

Minutes are Subject to Correction and Approval

The Marquette County Board of Commissioners met as a Committee of the Whole on Tuesday, June 8, 2010, at 6:00 P.M., in Room 231 of the Henry A. Skewis Annex, 234 W. Baraga Avenue, Marquette, Michigan.

Chairperson Corkin called the meeting to order. Present: Comm. Arsenault, Comm. Bergdahl, Comm. Cihak, Comm. Heikkila, Comm. Joseph, Comm. Struck, Comm. Wallace and Chairperson Corkin. Absent and Excused: Comm. Pellow.

It was moved by Comm. Wallace, seconded by Comm. Struck, and unanimously carried by a voice vote that the minutes of the Committee of the Whole Meeting held on April 13, 2010 be approved.

It was moved by Comm. Cihak, seconded by Comm. Heikkila, and unanimously carried by voice vote that the Agenda be approved with the following additions: Item 8) Engineering & Architectural Services Agreement; Item 9) May 25, 2010 Letter to Commissioners regarding Juvenile Treatment Services; and Item 10) Discussion regarding Correction of Minutes.

Chairperson Corkin opened the meeting for public comment. Jim Gallant, Skandia, addressed Commissioners regarding Suicide Prevention. A point of order was called requesting Jim Gallant address the Commission and not individual Commissioners. There being no further public comment, Chairperson Corkin closed this portion of the meeting.

It was moved by Comm. Arsenault, seconded by Comm. Heikkila, and unanimously carried by voice vote that Claims and Accounts for the Period May 28, 2010 through June 3, 2010, in the amount of \$210,697.25, and Bi-Weekly Payroll for the Period ending June 4, 2010, in the amount of \$653,542.29 be approved.

The Committee considered a TSA Lease for the Airport Terminal Building. Scott Erbisch, Sawyer Operations Manager, explained that the Transportation Security Administration (TSA) lease for the space occupied in the airport terminal expires on October 31, 2010. In an effort to continue the lease, the U.S. General Services Administration (GSA) office has requested that we submit a revised lease proposal for the next ten years.

Currently, the TSA occupies 1,770 sf of space in Sawyer International Airport's Passenger Terminal. The lease is considered a "full-service" lease, in which Marquette County is responsible for snow removal, grounds maintenance, custodial services, utilities, and general upkeep of the office area. The lease rate provided below reflects those operational costs and is fixed for the first five years. That rate also includes regularly scheduled tenant improvements requested by the GSA under the new contract, such as carpet replacement, painting walls, and the addition of black-out blinds.

The proposed annual rent beginning November 1, 2010, through October 31, 2015, is \$34.78 per sf or \$5,525.33 per month / \$60,303.90 annually. The current rate is \$33.93.

Beginning November 1, 2015, through October 31, 2020, the rent will increase to \$35.78 per sf or \$5,277.55 per month / \$63,330.66 annually. The GSA does, however, reserve the right to terminate the lease at any time on or after October 31, 2015, by giving the lessor a 60-day, advanced, written notice.

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GSA will review the detailed lease terms and will either accept the terms or return to Marquette County for further discussions.

Discussion followed. Comm. Heikkila questioned whether the psf cost could be broken down further. Comm. Cihak requested a rate comparison with an airport of similar size, and suggested Cherry Capital Airport in Traverse City.

It was moved by Comm. Arsenault, seconded by Comm. Bergdahl, and unanimously carried by voice vote that the Committee of the Whole recommend the County Board approve submitting the Lease Terms to the GSA offices for the Airport Terminal Building as stated above.

The Committee considered Sawyer Airport Golf Course Irrigation System Improvement. Scott Erbsich, Sawyer Operations Manager, explained that since starting its first full year of golf operations in the spring of 2008, Gwinn Golf has been experiencing ongoing water supply issues. The specific problem identified is that the intake for the golf course water system draws in materials from the Silver Lead Creek. This material ultimately travels through the sprinklers' distribution system, thus clogging the sprinkler heads.

Gwinn Golf has asked that Marquette County to assist them in attempting to resolve this problem.

Gwinn Golf, Inc., also asked if the County was aware of potential grant opportunities that may exist for the replacement of portions of the sprinklers' water distribution system. At this time, no grant opportunities have been identified for municipally- owned golf courses.

With the assistance of the Superior Watershed office in Marquette, Tri-Media Engineers, and a review by the Department of Natural Resources and Environment (DNRE), it was determined that the appropriate solution was to modify/improve the intake setup versus a new well and holding pond, dredging the river to create a larger sediment trap, or developing a new pond adjacent to the river. The estimated cost to make the suggested improvements at the intake site is \$7,200.00 (See the attached emails for the details). Staff supports this recommendation.

Gwinn Golf, Inc., is requesting consideration from the County of Marquette to cover the cost of this improvement. They understand that they are leasing the premises in an "as is, where is" condition. However, since they have made a significant investment into the golf course, and because the water system is critical to continue to have the ability of a healthy golf course, they felt that it was more appropriate that the County pay this repair.

Options for Consideration:

- Support and pay for the recommended modification in an amount not to exceed \$8,000.00 and authorize staff to proceed. Please note that this is not a budgeted expense and a budget adjustment will most likely be needed.
- Support the recommended improvement, but require Gwinn Golf, Inc., to pay for the modification.
- Other option(s) as proposed and recommended by the County Board of Commissioners.

In any event, staff will continue to work with the Superior Watershed office to determine if there are any options for reducing the total cost of the project (i.e. utilizing the Army Corp of Engineers to offset some of the expense for dredging).

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Steve Powers, County Administrator, recommends Marquette County fund the irrigation improvement. The dredging will improve a sedimentation problem created when the Michigan Department of Natural Resources requires the dam on Silver Lead Creek to be removed. Mr. Powers justified why the airport should fund the improvement:

- Golf course is owned by Marquette County;
- Sawyer Airport shares in the revenue from the golf course operation. The revenue supports airport operations;
- The current operator has made a significant capital investment in the golf course;
- If the golf course is unprofitable and no longer operated, the property would become Marquette County's maintenance responsibility.

Discussion followed. Dave Fairbanks, Owner of the Sawyer Airport Golf Course, Geno Parlato, General Manager, and Dave Ott, Grounds Superintendent, were also present to answer questions. Mr. Parlato extended an invitation for all Commissioners to visit the Golf Course. He stated that the Sawyer Airport Golf Course offers a quality golf course at an affordable price.

It was moved by Comm. Struck, seconded by Comm. Heikkila, and unanimously carried by voice vote that the Committee of the Whole recommend the County Board fund the Sawyer Airport Golf Course irrigation improvement in an amount not to exceed \$8,000.00 (funding to come from the Airport Fund).

The Committee considered an Engineering and Architectural Services Agreement. Larry Gould, County Facilities Manager, explained that each year, Marquette County typically has several projects that require engineering or architectural services. The projects vary from feasibility consultations to the development of bid specifications and engineered plans. Larry Gould, Facilities; Jim Kippola, Resource Management; and Scott Erbsch, Sawyer Operations, reviewed the need for engineering and architectural services. Past practice has been for staff to request quotes, proposals or bids for projects regardless of size or scope, expending a considerable amount of staff time and resources. The review team determined that operational efficiency would increase by contracting with one firm.

Proposals were requested by direct mail, an ad in the Mining Journal, and on the Marquette County web site. Proposals were received from IDI, UP Engineers and Architects, North Country Engineering, Construction Consultants of Michigan, and Northern Design Works. Proposals were reviewed and evaluated by Jim Kippola, Scott Erbsch, and Larry Gould. Criteria used in the evaluation were qualifications, organizational capacity, assigned staff experience and qualifications, previous projects, experience on similar projects, cost proposal, and office location.

The unanimous recommendation is IDI. IDI is a local firm that provides comprehensive engineering and architectural services at competitive price.

The agreement will be for one year, with the County's option to extend for additional years. The agreement will be on an hourly basis using rates provided by IDI in the RFP. For project budgets exceeding \$25,000, the engineering and architectural services will be provided at a cost of 8.1% of the total project. The percentage decreases for larger projects. The county can seek specific engineering/architectural services when the County or IDI determine IDI cannot best provide the service. The engineering/architectural services will be

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for county buildings and facilities, excluding the Road Commission, landfill, Medical Care Facility, and aviation buildings and studies. Use of the consulting engineer/architect will be managed by the appropriate county manager. Budget control will be provided through project cost estimates and review by county staff.

Mr. Gould further explained the impact on the County Budget - Engineering and architectural design services will be provided as budgeted and as grant-funded projects develop. Resource Management typically budgets \$5,000 for professional services. Sawyer has a periodic need for non-aviation engineering services.

It was moved by Comm. Wallace, seconded by Comm. Cihak, and unanimously carried by voice vote that the Committee of the Whole recommend the County Board authorize the agreement with Integrated Design Incorporated (IDI) for engineering and architectural services.

Comm. Cihak discussed the May 25, 2010 letter from Administrator Powers regarding Juvenile Treatment Services. He explained that a 2009 study was completed by the Great Lakes Center for Youth Development. The study recommended that a group consider the suggestion of reducing costs and providing additional services. The group plans are to be completed by this fall.

Comm. Cihak requested that any suggestions in the report regarding reducing costs or providing additional services be provided to the Board prior to the annual budget sessions, if they are available.

Discussion followed. Comm. Cihak further explained that the Youth Home is not a mandated function. There are only 2 or 3 counties out of 83 counties in Michigan that have a youth home. He requested a comparison as to how the other counties fund their youth homes, the size of their youth homes, etc.

Steve Powers, County Administrator, will communicate the information to the judge and ask that the group focus on whatever suggestions they might have of a budget nature prior to the COW budget work session scheduled to begin on September, 13, 2010.

Comm. Cihak requested a discussion on the correction of minutes. He explained that on May 4, 2010 the Board voted unanimously on the Argonics issue. Comm. Arsenault is involved in argonics and typically abstains. Comm. Cihak does not believe that Comm. Arsenault abstained from that vote, and questioned how to correct the minutes. Discussion followed.

Commissioners questioned the County Clerk and Civil Counsel as to the proper procedure to correct minutes.

Cheryl Hill, Civil Counsel, suggested that a motion be made to amend the previously adopted minutes of May 4, 2010 to reflect that Comm. Paul Arsenault abstained from the vote on the Argonics matter (item 10c).

It was moved by Comm. Cihak, seconded by Comm. Heikkila, and carried by voice vote 7 Ayes to 1 Absention (Comm. Arsenault) to amend the vote previously adopted in the minutes of May 4, 2010 to reflect that Comm. Arsenault abstained on the Argonics matter (item 10c).

COMMISSIONER COMMENTS, STAFF COMMENTS, AND ANNOUNCEMENTS

Comm. Heikkila thanked Administrator Powers for negotiating a lower price of \$5000.00 for the actuarial report. He also commended staff regarding free wireless in the airport terminal. This is a really great service for the Marquette County Airport.

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Comm. Wallace responded to the information distributed by Jim Gallant regarding suicide prevention. He explained that the information is accurate, however Mr. Gallant does not interpret it properly.

Comm. Cihak complimented Administrator for his Update Reports. He explained that the reports help all Commissioners understand what is going on beyond Tuesday nights. He noted the information provided from Hon. Dennis Girard regarding the Community Corrections Detention Center. District Court is very happy with the additional capacity. He also noted that there is a possibility of providing temporary beds for Delta County.

Comm. Cihak also explained that the report highlighted a Job Well Done by Deputy Bonsall. Judge Dennis Girard expressed his appreciation for Deputy Bonsall's quick and very professional response in taking an enraged individual into custody without any ensuing violence. Deputy Bonsall did a great job under rather frightening conditions.

Chairperson Corkin reported on a Michigan Works Six County Consortium meeting. An issue came up related to recovery bonds. Marquette County has been dealing with this issue. Marquette County is helping other counties with this issue. Another example of regional cooperation.

Comm. Struck spoke regarding the Suicide Prevention articles distributed by Jim Gallant. Suicide prevention is an important issue as it's playing out in our society. Although Mr. Gallant ties things into his parenting time issues, he thanked Jim Gallant for in making the public and policy makers aware.

Chairperson Corkin opened the meeting for public comment. Jim Gallant, spoke regarding project parenting time and suicide prevention. He also offered his opinion regarding the issue of correcting minutes.

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

There being no further business to come before the Committee of the Whole, the meeting adjourned at approximately 7:00 P.M.

Respectfully Submitted,



Connie M. Branam
County Clerk