The Marquette County Board of Commissioners met as a Committee of the Whole on Tuesday, March 26, 2002, 6:00 P.M., in Room 231 of the Henry A. Skewis Courthouse Annex, Baraga Avenue, Marquette, Michigan.


It was moved by Comm. Arsenault, seconded by Comm. Nordeen, and unanimously carried by voice vote that the minutes of the March 6, 2002 Special Committee of the Whole and the March 12, 2002 Regular Committee of the Whole Meeting be approved.

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

It was moved by Comm. Seppanen, seconded by Comm. Wallace, and unanimously carried by voice vote that the agenda be approved with the following changes: Delete Agenda Items 8) Medical Care Facility Hospice Police, and Item 10) Sawyer Zoning. Additions: Item 16) Contract for AWOS Monitor in SIA Control Tower, 17) Lease Agreement with Mid-Peninsula Contracting, and 18) Matrix Proposal - Phase II Services.

It was moved by Comm. Moore, seconded by Comm. Bergdahl, and unanimously carried by voice vote that Claims and Accounts for the period March 15th through March 21st, 2002 in the amount of $881,006.90 be approved.

The Committee considered a communication from Larry Coelhoorn, SIABC Operation Manager, regarding the Passenger Loading Bridges. Public feedback indicated the passenger loading bridges were not always being used. Initially the situation was due to mechanical problems which have been corrected. After that, because of training requirements for employees, the bridges were not being utilized, however the training matters have also been resolved. There are times when the winds exceed 25 mph and it is Mesaba’s policy not to use the loading bridges in higher wind speeds, not because of the instability of the bridge but rather because of aircraft movement and shifting in high wind conditions.

The present reason for not always using the passenger loading bridges is the result of flight scheduling conflicts. On several occasions during the day there are two Mesaba aircraft at the terminal at the same time and only one loading bridge. The passenger loading bridges cannot be used for up to 38% of Mesaba’s flights on a normal day. A possible solution to this problem would be to schedule departure times 45 to 60 minutes apart, however flight connections must be taken into consideration. Mr. Coelhoorn noted the local station manager has unsuccessfully asked for minor flight schedule changes, however a letter from the County Board signed by the Chair may assist in getting Mesaba’s attention.

Hal Pawley, SIABC Director, also noted the airlines exclusively operate the loading bridges, even though the County owns them. The prospect of Mesaba and American Airlines sharing bridges is not an option. The bridges must be adjusted for the different size of the airplanes. If a third loading bridge was added it would be for Skyways and not Mesaba. The only other alternative would be to expand the terminal and add another gate which would be cost prohibitive.

It was moved by Comm. Wallace, seconded by Comm. Moore, and unanimously carried by voice vote, that the Committee of the Whole recommend the Chairperson sign a letter on behalf of the County Board requesting Mesaba Airlines make minor adjustments to their flight schedules to increase utilization of the passenger loading bridges at Sawyer International Airport.

The Committee considered a land conveyance request for Honor Camp Property from the Teaching Family Homes. The Honor Camp Property (460 acres) was conveyed by the State to the County with a requirement that the land be used for a public purpose. If not used for public purpose the land then reverts back to the State of Michigan. Use by a nonprofit agency is not considered by the State to be a public use and legislation is required to allow for the sale or conveyance of the land to a nonprofit organization.

The Marquette County Planning Commission found and recommended to the County Board that the Teaching Family Homes proposal meets the criteria of a public purpose as required in the County Land Conveyance Policy. The Road Commission had reviewed the proposed use and has approved a driveway permit for Teaching Family Homes as part of the easement provided by the County to Sands Township. Both Sands Township and Chocolay Township have reviewed the proposed use and support the easement with the appropriate Road Commission Conditional Use Permit (driveway).
Staff recommends the conveyance for the sale of 40 acres for $1 to Teaching Family Homes with the retention of certain rights and reversions. The property would be conveyed as is, including existing structures. According to the County policy, if the Board finds the sale appropriate it should direct the County Administrator to negotiate the terms of transfer with the following conditions:

1) Teaching Family Homes, Sands Township, and the Road Commission have a plan to plan to provide access to the site from M-553.
2) The property reverts to the County if construction of group homes or renovation of existing buildings is not commenced within a reasonable time period.
3) The property will not be sold or divided by Teaching Family Homes.
4) Chocolay Township’s conditions of use as specified in the February 19, 2000 letter from its supervisor are met.
5) The County of Marquette retains access to the road and trail system throughout the conveyed site.
6) Teaching Family Homes will be responsible for mitigating existing environmental hazards according to DEQ standards if such hazards exist.
7) Teaching Family Homes will provide any compensation or consideration the State may require for lifting the deed restriction for the land to be conveyed.
8) Teaching Family Homes agrees to further discussions regarding coordinating and development of the facilities with the needs of the Marquette County Family Court and providing services to the County of Marquette at a reduced rate.

Christine Myers-Staffeld, CEO, Teaching Family Homes, and Clarence Rivers, TFH Volunteer, were present to discuss the proposal and answer questions. The 40 acre parcel recommended by Staff to be conveyed to Teaching Family Homes was acceptable to them.

It was moved by Comm. Tuominen, seconded by Comm. Nordeen, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board request the appropriate legislation be introduced in our State Legislature which removes the reversion requirements on the Honor Camp Property and further the County Board would convey up to 40 acres to the Teaching Family Homes as per the conditions outlined by Staff.

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The Committee considered the 2002 Perkins Park/Big Bay Harbor Rules and Fees. Jim Kippola, Manager of Planning, was present to discuss the proposed Rules and Fees and answer questions.

Staff provided the pertinent background materials and recommends the following:

1) Perkins Park Rules - All changes are relatively minor and reflect current policy or services provided.
2) Perkins Park Fees are recommended (and budge for) by the Park Manager. It was also noted, the Park Manager requests that credit card payment be allowed. (This proposal is currently being considered by Staff.)
3) No changes have been proposed in the Big Bay Harbor Rules.
4) The Harbor Transient Mooring Fees – Staff recommends the State required rates which show an increase of 3%.
5) The Harbor Seasonal Rates – Staff recommends adoption of an increase of 8½ % over of the current rates.

It was moved by Comm. Arsenault, seconded by Comm. Wallace, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the 2002 Perkins Park/Big Bay Harbor Rules and Fees as recommended by Staff.

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The Committee considered a short-term rental agreement with the Michigan Department of Environmental Quality for not less than 12,776 sq. ft. in Sawyer Building 642 for up to one year.

Steve Powers, County Administrator, noted the short-term rental agreement would provide for a lease rate of $9 per sq. ft. which would generate approximately $9,580 per month. Sawyer Building 642 is the former PICO Building. The SIABC shall be responsible for insurance on the structure, utility costs, and all exterior and interior maintenance.

Administrator Powers further noted the State of Michigan is seeking a long-term lease agreement so DEQ Staff currently working throughout the Upper Peninsula can be consolidated into one office. The consolidated office would house 60 employees and is being designed for 60 employees. Occupancy date will be in mid April of 2002. Approximately 6,000 sq. ft. of space would still be unoccupied in Building 642, however Staff hopes the DEQ will take the whole space in the future.

It was moved by Comm. Seppanen, seconded by Comm. Nordeen, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the one-year short-term rental...
agreement with the State of Michigan, Department of Environmental Quality for 12,776 sq. ft. in Sawyer Building 642, lease terms as presented by Staff.

The Committee considered an Agreement for KI Sawyer Digital Orthophotos. Jim Kippola, Manager of Planning, was present to discuss the agreement and answer questions.

Both EDA and OEA funds have been granted to Marquette County for the purposes of developing a GIS at KI Sawyer to aid in surveying, assessing, planning, and redevelopment. Aerial photo coverage is a standard part of a complete GIS system. As part of EDA II grant funding has been approved to acquire new area photos of KI Sawyer and the surrounding area in digital form. The resulting digital photos can be readily incorporated into the existing GIS system.

An RFP was issued on February 22, 2002 with responses due by March 15th. Nine responses were received. A selection committee consisting of Jim Kippola and Eric Anderson reviewed the responses and identified Kucera International as the firm offering not only the best price but also the most responsive to the County’s proposed Scope of Work. Staff recommends the Board award the Digital Orthophoto work to Kucera International in the amount of $35,670 for the core project, and to further authorize Staff to negotiate for additional work consisting of color aerial photography and planimetric work, for a total amount not to exceed $50,500.

It was moved by Comm. Moore, seconded by Comm. Tuominen, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the KI Sawyer Digital Orthophoto Contract award to Kucera International for $35,670, to authorize Staff to negotiate additional photography and planimetric work for a total amount not to exceed $50,500, and authorize the Board Chairperson and Staff to sign the necessary documents.


The Committee considered a recommendation from Dr. Randall Johnson, Health Department Director, to authorize participation in a Medical Care Access Coalition (MCAC) Financing Plan. Dr. Johnson was present to discuss the financing plan and answer questions.

Several counties, including Ingham, Midland, and Muskegon, have used this financing plan to increase health care access. The program has been developed with State and Federal concurrence. County funds are sent to the State and the State returns the funds to local hospitals through a program that provides Federal Medicaid matching dollars. The hospitals forward the funds to the Medical Care Access Coalition. For every County dollar, $1.29 is returned to the community.

The Marquette County Board of Health accepted a proposal from Health Department Staff and recommends the County Board of Commissioners adopt a resolution authorizing Marquette County’s participation in the MCAC Financing Plan. If adopted, the resolution authorizes a series of intergovernmental transfers (IGT) necessary to support implementation of a new “indigent care” program to be operated to MCAC. The program is intended to help uninsured Marquette County residents with incomes between 35% and 100% of the federal poverty level to gain access to needed health care. Health Department Staff has identified $86,111 in the 2002 Health Department Budget that would be eligible for this process for matching fund dollars. These transfers would occur in late April or early May and would generate approximately $105,000 to be utilized for this fiscal year. Another agreement will be prepared for next fiscal year.

It was moved by Comm. Girard, seconded by Comm. Wallace, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the Medical Care Access Coalition Financing Plan by adopting the appropriate resolution.

The Committee considered a letter from the City of Marquette noting a vacancy on its Brownfield Redevelopment Financing Authority due to former Commissioner Don Curto’s expired term. Mr. Curto served on this authority from 3/29/99 until the end of his 3-year term. The Brownfield Redevelopment Financing Authority was established by the Marquette City Commission on February 9, 1998 for the purpose, among other things, to facility implementation of Brownfield Plans related to the designation and treatment of Brownfield Redevelopment Zones within the City of Marquette.
Chairperson Corkin noted that Comm. Carol Moore has expressed an interest in serving on this City Commission and appointed Comm. Carol Moore to a 3-year term on the City of Marquette’s Brownfield Redevelopment Financing Authority.

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The Committee considered a Contract with the Michigan Department of Transportation for an Automated Weather Observation System (AWOS) to be utilized in the Sawyer Air Traffic Control Tower.

Hal Pawley, SIABC Director, was present to discuss the Contract and answer questions. The AWOS monitor in the control tower will fulfill one of the requirements for tower certification. Funding is available as part of the $300,000 FAA appropriation to equip the Sawyer Control Tower. He distributed a control tower update noting what work has been done, what work is currently underway, and what work is still pending. The item most likely to cause delay is the pending FCC licenses for the radio frequencies. Approval is expected between April 8th and mid May. Control tower operation is hoped for by early summer but no specific completion date has been established.

It was moved by Comm. Moore, seconded by Comm. Arsenault, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve of the Contract with the Michigan Department of Transportation for installing AWOS monitoring equipment in the Sawyer Control Tower.

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The Committee considered a Lease Agreement with Mid-Peninsula Contracting, LLC, for Sawyer Building 741 located in the PBT and owned by Marquette County. This building has been vacant for three years and is ready to occupy. It was formerly occupied by Longview.

Steve Powers, County Administrator, noted the County Board must rescind its previous motion to enter into a lease agreement with the EDC for Building 741 in order to enter into a lease agreement with Mid-Peninsula Contracting.

Mid-Peninsula Contracting, LLC, is a startup company. The company has submitted a business plan which has been reviewed by Anne Giroux and Terry Thompson. The partners are investing $40,000 in capital and have applied for a traditional loan in the amount of $120,000. Building 741 did not interest them initially because it was too big. They may grow into the space but the prospects did not want to incur unnecessary debt in their startup year. The initial lease rate has been reduced to reflect their initial space needs.

Marquette County is in the process of have four unsecured doors replaced on the property and this is the only additional investment needed.

Terms of the 5-year lease with an option to renew for an additional 5 years at the following rental rate:
- Year one - 75 cents psf
- Year two - $2 psf
- Years three, four, five - $3.50 psf
- Year six - $3.61 psf with 3% per year escalator thereafter

It was moved by Comm. Wallace, seconded by Comm. Nordeen, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board approve the Lease Agreement with Mid-Peninsula Contracting, LLC, for Sawyer Building 741.

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The Committee of the Whole met on Tuesday, March 26, 2002, they considered the Matrix Design Group, Inc. proposal for services for Phase II of the Sawyer Utility Disposition.

Scott Erbsch, Utility Project coordinator, was present to discuss the proposal and answer questions. The Board of Commissioners directed Staff to negotiate a contract with the Matrix Design Group for further implementation of the KI Sawyer utility study. Staff has reviewed the proposal from Matrix and determined it meets the objectives of the motion made by the Committee of the Whole on March 12th and approved by the Board on March 19th. Staff recommends approval of the Phase II proposal as follows:

Gas System:
- Attempt to obtain addition SEMCO data. Data will be analyzed for claim cost recovery.
- Create an RFP for service providers for administration, line and service extension, and maintenance, with options for the County to retain ownership or to sell to a private entity.

Electric System, Matrix will:
- Create an RFP for service providers that includes administration, line and service extension, and maintenance, with options to retain ownership or sell to a private entity.
- Create requests for retain and wholesale power.
- Enter discussion with Marquette Board of Light and Power regarding operations with the County.
Steve Powers, County Administrator, noted the Matrix Design Group will prepare the Request for Proposals, identify interest in companies, and evaluate proposals which will be due mid August and final recommendation will be made to the Board in mid September.

The Matrix Design Group will complete Phase II of the utility project for $51,762. Staff also recommends the continued use of Mr. Peter Ellsworth, from the law firm of Dickinson-Wright for the legal portion of the project. It is estimated his services should not exceed $25,000 and he will bill on an hourly basis.

It was moved by Comm. Moore, seconded by Comm. Arsenault, and carried by voice vote 9 Ayes of 1 Nay (Comm. Joseph), that the Committee of the Whole recommend the County Board approve of the Matrix Design Group proposal for services for Phase II of the KI Sawyer Utility Disposition Project.

It was moved by Comm. Seppanen, seconded by Comm. Bergdahl, and unanimously carried by voice vote that the County Board authorize the Sawyer Housing Proposal Negotiating Team to also meet with William Perry.

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

COMMISSIONER COMMENTS, STAFF COMMENTS, AND ANNOUNCEMENTS

Harley Andrews, Chief Civil Counsel, noted the Sawyer Housing Negotiating Team met once with the Minervini Group, however, this first session was not a negotiating session. They are awaiting some modifications in the proposal from Minervini. Staff will set up meetings with all groups making proposals in the near future and report back to the County Board as soon as possible.

There being no further business, the meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

David J. Roberts
Marquette County Clerk
MARQUETTE COUNTY BOARD OF COMMISSIONERS
COMMITTEE OF THE WHOLE
Tuesday, March 26, 2002, 6:00 P.M.
Room 231, Henry A. Skewis Annex, Marquette, MI  49855

1. ROLL CALL.
2. APPROVAL OF THE MINUTES OF THE SPECIAL COMMITTEE OF THE
   WHOLE MEETING HELD ON MARCH 6, 2002 AND THE COMMITTEE OF THE
   WHOLE MEETING HELD ON MARCH 12, 2002.
3. PUBLIC COMMENT.
4. APPROVAL OF THE AGENDA.
5. Review of Claims and Accounts.
7. Teaching Family Homes.
8. Medical Care Facility Hospice Policy.
10. Sawyer Zoning.
13. Monthly Sawyer Reports.
    a. Sawyer Financial Report
    b. Sawyer Marketing Report
    c. Sawyer Passenger Report
14. Medical Care Access Resolution.
15. Vacancy on City of Marquette Brownfield Redevelopment Financing Authority.
16. Contract Award for SCA Control Tower
17. Lead Agent Mid-Peninsula Contracting
18. Matrix Phase 3 Services
19. PUBLIC COMMENT.
20. COMMISSIONER COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS.
21. ADJOURNMENT.