

November 10, 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 NOVEMBER 10, 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 Hugh Conklin

Absent: None

Staff: Cindy Grice, Barb Brooks, Scott McPherson, Jeff Gaither, Andy Kовolski, John Lamont, Dennis Amesbury, Kevin Spate, Lori Meeder, Michael Cain, Craig Remsberg and John McLeod

Others: There were 10 citizens in attendance including representatives from the Boyne Gazette and Petoskey News Review

**ELECTION OF MAYOR**  
**MOTION**

Mayor Grunch nominated Commissioner Neidhamer to be the Mayor. He felt it is time to step down, while still being on the Commission and that Commissioner Neidhamer would be able to lead the community moving forward. All Commissioners are in agreement.

2015-11-143  
Moved by Grunch  
Second by Sansom

To nominate Tom Neidhamer to be Mayor of the City of Boyne City

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**ELECTION OF MAYOR**  
**PRO-TEM**  
**MOTION**

2015-11-144  
Moved by Grunch  
Second by Sansom

To nominate Gene Towne as Mayor Pro-Tem of the City of Boyne City

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

Mayor Neidhamer presided over the meeting at this time.

**CONSENT AGENDA**  
**MOTION**

2015-11-145  
Moved by Towne  
Second by Sansom

2015-11-143A  
Approval of the October 27, 2015 regular City Commission meeting minutes as presented

2015-11-143B

Approval of the recommendation to appoint Ken Allen to the Planning Commission for the remainder of the term vacated by Lori Meeder, term expiring on May 31, 2016

2015-11-143C

Approval of the recommendation to appoint Jim Baumann to the Compensation Commission for a 5 year term expiring on October 1, 2020

2015-11-143D

Approval of the recommendation to reappoint Bob Carlile to the Compensation Commission for a term expiring on October 1, 2019

2015-11-143E

Approval of the recommendation to reappoint John McClorey to the Zoning Board of Appeals for a three year term ending September 1, 2018

2015-11-143F

Approval of the recommendation to reappoint Lynn Murray to the Zoning Board of Appeals for a three year term ending September 1, 2018

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**CITIZENS COMMENTS**

Former Mayor of Boyne City, Eleanor Stackus, congratulated Mayor Neidhamer.

**CORRESPONDENCE**

Correspondence from the Boyne Valley Disc Golf Club was received and filed.

**CITY MANAGERS REPORT**

City Manager Cain reported:

- Our DPW facility construction is making good progress.
- There are new signs in Old City Park.
- Congratulations to the Varsity Football team on their successes and good luck at this upcoming game this weekend.
- Thank you to everyone who took the time to vote.

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

Draft Minutes of the October 1, 2015 Main Street Board meeting; Approved Minutes of the October 1, 2015 Airport Advisory Board Meeting; Draft Minutes of the October 1, 2015 Parks & Recreation Commission Meeting; Draft Minutes of the October 22, 2015 Planning Commission Meeting and Draft Minutes of the October 29, 2015 Airport Advisory Board Meeting were received and filed.

**South Lake Street  
Redevelopment / CDBG  
Blight Elimination & Job  
Creation Project Public  
Hearing**

Consideration to receive and consider public comments from the public hearing and pass a Resolution on the South Lake Street Redevelopment Project; CDBG Blight Elimination & Job Creation Project authorizing the application for the Community Development Block Grant and appoint Michael Cain, City Manager of Boyne City to execute all documents.

Mayor Neidhamer opened the Public Hearing at 7:23 p.m.

Sara Christensen of the Northern Lakes Economic Alliance discussed the grant application for \$500,000 in CDBG funds for redevelopment activities, with \$2,631,345 in private match funds to be paid by Catt's Realty Company.

Buildings benefiting from the grant program are 202 and 210 S. Lake

Street. Once complete, the project will include multiple commercial spaces. The project scope of work includes: exterior restoration; new windows, roof, mechanical, plumbing and electrical upgrades; new fire suppression system and barrier free access to current standards; site utilities; site improvement and parking; and interior finishing of space for lease.

Public Comments: Jim Baumann said it is a slam dunk, no brainer. They have been trying to get this property developed for a long time and he urged approval.

There was no other public comment. All City Commissioners are in full support of this project and resolution.

Mayor Neidhamer closed the Public Hearing at 7:28 p.m.

Commissioner Grunch fully supports the recommendation and thanked Mr. Catt and his team for this project. Mayor Pro-Tem Towne said this is a job creating project and he is in support. Commissioner Sansom is in full support and it will be a very viable project. Commissioner Conklin said he agrees with everyone. It will be incredible what happens and thank you for everything. Mayor Neidhamer agrees.

**MOTION**

2015-11-146

Moved by Grunch

Second by Towne

To approve a Resolution on the South Lake Street Redevelopment Project; CDBG Blight Elimination & Job Creation Project authorizing the application for the Community Development Block Grant and appoint Michael Cain, City Manager of Boyne City to execute all documents.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**Redevelopment Liquor  
License for BTR II, LLC (7  
Monks Tap Room)**

Consideration to approve a resolution recommending the application for an on-premise Class C license for BTR II, LLC to be located at 202 South Lake Street, Boyne City, MI pursuant to Public Act 501 of 2006 and issued under MCL 436.1521 a(1)(b)

Main Street Program Director Lori Meeder discussed the request from BTR II LLC, the entity that will operate 7 Monks Tap Room, and an anchor tenant in Glen Catt's new South Lake Street Development project located at 202 S. Lake Street that is slated to open in May of 2016. They have asked the City to consider allowing them to purchase a Class C liquor license for the new restaurant and tap room. The Michigan Liquor Control Commission, under the MCL 436.1521a(1)9b) may issue new public on-premise redevelopment liquor licenses through local units of government. The City of Boyne City can recommend issuance of new liquor licenses for dining, entertainment or recreation businesses located within the downtown development district as defined in the Act. There are several requirements the Applicant and the City must follow and provide. There is no cost to the City.

Staff Comments: None

Citizens Comments: Developer Glen Catt is in full support.

Board Discussion: All are in full support of the recommendation.

**MOTION**

2015-11-147

Moved by Grunch

Second by Towne

To approve a Resolution on the South Lake Street Redevelopment Project; CDBG Blight Elimination & Job Creation Project authorizing the application for the Community Development Block Grant and appoint Michael Cain, City Manager of Boyne City to execute all documents.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**Cemetery Maintenance Contract**

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Consideration to approve the contract with B & W Natures Maintenance for a three year contract for Cemetery Maintenance at a cost of \$24,000 per year and authorize the City Manager and City Clerk / Treasurer to execute the documents.

Clerk / Treasurer Grice discussed the single bid received for the Cemetery Maintenance Contract from B & W Natures Maintenance in the amount of \$24,000 per year for a contract term of three years. Staff recommends approval of this contract.

Citizens Comments: None

Staff Comments: None

Board Discussion: All are in agreement with the recommendation.

**MOTION**

2015-11-148

Moved by Sansom

Second by Towne

To approve the contract with B & W Natures Maintenance for a three year contract for Cemetery Maintenance at a cost of \$24,000 per year and authorize the City Manager and City Clerk / Treasurer to execute the documents

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**Marina Consultant and Geotechnical Service Proposal**

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Consideration to accept the consulting proposal from Abonmarche in the amount of \$16,800 and consider the proposal from NDG for geotechnical services in the expected amount of less than \$35,000 to retrieve and analyze core samples of the lakes bottom land and authorize the City Manager to sign the required documents

Harbormaster Barb Brooks discussed the consulting proposal from Abonmarche in the amount of \$16,800 for geotechnical proposal from NDG in the estimated amount of \$26,430. Abonmarche's proposal is to assist the City in the process of the marina expansion possibility. NDG will drill and analyze core samples from the lake bottom in the areas where anchorage for the floating dock system will be required. The information obtained from these samples will assist dock building companies in determining how they will design their anchorage systems to ensure stability of the new docks and breakwall. By taking action now, it is our hope that core samples can still be taken this fall. There are adequate funds in the marina budget to cover this cost.

Staff Comments: None

Citizens Comments: None

Board Discussion: Commissioner Grunch said it is very important to have these steps in place. All other Commissioners are in support of the recommendation.

**MOTION**

2015-11-149

Moved by Grunch

Second by Towne

To accept the consulting proposal from Abonmarche in the amount of \$16,800 and consider the proposal from NDG for geotechnical services in the estimated amount of \$26,430 to retrieve and analyze core samples of the lakes bottom land and authorize the City Manager to sign the required documents

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**City Facilities Update Work Session**

Consideration to schedule a work session regarding the new City Facilities with our architect to be held on either Tuesday, November 19, 2015 or Monday, November 23, 2015 at either noon or 7:00 p.m.

Staff Comments: None

Citizens Comments: None

Board Discussion: Commissioner Conklin would prefer the meeting be held at 7:00 p.m. in order for citizens to be able to attend. All other Commissioners are in agreement for the meeting to be held at noon on November 19, 2015.

2015-11-150

Moved by Grunch

Second by Sansom

**MOTION**

To schedule a work session regarding the new City Facilities with our architect to be held on Tuesday, November 19, 2015 at noon

Ayes: 4  
Nays: 1, Commissioner Conklin  
Absent: 0  
Motion carried

**Joint Board and  
Commission Meeting**

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Consideration to schedule a Joint Board and Commission meeting for 6:00 p.m. on Thursday, December 10, 2015 in the new DPW Facilities and authorize the City Manager to make the necessary arrangements

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in agreement.

**MOTION**

2015-11-151  
Moved by Sansom  
Second by Towne

To schedule a Joint Board and Commission meeting for 6:00 p.m. on Thursday, December 10, 2015 in the new DPW Facilities with City Hall as a back up location and authorize the City Manager to make the necessary arrangements

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**Community Goal Setting**

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Consideration to schedule a Community-wide Goal Setting meeting for 6:00 p.m. on Thursday January 14, 2016 at the St. Matthews Church Fellowship Hall

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in agreement.

**MOTION**

2015-11-151  
Moved by Towne  
Second by Sansom

To schedule a Community-wide Goal Setting meeting for 6:00 p.m. on Thursday January 14, 2016 at the St. Matthews Church Fellowship Hall

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**2016 City Commission  
Meeting Schedule**

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Consideration to approve the 2016 City Commission meeting schedule as presented with all meetings to be held at Boyne City Hall, 319 North Lake Street until temporary City Hall facility locations are secured.

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in agreement.

**MOTION**

2015-11-152

Moved by Towne

Second by Grunch

To approve the 2016 City Commission meeting schedule as presented with all meetings to be held at Boyne City Hall, 319 North Lake Street until temporary City Hall facility locations are secured

Ayes: 5

Nays: 0

Absent: 0

Motion carried

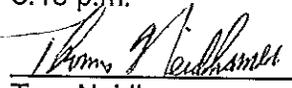
**GOOD OF THE ORDER**

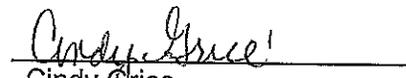
Mayor Pro-Tem Towne thanked Commissioner Grunch for his years of service as Mayor and also welcomed Commissioner Hugh Conklin to the Commission.

**ADJOURNMENT**

**MOTION**

Moved by Mayor Grunch seconded by Commissioner Towne to adjourn the regular City Commission meeting of Tuesday, November 10, 2015 at 8:18 p.m.

  
Tom Neidhamer  
Mayor

  
Cindy Grice  
Clerk / Treasurer