

FACILITIES, CAPITAL & STRATEGIC PLANNING COMMITTEE
MEETING MINUTES

Wednesday, October 15, 2025 – 9:00 a.m.
Howard Male Conference Room/Zoom Room

Commissioners Present: Travis Konarzewski, Chair
Brenda Fournier
Todd Britton
John Kozlowski

Others Present: Jesse Osmer, County Administrator
Sheriff Erik Smith
Nick Akins, Maintenance Superintendent

CALL TO ORDER

Chair Travis Konarzewski called the meeting to order at 9:00 a.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL: All committee members present.

APPROVE AGENDA

Moved by Commissioner Fournier and supported by Commissioner Britton to approve the agenda as presented. Motion carried.

PUBLIC COMMENT

None.

CURRENT PROJECT UPDATES

Maintenance Superintendent Nick Akins gave an update on the following projects:

- Annex Parking Lot – The parking lot is finished and looks good.
- Dental Health Clinic – Maintenance has started painting walls, doing the trim and flooring will be installed beginning on the 27th. A third party will be coming in to move the dental stations three sections at a time.
- Fairgrounds Bathroom – The back bathrooms at the fairgrounds by the horse arena have been painted.
- Generators – Eight of the nine generators that were picked up are running well. After the individual working on them is complete they will be ready to send to the townships or put into storage for the winter. Chair Konarzewski suggested having the generators looked at by an electrician regarding loads and wiring and which generators would be best suited where in the event of an emergency. The generators should also be added to get load tests when the other ones are done as well.

SHED UPDATE

Sheriff Erik Smith reported a permit will be needed from Wilson Township to place the sheds at the jail. The cost of concrete pads will be approximately \$2,000.00 and to have electricity run to the sheds will cost approximately \$3,500.00. The biggest obstacle is transportation to the location. The height of the sheds on a trailer will be about 15 feet high to the peak and there is concern with lowered wires. Sheriff Smith reached out to Alpena Power for discussion on wire heights and is waiting for reply. Chair Konarzewski has a trailer that would be able to haul the sheds without worry of hitting any wires. If the sheds can get transported this year, Sheriff Smith will look into placing and hooking them up in the spring. The sheds will be used for office space for outside services and programs that are provided at the jail.

WINTER STORAGE

Superintendent Akins reported winter storage is slow at this time due to the nicer weather. Discussion was made on utilizing the climate-controlled Merchant's Building to use for winter storage as there are only a handful of events held during the winter months. Storage would bring in more revenue than the events. If used for storage the building would not be able to be utilized as a warming shelter if needed. Discussion was also made on possibly upgrading the building as it is dated.

CAPTIAL OUTLAY PROJECTS

County Administrator Jesse Osmer reported on the following amounts that were placed into next year's budget:

- \$50,000.00 in a contingency fund in the 402 fund.
- \$20,000.00 in a contingency fund in the 631 fund.
- \$210,000.00 set aside in data processing for software and hardware updates in the 402 fund.
- \$15,000.00 for courthouse office improvements.
- \$5,000.00 Howard Male Conference Room upgrades.
- \$5,000.00 for courthouse front steps.
- \$50,000.00 for fairgrounds drive repairs.
- \$15,000.00 courthouse HVAC cleaning.
- \$60,000.00 for egress stairwells at NLA depending on how the board would like to proceed (the amount is in the NLA fund currently but would be moved over and put into one of these two funds.)

A new fund 483 will need to be created per the auditors separate from the 482 fund for the new T-Hangar project at the airport.

As of today, the county is looking to be in the black at approximately \$70,000.00.

Administrator Osmer will lower the contingency fund and include \$5,000.00 for the electrical hookup and pads for the sheds at the Sheriff's Office on the capital outlay list.

BOYS AND GIRLS CLUB

Almost two years ago the board decided to lift the deed restrictions and allow the Boys & Girls Club to sell the building. The reversion clause states at whatever time the Boys & Girls Club stopped using the building, the building would come back to the county 100%. The board decided if they are not using the building the reversion clause could be lifted, and they could keep 75% of

the profit with the county receiving the other 25%. Administrator Osmer received a letter from their attorney saying they are ready to sell. Discussion was made for the county to have oversight on the selling of the building as to which offers are made on the property as well as updates when advertising and marketing the property.

Moved by Commissioner Britton and supported by Commissioner Kozlowski to recommend approval to proceed with selling the Boys & Girls Club property as presented. Roll call vote was taken: AYES: Commissioners Britton, Kozlowski, and Konarzewski. NAYS: Commissioner Fournier. Motion carried.

ACTION ITEM #1: The Committee recommends approval to advance the contract for consideration to sell the former Boys & Girls Club to the full board pending attorney review and clarifying that there is no environmental cleanup obligation by the county and the county will be given oversight by being made privy to any offers in the process itself as presented.

INFORMATION ITEM: Chair Konarzewski presented the recycling monthly reports to receive and file. Discussion was made on the progress of the new recycling building. Administrator Osmer will reach out to Rachel Smolinski with NMMMA asking them to present before the board for an update.

Commissioner Fournier inquired about the project for a new pool. Commissioner Kozlowski reported a design plan was drafted but the project is stalled at this point.

Moved by Commissioner Fournier and supported by Commissioner Kozlowski to receive and file the monthly recycling reports as presented. Motion carried.

INFORMATION ITEM: Chair Konarzewski presented the Fairground Manager's monthly reports to receive and file. Administrator Osmer will reach out to NEMCOG inquiring about any matching grant funding opportunities. Moved by Commissioner Kozlowski and supported by Commissioner Britton to receive and file the monthly Fairground Manager's reports as presented. Motion carried.

***Next Meeting: Wednesday, November 19, 2025, at 9:00 a.m. in the Howard Male Conference Room/Zoom Room**

ADJOURNMENT

Moved by Commissioner Fournier to adjourn the meeting with support by Commissioner Britton. The meeting adjourned at 10:04 a.m.


Travis Konarzewski, Chair

kvm