

FACILITIES, CAPITAL & STRATEGIC PLANNING COMMITTEE
MEETING MINUTES

Wednesday, August 19, 2026 – 9:00 a.m.
Howard Male Conference Room/Zoom

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

Others Present: Jesse Osmer, County Administrator
Mick Higgins, Airport Manager
Nick Akins, Maintenance Superintendent
Jeremy Winterstein, Alpena Rink Management
Jessica Henry, Alpena Rink Management

CALL TO ORDER

Chairman Todd Britton called the meeting to order at 9:00 a.m.

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

APPROVE AGENDA

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

PUBLIC COMMENT

None.

AIRPORT MONTHLY UPDATE

Airport Manager Mick Higgins presented the monthly airport update:

- Enplanement numbers are up but he would like to see them a bit higher.
- Fuel sales are down a little due to mechanical failures and weather.
- Equipment is good and they are hoping to get the snowblower back by the end of September so they can do trial runs.
- There were approximately 200-300 personnel on the base in July for the Civil Air Patrol encampment.
- Groundwork began on the T-Hangars.
- Northern Strike took place August 1st through the 15th.
- Currently there is Navy F-18 training at the airport through August 28th.
- Next week approximately 3,500 people will be coming in for a Bold Quest exercise.
- There is no project number yet for the new snowblower or rotary plow. There is still discussion about what equipment they will receive.
- The commander at the base would like to renegotiate some of the terms of the AJUA for snow removal. They do not want to take care of runway 1-19 this year. Manager Higgins is fine with this and there would most likely be a verbal agreement.
- Discussion was made about the poor condition of the trucks.
- The airport layout plan project will start in 2027.

- Discussion was made on taxiway projects that wouldn't begin until 2028 or 2029 pending approval on funding.
- Discussion was made on the Alpena Grounds Services contract. Manager Higgins reported there will be discussion about AGS leaving sooner than proposed. Two zero turn mowers will need to be replaced and budgeted for.

CURRENT PROJECT UPDATES

Maintenance Superintendent Nick Akins gave the monthly maintenance update:

- Floors are finished at the MDOT building.
- The bench for the monument sculpture at the courthouse has been completed. Sherwin Williams will be looking at the sculpture to possibly seal it and suggested sealing the concrete as rust is beginning to stain it.
- The back porch at the Long Lake Park house has hangars that are rusting away and will be repaired as time allows.
- A compressor at the 711 building was replaced at approximately \$6,500 and a heat pump in the lower annex is down and needs to be replaced at a cost of approximately \$9,500.
- A check in the amount of \$2,765 was received for damage to the ticket booth at the fairgrounds. Murphy Builders quoted \$5,300 and Jen-Del quoted \$3,400 for the repair. Superintendent Akins will be reaching out to Jen-Del.

NORTHERN LIGHTS ARENA MONTHLY REPORTS

Jeremy Winterstein with Alpena Rink Management gave the monthly rink update:

- An email was sent to County Administrator Jesse Osmer showing the side of the building being repaired from the snowplow damage and of the parking lot light repaired that was hit by a payloader during the recycling event.
- The dehumidifier has been working well this summer.

DEHUMIDIFIER LABOR INVOICE

Jeremy Winterstein presented an invoice for the labor done on the dehumidifier repair. The company that was going to perform the work would not have any warranty on labor. They warrant the desiccant wheel for three years but not the labor. Jeremy performed the work himself.

**Zoom went down at 9:41 a.m. and resumed at 9:43 a.m.*

Administrator Osmer asked that something be sent in writing that states Jeremy is guaranteeing his labor for our files.

Moved by Commissioner Fournier and supported by Commissioner Konarzewski to recommend approval to pay the labor invoice as presented. Roll call vote was taken: AYES: Commissioners Fournier, Konarzewski, and Britton. NAYS: Commissioner Kozlowski. Motion carried.

ACTION ITEM #1: The Committee recommends approval to pay the invoice from Jeremy Winterstein to Alpena Rink Management in the amount of \$7,800 for the labor performed on the dehumidifier refurbish at Northern Lights Arena as presented.

In the future, Chair Britton asked that the committee be made aware of work that will be done in-house and Commissioner Konarzewski asked that estimates be provided.

Discussion was made on concrete that needs to be removed and replaced at the front entrance and the adding of a section of concrete by the back door.

FREMONT PARK SIGN

Administrator Osmer spoke with Tim Kuehnlein with the Thunder Bay Arts Council, and they have two bronze plaques approximately 2 feet by 4 feet to be placed at Fremont Park. Examples were distributed on how the signs could be placed. Discussion was made to use large boulders that were dug out from Long Lake Park. Two of the plaques for the actual sculpture dedication are supplied by the Arts Council. A third plaque listing the members of government that served during 2026 will be paid by the County with funds that are still available in the sculpture line item.

Moved by Commissioner Fournier and supported by Commissioner Konarzewski to recommend approval of the Fremont Park signage option with boulders as presented. Motion carried.

ACTION ITEM #2: The Committee recommends approval to place two signs supplied by Thunder Bay Arts Council at Fremont Park using boulders that were removed from Long Lake Park and approval to purchase another sign with funding leftover from the project as presented.

ALPENA OPTIMIST PLAYGROUND EQUIPMENT

Administrator Osmer spoke with a member of the Optimist Club, and they are willing to come in and make the updates needed to the park either in the fall or early spring. Superintendent Akins was approached by Murphy Builder's, and they volunteered to help rebuild parts of the park at no cost. Murphy Builder's contact information will be passed along to the Optimist Club to coordinate.

Discussion was made on signage for entities or individuals who may want to assist the Optimist Club. Administrator Osmer will budget \$600 next year for new signage at the park.

FAIRGROUND MANAGER REPORTS

Chair Britton presented the Fairground Manager monthly reports to receive and file. Moved by Commissioner Konarzewski and supported by Commissioner Kozlowski to receive and file the fairground monthly reports as presented. Motion carried.

***Next Meeting: Wednesday, September 16, 2026, at 9:00 a.m. in the Howard Male Conference Room/Zoom Room**

ADJOURNMENT

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

Todd Britton, Chair

kvm