The Marquette County Board of Commissioners met as a Committee of the Whole on Tuesday, May 28, 2002, 6:00 P.M., in Room 231 of the Henry A. Skevis Courthouse Annex, Baraga Avenue, Marquette, Michigan.


It was moved by Comm. Arsenault, seconded by Comm. Wallace, and unanimously carried by voice vote that the minutes of the May 14, 2002 Committee of the Whole Meeting be approved.

Chairperson Corkin opened the meeting for public comment. Bill Pesola, SLP Development, was present and requested the opportunity to speak during the discussion on Agenda Item 14) Sawyer Housing.

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

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

It was moved by Comm. Moore, seconded by Comm. Joseph, and unanimously carried by voice vote that Claims and Accounts for the period May 17, 2002 through May 23, 2002 in the amount of $3,681,574.98 be approved.

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Carl Lindquist, Director, Central Lake Superior Watershed Partnership, in cooperation with the Marquette County Conservation District, updated the County Board as to their ongoing role in the recent high water and flood remediation efforts. Mr. Lindquist provided a power point photo presentation which was used to identify qualifying sites in all of Marquette County's 19 Townships that were damaged during the severe spring runoff. The CLSWP is working with the County Road Commission at sites close to County Roads that could be included on the FEMA list for emergency fund remediation. They are also working through the NRCS Emergency Watershed Management Fund to assist private and non-infrastructure projects.

Mr. Lindquist also provided a photo update on a number of County projects such as erosion control on Sugarloaf Trail, Perkins Park, the Escanaba River near Gwinn and the Chocolay River Projects.

Chairperson Corkin thanked Mr. Lindquist for the update and commended the Central Lake Superior Watershed Partnership for doing excellent work on behalf of Marquette County.

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The Committee considered a recommendation from Staff to revise the Emergency Management Resolution to have the Central Dispatch Department administer Marquette County's Emergency Management Program.

Steve Powers, County Administrator, noted under the direction of Lt. Mike Zorza Marquette County's Emergency Management Program has been one of the best in the State. Mr. Zorza will soon retire. This may be an opportunity for the County to improve and strengthen its Emergency Management Program. Emergency Management and Central Dispatch share common functions such as emergency communications and first responder coordination. Emergency Management roles are to organize the planning and coordination of resources, and preparation for and recovery from emergencies. Planning and data gathering, assessing state and federal resources will continue to be important regardless of whether the disaster is terrorism or a natural disaster.

Administrator Powers further noted consolidation with Central Dispatch will insure accountability to the Board of Commissioners. The Central Dispatch Policy Board will continue to advise the County Board. The Local Emergency Planning Committee would continue to advise on emergency planning issues. Administrator Powers has discussed his recommendation with Lt. Zorza and Fred Benzie, Chair of the LEPC, and both believe Central Dispatch is the logical place for emergency management. A number of counties including Grand Traverse has consolidated Central Dispatch and Emergency Management Departments and with good results.

The heavy rescue vehicle will stay with the Sheriff's Department to be operated under special operations. Joe Van Oosterhout will be the Manager of Central Dispatch and Emergency Management. An Emergency Management Coordinator will be hired under Joe Van Oosterhout's direction who in turn will be under Administrator Powers' direction.

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 revise the Emergency Management Resolution to have the Central Dispatch Department administer the Emergency Management Program.

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The Committee considered the Sawyer International Airport Business Center Telephone System Proposal. Steve Powers, County Administrator, further noted the new phone system has been proposed for two years, however the system was lost to other priorities and projects at SIABC. The new system will improve the efficiency, professionalism, operations of the department. The cost is reasonable so now is the time to purchase the system.

Hal Pawley, SIABC Director, explained advertisements were placed in the Marquette and Escanaba newspapers and five proposals were received. The recommended proposal is from Northgate Communications for $8,720 for a new telephone system at the Sawyer Business Center Building, 417 Avenue “A”. This proposal is for hardware only and not system services. The proposal includes equipment, key system, telephones, installation of all equipment to include moving telephone line, demarcation blocks to the computer room, training all users, and programming of the system and telephones. The proposal also includes a one year warranty on parts and labor. The Sawyer Development Department 2002 budget includes $10,000 for the purchase of a new phone system. The new system will be able to transfer calls to 16 other work stations and also will be able to transfer calls from the Airport Office to the SIABC offices.

It was moved by Comm. Moore, seconded by Comm. Arsenault, and carried by voice vote 8 Ayes to 2 Nays (Comm. Joseph and Comm. Nordeen), that the Committee of the Whole recommend the County Board approve of the proposal from Northgate Communications for the new SIABC telephone system at a cost of $8,720.

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The Committee considered a modification to the Sawyer Service Center IRP Loan payments. Hal Pawley, SIABC Director, was present and explained the Sawyer Service Center is having financial difficulty and has not been able to pay its monthly IRP loan payments since March. They are also behind on monthly rent and utility bills. SIABC Staff met with the business owner last week. He requested payment relief until he could get the business back on track.

The IRP Loan Committee met and suggests the Sawyer Service Center loan be modified to include payments of interest for a total of nine months beginning with their March 15th payment. This requires a payment of $270.09 interest from March, April, and May no later than June 5, 2002. Payments would continue as interest only through November, 2002. The past due rent and water/sewer bill amounting to $391.37 will be paid no later than June 5th. Rent and water/sewer payments due June 5th and beyond will continue to be due as required.

Comm. Arsenault, Chairperson of the IRP Loan Committee further noted one of the requirements for assisting the Sawyer Service Center is requiring them to seek assistance from either First Step or Northern Initiatives with monthly reports being provided to Anne Giroux, SIABC. The owner of the Service Center has agreed to these conditions for modifying the IRP Loan payments.

It was moved by Comm. Arsenault, seconded by Comm. Nordeen, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board modify the Sawyer Service Center’s IRP Loan to include payments of interest only for a total of nine months, beginning March 15, 2002 and ending November 15, 2002. Additionally, require the business to receive financial guidance and/ or mentoring for a period of six months, beginning June, 2002.

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The Committee considered the Public Safety Building KI Sawyer and an Agreement for backup fire protection with the Townships regarding operating the building. Steve Powers, County Administrator, noted his recommendation is to contract with Forsyth, Sands, West Branch, and Skandia Townships to provide backup fire protection for Sawyer International Airport similar to an agreement previously with Negaunee Township to backup fire protection at the former airport. The recommended payment is $2,000, plus the actual cost of responding to an incident within the Airport operating area. No other compensation is recommended.

Regardless of funding, the Townships intend to operate and maintain the Public Safety Building at Sawyer. If the County, as determined by the Township does not provide the adequate funding, the Townships intend to impose a special assessment to property owners as allowed by law. The fire equipment acquired by the County from the Air Force will be transferred to the townships for use at Sawyer. The County will maintain ownership of the building and lease it to the townships at no cost. The townships will be responsible for operational costs, including utilities and insuring the equipment. The County would be responsible for repairs and future improvements to the building and for insuring the structure.

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 contract with Sands, Forsyth, West Branch, and Skandia Townships to provide backup fire protection at Sawyer International Airport with a recommended payment of $2,000 plus the actual cost of responding to an incident within the Airport operating area.

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It was moved by Comm. Moore, seconded by Comm. Seppanen, and unanimously carried by voice vote the Committee accept and place on file the Sawyer Financial Reports from Anne Giroux, SIABC.

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It was moved by Comm. Wallace, seconded by Comm. Arsenault, and unanimously carried by voice vote that the Committee accept and place on file a Marketing and Development Department Report from Vikki Kulju, SIABC Marketing Director.

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It was moved by Comm. Nordeen, seconded by Comm. Moore, and unanimously carried by voice vote to accept and place on file the Sawyer International Airport Airline Passenger Report through April of 2002.

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The Committee considered the recommendation from the Ad Hoc Committee on Sawyer Housing. Mr. Bill Pesola, of the Pesola Group (SLP), and Frank Leckwurt were present to discuss their proposal and answer questions. Mr. Pesola noted their proposal goes into great depth and detail on which units/mix of units they will take title to commencing in the Spring of 2002. This will be the first phase of eight phases, the last of which will be Spring of 2009. The first phase includes 48 units in fourplexes which are in the least desirable condition which will be rehabilitated and used as rental properties to generate revenue to partially finance the renovation of housing units to be sold to future owner/occupants. The proposal goes into detailed planning regarding the number of streets which need to be abandoned, and the type of remodeling to be done on the homes including siding, flooring, kitchens, baths, and exterior improvements.

Mr. Pesola further noted SLP is providing Marquette County with a guaranteed letter of credit. SLP will take all of the housing even if some has to be demolished because it is undesirable. SLP has spent many hours working with the Civil Counsel Harley Andrews. Their present proposal is significantly different from their original proposal. The County is now protected and SLP can make the project work while protecting the people who have purchased housing at KI Sawyer. SLP intends to develop Sawyer housing at the highest quality of life possible.

Harley Andrews, Chief Civil Counsel, provided an overview of the Ad Hoc Committee’s report on the Sawyer Housing Proposals and its recommendation. (A complete copy of the Committee report and recommendation is available in the County Clerk’s Office). Civil Counsel Andrews provided a historical overview of the RFP process leading up to the review of the present three proposals. He provided a detailed summary of the Minervini Group proposal, a summary of the Perry Group proposal, and a summary of the Pesola Group proposal. It is the Ad Hoc Committee’s recommendation based upon its review that the County Board accept the proposal from the Pesola Group.

Commissioners engaged in a lengthy discussion regarding the various proposals and Committee’s recommendation. The members of the Ad Hoc Committee which included Civil Counsel Harley Andrews, Administrator Steve Powers, Chairperson Corkin, and Comm. Arsenault and Comm. Girard noted the Committee unanimously recommends the Pesola Group proposal.

The Ad Hoc Committee noted members of the Pesola Group are already involved with the sale and development of the housing at KI Sawyer and have invested millions of dollars in this effort. The group consists of local businessmen who have a history of developing quality housing at KI Sawyer, SLP intends to maintain that standard by investing in improvements in the housing units and related real estate before putting them on the market. SLP will provide quality housing at KI Sawyer and a guarantee with a bank letter of credit that the County will receive $2.5 million.

It was moved by Comm. Joseph, seconded by Comm. Wallace, and unanimously carried by voice vote, that the Committee of the Whole recommend the County Board accept the proposal as recommended by the Ad Hoc Committee from the Pesola Group, and direct Staff and Civil Counsel to negotiate a detailed agreement incorporating its terms and provisions, to be reviewed by the County Board at a future meeting.

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Chairperson Corkin opened the meeting for public comment. Gary Dahike, Member of the Central Lake Superior Watershed Partnership requested that two items be kept in mind regarding KI Sawyer lands:

1) That the County give thought to set aside property along waterways to act as buffer zones at KI Sawyer before these properties are sold. The opportunity exists now to provide these safe buffers and preserve our waterways at KI Sawyer before the land is sold.

2) That the County also consider an opportunity to provide for interconnected trails for recreational purposes within the buffer zones at KI Sawyer.
Bill Pesola, SLP Development, thanked the County Board for the motion of support. He especially thanked the Ad Hoc Committee for their work and especially commended Civil Counsel Harley Andrews. Mr. Pesola also noted the Minervini Group may be interested in partnership relationships in the future development at KI Sawyer.

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

COMMISSIONER COMMENTS, STAFF COMMENTS, AND ANNOUNCEMENTS

Chairperson Corkin noted he attended an Ameritech presentation along with Comm. Moore last Friday. He learned about Ameritech plans and thanked them for their assistance in resolving an issue regarding the SIA Control Tower.

Chairperson Corkin noted he along with Commissioners Bergdahl, Girard and Moore attended the Aviation Wall of Fame Ceremony at SIA. The ceremony was very impressive and well attended.

Comm. Wallace provided Commissioners with a written report regarding the Noquemanon Network Council Meeting held last Thursday. The Council is undertaking a strategic planning process. Comm. Girard noted the names on the Plaque at the Aviation Wall of Fame were those submitted previous to the ceremony. Other names have been submitted and are still in the process and will be added to the plaque.

The Committee considered a confidential attorney/client communication.

It was moved by Comm. Tuominen, seconded by Comm. Nordeen, and unanimously carried by voice vote, that the Committee of the Whole go into closed session to discuss the confidential attorney/client communication 10 Ayes (Comm. Tuominen, Arsenault, Bergdahl, Girard, Joseph, Moore, Nordeen, Seppanen, Wallace, and Corkin) to 0 Nays.

Chairperson Corkin declared a brief recess at 7:42 P.M. to clear commission chambers.

..................................................CLOSED SESSION..................................................

The Committee of the Whole came back into open session at 7:55 P.M.

It was moved by Comm. Nordeen, seconded by Comm. Tuominen, and unanimously carried by voice vote that the Committee of the Whole recommend the County Board follow the recommendation made by Civil Counsel during the Closed Session regarding the confidential attorney/client communication.

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It was moved by Comm. Arsenault, seconded by Comm. Tuominen, and unanimously carried by voice vote the Committee accept and place on file a communication by Michael E. Zorza, County Emergency Program Manager, to the Federal Emergency Management Agency with comments regarding the FEMA First Responder Initiative Grant Process.

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There being no further business, the meeting was adjourned at 7:58 p.m.

Respectfully Submitted,

[Signature]

David J. Roberts
Marquette County Clerk

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MARQUETTE COUNTY BOARD OF COMMISSIONERS
COMMITTEE OF THE WHOLE
Tuesday, May 28, 2002, 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 MAY 14, 2002.
3. PUBLIC COMMENT.
4. APPROVAL OF THE AGENDA.
5. Review of Claims and Accounts.
6. Central Lake Superior Watershed Partnership Update on Flood Remediation – Carl
   Lindquist, Director.
7. Revision of Emergency Management Resolution to Have Central Dispatch Administer
   the Emergency Management Program.
8. SIABC Telephone System Proposal.
9. Sawyer Service Center IRP Loan Modification.
14. AD HOC COMMITTEE RECOMMENDATION ON SAWYER HOUSING.
15.
16.
17.
18. PUBLIC COMMENT.
19. COMMISSIONER COMMENTS, STAFF COMMENTS AND ANNOUNCEMENTS.
20. CLOSED SESSION: To Discuss Confidential Attorney/Client Communication.
21. ADJOURNMENT.