement is needed, County funding must be specific contractual services.

Comm. Joseph contended by economically developing Sawyer and providing jobs the social aspects of the community should take care of themselves. We have bent over backwards to assist in the development of KI Sawyer. Many of the actions the County Board took for Sawyer would not be done for other units of government in Marquette County. Comm. Bergdahl noted that the majority of members of the Community Development Work Group are not residents of Sawyer. In order for Sawyer to be developed as a community the effort must come from within and not be directed by outsiders. Administrator Powers contended that Marquette County cannot be the only funding source. This proposal needs partnership.

Tom Rumora, KISDD Director, contended that it is very important to have a community at KI Sawyer. It is crucial to making the housing area successful.

Comm. Wallace withdrew the motion.

Chairperson Corkin suggested that the Sawyer Community Development Work Group come back to a future Committee of the Whole with a proposal outlining specific areas for which the County would consider paying for services.

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The Committee considered a communication from Pat Gruber, Sawyer Development Coordinator, regarding snowmobile trails at KI Sawyer. Mr. Bruce Kivela, President of Hiawatha Trails Inc., has contacted the KISDD regarding designation of trails at Sawyer as part of the official state snowmobile trail system. In order for Hiawatha Trails to sponsor a trail they must have control of the land. Mr. Kivela has been working with Red Fox Properties, Inc. to reach an agreement over the route. Red Fox Properties would have to relinquish the existing trail license to allow Hiawatha Trails to take over the route, however with State designation the trails would become eligible for grooming funds and placement on the official trail map. Between December 1 and March 31 such trails are usually groomed four times per week. All signage language would meet state requirements and liability of landowner would be restricted by state law.

The deadline for nominating trails to the state system is March 31" and the KISEDIC is seeking County Board approval of the concept of the proposed trail. Approval would also be required by AFBCA since deeds have not yet been obtained for the entire route. The County Road Commission and the State Highway Department have also been asked to review the proposal.

It was moved by Comm. Rapport, seconded by Comm. Bergdahl, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board support the concept to have the snowmobile trail at Sawyer become part of the State trail system and direct Staff to continue working with Hiawatha Trails and Red Fox Properties with the understanding that the final trail location and documents will be submitted to the KISEDIC and the Marquette County Board for their approval.

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The Committee considered a recommendation from the KI Sawyer Economic Development Department to approve an Agreement with Ewing Township for the purchase of Sawyer Building No. 538 for $4,582. Ewing Township has requested to purchase Sawyer Building 538, a relocatable classroom building formerly used for NMU and Air Force classes. Ewing Township intends to move the building to a two acre site they have acquired in Ewing Township to replace their current Township Hall. Their present Township Hall has no indoor plumbing, an unusable well, is heated with an oil space heater, and is an unsuitable site for a septic system. The construction of a new building proposes a number of obstacles for the Township, mainly cost. Moving building 538 will eliminate these obstacles and help Ewing Township replace their deteriorating Township Hall.

It was moved by Comm. Tuominen, seconded by Comm. Joseph, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of an Agreement with Ewing Township for the purchase of Sawyer Building 538 for $4,582, with Ewing Township being responsible for moving the building within two months of ownership, making any necessary repairs to the building, and cleaning up the site at Sawyer from which the building is moved.

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The Committee considered a proposal that Mr. Brian Hutchens, Sawyer Service Center, be allowed to move his business to the Auto Hobby Shop. Mr. Hutchens along with KISDD Staff met with the
AFBCA Staff in mid February regarding placement of gas tanks and pumps and the former service station which Mr. Hutchens currently leases. Remediation plans dated January, 2000 have been submitted to the Michigan DEQ. The plan calls for capping the site and natural attenuation. This natural attenuation would preclude transfer of the property in the near future. The Michigan DEQ also indicated that approval of the originally proposed location for the tanks and reuse of the original pump locations will not be approved. They also indicate that the Sawyer Service Center would be responsible for the cost of disposal of any contaminated soil that might be excavated. As a result of this and the vacancy of the former Auto Hobby Shop Mr. Hutchens began to consider an alternative location.

Tom Rumora, KI Sawyer Development Director, explained that Mr. Hutchens asked for the Auto Hobby Shop Building several years ago but at that time it was under lease to Red Fox Properties. Mr. Hutchens proposes to operate a Service Station, Convenience Store, and Car Wash and is requesting a $2 per sq. ft. rental rate for three years. He also requested he be given credit for $14,189 in improvements he made to the former Service Center Building and that he be allowed to purchase the Auto Hobby Shop at a true cash value of $35,936 as determined by the Equalization Director. The KISED C is also considering an IRP loan of $135,000 for the installation of new tanks and pumps at the Auto Hobby Shop location.

Mr. Rumora further noted that although Mr. Hutchens is still developing a business plan he is confident that such an enterprise is feasible at Sawyer. The car rental companies located at Sawyer International Airport need a nearby location to purchase gasoline and the service station convenience store concept is needed for the Sawyer community.

Mr. Rumora also noted that no fuel will be sold until Mr. Hutchens owns the property in order to avoid any potential County liability.

It was moved by Comm. Bergdahl, seconded by Comm. Rapport, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve the proposal to allow Brian Hutchens to move the Sawyer Service Center to the former Auto Hobby Shop site with the proposed rent/purchase options and credit for previous improvements as presented.

Chairperson Corkin opened the meeting for public comment.

Dave Gilbert, Marquette, spoke in support of the Community Development Work Group proposal to hire a Community Coordinator for Sawyer. He contended the total picture both economic and community needs to come together in order for Sawyer to become successful. Many agencies and citizens want to do something at Sawyer but they need a coordinator to get started in the right direction. He especially noted what is needed is for the County to sell property, especially housing, for Sawyer to grow and act as a community.

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

There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully Submitted,

[Signature]
David J. Roberts
Marquette County Clerk
MARQUETTE COUNTY BOARD OF COMMISSIONERS
COMMITTEE OF THE WHOLE
Tuesday, March 14, 2000, 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. Agreement for Watershed Management Services with Conservation District.
7. Engineering Services Agreement with URS Greiner as Part of EDA III Grant for Sawyer.
8. UPSET Contract with State Police.
10. Services to the Aging Millage Renewal Language.
12. Marquette County Medical Care Facility Millage Renewal Language.
13. Marquette County Medical Care Facility Additions and Alternatives for an Alzheimer’s Special Needs Unit and Intergenerational Daycare Center.
14. Student Lease Procurement
15. Savvy Room. Rev. Work Group
16. Gasoline Sales
17. Summary of (30 Trms. 30) Period ending March 17, 2000
18. COMMISSIONER COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS.
19. ADJOURNMENT.