

**APRIL 25, 2017
REGULAR MEETING**

RECORD OF THE PROCEEDINGS OF THE REGULAR BOYNE CITY COMMISSION MEETING DULY CALLED AND HELD AT BOYNE CITY HALL, 364 NORTH LAKE STREET, ON TUESDAY APRIL 25, 2017

CALL TO ORDER

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

Present: Mayor Tom Neidhamer, Mayor Pro-Tem Gene Towne, Commissioners Ron Grunch, Laura Sansom and Hugh Conklin

Absent: None

Staff: Cindy Grice, Michael Cain, Scott McPherson, Mark Fowler, Kelsie King-Duff, Barb Brooks, Patrick Kilkenny and Jeff Gaither

Others: There were seven citizens in attendance

**CONSENT AGENDA
MOTION**

2017-04-030

Moved by Conklin

Second by Towne

2017-04-030A

Approved the April 11, 2017 City Commission regular meeting minutes as presented

2017-04-030B

Approved to support the Boyne City Main Street application for a special license to serve alcohol on July 7 & 8, 2017 for the Boyne Thunder

2017-04-030C

Approved to proclaim Thursday, April 27, 2017 Arbor Day in the City of Boyne City

2017-04-030D

Approved to proclaim May as National Historic Preservation Month in the City of Boyne City

2017-04-030E

Approved of the Local Governing Body Resolution for Charitable Gaming Licenses as requested by the Boyne Area Chamber of Commerce and Authorize City Staff to submit the required documents in support of this and future similar requests from them

2017-04-030F

Approved to proclaim April 23-29 as Volunteer Appreciation Week in the City of Boyne City

2017-04-030G

Approved the proposed grant agreement with the Health Department of Northern Michigan and TOMMBA for \$18,500 for the Avalanche Trail

Ayes: 5

Nays: 0

Absent: 0

Motion carried

CITIZENS COMMENTS

None

CORRESPONDENCE

None

**CITY MANAGERS
REPORT**

City Manager Cain reported:

- Crack sealing began last week at the Airport.
- The Fire department held a practice / training burn last week on Hull Street

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

The March, 2017 Financial Statement was received and filed

**Fiber Internet Service
Bids**

Review and consideration of update from City Manager on internet connection alternatives for new City Facilities Complex.

City Manager Cain provided an update regarding internet for the new City Facilities. After much discussion, it appears that we can get direct fiber connections thru Charlevoix County installed at \$363/month with basically unlimited bandwidth up to the County's 1 Gbps over Merit's fiber network. They are pretty sure they can get this all installed prior to the Police and Fire Department's move into the new facility on May 22. This would be a five year agreement, 3 years, plus two one-year renewals. This meets the general framework earlier provided by the county. City Manager Cain added that he thinks it's worth the extra \$1,356 per year to partner with Charlevoix County, and get a much higher bandwidth capacity.

Staff Comments: Barb Brooks agrees.

Citizens Comments: None

Board discussion: Commissioner Conklin inquired who we would contact for help and City Manager Cain said he believes someone from Charlevoix County. All Commissioners are in support. No Motion was required because it fit within the parameters of the April 11, 2017 motion.

**Public Hearing – LDFA
Renewal**

Public Hearing to hear Citizen Comments regarding the proposed Local Development Finance Authority Tax Increment Plan and Development Plan Amendment.

Mayor Neidhamer opened the Public Hearing at 12:25 p.m.

City Manager Cain discussed the original establishment of the City of Boyne City's Local Development Finance Authority (LDFA) in 1997 and the adoption of the original Development Plan.. The area has since been expanded and is now called the Boyne Business Park. Throughout the years, over 13 businesses have set up shop in the park. The Northern Lakes Economic Alliance estimates that about 1,000 employees work through businesses in the park. For a community of some 3,735 people, that employment base is a huge impact, not just for Boyne City but for the entire region.

Having the LDFA in place, along with the TIF district and development plan has helped set the conditions that has encouraged these businesses to locate and grow in Boyne City. Much has been accomplished, but much more needs to be done. The development plan outlines the proposal from the City's LDFA board for a 20 year renewal of the TIF and adoption of the updated plan.

Mac McClelland from Otwell Mawby presented the summary of the proposed development Plan. The overall budget is for \$4,912,225 for the eligible

activities including infrastructure, improvements, and allowable land acquisition. Revenues for this budget are from captured tax revenues.

LDFA Chair, Ralph Gillette said the board is in full approval of the proposed plan and renewal. The park has done a lot for Boyne City.

There was no other public comment.

Mayor Neidhamer closed the Public hearing at 12:37 p.m.

Board Discussion: Mayor Pro-Tem Towne said he is in favor of anything to help economic growth. Commissioner Grunch said it's obvious the business plan worked. Commissioner Conklin said he strongly supports the plan – keep it as loose as possible. All Commissioners are in favor.

MOTION

2017-04-031

Moved by Conklin

Second by Towne

To adopt the resolution regarding the Boyne City Local Development Authority Tax Increment Financing Plan and Development Plan Amendment

Ayes: 5

Nays: 0

Absent: 0

Motion carried

FY 2016/2017 Budget Amendments

Consideration to approve the FY 2016/2017 budget amendments as presented in compliance with accounting and budgeting standards.

Clerk / Treasurer Grice discussed the proposed budget amendments to the FYE 2017 Budget. These have been reviewed by the department heads who agree with the recommendations. The biggest change is in the DDA fund where the S. Lake Street Redevelopment Grant expenditures and revenues were not originally stated.

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in agreement with the recommendation.

MOTION

2017-04-032

Moved by Towne

Second by Sansom

To approve the FY 2016/2017 budget amendments as presented in compliance with accounting and budgeting standards.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**Boyne District Library
Story Walk and Planet
Walk Request**

Consideration to approve the Story Walk and Planet Walk projects in Old City Park and authorize City Staff to work with the Boyne District Library regarding the details of the signs.

Alexa Wright of the Boyne District Library discussed the proposed story walk for Old City Park. It is a way for families to read together outside, promoting literacy and fitness. The pages of a children's story book are laminated and mounted on stakes and presented one at a time down a trail or throughout a park. They can be spaced as close or as far apart as needed. Families can stroll from one page to the next. It is being requested that the story walk be installed after the 4th of July and be in place until Labor Day.

Cindi Place of the Boyne District Library discussed the proposed Planet walk. They would team up with Create Art Studio and local artists to have the children of Boyne City create replicas in sidewalk chalk with a semi-permanent fixant over it of the sun and the planets in our solar system. Students will be charged with determining the to-scale distances between each planet and the sun as well as researching what their planet looks like and its properties. The local artists will be on hand to work with and assist the children in their replicas of the planets. The goal is to have these works of art installed during the month of June and for them to be prominently displayed and advertised until the rare solar eclipse event on August 21.

Citizens Comments: None

Staff Comments: None

Board Discussion: Commissioner Grunch and Mayor Pro-Tem Towne are in agreement. Commissioner Sansom said she has qualms about the temporary signs in Old City Park. Could it possibly be located somewhere else. Those signs do not look that attractive. It would also put out the wrong message regarding the City's own sign ordinance and she is also not in favor of that location. Regarding the sidewalk chalk art, Commissioner Sansom added that the aerosol spray fixant is harmful to the environment. Commissioner Conklin said he shares some of the Old City Park location concerns. He worries about the presentation as proposed. Mayor Neidhamer said let's take the story walk project where the kids are. He likes the idea of Old City Park, Sunset park or even the playground.

MOTION

2017-04-033

Moved by Conklin

Second by Sansom

To approve the Story Walk and Planet Walk projects and authorize City Staff to work with the Boyne District Library regarding the details of the signs and location of the Story Walk

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**Marina Reservation
Policy**

Consideration to adopt the revised City Marina Regulations Section 2 Reservation Policy as presented.

Harbormaster Barb Brooks discussed the proposal to update the marina reservation policy to clean up some language, change the requirements for cancellation and increase the amount of the cancellation fee from \$2.00 to \$5.00 to cover transaction expenses.

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in agreement with the recommendation.

MOTION

2017-04-034

Moved by Grunch

Second by Towne

To adopt the revised City Marina Regulations Section 2 Reservation Policy as presented

Ayes: 5

Nays: 0

Absent: 0

Motion carried

Road Maintenance Contract

Consideration to extend the contract for the FYE 2017 Pavement Maintenance Project awarded to Reith Riley to include this year's quantities of crush and shape work for an amount not to exceed \$415,488 and authorize the City Manager to sign the required documents. City Manager Cain discussed the request from Public Works Superintendent Andy Kovolski to extend last year's contract with Reith Riley to include this year's quantities. Reith Riley has agreed to hold their unit pricing to complete the project that, due to weather conditions last fall, we were unable to complete. Funds will be available in the budget.

Staff Comments: None

Citizens Comments: None

Board Discussion: All are in agreement with the recommendation.

MOTION

2017-04-035

Moved by Towne

Second by Conklin

To approve to extend the contract for the FYE 2017 Pavement Maintenance Project awarded to Reith Riley to include this year's quantities of crush and shape work for an amount not to exceed \$415,488 and authorize the City Manager to sign the required documents

Ayes: 5

Nays: 0

Absent: 0

Motion carried

Open Space Appraisal

Consideration to award the contract for the appraisal of the Open Space property.

Assistant Planner Patrick Kilkenny discussed the Open Space appraisal services. Requests for proposals were sent to six qualified appraisers on Friday, April 13. Staff received and reviewed a total of three proposals submitted on or before the April 24th deadline. Two of the firms declined to submit due to various constraints and one firm did not reply.

Each of the proposals were submitted by individuals identified on the Michigan Department of Natural Resources certified list of appraisers. The proposals range in total estimated cost from \$4,250 to \$7,500 and date ranges for completion are 30 to 90 days. Each of the certified appraisers have experience working with the Michigan Natural Resources Trust Fund projects. Two of the firms are from Traverse City and the third is located in Charlevoix. It is being recommended to allow staff the opportunity to interview the three appraisal firms individually and select the winning bid at a cost not to exceed \$7,500 and allow the City Manager to negotiate fees based on services needed and to execute all necessary documents to complete the contract.

Staff Comments: None

Citizens Comments: None

Board Discussion: Commissioner Conklin said the appraisal is to the best use, not intended use. Were references provided? Patrick said yes. Mayor Neidhamer said time is an issue. He trusts staff to make the decision. He suggested we use a local appraiser as consultants and to provide insight. All are in agreement with Patrick's recommendation.

MOTION

2017-04-036

Moved by Towne

Second by Conklin

To approve to allow staff the opportunity to interview the three appraisal firms individually and select the winning bid at a cost not to exceed \$7,500 and allow the City Manager to negotiate fees based on services needed and to execute all necessary documents to complete the contract.

Ayes: 5

Nays: 0

Absent: 0

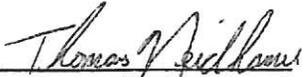
Motion carried

Good of the Order

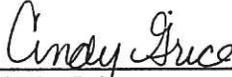
Commissioner Conklin asked if we would soon be getting into a discussion of when the City clock will be chiming. He also inquired about downtown recycle containers.

ADJOURNMENT

Motion by Mayor Neidhamer seconded by Commissioner Conklin to adjourn the Regular City Commission meeting of Tuesday, April 25, 2017 at 2:01 p.m.



Tom Neidhamer
Mayor



Cindy Grice
Clerk / Treasurer