

BUILDING MAINTENANCE RECREATION & INSURANCE COMMITTEE MEETING
MINUTES

Tuesday, April 6, 2021 – 12:00 p.m. Noon
Howard Male Conference Room

Commissioners Present: John Kozlowski, Chair
Marty Thomson
Kevin Osbourne
Don Gilmet
Bob Adrian, guest

Others Present: Jeff Konczak, Alpena Marc-Biggby Coffee
Steve Wilson, Alpena Agency
Mick Higgins, Assistant Airport Manager
Lynn Bunting, Board Assistant
Wes Wilder, County Maintenance Superintendent
Cindy Krentz, 4-H Horsemen's Club
Fran Arthur, Horsemen's Club
Mike Arthur, Horsemen's Club
Penny Wahoski, Fair Board

Commissioner Kozlowski called the meeting to order at 12:00 p.m. (Noon).

INFORMATION ITEM: Jeff Konczak, Alpena Marc, presented a proposal for a Biggby Coffee B-cubed building on the old jail site property and passed out information a map of the potential building site to the committee. Jeff gave a background of the Biggby Coffee operation reporting they build modular drive-thru coffee operation buildings and install around the country with their facility located in Alpena. He contacted John Kozlowski for his request to lease a part of the old jail site property as the hospital is interested in the rest of the property. Discussion on old jail site property and potential usage for the County.

Chair Kozlowski reported the old jail should be removed and the property is a good location. Jeff reported the building is less than 25 feet wide and he is fine with whatever timeline the County wants and the building is a removable structure. Commissioner Thomson reported not sure what they are going to do with the old jail and the property and need to discuss but is a great location for his business and the committee needs to work on and make sure the sheriff is done using the old jail. Jeff invited the committee to the plant and to cube 1 located at Meijer.

Don reported the City would look at it for zoning, which would not be an issue, and just will need a permit for the foundation and place building on location then the zoning would be looked at that time.

INFORMATION ITEM: Mick Higgins, Assistant Airport Manager, reported he met with Steve Smigelski and went through the new terminal to see what is County property and what are contents. He reported that there is not a lot at the new terminal and is either TSA items owned or Delta items owned and the rest is attached and part of the building. Mick reported there is about 5 or 6 couches, tables, wooden benches and furniture total cost approximately \$25,000. Steve Wilson, Alpena Agency, reported that the content insurance for the County is blanketed as it is

difficult to determine contents at locations and there is not much owned contents by the County at the new terminal. Steve reported the building limit for the new terminal is all set and the old terminal (two offices, tables) does not have a lot in there but covered under the insurance. Steve reported that nothing has changed in the old terminal and nothing was transferred. Steve informed the committee that the insurance is covered and updated as needed and not underinsured. Steve reported that whatever the troop brings in for training is all set. Steve informed the committee that he added \$25,000 for the new terminal which costs \$25 for adding to the County insurance and with it being prorated is \$20 for the rest of the year for 2021. Steve reported the new terminal is adequately covered at \$13,000,300.00 for the building

INFORMATION ITEM: Horsemen's club reported if approved they will go out and stake the location for the proposed arena at the fairgrounds. Mike Arthur reported the inside of the track will remain inside the track and they are hoping to get donated use of equipment to help keep cost down and will buy the footing fill, to make base, still maintain the barrier to keep the water going into the retention areas. He reported the fence, and dugouts will be gone from the ball field. He reported that in order to move forward they need the Board of Commissioners approval then they can raise some money to start the project. He informed the committee that they need to work on the gates and will work with Wes on this.

Marty recommends having Kevin draw up an agreement, as he is the liaison for the fairboard, and bring to the committee for review and approval, which will be sent to the attorney for review and to include in the contract a 30 or 90 day outclause for either party. Moved by Commissioner Osbourne and supported by Commission Thomson to approve the below action. Motion carried.

ACTION ITEM #1: The Committee recommends to approve the Horsemen's Club proposal and proceed with the project and the Building Maintenance Recreation and Insurance Committee will work on the agreement to be signed with required liability insurance pending attorney review.

Bob recommended that the construction and project of the Horsemen's Club be managed through the county through this committee and Wes and to provide a volunteer list for the county insurance. Don informed the group that they will need to obtain a soil erosion permit before moving dirt.

Marty proposed to give Wes approval to remove the dugouts and ballfield fence or to have Bedrock or a company to come out and remove. Fran requested that they would like to go out and look at the bathrooms at the ballfield diamonds before Wes removes for potential of saving as a bathroom. Wes informed the group that they need to make the bathroom handicap accessible. Discussion that the arena would belong to the county and the group would lease it for 5 years for a longer term agreement and Fran stated they will contact Sienna Suszek for recommendation, as she will help them with raising monies.

INFORMATION ITEM: Wes Wilder, Maintenance Superintendent, reported he received a message from Michelle Reid that she would like to use the merchants building for an overflow of cats for a hoarding situation. She informed him there is about 35 from one and not sure on the other and she stated she is unsure of the duration. Wes reported that he is concerned for the potential rental/lease of the merchants building and all barns are full of storage and he does not

start emptying them until next week. Discussion and committee recommends taking this to animal control and Wes reported that she needs to know this week what to do and needs the merchants building or a building where to put them. Wes reported that 4H needs to use under the grandstands in August and they leave items left in there for the Fair. He informed the committee that there are animal control items stored in there as we all extra PPE stored in there and the storage barn is being used for their items. Marty reported the PPE can go out to the other storage building in a couple of months. Chair Kozlowski recommended that Wes have Michelle use the rabbit barn with a deadline and this needs to be resolved or find another option. John reported that Michelle needs to speak with other counties and locations to place the cats. The committee informed Wes to let her know they said no, as they need to use the merchants building and to also lease/rent out and let her know that after April 15th she can have a temporary place at fairgrounds in the rabbit barn to use for the cats, but there is a deadline to remove and for the animal control officer to keep the committee updated. The committee also want the animal control officer know to that she needs to present her requests to the committee and not go through Wes.

INFORMATION ITEM: Wes Wilder, Maintenance Superintendent, informed the committee that the truck he uses for maintenance needs repair and he received estimate of \$1,392.62 to fix the truck with another \$1,000 for the tires from Brett's Auto. He reported the truck is not worth putting money into and is a 1997 with 97,000 miles on it and does have a plow on it. Wes reported he does have \$4,000 in his budget to fix the truck and would be a backup truck for maintenance and needs one of the two trucks working. He reported the truck that he put out for bids, a 2012 white Ford with 67,000 miles and will cost approximately \$6,400 to put a motor in it, was told to table until the Fall. The committee agreed that Wes should fix the 1997 truck and does have money in his budget to do this.

INFORMATION ITEM: Chair Kozlowski informed the committee that the Courthouse roof has a leak and he will get in touch with Wes to take a look at it and keep the committee updated.

Next Meeting: Tuesday, May 4, 2021 at 12:00 p.m. (Noon) in the Howard Male Conference Room

ADJOURNMENT

Moved by Commissioner Gilmet and supported by Commissioner Thomson to adjourn the meeting. Motion carried. The meeting adjourned at 1:37 p.m.

John Kozlowski, Chairman

Lynn Bunting, Board Assistant

llb