

BUILDING MAINTENANCE RECREATION & INSURANCE COMMITTEE MEETING
MINUTES

Tuesday, February 16, 2021 – 12:00 p.m. Noon
Howard Male Conference Room

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

Others Present: Tammy Sumerix-Bates, Executive Manager
Lynn Bunting, Board Assistant
Steve Wilson, Alpena Agency
Wes Wilder, County Maintenance Superintendent
David Guzman, NLA
Jeremy Winterstein, NLA
Pennie Wahoski, Alpena County Horsemen's Club
Undersheriff Erik Smith
Fran Arthur, Alpena County Horsemen's Club
Cindy Krentz, Alpena County Fairboard
Sheriff Steve Kieliszewski

Commissioner Kozlowski called the meeting to order at 12:16 p.m.

INFORMATION ITEM: Steve Wilson, Alpena Agency, presented the County Insurance Coverage List to the Committee and discussed the following:

- 1) New Jail Contents – Steve Wilson reported the new jail building is covered for \$12,102,500 with \$154,500 for the contents with the limit of insurance including construction costs and catastrophic coverage. Marty reported the notice from contractor risk insurance will be canceling soon and recommended that Steve Wilson and the Committee go through contents in the new jail with the Sheriff and Undersheriff and if need to make an adjustment for transfer limit from old jail to the new jail of the contents which Steve Wilson will update. Steve Wilson informed the Committee that he did not send the invoice yet for the new jail being added. The Committee recommended that the Sheriff and Undersheriff work with the Jail Committee to review the list of items to make sure covered under the correct buildings and when the pole barn is completed to let Steve Wilson know.
- 2) Old Jail Contents – Steve Wilson informed the Committee that the replacement costs will not change much but the contents will need to be updated. He recommended that once the deputies move out of the old jail will need to switch to Actual Cash Value and will discuss the depreciation deduction at a future meeting. Steve Wilson will check into what the ACV will be and let them know and is not deleting just transferring sites. He will calculate with the old jail and will send an email showing the adjustment cost.

INFORMATION ITEM: Discussion to review contents of new airport terminal and move some items from the old terminal to the new terminal and that the Airport Committee will discuss at their next meeting.

INFORMATION ITEM: Chair Kozlowski presented the RFP (Request for Proposal) for management of the Northern Lights Arena for discussion. The Committee recommended to advertise in the Alpena News and post on the County website to request sealed bids for operation of NLA will be due no later than 4:00 p.m. on Tuesday, March 9, 2021 with bids being opened on Wednesday, March 10, 2021 at 10:30 a.m. in the Howard Male Conference Room. Chair Kozlowski will update the proposal with recommended changes and will send out the updated proposal to the committee for final review.

Moved by Commissioner Thomson and supported by Commissioner Gilmet to recommend the below Action Item to Full Board for approval. Motion carried.

ACTION ITEM #1: The Committee recommends to approve to advertise the (RFP) Request for Proposal with proposed changes, and upon approval of Committee for submission of bids as presented. This has had attorney review.

INFORMATION ITEM: Chair Kozlowski gave a background of the Horsemen's Club and that they presented a proposal to the board for use of the ballfield at the fairgrounds for a horse arena to hold events. Marty provided maps to the Committee for future plans of the fairgrounds and to use riverfront for additional camping with moving the playground closer to the front of the fairground property.

The Horsemen's Club representatives Fran Altrum, Cindy Krentz, and Penny Wahoski presented an update to the Committee of their proposal for phase 1 and phase 2. Marty went over the Engineering and Budget checklist for their proposal with the Alpena County 4-H Horseman's Group and passed out a copy to them. Wes reported the restrooms in the merchants building are barrier free and the others in the fairgrounds are not and does not have the schematics for the electric in the fairgrounds, but Dane Werth at Werth Electric will know the complete electrical plan of site. The Horsemen's Club was to contact Dane and update the Committee.

The Horsemen's Club shared their concerned with parking with a possible increase in future spectators. Don reminded the Club members that they will need to have a permit and no runoff allowed into the river. Kevin reported he is a liaison to the Fairboard and will speak with them regarding the fairgrounds.

Wes reported when the fair is not going on, the County uses the draft horse barn as storage.

Fran asked the Committee the fee to rent the existing arena at this time to do a clinic and have horse shows/events and Wes informed them \$70 for arena and \$60 for barn. Discussion on power usage and the Committee agreed no charge for the power as the electric will be minimal with use of lights in the barn and using a PA system. Discussion on water/sewage usage and the

Committee agreed to charge the residential rate (\$12.60 per 1,000 gallons used). Fran reported they will bring this back to their board.

The Committee agreed that whatever it costs the County for water/sewer to charge the Horsemen's Club if the fair is not going to be held and charge for the labor of Wes and his crew to get the water up and running.

Don reported he will check with the City of Alpena Planner to see if there is anything else, they need to know or do and will update the committee.

INFORMATION ITEM: Chair Kozlowski presented the District Health Department Building space availability for discussion. Wes informed the Committee that the state informed MAC Administrator Bill Pfeifer that the Public Defender Office should not be located in the District Health Department Building. Chair Kozlowski reported he will meet with Wes after the meeting to view the basement in the Annex building for space availability.

Next Meeting: Tuesday, March 9, 2021 at 12:00 p.m. (Noon) in the Howard Male Conference Room

ADJOURNMENT

Moved by Commissioner Gilmet and supported by Commissioner Osbourne to adjourn the meeting. Motion carried. The meeting adjourned at 2:13 p.m.

John Kozlowski, Chairman

Lynn Bunting, Board Assistant

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