

The Marquette County Board of Commissioners Committee of the Whole met on Tuesday, October 22, 1985 at 5:30 P.M. in Room 231 of the Henry A. Skewis Annex, Marquette, Michigan.

Roll call was taken and the following roll recorded:

Present: Comm. Berglund, DeFant, Valente and Lowe.

Absent : None.

Chairperson Lowe opened the meeting for public comment. In attendance at the Committee of the Whole were many persons wishing to speak on the Brookridge property issue. All those who spoke were in favor of preserving the Brookridge buildings and the proposal to buy and restore Brookridge into a Country Inn. The following people addressed the Board on behalf of Brookridge. 1) Mr. Fred Rydholm, local historian and member of the Marquette County Historical Society; 2) Mr. Terry Hoffman, local real estate broker; 3) Mr. Richard Hendrickson, who is preserving the McCormick Tract Buildings; 4) Ms. Sally Olson, twelve year Marquette resident; 5) Mr. Jim Kiesby, a former counselor at the Brookridge Youth Home; 6) Ms. Cheryl Jackson, a Marquette resident; 7) Ms. Marsha Meldrum, a health fitness instructor and travel agent; and 8) Ms. Barbara Kelly, thirteen year Marquette resident and member of the Marquette City Historic Preservation Committee. Also four letters of support of the Brookridge facility proposal and the preservation of Brookridge were read, one from Ms. Susie Nostrant, of Minx Sports, a letter from Fred Rydholm, a letter from Ms. Leslie J. Bek, she is co-facilitator of the Marquette County Health Promotion Partnership, and finally a letter from Mr. Scott Satterlund, of the Marquette Alger Intermediate School District. There being no further public comment, Chairperson Lowe declared the public comment section of the meeting closed.

The approval of the minutes of the Committee of the Whole meeting held on September 19, 1985 were asked to be deferred until the November 5, 1985 Board meeting by Chairperson Lowe.

It was moved by Comm. Valente, supported by Comm. Berglund and unanimously carried on a roll call vote that the agenda be approved with the following addition, that the Committee of the Whole go into closed session under item 18a, after public comment in order to discuss the forthcoming contract negotiations.

The Committee of the Whole took under consideration claims and accounts for the period October 8, 1985 through October 22, 1985. It was moved by Comm. Berglund, supported by Comm. Valente and unanimously carried on a roll call vote that the Committee of the Whole recommend to the County Board that claims and accounts for the period October 8, 1985 through October 22, 1985, in the amount of \$936,664.39, be approved and ordered paid.

The Committee of the Whole took under consideration a request from the Planning Commission that they be allowed to contract with the State of Michigan on a FY 85/86 Solid Waste Planning Grant. It was moved by Comm. DeFant, supported by Comm. Berglund for the purpose of discussion that the Committee of the Whole recommend to the County Board the approval of the grant. The estimated cost of preparing reports for a small rural landfill study and collection/transfer system design is \$10,114.00, with the State's portion being \$8,091.00 and Marquette County's portion being \$2,023.00. Comm. Berglund and DeFant questioned the wisdom of studying small rural landfills when the State wants such landfills closed. Ron Koshorek, Resource Development Director, was present and stated that some local units of government are not convinced, which justifies the DNR to look further. Mr. Koshorek believes the study will result in the same findings but will give further credibility to previous reports. Chairperson Lowe called for a roll call vote on the motion that the Committee of the Whole recommend to the County Board the approval of the FY 85/86 Solid Waste Planning

Grant in the amount of \$8,091.00 which required a County match of \$2,023.00 and that the Board Chair be authorized to sign the agreement. Motion carried three-to-one with Comm. Berglund voting nay.

The Committee of the Whole took under consideration a proposal for purchasing the Brookridge Facility, being offered by Charles Drury, Margaret Bader, and Buck Gotschall. They proposed to purchase the Brookridge Facility for \$30,000.00 and turn it into the Brookridge Country Inn and Wellness Center. Chairperson Lowe started the discussion by stating two major considerations must be addressed tonight, 1) a land conveyance policy, and 2) the property values. Ron Koshorek, Resource Development Director was on hand to address the land conveyance policy and Mr. Henry Schneider, Equalization Director, was on hand to address the property value of Brookridge. Mr. Schneider addressed the Committee of the Whole and stated that the highest and best value of the Brookridge property is for the future use of the County of Marquette. The County is the investor and the owner and has a tremendous advantage because the County can hold the land with no tax liability. Mr. Schneider does not recommend the outright sale of the Brookridge property. There is no guarantee that the new owner would not tear down the building. The building is the problem and not the property. Comm. Lowe asked is the property value influenced by existing zoning? Mr. Schneider stated no, it would be relatively simple to change the zoning to even residential if needed. Comm. DeFant stated the responsibility to look at future land needs of the County lies with the County Board. Do we have enough space for the County's future? Dennis Aloia, County Administrator, stated that all County buildings are at full capacity. There is no more space available at this time for Simmons or the Dept. of Social Services. It is possible the Health Dept. will need more space in the future if the Northern Michigan Visiting Nurses Association goes as expected and also the Marquette County Youth Corp is currently renting the basement of a house across the street. Brookridge is the only County property within the City limits and Marquette County will need more space in another two to three years. Mr. Aloia further stated we haven't lost anything if we hold on to the building. Comm. DeFant mentioned that the County has one other piece of land which will soon be available, the Acock's site, and suggested perhaps this group would want to take a look at the Acock's site. Comm. Valente questioned the County's need for expansion. His main concern is not the price of the land but the creation of thirty to forty jobs and an increase of \$15,000.00 to \$18,000.00 in property taxes. He stated that he would just as soon give away the land if it created more jobs, if we hold on we waste the County's money. Chief Civil Counsel, Patricia Micklow, stated the Brookridge proposal really addresses two issues; 1) the preservation of a historical site and 2) the purchase of the eleven acres around the building. When the County Board approved the land conveyance policy last year it was then mentioned by Ron Koshorek, Resource Development Director, that two other issues still must be addressed; a) a land acquisition policy, and b) a land management policy. Civil Counsel cautioned the Committee of the Whole about selling the Brookridge property with no land management policy yet in place. Comm. Berglund stated that most dollars in the last several years to expand came from the Federal government. Federal money will soon be cut short and because seventy percent of the people in Marquette County live outside of the City of Marquette, new buildings do not have to be inside the City. Our decision should be, if someone wants to save the building, how much are we going to sell it for? Comm. Lowe stated he had no problem with saving the building and asked Civil Counsel is there any way to have the best of both, can we save the building and also maintain control over the land? Civil Counsel Micklow stated that yes we could sell the building and keep the land, but under this arrangement it would be difficult to find a buyer. If we sell the land with the building we lose all control of the land. We can put a reverter clause in the deed but the County would have to go to court to get the land back anyway. A lease of the building and the land is another option but the County Board keeps all liability. Civil Counsel Micklow stated that more time was needed to analyze any alternative arrangements, this is a very complicated issue. Comm.



DeFant stated that if we ask Civil Counsel to explore this further it opens up many more questions. Comm. Valente stated that as long as the ad is going in the paper for bids, let's wait and see who bids and how much. Comm. DeFant stated that according to the land conveyance policy the County Administrator has forty-five days to report to the Board on the bids. Dennis Aloia, County Administrator, stated however that most of the work has already been done. We have been acting under the assumption that we are following the land conveyance policy and we will consider all bids at once and not one at a time. Comm. Berglund stated if the final result is to preserve the building, the Brookridge building won't last much longer. If it is not occupied this year or next year the building will deteriorate beyond repair. A motion was made by Comm. DeFant, supported by Comm. Valente and unanimously carried on a roll call vote that the Committee of the Whole make no recommendations until after the Board of Commissioners has it's fifth member elected.

The Committee of the Whole took under consideration a request from John E. Beerling, Supt./Engr. Marquette County Road Commission, regarding a request from Forsyth Township for assistance in the Marquette County Dept. of Public Works in financing a proposed water and sewer improvement project. Chief Civil Counsel, Patricia Micklow, stated that in past years the local unit of government would set up the project and the County would merely approve, no questions asked. The local units of government want to use our bond rate for projects because the County bond rate is a very good asset. The County is interested in helping local units of government but the County should have control over hiring of the bond counsel and the engineering consultants. In this case Forsyth Township thinks Miller, Canfield is working for them, but they will be selling County water and sewer bonds. Civil Counsel recommends that the County ask Miller, Canfield to represent Marquette County and not Forsyth Township. Marquette County is in the process of preparing a bond policy which is not done yet for Board approval and the new township supervisor of Forsyth was not aware of this. Comm. Berglund asked if any work done so far then would still apply? Civil Counsel stated she recommends that staff be authorized to draft resolutions to Miller, Canfield and Forsyth Township and any work done so far would still apply. It was moved by Comm. Berglund, supported by Comm. DeFant and unanimously carried on a roll call vote that staff be authorized to draft resolutions to bond counsel Miller, Canfield and to Forsyth Township, making Marquette County the controlling unit of government on Forsyth Townships water and sewer bond project.

The Committee of the Whole took under consideration a proposed contract with Michigan Power Company to provide gas service to the County Jail. County Administrator, Dennis Aloia, stated that if a user exceeds 500 CCF per day, such a contract is required. Mr. Aloia reviewed the contract with Mr. Art Dykstra, Assistant Manager, Gas Marketing and Customer Service, Michigan Power Company, and recommends it's approval by the Board. It was moved by Comm. Berglund, supported by Comm. DeFant and unanimously carried on a roll call vote that the Committee of the Whole recommend to the County Board the approval of the gas contract for the Jail with Michigan Power Company and authorize the Board Chair to sign on it's behalf.

The Committee of the Whole took under consideration a recommendation from Dennis Aloia, County Administrator, regarding a County Building Key Policy. Mr. Aloia stated the policy is needed to provide proper security and control of accessibility to our facilities. It was moved by Comm. DeFant, supported by Comm. Valente and unanimously carried on a roll call vote that the Committee of the Whole recommend to the County Board the adoption of the County Building Key Policy.

The Committee of the Whole took under consideration a recommendation from Dennis Aloia, County Administrator, regarding a rent increase request for the Ishpeming District Court, in Ishpeming City Hall. The rent increase will raise the County's rent to \$7,200.00 annually for approximately 2,225 square feet. It was moved by Comm. Valente,

supported by Comm. DeFant and unanimously carried on a roll call vote that the Committee of the Whole recommend to the County Board that they authorize the increase rental rate and the Board Chair be authorized to sign the lease agreement.

The Committee of the Whole took under consideration a recommendation from Bruce Rukkila, Finance Officer, regarding the Data Processing Contract for Automation of the 96th District Court. Mr. Rukkila stated currently \$42,000.00 is budgeted in the Capital Improvements Fund for District Court Automation and recommended an additional \$2,500.00 be transferred from excess resources from the Treasurer's cash register project account to the District Court project. William Rekshan, District Court Magistrate, was present and stated that automating the District Court won't necessarily cut present cost but will potentially save adding on. Mr. Rekshan also added that District Court will start now as day one with automating records and will not automate past records. It was moved by Comm. Valente, supported by Comm. DeFant and unanimously carried on a roll call vote that the Committee of the Whole recommend to the County Board the awarding of the District Court Computer System Contract to Horizon Systems and Software Inc., Farmington Hills, Michigan, and also recommends a budget amendment transferring \$2,500.00 from the Cash Register Data Processing project to the District Court project, bringing total project budget to \$44,500.00.

The Committee of the Whole took under consideration a recommendation from Bruce Rukkila, Finance Officer, to advance funds to the new Acock's Medical Facility Construction Fund. The awarding of architectural services by the County Board of Commissioners to William Kessler and Assoc., as well as surveying work, possible landscaping and hiring a clerk-of-the-works will result in cash needs of approximately \$250,000.00 prior to the estimated date for sale of bonds. It was moved by Comm. Valente, supported by Comm. DeFant and unanimously carried on a roll call vote that the Committee of the Whole recommend to the County Board to approve a cash advance of \$250,000.00 from the 1981 County Delinquent Tax Revolving Fund to the Acock's Construction Fund until proceeds are available from the sale of bonds to construct the facility, and also that payment of invoices associated with the Acock's Medical Facility Construction Project be brought before the County Board for approval and then forwarded to the Dept. of Social Services.

The Committee of the Whole took under consideration a resolution by the Kent County Board of Commissioners regarding ever increasing insurance premiums and reduction in benefits. Chief Civil Counsel, Patricia Micklow, stated that she doesn't see any problem with the County Board adopting a similar resolution. It was moved by Comm. Berglund, supported by Comm. DeFant and unanimously carried on a roll call vote that the Committee of the Whole recommend to the County Board the adoption of a similar resolution.

Chairperson Lowe opened the meeting for public comment. Mr. Charles Drury was present and addressed the Board. He expressed his concerns with the time frame on the Brookridge proposal. He would like to get in and do some repair work on the building and roof before winter. There being no further public comment, Chairperson Lowe declared the public comment section of the meeting closed.

It was moved by Comm. Valente, supported by Comm. Berglund and unanimously carried on a roll call vote that the Committee of the Whole go into closed session to discuss the forthcoming contract negotiations.

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CLOSED SESSION  
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It was moved by Comm. DeFant, supported by Comm. Valente and carried on a three-to-one vote, with Comm. Berglund voting nay, that an AdHoc

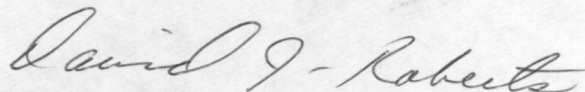


Committee, comprised of the Chair of the County Board and the Chair of the Finance Personnel Committee, meet with staff and the Negotiating Committee to set initial proposals for the coming union contract negotiations.

Chairperson Lowe asked if there were any announcements, there were several forthcoming. Dennis Aloia, County Administrator, stated that Wes Larson will be sending a letter to the Board asking for \$800.00+ on a community development project; Comm. Lowe reminded the Board once again of the coming U.P.A.C.C. Conference; Finance Officer, Bruce Rukkila, mentioned to the Committee of the Whole that the Central Dispatch Board may be disbanding and will have some money left and this matter will have to be dealt with; and County Clerk, Dave Roberts, stated that on October 24, 1985 at 10:00 A.M. in the Commissioners Room, the Election Commission will hold a clarity hearing on the five recall petitions on the Marquette City Commissioners.

There being no further business to come before the Committee of the Whole, the meeting was adjourned.

Respectfully submitted,



David J. Roberts  
Marquette County Clerk

MARQUETTE COUNTY BOARD OF COMMISSIONERS  
COMMITTEE OF THE WHOLE  
Tuesday, October 22, 1985, 5:30 P.M.  
Room 231, Henry A. Skewis Annex  
Marquette, Michigan 49855

1. ROLL CALL.
2. PUBLIC COMMENT.
3. Approval of the minutes of the Committee of the Whole meeting held on September 19, 1985, that was deferred from the last regular meeting.
4. APPROVAL OF AGENDA.
5. Review of Claims and Accounts.
6. A memo from J. Patrick Farrell, Chair, Marquette County Planning Commission, regarding a contract for FY 85/86 Solid Waste Planning Grant, that was postponed from the Committee of the Whole on October 7, 1985.
7. Discussion of a proposal for purchasing the Brookridge Facility, referred from last meeting. (Commissioners please bring material that was previously distributed). Ron Koshorek, Resource Development Director, will be present to answer questions on the County Land Conveyance Policy and Henry Schneider, Equalization Director, will be present to answer questions on the value of the Brookridge property.
8. A communication from John E. Beerling, Supt./Engr. Marquette County Road Commission, regarding a request from Forsyth Township for assistance of the Marquette County Dept. of Public Works in financing of proposed water and sewer improvement projects.
9. A recommendation from Dennis Aloia, County Administrator, regarding a contract with Michigan Power Company to provide gas service for the County Jail.
10. A request from Dennis Aloia, County Administrator, regarding a County Building Key Policy.
11. A recommendation from Dennis Aloia, County Administrator, regarding a Rent Increase Request for Ishpeming District Court, Ishpeming City Hall.
12. A recommendation from Bruce Rukkila, Finance Officer, in regard to awarding a Data Processing Contract for Automation of the 96th District Court.
13. A recommendation from Bruce Rukkila, Finance Officer, regarding an advance of funds to the new Acock's Medical Facility Construction Fund.
14. A resolution from Kent County Board of Commissioners urging the Governor and the State Legislature to address problems of insurance costs.
- 15.
- 16.
- 17.
18. PUBLIC COMMENT.
19. ANNOUNCEMENTS. ← 18a Cloud Session
20. ADJOURNMENT.



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