

Kalkaska County Board of Commissioners  
Special Meeting/Public Forum Minutes  
August 15, 2017  
(UNAPPROVED)

Meeting called to order by Chair McKinnon at 6:00 PM, Kaliseum Multi-Purpose Room, 1900 Fairgrounds Road, Kalkaska, MI. Present Commissioners Michael Buchanan, Patty Cox, Kohn Fisher, Stuart McKinnon, James Sweet and County Clerk Deborah Hill. Commissioner Dave Comai arrived at 6:20 PM and Commissioner Craig Crambell arrived at 6:30 PM. Also present DPW Supervisor Mayjor Bole and Kaliseum Director Krzysztof Oliwa.

**Purpose of Meeting:**

Chair McKinnon called for presentation of performance based program for capital improvements at the Kaliseum; noted an option for a 20 year energy savings proposal of \$4,000,000 from Honeywell International; noted funding history of Kaliseum: 1997 two millage proposals (\$6,000,000 for construction, passed and maintenance millage failed); 2009 operational millage; 2013 operational and partial maintenance millage; 2016 operational and partial maintenance millage; McKinnon noted approximately \$1,317,000 paid from the General Fund above millage revenue for the operation and maintenance; each year since 2005 there has been a \$80,000 to \$160,000 shortfall to the Kaliseum budget; advised this Board is now aware of the major structural and mechanical issues at the Kaliseum and this presentation is one option that the Board is considering, looking for public opinion with a question and answer period.

Honeywell International Government Market Leader, Dave Williams: Williams provided a power-point of Energy and Operational Savings Guarantee Program for the Kalkaska Kaliseum following an analysis of the facility. Williams noted the necessity of the vital improvements and repairs at the Kaliseum (copy filed with Clerk). Williams outlined the 20 year program is a Tax Exempt Leasing Program referred to as TELP (signed into law by Governor Snyder in the fall of 2016), allowing a low interest rate to government that also does not count against the County's debt ratings. Williams noted the savings is guaranteed to make the payments or Honeywell reimburses the County.

Chair McKinnon called for recess at 7:00 PM. Meeting reconvened at 7:16 PM.

Chair McKinnon called for Question and Answer for the public.

Nancy Moss: Inquired as to how this will be paid by the tax payers. Williams noted the savings guaranteed will pay the loan, not an added expense to the tax payer.

Bob Greenwood: Noted the concept would be favorable as the County would be accomplishing more at less expense. Discussion regarding necessity of heating and cooling of pool and ice arena areas.

Robert Hall: Inquired if proposal includes management assistance and the length of time. Williams noted training of the oversight of the equipment is included along with the software package for the system. Discussion regarding repair costs and future upgrades.

Ann Kirtley: Inquired as to the effects on staffing and who will be responsible. Discussion, consensus the DPW Supervisor and the Kaliseum Director.

Darrel Willison: Inquired as to options if millage does not pass in the future. Williams noted the savings guarantee will cover the cost.

Kim Tanner: Inquired as to how the guarantee works. Williams noted the energy analysis and facility mechanical repairs guarantees the savings that will pay the loan.

Aaron Popa: Addressed the Board and Public advising of the importance of the Kaliseum facility, that it is one of the best facilities in the area but concern for the deterioration if the Board does not take action.

Arca Black: Inquired as to sale of building. McKinnon noted there is no effort to sell the Kaliseum, the County has continued debt and obligations, however, that future Boards may take other action.

Bob Greenwood: Noted the program is a good opportunity to take care of the Kaliseum facility concerns.

Gail Burkhart: Inquired if this proposal remains the same if months pass without a decision being made. Williams noted it remains the same or less. Burkhart noted appreciation for the Board taking action on the Kaliseum concerns.

Chair McKinnon thanked the public in attendance and noted the Board will continue to solicit other bids and public information; requesting any public comment to be sent to the County Clerk at [dhill@kalkaskacourt.org](mailto:dhill@kalkaskacourt.org). McKinnon inquired of those present for their showing if they are in favor of the Board continuing with the proposed options; consensus of the public present was to proceed with the option. Director Oilwa thanked those in attendance, noted food donated by BC Pizza and Trouttown Tavern and look forward to the future of the Kaliseum.

**Motion** to adjourn by Crambell at 7:53 PM. Supported by Buchanan. 7 yeas. 0 nays. Carried.

Respectfully submitted:

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Deborah Hill, Kalkaska County Clerk and  
Clerk of Board of Commissioners

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Stuart McKinnon, Chair of  
Kalkaska County Board of Commissioners

These minutes are not official until they are approved at the next Regular Board of Commissioners meeting.