

**October 27, 2015
REGULAR MEETING**

RECORD OF THE PROCEEDINGS OF THE REGULAR BOYNE CITY COMMISSION MEETING DULY CALLED AND HELD AT BOYNE CITY HALL, 319 NORTH LAKE STREET, ON TUESDAY OCTOBER 27, 2015

CALL TO ORDER

Mayor Grunch called the meeting to order at noon followed by the Pledge of Allegiance.

Present: Mayor Ron Grunch, Mayor Pro Tem Gene Towne, Commissioners Laura Sansom, Tom Neidhamer and Derek Gaylord

Absent: None

Staff: Cindy Grice, Michael Cain, Michele Hewitt, Scott McPherson, Lori Meeder, Andy Kovolski, John Lamont, Mark Fowler, Barb Brooks, Jeff Gaither, Kevin Spate and Patrick Kilkenny

Others: There were 11 citizens in attendance including representatives from the Charlevoix County News and Petoskey News Review

**CONSENT AGENDA
MOTION**

2015-10-136
Moved by Gaylord
Second by Towne

To approve the October 13, 2015 City Commission regular meeting minutes as presented

Ayes: 5
Nays: 0
Absent: 0
Motion carried

CITIZENS COMMENTS

Bill Kuhn thanked the Commission for their help thru the water issue on Division Street and reported on the status to date. He also discussed video surveillance in certain areas.

CORRESPONDENCE

The notice to Taxing Jurisdictions regarding the Amended Combined Brownfield Act 381 Work Plan for the Lake Street Redevelopment Project was received and filed.

CITY MANAGERS REPORT

City Manager Cain reported:

- Our construction and other projects continue to move forward.
- Our fall leaf pickup program is currently underway and will continue on Mondays and Fridays thru November 9.
- Two work bees to remove wood chips from the Community Playground have been held so far and have cleared about two thirds of the facility of the wood chips. A third and hopefully final work bee is being contemplated.
- Congratulations to all of our student athletes and especially the varsity football team for a very successful regular season and best wishes for success in the playoffs which begin at home this week.
- The fourth and final meeting for the Boyne on the Water project is scheduled for Tuesday November 17th starting with food at 5:30 p.m. and the formal program at 6:00 p.m. at St Matthews Parish Hall.
- Based on numerous comments we received from people on

Lakeshore Drive about the poor quality of water coming from their individual wells during the Sanitary Sewer Force Main project, we had C2AE prepare some preliminary cost estimates to install an 8" water main from Tannery Park west along Lakeshore Drive to the City limits. Cost is estimated about \$245,000

**REPORTS OF OFFICERS,
BOARDS AND STANDING
COMMITTEES**

**Amended Brownfield Plan
– Catt South Lake Street
Redevelopment**

The September, 2015 financial statement was received and filed.

Consideration to approve the resolution of concurrence for the Amended Combined Brownfield / Act 581 Work Plan for the South Lake Street Re-development Project in Boyne City for the MDEQ Environmental and MSF Non-Environmental Eligible Activities.

Main Street Director Lori Meeder discussed the combined Brownfield Act 281 Work plan that was prepared and approved by the Charlevoix County Brownfield Authority in May of 2015 with a concurrence by the Boyne City Commission on May 26, 2015 and approved by the Charlevoix County Board of Commissioner on May 27, 2015. Since that time, geotechnical and project engineering indicated that soils could not bear the load of additional stories and that special foundations were impractical and cost prohibitive. Because the City of Boyne City is not a Core Community, the cost for special foundations is not a Brownfield Eligible Activity. As a result, the project has been scaled back, both in terms of total investment and Brownfield Eligible Activities. The total estimated investment has been reduced from \$6.5 million to \$3.8 million, thereby reducing available Brownfield TIF revenues, and Brownfield Eligible Activities have been reduced from \$179,285 to \$130,985. Because both the available revenues and expenditures are reduced, there was not a change in the estimated timeframe for reimbursement of Brownfield Eligible Activities. It has been recommended that the plan be amended since there is an impact on the taxing jurisdictions of lower than anticipated revenues.

Project developer Glen Catt said everything is now on track. Great tenants are lined up. He is in the right town to be doing this.

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in support. Mayor Pro-Tem Towne said this will greatly enhance business in that part of the City, increase the tax base and create jobs. Commissioner Sansom said she is glad to see any toxins eliminated thru the Brownfield plan.

MOTION

2015-10-137

Moved by Towne

Second by Sansom

To approve the resolution of concurrence for the Amended Combined Brownfield / Act 581 Work Plan for the South Lake Street Re-development Project in Boyne City for the MDEQ Environmental and MSF Non-Environmental Eligible Activities

Ayes: 5
 Nays: 0
 Absent: 0
 Motion carried

**MDEQ Permit Approval –
 Last Riverdraw Sculpture**

Consideration of approval to submit a joint permit application to the Michigan Department of Environmental Quality and the US Army Corps of Engineers, along with a letter of support from the City of Boyne City, to be included in the application, and authorize the City Manager to sign the necessary documents.

Main Street Director Lori Meeder discussed the planning stages of a project called “The Last River Draw”. The proposed life-size bronze sculpture of a logger on the edge of the Boyne River near the Park Street bridge, pulling out a log with a pike pole will be a wonderful representation and depiction of our lumbering heritage while embracing our commitment to art in public places. The City Commission approved grant applications to the Michigan Economic Development Corporation (MEDC) and the Charlevoix County Foundation at its September 22 meeting to help support the project. Andy Poineau is helping to manage the project engineering and installation. He has completed the required joint permit application to the MDEQ and the US Army Corps of Engineers. The total project cost is estimated at \$50,000. The MEDC grant is for \$25,000 and the remaining \$25,000 will be raised locally.

The sculpting process will be completed by Martha Sulfridge, a local artist and sculptor who has created a miniature version of the piece for planning purposes. Moran Iron Works will be the foundry that will be used for the final sculpture.

Staff Comments: None

Citizens Comments: Andy Poineau added that he doesn’t anticipate any issues. He doesn’t see there being any issues with traffic on the river.

Board Discussion: Mayor Pro-Tem Towne said this well represents Boyne City and he supports this recommendation. Commissioner Gaylord said it represents Boyne’s history and he is in support. Commissioner Sansom said it is beautiful and she is excited about the project. Commissioner Neidhamer and Mayor Grunch are also in full support.

MOTION

2015-10-138
 Moved by Sansom
 Second by Towne

To approve to submit a joint permit application to the Michigan Department of Environmental Quality and the US Army Corps of Engineers, along with a letter of support from the City of Boyne City, to be included in the application, and authorize the City Manager to sign the necessary documents.

Ayes: 5
 Nays: 0
 Absent: 0
 Motion carried

**MEDC Grants for the Last
Riverdraw Sculpture
MOTION**

2015-10-139
Moved by Towne
Second by Neidhamer

To approve the request of the Main Street Design Committee to submit various grants (similar to the ones already applied for and approved by City Commission - the Charlevoix County Community Foundation and Michigan Economic Development Corporation) on behalf of the City and authorize the City Manager to sign the necessary documents

Ayes: 5
Nays: 0
Absent: 0
Motion carried

**FYE 2016 Audit
Presentation**

Joe Verlin of Gabridge & Company presented the City of Boyne City FYE 2015 Financial Report. Highlights of the report were given. The City is in good financial condition and received the highest opinion.

**Liability Insurance
Renewal**

Consideration to authorize the City Manager and the City Clerk/Treasurer to take the steps necessary to renew the City's liability insurance through the Michigan Township Participating Plan and obtaining the three year rate guarantee endorsement at an estimated price of \$60,580 for 2015-2016.

City Manager Cain discussed the quote from our current liability insurance provider for the coming year and their included coverage, including our three new DPW facility buildings. The price for the coming year increased by about 2.1%. We have been very happy with all the services provided by this provider since 2005. They continue to provide outstanding service and coverage and are easy to work with.

A new program to lock the rate for our coverage at the current rate is also being presented. This would maintain our rates as long as during that period our Account Loss Ratio does not exceed 18% of the nine months and 24% at 21 months. It is an optional endorsement that does not cost extra nor keep us from changing carriers at any time.

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in favor of the recommendation.

MOTION

2015-10-140
Moved by Gaylord
Second by Towne

To authorize the City Manager and the City Clerk/Treasurer to take the steps necessary to renew the City's liability insurance through the Michigan Township Participating Plan and obtaining the three year rate guarantee endorsement at an estimated price of \$60,580 for 2015-2016

Ayes: 5
 Nays: 0
 Absent: 0
 Motion carried

Court Street Funding

Consideration of approval to proceed with the delayed reimbursement for the outstanding advance construct amount of \$201,396 until November, 2016 as outlined and authorize the City Manager to sign the required documents.

Public Works Superintendent Andy Kovolski discussed the shortfall of funding from the Federal Highway funds for the Court Street project. In August, we received word from MDOT that the latest and final extension of the funding bill still left our project with a shortfall of \$201,396 meaning that the project received \$501,604 of the original \$703,000 funding amount. Andy recommended agreeing to push the reimbursement back to November 2016.

Staff Comments: City Manager Cain agreed with the recommendation.

Citizens Comments: None

Board discussion: Commissioner Neidhamer asked if we would still get the same amount of money if it's a different year and was informed yes. All other Commissioners are in agreement with the recommendation.

MOTION

2015-10-141
 Moved by Neidhamer
 Second by Sansom

To approve to proceed with the delayed reimbursement for the outstanding advance construct amount of \$201,396 until November, 2016 as outlined and authorize the City Manager to sign the required documents.

Ayes: 5
 Nays: 0
 Absent: 0
 Motion carried

Computer Purchases

To authorize City staff to purchase three new computers plus recommended options from Marcor Technologies, LLC at a cost not to exceed \$2,670, purchase Microsoft Office 2016 user licenses at a cost not to exceed \$4,060 and have Mark Corbiser from Marcor Technologies install the new hardware and deploy the software upgrades for an estimated cost of \$1,000.

Executive Assistant Barb Brooks discussed the request to purchase the new computers and software. We have replaced computers on an as need basis, with justification to any upgrade or replacement.

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in favor of the recommendation.

MOTION

2015-10-142

Moved by Gaylord

Second by Sansom

To authorize City staff to purchase three new computers plus recommended options from Marcor Technologies, LLC at a cost not to exceed \$2,670, purchase Microsoft Office 2016 user licenses at a cost not to exceed \$4,060 and have Mark Corbiser from Marcor Technologies install the new hardware and deploy the software upgrades for an estimated cost of \$1,000.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

GOOD OF THE ORDER

Commissioner Sansom discussed the large hole in front of the Community Center. She also discussed the median on North Park Street that someone hit the curb.

**Commissioner Gaylord
Service Honor**

Mayor Grunch presented Commission Gaylord with a certificate of appreciation for his service to the City of Boyne City as City Commissioner the past four years.

Commissioner Gaylord said it has been an extreme honor to serve the Citizens of Boyne City. Every decision and discussion was made for the right reasons and with integrity. He added that he is confident that moving forward, Boyne City will remain the beacon in what City government should be.

**ADJOURNMENT
MOTION**

Moved by Mayor Grunch seconded by Commissioner Towne to adjourn the regular City Commission meeting of Tuesday, October 27, 2015 at 1:33 p.m.

Ron Grunch
Mayor

Cindy Grice
Clerk / Treasurer