

CITY OF MARQUETTE

MICHIGAN 49855

PUBLIC WORKS DEPARTMENT

300 West Baraga Avenue
(906) 228-8200
Public Works Director, Ext. 57
City Engineer, Ext. 58



Public Works Superintendent, Ext. 70
Buildings, Grounds, and Vehicle
Maintenance Superintendent, Ext. 72
Water/Wastewater Plant
Superintendent, Ext. 73

MEMORANDUM

September 19, 1984

To: David A. Svanda, City Manager

From: Michael A. Etelamaki, Public Works Director *MAE*

Subject: Public Works Service Center Site Acquisition

Background: At their September 10, 1984 meeting, the City Commission tabled a recommendation to purchase the Soo Line Railroad acreage adjacent to the Marquette Industrial Park. A report on alternate sites was requested for the next regular meeting. The Public Works Advisory Board discussed the Soo Line Railroad site at its September 19, 1984 regular meeting and reaffirmed its position that the Soo Line Railroad site was the best site available to the City at this time. The site and the need for a new centralized facility have been discussed at several board meetings for the past two years. The board recommended the new Public Works Service Center to the City Commission in a letter to the City Commission dated September 17, 1982. The communication outlined a revised, long-range plan for the Public Works Department and recommended four major programs/projects be implemented by the City. They were: the Public Works Service Center, SIMP, Maintenance Management System and Vehicle Replacement.

Sundberg, Carlson and Associates conducted an economic feasibility study of options available to the City of Marquette, and the Public Works staff conducted site evaluations of the present location, the former Hines Lumber Building and the Soo Line property. The high cost of renovation of existing buildings and the high cost of operating from a remote (non-central) location led the Public Works Advisory Board to recommend that the Soo Line property be acquired.

Recommendation: Based on the Public Works Advisory Board's recommendation that the new facility should be centrally located in order to justify any expenditures, I recommend City Commission authorization to purchase the Soo Line Railroad property.

Alternatives: The only alternative available to the City Commission is the "do nothing" option because other options considered were not economically justified.

MAE:jb

Attachments

Marquette



the Superior location

September 19, 1984

The Honorable Mayor and City Commission
Marquette, Michigan 49855

Re: Public Works Service Center

Dear Commissioners:

The Public Works Advisory Board would like to reaffirm its recommendation to the City Commission regarding the new Public Works Service Center.

The Advisory Board has identified the need for a new service center as one of the top four priorities in the Public Works Long Range Plan. The need for a new facility, and its location, have been discussed at several meetings during the past four years. An economic feasibility study conducted for the Advisory Board concluded that a new centrally located facility would best serve the City's long-term interests. The only centrally located site, with appropriate zoning and adequate size, is the Soo Line Railroad property.

The Advisory Board also reviewed a conceptual financing proposal at its September 19, 1984 meeting. The proposal was accepted by the Advisory Board as a preferred method to finance the Public Works Service Center.

The Public Works Advisory Board is requesting a joint work session with the City Commission to discuss the Public Works Service Center project and implementation of the Maintenance Management System in the Public Works Department. The first two weeks in October are recommended as possible dates for the work session.

Sincerely yours,

Handwritten signature of Michael A. Etelamaki.

Michael A. Etelamaki, Secretary
Public Works Advisory Board

MAE:jb

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PUBLIC WORKS ADVISORY BOARD SPECIAL MEETING MINUTES 9:00 Wednesday March 2, 1983

MEMBERS PRESENT:

Arvid Savola
Al Camilli
Mickey Keranen
Joe LaBrecque
Wayne Premeau
Mike Etelamaki
Steve Lawry

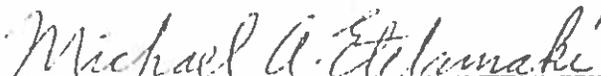
OTHERS PRESENT:

Don Klimmek, Klimmek & Associates
Gary Gorsalitz, Sundberg, Carlson & Associates

The first item discussed was balancing the Water Utility budget by cutting expenditures. Items discussed included capital-outlay freeze, a purchasing freeze, hiring freeze, doing only emergency work items, transferring labor and equipment to other funds and doing construction work. The Board agreed that these items should be looked at in order to balance the budget; however, long-term solutions include realistic rate structure, a management system, contracting out or developing an authority.

The next item on the agenda was a presentation by Sundberg, Carlson and Associates concerning the economic feasibility study conducted for the long-term Public Works Facility Plan. Gary Gorsalitz presented the economic evaluation method used and Don Klimmek presented two options the City could consider on the proposed new site on West Baraga Avenue. The report concluded that the "do nothing" option and the "build new central facility" option were about equal in equivalent annual cost. However, a recommendation was given to go ahead with the new facility because over-all efficiency gains would require \$50,000 less labor costs each year and the life of the new facility would be 55 years versus 15 years for the existing facility.

Meeting was adjourned at 10:30 A.M.


Michael A. Etelamaki, Secretary
Public Works Advisory Board

MAE:cf

cc: Members
City Clerk

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PUBLIC WORKS ADVISORY BOARD MINUTES January 19, 1983 9:00 A.M. Conference Room #1

Members Present:

Al Camilli
Mickey Keranen
Joe LaBrecque
Arvid Savola
Steve Lawry
Mike Etelamaki

Absent:

Wayne Premeau

The appraisal of the proposed Public Works Facility site near the Industrial Park on West Baraga was presented to the Board members for review. The appraised value will be used in an economic analysis of the new site versus renovating the existing facility on Wright Street. The preliminary report will be ready for the February 16th Public Works Advisory Board meeting.

Request for proposals from consulting firms, for design and implementation of a Maintenance Management System, will be sent out next week. The Board agreed to conduct interviews of qualified firms and will make a recommendation to the City Commission to retain the best qualified firm if the City Commission budgets for the MMS in FY1983-84.

A work session with the City Commission for Friday, January 21, 1983 was discussed. Items to be covered in the work session include the Water Filtration issue and solid waste management.

Meeting adjourned at 10:10 A.M.

Respectfully submitted,

Michael A. Etelamaki, Secretary
Public Works Advisory Board

MAE:cf

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PUBLIC WORK ADVISORY BOARD MINUTES

9:00 a.m., July 21, 1982

Members Present: Al Camilli
 Arvid Savola
 Joe LaBrecque
 Wayne Premeau
 Steve Lawry
 Mike Etelamaki

A brief discussion was held concerning the resignation of Ron Holland from the Board and candidates for his replacement.

Mike Etelamaki then presented a list of priorities that should be emphasized as short term (one year) objectives that needed Advisory Board study, support and final recommendation to the City Commission. They were as follows:

1. Maintenance Management System;
2. Public Works Facility Plan;
3. Street Improvement and Maintenance Program (SIMP);
4. Vehicle Replacement Program.

It was decided to devote future Board meetings to reviewing and updating the Public Works Long Range Plan submitted to the City Commission in March of 1981. In addition, it was suggested that at least one City Commissioner should be invited to attend future Board meetings to help develop a realistic revision to the Plan.

The City landfill was then discussed and a review of the Soil Testing Services hydrogeological report was made.

The Soo Line Railroad crossings on the Business Route were discussed briefly before adjournment at 10:35 a.m.

Michael A. Etelamaki

Michael A. Etelamaki, Secretary
 Public Works Advisory Board

MAE:amv

CC: Members
 City Manager
 City Clerk

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PUBLIC WORKS ADVISORY BOARD 9:00 am, August 18, 1982

MEMBERS PRESENT: Al Camilli
Arvid Savola
Joe LaBrecque
Wayne Premeau
Steve Lawry
Mike Etelamaki

A discussion of the Public Works labor contract was the first item of business. Union concerns about the Parking Authority and special equipment promotions were discussed by the Board.

The acquisition of Soo Line Railroad Company operating properties was the next item discussed. The roundhouse property remains the Board's highest priority as far as future options for the new Public Works Service Center.

It was the general consensus of the Board that another informational seminar should be scheduled to evaluate the benefits of implementing a maintenance management system. A professional management consulting firm, such as Jorgensen, will be invited to make a presentation in the near future.

The adoption of the Marquette County Solid Waste Management Plan was then discussed briefly.

The update of the Public Works Long Range Plan was the next item on the agenda. It was the Board consensus that the plan needed only minor revisions but should emphasize the short-term priorities established by the Board at the July meeting.

The meeting adjourned at 10:25 a.m.

Michael A. Etelamaki
Public Works Director

MAE:amv