

Kalkaska County Board of Commissioners
Special Meeting Minutes
February 4, 2019
(UNAPPROVED)

Meeting called to order by Chair Fisher at 5:30 PM, Conference Room, Kaliseum Recreational Complex, 1900 Fairgrounds Rd. Kalkaska, MI. Present Commissioners David Comai, Patty Cox, Craig Crambell, Kohn Fisher, Leigh Ngirarsaol, James Sweet, John West and County Clerk Deborah Hill. Pledge of Allegiance by all. Invocation by Commissioner Cox.

Chair Fisher noted request from the Indigent Defense Counsel Committee for a Plan amendment. Discussion. **Motion** by Crambell to approve Agenda with addition of MIDC Plan Amendment. Supported by Cox. 7 yeas. 0 nays. **Carried**.

Public Input:

Teresa Smith: Reserved Input

Jack Tanner: Tanner addressed Board noting concern with a Kaliseum millage proposal on the May ballot; suggested more public forums may be appropriate; recommended a solid plan with consideration of a community center rather than existing concept with a reduced user fee and to include entire recreational grounds.

Marsha Hanna: Hanna addressed Board regarding importance of management and marketing of the Kaliseum.

Charles Garrison: Reserved Input

Arthur Caden: Caden addressed the Board noting the need for a plan, concern of past financial report he received and concerns with the past pool conditions/building maintenance and need trained staff. (Caden advised to file copy of reports with Clerk)

Paul Birgy: Birgy addressed Board noting concerns from the public regarding the survey; advised he communicated with 100 plus individuals (provided a report), noted the need to run the facility as a business, a sound plan, recommended other surveys options and to table the proposal; noted the entire fairgrounds needs to have oversight to be successful.

Teresa Smith: Smith addressed Board noting necessity of a business plan to be successful, prior planning was deficient, moving forward the public should know what the business plan is, the need for management and advised Board concern that more time needed to prepare for a millage request.

Marvin Monroe: Monroe noted his concerns regarding the survey, emphasized the importance of a project manager, concern with inadequacies of initial building structure and would not want this to happen again.

Pat Konvinski: Konvinski inquired why the Kaliseum could not be sold. (Discussion)

Public: Inquiry regarding leasing of property.

Ginny Marhofer: Marhofer addressed Board noting importance of the Kaliseum, proper construction and benefit to the community.

Lynn Herbers: Herbers addressed Board noting her awareness of the Board's due diligence and lengthy work preparing for this project, concern if the repairs are tabled and the need to move forward.

Randy Tester: Tester addressed Board regarding importance of a business plan, concern of survey results and assurance to taxpayers.

Kendra Strong: Strong addressed Board noting she speaks for her children, the importance of the events offered and need to educate the public with facts.

Ed Tobey: Tobey addressed Board noting importance of community support, potential resources and marketing of entire grounds and need for a plan.

Al Dimon: Dimon addressed Board noting EDC uses "SCORE" which works with businesses to help them create business plans and offered to speak with Board regarding the Kaliseum.

Purpose of Meeting:

Chair Fisher called for review, discussion and/or accepting of Kaliseum Millage language and amendment to Compliance Plan for Kalkaska County's Indigent Defense Counsel Plan.

Chair Fisher addressed the Board noting the current Michigan Indigent Defense Plan previously approved did not include an administrator, which now the Michigan Indigent Defense Commission recommends an attorney administrator, would be added at no cost to the county, following review at 2 Committee meetings.

Court Administrator Teresa Hill: Hill addressed the Board providing information that the previous Plan does not provide for an administrator to oversee and implement standards, the importance of this for Kalkaska to be in compliance with the State of Michigan and the funds needed for this position would be available with an increase in the grant. Chair Fisher noted the administrator would be paid for work time not travel time; the attorney contractor would submit time sheets of documented time spent. Hill informed the Board other counties who hired an Administrator indicate it has been favorable. Hill will communicate with MIDC for options for an administrator. **Motion** by West to request MIDC to approve a Compliance Plan Amendment for Kalkaska County which will allow for an attorney administrator to be added to the Michigan Indigent Defense Council Plan. Supported by Comai. Discussion, noted total grant funding. Roll call vote: West, yes; Comai, yes; Cox, yes; Crambell, yes; Ngirarsaol, yes; Sweet, yes; Fisher, yes, yes. 7 yeas. 0 nays. **Carried.**

Chair Fisher called for Kaliseum Director Oliwa to provide presentation to assist the Board in discussion and debate, and to provide summary of Kaliseum (past and present) resources, programs and opportunities.

Krzysztof Oliwa: Oliwa presented an informational video of Kalkaska County Kaliseum including a slide show of past and present, numerous current resources and programs, marketing/support of Kaliseum and other county functions, restructuring of Kaliseum and grounds fees, accountability of employee obligations, current programs and financial reports along with future vision and opportunities for the Kaliseum and community.

Chair Fisher addressed Board noting the only applicant that presented a volume of financial reports; vision of the past, present and future of the Kaliseum when he interviewed for the

position was Mr. Oliwa. Fisher noted Director Oliwa readily provided all the requested information to assist the Board, and has reported regularly the status of the Kaliseum financials and events. Fisher advised the Board has been reviewing the entirety of the Kaliseum issues for several months/years, held public forums reviewing the GES bonds and programs, report by the engineers of the deficiencies including the building structure that was not correct (the mechanicals that are not visual), all of which complicated the direction the Board intended. The Board addressed additional revenue options with new resources such as the gym equipment. Fisher advised Mr. Oliwa was tasked with enforcing the policies of the County including scheduling and fees for all county properties, noting user groups have been extremely resistant due to the fact there had been no prior enforcement of the user fees; noted the intended fees were addressed from the inception, of the entire grounds, as advised when the structure was built. Fisher noted continued review with Ameresco, review of use of entire fairgrounds and user groups. Commissioner Comai noted significant improvements of oversight since 2017. Commissioner Ngirarsaol requested review of Kaliseum expenses and business plan, concern with the building being shut down. Review by Board indicated operational expense exceeds revenue and will increase with added air-conditioning and other mechanical needs. Fisher noted need for addressing millage soon is an effort to re-open the pool and fix the structural needs; the matter has not been rushed and necessary plan is in place. Discussion, noted lack of operational costs when built was a detriment. Commissioner Crambell noted if correct repairs are made the county will not have the issues in the future. Fisher noted the structure is insured for approximately \$9,800,000.00. Fisher reviewed prior millage language, revenue generated and election results. Discussion regarding review with Bond Counsel and Financial Advisor. Fisher noted survey information revealed the primary communication of information was by word of mouth which distorts accurate information; noted pool feedback and survey information was a sampling, not intended as an overall vote; noted limited future of Kaliseum if repairs are not made. Crambell noted projected revenue and consideration of user fees for future, however premature to consider at this time. Discussion regarding optional repairs, monitoring of fund balance and reduced millage if possible. Crambell noted the positive improvements in the past 3-4 years have helped notwithstanding the severe structural and mechanical issues. Sweet noted proper repairs will eliminate future expenses. Discussion. Commissioner Comai provide structural pictures from engineer when pool was closed.

Chair Fisher called for recess at 7:36 PM. Meeting reconvened at 7:54 PM.

Call to Bond Counsel Eric McGlothlin: Board inquired as the millage language is considered, if the Kaliseum was to generate sufficient revenue could the millage be reduced or the Bond be paid off early? McGlothlin advised; the County could reduce the millage, the bond pay off would depend on the structure of the bond; other factors would include the capital improvements, redemption figures of the bond. Discussion regarding process to reduce the millage would be addressed in the Budget Resolution, with continued review by each Board. Discussion regarding the energy lighting upgrades. McGlothlin noted the authority of the entire or individual scope of the county needs in conjunction of the general obligation bond would be reviewed. Discussion, fund balance should be reviewed each year to see fund needs. Discussion regarding concern of incentives to be efficient. Consensus of Board to ensure efficiency with

repairs and future of Kaliseum; noted the Board reviews all County department budgets. McGlothlin to prepare ballot language following review with Financial Advisor.

Discussion regarding options to review millage request including energy upgrades, hours of operation, staffing, mechanicals; review of possible funds to complete portions of needs without millage. Discussion regarding optional hours, expenses and various efforts to eliminate expenses.

Call to Ameresco, Krista Nesbit: Board inquired clarification of energy savings and cost calculations in project, and if necessary at this time. Discussion, noted intent of energy lighting for all buildings was intended to increase overall savings. Nesbit to review and send information back to the Board by 2-5-2019.

Chair Fisher called for Board communication following review of prior information along with information provided at meeting; concern with continued mechanical failure and inability to use facility. Discussion and consensus of Board to move forward with review of millage, review of repairs with possibility of wage options and energy lighting to be eliminated from the millage with intention to reduce the millage from the proposed 1.86.

Motion by Cox to have a Special Meeting 2-6-2019 at 5:30 PM to review, discuss and/or approve Kaliseum millage language. Supported by Comai. 7 yeas. 0 nays. **Carried.**

Public Input:

Teresa Smith: Addressed Board noting need for business plan.

Charles Garrison: Addressed Board noting review of options.

Marsha Hanna: Hanna addressed Board noting need to move forward, provide more programs and marketing and provide plan for promotion of millage.

Jack Tanner: Tanner addressed Board advising concern of Recreation Plan submission.

Paul Birgy: Birgy addressed Board noting appreciation for the Board planning, noted improvements in events at Kaliseum and importance of future sales and management.

Motion by Crambell to adjourn at 9:54 PM. Supported by Cox. 7 yeas. 0 nays. **Carried.**

Respectfully submitted:

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

Kohn Fisher, Chair of
Kalkaska County Board of Commissioners

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