

FACILITIES, CAPITAL & STRATEGIC PLANNING COMMITTEE  
MEETING MINUTES

Wednesday, April 19, 2023 – 9:00 a.m.  
Howard Male Conference Room/Zoom Room

Commissioners Present: Travis Konarzewski, Chair  
Brenda Fournier  
Bill Peterson  
Bill LaHaie, (excused)

Others Present: Mary Catherine Hannah, County Administrator  
Kim MacArthur, Board Assistant  
Wes Wilder, County Maintenance Superintendent  
Catherine Murphy, Register of Deeds (zoom)  
Phil Heimrel, True North Radio (zoom)  
Jennifer Mathis, Human Resource Specialist (zoom)  
Steve Smigelski, Airport Manager (zoom)  
Kim Ludlow, Treasurer (zoom)

CALL TO ORDER

Chair Travis Konarzewski called the meeting to order at 9:01 a.m.

ROLL CALL

Commissioners present: Commissioner Peterson, Commissioner Fournier, and Commissioner Konarzewski. Commissioner LaHaie, excused.

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

ADOPT AGENDA

Chair Konarzewski presented the agenda for approval. Moved by Commissioner Fournier and supported by Commissioner Peterson to adopt the agenda with the addition of DHHS Lease Review. Motion carried.

INFORMATION ITEM: Maintenance Superintendent Wes Wilder updated the Committee on the following projects:

1. Courthouse Sanitary Sewer: C & S Irrigation will come out next week to repair the damaged wires. During the first week of May they will start up the irrigation system for the MDOT building.
2. Restrooms at Fairgrounds: Masonry work is complete; the new fixtures have arrived to go inside, but they have not started yet. Wes will be meeting with Great Lakes Fence the first part of next week to get them a signed copy of the quote and materials will be ordered.

3. Tower Project for 911: Foundation is complete. The crane is scheduled to arrive today, and the tower will arrive tomorrow.
4. Old DHHS Building Renovation: Work is ongoing with the demolition/tear out complete. Carpet tiles are expected to be in today.
5. Building Automation Upgrades: Control Solutions is working to get the new controllers programmed for installation.
6. Controls at New Terminal: Materials have been received and programmed. Installation will take place during the first part of May when the terminal is shut down.
7. Sunken Lake House Repairs: Project is complete.
8. MDOT Building: With the new heat exchanger installed, it was discovered that none of the VVT units were working. Wes has received two pricing options for repair from Control Solutions. The first option is to replace parts necessary with Trane controls which would require Trane to come from out of town to work on the system at a cost of \$13,335. The second option is to remove the existing Trane system and replace it with a new VVT damper system programmed by Control Solutions. Wes recommends having the system switched over to Control Solutions, which would eliminate the need for having Trane travel here for any programming issues. The cost would be \$13,685 and would also include removal of the old humidifiers and having the system tested and balanced. Airport Manager Steve Smigelski reported he could put this onto the 2<sup>nd</sup> quarter reimbursement if this is put into Building Airport Maintenance 295-595-932.001 through the CARES Act.

Motion was made by Commissioner Peterson and supported by Commissioner Fournier to recommend the action item below. Roll call vote was taken: AYES: Commissioners Fournier, Peterson, and Konarzewski. NAYS: None. Commissioner LaHaie, excused. Motion carried.

**ACTION ITEM #1: The Committee recommends approval of the quote from Control Solutions to change controls on the VAV units at the MDOT building in the amount of \$13,685 to come out of line item 295-595-932.001 and to be reimbursed during the 2<sup>nd</sup> Quarter Reimbursement through the CARES Act as presented.**

9. Spring Grounds Clean-Up: Work will begin next week.

INFORMATION ITEM: Jeremy Winterstein of Alpena Rink Management gave the Committee an update on the Northern Lights Arena. Jeremy is happy with how things are going financially at the rink and presented a profit/loss comparison from 2020/2021 and 2022/2023 and they are currently ahead on their bottom line around \$20,000. Usage at the rink is up and he reported they will be selling more ice time in April and May than ever before. The Zamboni was taken in



for service for the level ice system from the Youth and Recreation grant and they should have it back next week sometime. The rink is down about \$6,000 in electricity costs this year but up approximately \$6,000 in natural gas. Ice rates will go up on June 1<sup>st</sup> from \$225 to \$240 which is the largest increase in the history of the rink. No increase has been made for two years. The rink has purchased approximately \$7,000 in skates and helmets this year with grants from Youth and Recreation and will get with Maintenance Superintendent Wilder on disposal of the old equipment as it is county property.

Dave Guzman of Alpena Rink Management reported the system used from Control Solutions that runs the computer portion and tells when the compressors go on to keep the floor cold, is outdated and needs to be updated with either a new computer or program. Wes will contact Control Solutions on pricing.

Jeremy presented a reimbursement request in the amount of \$6,489.90. Motion was made by Commissioner Peterson and supported by Commissioner Fournier to approve the reimbursement pending discussion. Administrator Hannah reported \$4,000 was budgeted for reimbursements so there will need to be a budget adjustment for the remaining amount of the request. Treasurer Ludlow reported the last reimbursement request was never paid. Commissioner Peterson amended his previous motion to do a budget adjustment to 272-763-975.000 to increase the budget from \$4,000 to \$6,500 and approve the full reimbursement request of \$6,489.90 as presented. Chair Konarzewski asked Administrator Hannah to email the newest contract for Alpena Rink Management to the new Commissioners and to Treasurer Ludlow for their records.

Jeremy updated the committee on the \$33,000 that was budgeted for capital improvements. The stair well was budgeted for \$25,000 and the block sealing was budgeted for \$8,000. Jeremy believes he will have some advertising trade and the original amount for the block sealing will not be as high as planned. That money can be moved over to help with the cost of the stairwell as that is expected to be higher than originally planned.

Motion was supported by Commissioner Fournier to recommend the action item below. Roll call vote was taken: AYES: Commissioners Peterson, Fournier, and Konarzewski. NAYS: None. Commissioner LaHaie, excused. Motion carried.

**ACTION ITEM #FCSPC-2: The Committee recommends to approve the full reimbursement request from Alpena Rink Management in the amount of \$6,489.90 and approve a budget adjustment and authorize the Treasurer to increase the 2023 budgeted line item 272-763-975.000 Buildings/Additions & Improvements (Northern Lights Arena Surcharge) by \$2,500 (\$4,000 currently budgeted) as presented.**

INFORMATION ITEM: County Administrator Mary Catherine Hannah discussed updating the Materials Management Plan. There is a new law in effect by the State of Michigan requiring us to amend what is currently known as the Solid Waste Plan and will then become known as the Materials Management Plan. We are waiting for EGLE to open the period for us to submit our letter of intent to plan. Nico Tucker from NEMCOG will be our planner and has started reaching out to surrounding counties to joint plan as there would be additional funding. Twelve



Committee members are required for the planning committee, and we will have a 3-year planning window. Commissioner Peterson stressed the importance of having a flow charge where Alpena, Montmorency and Oscoda have to take their garbage to the landfill. If that were to come out of the plan, they could take it anywhere and shut down the landfill. A tipping fee would help support recycling operations and Holcim is working on taking both tires and glass.

Administrator Hannah reported EGLE did a press conference talking about the different recycling investments and initiatives that are happening in Michigan and Alpena was part of the discussion.

INFORMATION ITEM: Administrator Hannah discussed the bid approval process for the Conceptual Design for the APlex Pool Expansion. Six responses were received and the pool group is in the process of reviewing the bids and scoring each. Once the initial scoring is completed, the proposals will be presented to the Full Board.

INFORMATION ITEM: Administrator Hannah reported that Clark Hill had put together a draft lease for i2P and the County to review. There were a few changes that i2P had requested which Administrator Hannah felt were fine as they did not apply to their organization. The length of the lease would be for 3 years with an additional 3-year renewal. Recommendation was made for Administrator Hannah to continue working with Clark Hill to make negotiations and move forward. The lease rates are the same as previously discussed. Commissioner Fournier inquired about insurance. Administrator Hannah reported that insurance is covered by the County, but i2P will have a certain level of insurance as well.

INFORMATION ITEM: Chair Konarzewski presented the Recycling Monthly Reports for review. Motion was made by Commissioner Peterson and supported by Commissioner Fournier to receive and file the monthly recycling report as presented. Motion carried.

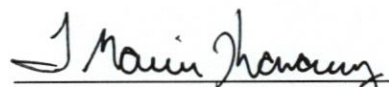
#### PUBLIC COMMENT

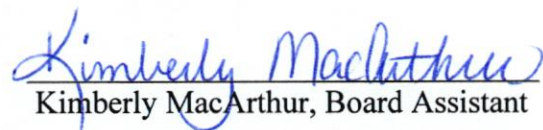
None.

**\*Next Meeting: Wednesday, May 15, 2023 at 9:00 a.m. in Howard Male Conference Room/Zoom Room**

#### ADJOURNMENT

The meeting adjourned at 10:18 a.m.

  
Travis Konarzewski, Chairman

  
Kimberly MacArthur, Board Assistant

kvm