

**MAY 26, 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 MAY 26, 2015

CALL TO ORDER

Mayor Grunch called the meeting to order at 7:00 p.m. 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, Andy Kovolski, Kevin Spate, Jeff Gaither, Scott McPherson, Lori Meeder, Patrick Kilkenny, Mark Fowler and Barb Brooks

Others: There were 22 citizens in attendance including representatives from the Boyne Gazette and Charlevoix County News.

**CONSENT AGENDA
MOTION**

2015-05-058

Moved by Sansom
Second by Towne

2015-05-058A

Approval of the May 12, 2015 City Commission special meeting minutes as presented

2015-05-058B

Approval of the May 12, 2015 City Commission regular meeting minutes as presented

2015-05-058C

Approval of recommendation from the Planning Commission to reappoint George Ellwanger to the board for an additional three-year term expiring May 31, 2018

2015-05-058D

Approval of recommendation from the Planning Commission to reappoint Chris Frasz to the board for an additional three-year term expiring May 31, 2018

Ayes: 5

Nays: 0

Absent: 0

Motion carried

CITIZENS COMMENTS

Ron Crozier thanked Chief Gaither and his staff, Andy Kovolski and his staff and Barb Brooks and her marina staff for all of their work in assisting for the Memorial Day services.

CORRESPONDENCE

Correspondence Michigan Economic Development Corporation regarding the final payment of the loan associated with the Michigan Community Development Block Grant for the 2nd Phase of the Business Park and correspondence from ISO regarding results of the recent Public Protection Classification survey were received and filed.

CITY MANAGERS REPORT

City Manager Cain reported:

- The Mushroom Festival and Memorial Day events went very

smoothly.

- Construction has begun on the new DPW facility.
- Conceptual plans for the new facilities are being worked on.
- The new main gate to Maple Lawn Cemetery was dedicated last week in memory of Jim Stackus, staff, Commissioners family members and friends were present.
- Karen's Seeley's last day at work was May 21. Her retirement is effective May 22.

Planning Director Scott McPherson introduced our new Assistant Planner, Patrick Kilkenny.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

None

Sommerset Pointe Update

Plans are continuing to move forward with the Sommerset Pointe agreement.

Boyne City DDA Development / TIF Plan Amendment

Main Street Program Director Lori Meeder discussed the two important redevelopment projects moving forward this year. The restoration of the Dilworth Hotel and the redevelopment of South Lake Street by Catt development into a mixed use facility that will include affordable housing, a restaurant and retail space. The projects are both significant in terms of scope and investment, and will be extremely positive for our downtown and community as a whole

Mayor Grunch opened the Public Hearing at 7:22 p.m.

To make the projects economically feasible for the owners, it requires a variety of gap funding sources, including Community Development Block Grants through the Michigan Economic Development Corp, the Michigan State Housing Development Authority grants, historic tax credits through the National Trust for Historic Preservation and Brownfield tax credits through the Charlevoix County Brownfield Redevelopment Authority. An amendment to the Boyne City DDA Development Plan and Tax Increment Financing Plan that would allow the reimbursement of additional eligible activities from future tax increment revenue of those particular projects was reviewed by the DDA/Main Street board. The local investment will also help leverage state and federal investment dollars available.

Mac McClelland of Otwell Mawby provided outlines of the plan amendment. The individual projects were discussed.

Glen Catt said he continues to have challenges at his planned redevelopment site with the soils and current foundation.

Bob Grove of the Dilworth said his project is going to need a lot of help. It will take four to five years to break even. This is a very important part of the economic plan to make it successful.

Michele Cortright said she is in support of the TIF plan amendments for the two projects.

Ben VanDam said it is an incredible investment of our future. It will greatly benefit his generation.

Mayor Grunch closed the Public Hearing at 7:35 p.m.

Board Discussion: Commissioner Neidhamer said he appreciates the expertise, knowledge and wisdom of the investors and the whole team. Boyne City wins and he is in full support. Mayor Pro-Tem Towne said both projects will be good for Boyne City and he supports. Commissioner Gaylord said these individuals are putting their money up front. Both of these projects will be incredibly beneficial. The downtown is looking great. Commissioner Sansom said she is in support and the community is anxious to get these going. Mayor Grunch said he is also in full support and thanked both investors for this effort.

MOTION

2015-05-059
Moved by Neidhamer
Second by Sansom

To approve the Amended Boyne City DDA Development Plan and Tax Increment Financing Plan as presented

Ayes: 5
Nays: 0
Absent: 0
Motion carried

MOTION

2015-05-060
Moved by Towne
Second by Neidhamer

To approve to adopt the ordinance to amend the DDA Development Plan and Tax Increment Financing Plan as presented

Ayes: 5
Nays: 0
Absent: 0
Motion carried

**Brownfield Plan / Act 381
Work Plan – Dilworth Hotel**

MOTION

2015-05-061
Moved by Towne
Second by Sansom

To approve the resolution of concurrence for the Amended Brownfield Plan for Dilworth Hotel Redevelopment Project in Boyne City for the MSF Non-Environmental Eligible activities

Ayes: 5
Nays: 0
Absent: 0
Motion carried

**Combined Brownfield Plan
/ Act 381 Work Plan, Lake
Street Redevelopment
Project**

MOTION

2015-05-062
Moved by Gaylord
Second by Neidhamer

Consideration to approve the Resolution of Concurrence for the Combined Brownfield / Act 381 Work Plan for the Lake Street Redevelopment Project

in Boyne City for MDEQ Environmental and MSF Non-Environmental Eligible Activities

Ayes: 5
Nays: 0
Absent: 0
Motion carried

**Safe Routes to School
Engineering Contract**

Consideration to approve contract with C2AE for an amount not to exceed \$78,300 for engineering services for the design and construction of the Safe Routes to Schools project and authorize the City Manager to sign the required documents.

Planning Director Scott McPherson discussed the proposed engineering costs for the Safe Routes to School project. The City has received a conditional commitment for the grant that authorized us to move forward with implementation. The grant maximum is \$400,000 and the City is responsible for all engineering costs. C2AE has submitted an estimate for all design and construction engineering costs for the project at \$78,300.

Citizens Comments: None

Staff Comments: Police Chief Gaither said he concurs with this recommendation.

Board Discussion: Commissioner Gaylord said he is in support of moving forward and thinks we've hit the most checkpoints with positive impacts for sidewalks. Commissioner Sansom said she is very supportive, it will be more inviting for young people to use. Commissioner Neidhamer, Mayor Pro-Tem Towne and Mayor Grunch are in full support.

MOTION

2015-05-063
Moved by Towne
Second by Gaylord

To approve contract with C2AE for an amount not to exceed \$78,300 for engineering services for the design and construction of the Safe Routes to Schools project and authorize the City Manager to sign the required documents

Ayes: 5
Nays: 0
Absent: 0
Motion carried

Eagles Service Request

Consideration to approve the request of the Fraternal Order of Eagles for a temporary Liquor License to begin serving alcohol at 7:00 am on July 4, 2015 and provide direction to staff on how it wishes to proceed.

Police Chief Jeff Gaither discussed the temporary Liquor License requested by the Fraternal Order of Eagles for the entire day of July 4. It was previously indicated by a rep of the FOE that they have had a temporary license on July 4th for many years before he denied them last year. After checking with the Liquor Control Commission, they indicated they had no record of a temporary liquor license for the FOE for July 4,

The FOE would like the temporary license for July 4 to start serving alcohol at 7:00 am. Specific details have been provided for their proposed event. They would like to have alcohol service to be open to the public along with their breakfast service and hot dog sale during the day. The alcohol service would be inside their building. Previous temporary liquor licenses have been granted to the FOE for other events, but since this could affect a large gathering of people on a very busy day, Chief Gaither felt it would be appropriate for the FOE to bring this request to the City Commission, consistent with other new activities, especially those involving alcohol.

Staff Comments: None

Citizens Comments: Steve Sawyer of the FOE said he was informed after his comments at the previous City Commission meeting, that this temporary license had not been requested prior to last year. Kathy Leist of the FOE said they will use their staff to check ID's. They are a social organization that helps the community a great deal. Ron Crozier said the American Legion and Memorial committee have been helped tremendously by the Eagles. They help this community.

Board Discussion: All are in agreement with the Police Chief's recommendation.

MOTION

2015-05-064

Moved by Towne

Second by Gaylord

To approve the request of the Fraternal Order of Eagles for a temporary Liquor License to begin serving alcohol at 7:00 am on July 4, 2015 and provide direction to staff on how it wishes to proceed

Ayes: 5

Nays: 0

Absent: 0

Motion carried

Rifle Purchase

Consideration to approve the sale of the current MP5's for \$3,600 through Tigon3 and the purchase of 4 new Ruger AR556 rifles from Vance Outdoors and 5 Burris scopes from Optic Planet at a cost of \$3,642 and authorize the City Manager and Police Chief to execute the documents

Police Chief Gaither presented the request to purchase the new rifles and scopes. Many options were researched by the department. They are also utilized by many police departments including several from the surrounding area.

Citizens Comments: None

Staff Comments: None

Board Discussion: All are in agreement with the Police Chief's recommendation.

MOTION

2015-05-065
 Moved by Gaylord
 Second by Towne

To approve the sale of the current MP5' for \$3,600 through Tigon3 and the purchase of 4 new Ruger AR556 rifles from Vance Outdoors and 5 Burris scopes from Optic Planet at a cost of \$3,642 and authorize the City Manager and Police Chief to execute the documents

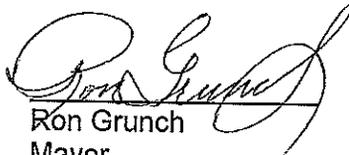
Ayes: 5
 Nays: 0
 Absent: 0
 Motion carried

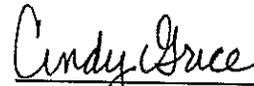
GOOD OF THE ORDER

Commissioner Gaylord said the Veteran's Memorial grounds were absolutely gorgeous for the ceremony. Its a jewel in town. Commissioner Sansom wondered where the tree list was at and was informed it was maintained by the office staff. Mayor Grunch said there will be an upcoming meeting exploring a new food pantry. He also inquired about closure of the main cemetery gate and if it would cut down on people cutting through the cemetery.

ADJOURNMENT**MOTION**

Moved by Mayor Grunch seconded by Commissioner Gaylord to adjourn the regular City Commission meeting of Tuesday, May 26, 2015 at 8:30 p.m.


 Ron Grunch
 Mayor


 Cindy Grice
 Clerk / Treasurer