



**BOYNE CITY  
CITY COMMISSION REGULAR MEETING  
Boyne City Hall  
319 North Lake Street  
Tuesday, July 10, 2012 at 7:00 p.m.**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSENT AGENDA  
The purpose of the consent agenda is to expedite business by grouping non-controversial items together to be dealt with by one Commission motion without discussion. Any member of the Commission, staff, or the public may ask that any item(s) on the consent agenda be removed and placed as the last item under new business to receive full discussion. Such requests will be automatically respected.
  - A. Approval of the corrected June 12, 2012 regular City Commission meeting minutes as presented
  - B. Approval of the June 26, 2012 regular City Commission meeting minutes as presented
4. HEARING CITIZENS COMMENTS (on non-agenda items; 5 minute limit)
5. CORRESPONDENCE
6. CITY MANAGER'S REPORT
7. REPORTS OF OFFICERS, BOARDS, AND STANDING COMMITTEES
  - A. Draft Minutes of the June 7, 2012 Main Street Meeting
  - B. Draft Minutes of the June 7, 2012 Parks and Recreation Commission Meeting
  - C. Draft Minutes of the June 18, 2012 Planning Commission Meeting
  - D. Draft Minutes of the June 18, 2012 Historical Commission Meeting
  - E. Draft Minutes of the June 28, 2012 Election Commission Meeting
  - F. Draft Minutes of the June 28, 2012 Airport Advisory Board Meeting
8. UNFINISHED BUSINESS
  - A. Kirtland Update  
Consideration to schedule a work session for the purpose of reviewing the Community Noise Assessment & Mitigation of the Kirtland Products Plant report from RSG, Inc. on Tuesday, July 17<sup>th</sup> at 6:00 p.m. subject to the report actually being received in a reasonable timeframe and staff securing an appropriate meeting location.

B. Fireworks Ordinance Discussion

Review and discussion what, if any, regulations to be considered in a revised City Fireworks Ordinance for staff to work with and bring back in ordinance form for further consideration at upcoming meetings

9. NEW BUSINESS

A. Police Chief Confirmation

Consideration to confirm the appointment of Jeffrey D. Gaither as Chief of Police for the City of Boyne City

B. National Register for Historic Places project update

C. Fire Department equipment purchase

Consideration to approve the purchase of an ISG HRXR-Elite Thermal Imager Camera for the Fire Department from Douglas Safety Systems in the amount of \$10,250 and authorize the City Manager to execute the documents

10. GOOD OF THE ORDER

11. ANNOUNCEMENTS

- The next regular City Commission meeting is scheduled for Tuesday, July 24, 2012 at noon
- Boyne Thunder will be held on Friday and Saturday, July 13 and 14, 2012

12. ADJOURNMENT

*Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings may contact Boyne City Hall for assistance: Cindy Grice, City Clerk/Treasurer, 319 North Lake Street, Boyne City, MI 49712; phone (231) 582-0334*



Scan this QR Code or go to [www.gov.boynecity.com](http://www.gov.boynecity.com)  
for full agenda packet materials.  
Click on 'Minutes and Agendas' on the left of the homepage and follow the links to  
City Commission Agendas/Agenda Packet

**JUNE 12, 2012  
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 JUNE 12, 2012

**CALL TO ORDER**

Mayor Ron 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 Derek Gaylord, Laura Sansom and Tom Neidhamer

Staff: Andy Kovolski, Scott McPherson, Dan Meads, Barb Brooks, Craig Remsberg, Dennis Amesbury, Hugh Conklin, Michael Cain and Cindy Grice

Others: There were 22 citizens in attendance, including representatives from the Petoskey News Review and Charlevoix County News

**CONSENT AGENDA  
MOTION**

2012-06-077  
Moved by Towne  
Second by Gaylord

2012-06-077A  
Approval of the May 22, 2012 regular City Commission meeting minutes as presented

2012-06-077  
Approval of lot reconfiguration for Irene Brannon to reconfigure parcels at 604 Earl Street by dividing parcel 051-369-364-00 in half and conveying the west half to parcel 051-369-348-00 and combining the east half with parcel 051-369-349-00

2012-06-077C  
Approval to appoint Heath Meeder to the Parks and Recreation Board to fill a vacancy left by Paul Nicholls for a term expiring on 12/31/2014

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**CITIZENS COMMENTS**

Ron Crozier from the Boyne City Veteran's Memorial Committee thanked Craig Remsberg and the Police Department staff and the DPW staff as well for their assistance during the Memorial Day service.

**CORRESPONDENCE**

None

**CITY MANAGERS REPORT**

City Manager Cain reported:

- Three new businesses have opened in town, the Brook, Boyne Parasail and the Thirsty Goat.
- The Boyne City Provisions will be having a ribbon cutting ceremony on Friday to celebrate their renovations and new look.
- The 2011 Drinking Water Quality Report is now available on the City's website and at City Hall.
- Stroll the Streets starts this Friday.
- Police Chief interviews will take place on Friday, June 22

Draft Minutes of the April 26, 2012 Airport Advisory Board meeting, the May 3, 2012 Main Street Meeting, the May 3, 2012 Parks and Recreation Commission Meeting, the May 14, 2012 Economic Development Corporation Meeting, the May 14, 2012 Local Development Authority Finance Authority meeting, the May 21, 2012 Planning Commission Meeting, the May 24, 2012 Airport Advisory Board Meeting and the May 22, 2012 Historical District Board Meeting were received and filed.

---

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

City Planning Director Scott McPherson stated that RSG continues to work on the noise assessment for Kirtland. The study is about 75% complete with the data. A 3D sound model will be developed this week.

### **Kirtland Update**

Staff Comments: None

Citizens Comments: None

Board Deliberation: Commissioner Sansom inquired what the operational schedule will be in the future and Tom Monley of Kirtland said not sure at this point. Commissioner Gaylord inquired what the State deadline for the stack testing was and was informed, the original deadline was in April.

---

Consideration to authorize seeking of bids for the South Park Street Reconstruction Project as revised, with the exception of changing the first four parking spaces on the west side of Park Street south of Water Street to six angle parking spaces.

### **South Park Street Reconstruction Project**

City Manager Cain discussed the revised plan presented for further review and consideration. The changes were made since the Commission's May 22<sup>nd</sup> meeting. The revised plan would add two additional parking spaces to the downtown area. Based on information and discussion regarding the angle versus parallel parking, it is recommended that the City Commission authorize the project to go forward for bidding if we hope to have any chance to complete it this year. It is anticipated that bids will be advertised for by the end of June.

Staff Comments: None

Citizens Comments: Ron Crozier said he has a work van and at the first parking spot in front of Ace Hardware, you cannot see a car coming if you are trying to back out. He added that he wishes the bump outs weren't there. Jim White, owner of Ace Hardware stated he would rather see the angle parking closer to his store.

Board Deliberation: Commissioner Neidhamer said a two parking space net gain is valuable so he agrees with the City Manager's recommendation. Mayor Grunch agreed. Commissioner Gaylord asked Officer Remsberg if there have been a lot of accidents in that area and was informed no major incidents. He also asked Larry Fox from C2AE which plan would be more beneficial and was informed either plan would work. Commissioner Sansom asked if it was necessary to have a right turn lane in that intersection? Mayor Grunch said he doesn't see a problem with angle parking on either side of the street adding that we need to keep this process going. Commissioner Gaylord asked City Manager Cain what his recommendation was, and was informed, the angle parking in front of Pat O'Brien's. Commissioner Gaylord also stated in his opinion, retaining the angle parking on the Ace Hardware side would be least restrictive and he

recommends that we move forward on the project based on factual information, with angle parking in front of the Co-op and Ace Hardware Mayor Pro-Tem Towne agrees we should move forward with this project.

**MOTION**

2012-06-078  
Moved by Towne  
Second by Gaylord

To authorize seeking of bids for the South Park Street Reconstruction Project as revised, with the exception of changing the first four parking spaces on the east side of Park Street south of Water Street to six angle parking spaces

Ayes: 3  
Nays: 2, Commissioner Neidhamer and Mayor Grunch  
Absent: 0  
Motion carried

**MOTION**

2012-06-079  
Moved by Grunch  
Second by Gaylord

To recess for five minutes at 8:10 p.m.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**MOTION**

2012-06-080  
Moved by Grunch  
Second by Towne

To resume the meeting at 8:15 p.m.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**One Water Street  
Conditional Rezoning  
Request**

Consideration of first reading of an amendment to allow conditional rezoning of a parcel located at 1 Water Street and to schedule a second reading for July 24, 2012

Planning Director Scott McPherson discussed the application for conditional rezoning and development plan review that has been submitted for One Water Street owned by Catt Land Investments, LLC. marina, retail, office and restaurant components of the project have been completed.

The parcel is 83,200 square feet and is a wedge shaped corner lot with 299 feet of frontage on Front Street and 383 feet of frontage at the end of Water Street. The parcel has approximately 200 feet of frontage on Lake Charlevoix. The parcel is located in the Waterfront Marina District and is adjacent to the Central Business District on the east, Community Service

District on the north and the Multifamily Residential District on the south. In 2009 a conditional use and development plan was approved for a mixed use development that included marina facilities, retail, restaurant and 37 unit hotel condominium that included 20 single room units and 17 units with full kitchens and dining rooms. Since the 2009 approval, the marina, retail, office and restaurant components of the project have been completed.

The proposed plan is to replace the approved 27 unit hotel and construct 13 detached resort cottage structures. The ground floor if the structures would primarily consist of motel units designed for short term transient occupancy and would have only a bedroom and bathroom. It is anticipated that three of the ground floor units will be used for commercial uses, however this could change based on market demand. One unit users. The second and third floors would contain 15 two bedroom units intended to be used as vacation rentals that could be used for short term or long term occupancy. The applicant is applying for approval of the uses as principal permitted uses in the CBD as per section 10.20(J) and 10.20(M).

A conditional rezoning is a zoning map amendment and is processed in accordance with the Michigan Zoning Enabling Act and the Boyne City Zoning Ordinance Section 2.4 Amendment procedures. It is a recommendation of approval the Planning Commission made with the stipulation that if the Conditional Rezoning is approved by the City Commission, the final site plan must be approved by the Planning Commission.

Glen Catt discussed the reasons why changes have been made from the original plan, primarily due to shared wall units no longer being allowed to be financed.

Staff Comments: Hugh Conklin said the plan was presented at the May Main Street board meeting who passed a motion to support the project and encouraged approval by the City Commission.

Citizens Comments: Mary Palmer of Café Sante and the Red Mesa said she is in full support and this project would be an asset to Boyne City.

Board Deliberation: Commissioner Neidhamer said he is in full support. Mayor Pro-Tem Towne said this is much better than the original plan. Commissioner Gaylord said he prefers this plan and is in full support. Commissioner Sansom inquired about construction time frame and was informed that would be dictated by the market, which will be strong. Mayor Grunch said he is impressed with the project and is in full support of it.

2012-06-081

Moved by Neidhamer

Second by Sansom

## **MOTION**

To approve of the first reading of an amendment to allow conditional rezoning of a parcel located at 1 Water Street and to schedule a second reading for July 24, 2012

Ayes: 5

Nays: 0

Absent: 0

Motion carried

## Cemetery Maintenance Contract

Consideration to terminate the contract with John's Snow and Lawn Maintenance effective June 10, 2012; to waive the 60 day termination notification of that contract and approve the proposed Cemetery Maintenance Contract with B & W Nature's Maintenance to complete the remainder of the 2012 Cemetery Maintenance for a cost of \$18,000 and authorize the City Manager and Clerk / Treasurer to execute the documents.

Clerk / Treasurer Grice stated that John Tousley Snow and Lawn has requested to terminate their three year contract early effective on June 10, 2012 and requested to waive the 60 day termination notification. Mr. Tousley has already been paid \$10,500 so far for this contract year. A termination agreement has been prepared that also stipulates no further payments along with waiving the 60 day termination stipulation. We still have over five months left for cemetery maintenance needs for 2012. The low bidder from 2009. B & W Nature's Maintenance was contacted and provided a quote of \$18,000 to complete the remainder of the year. We also received a quote from Joe Shear Services for \$16,000, however Mr. Shear was unable to start until July 1 and asked a waiver of the North Boyne permit fee.

Staff Comments: None

Citizens Comments: None

Board Deliberation: Commissioner Gaylord inquired about Mr. Tousley's issue with paying the North Boyne Dump Fee and Clerk / Treasurer Grice stated that Mr. Tousley operated a business that provided these services for others residents and businesses, some also not located in the City and it would be difficult to tell what debris was specifically from the cemetery. 13 contractors have already paid the North Boyne Fee. Ron Crozier stated that he has paid the fee and has two lawns in town that he does. All other Commissioners are in agreement with the proposed recommendation.

2012-06-082

Moved by Towne

Second by Neidhamer

**MOTION**

To approve to terminate the contract with John's Snow and Lawn Maintenance effective June 10, 2012; to waive the 60 day termination notification of that contract and approve the proposed Cemetery Maintenance Contract with B & W Nature's Maintenance to complete the remainder of the 2012 Cemetery Maintenance for a cost of \$18,000 and authorize the City Manager and Clerk / Treasurer to execute the documents.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

Consideration to approve the transfer of ownership of 2011 Resort Class C licensed business issued under MCL 436-1531(3) with Specific Purpose Permit (Food) located at 5 W. Main Street, Unit 1, Boyne City, MI, 49712, Charlevoix County from Sammich N Sudz Corp. to Y & T Properties, LLC

**Liquor License Transfer**

City Manager Cain discussed the request for transfer of the currently escrowed liquor license. The license, due to the way it was issued years ago, can only be used at that complex and cannot be transferred to another location in or out of the City. The building is owned by Y & T Properties which is owned and operated by Gale Neff. Up to this point, the license has been held by each of the restaurant owners that have had businesses in that location. That has created issues in the past when it comes time to transfer it to a new party. Mr. Neff is seeking to streamline the process by tying the license to the building. The Boyne City Main Street Board is in full support of this request.

Citizens Comments: None

Staff Comments: None

Board Deliberation: All are in support of this request.

**MOTION**

2012-06-083

Moved by Sansom

Second by Towne

To approve the transfer of ownership of 2011 Resort Class C licensed business issued under MCL 436-1531(3) with Specific Purpose Permit (Food) located at 5 W. Main Street, Unit 1, Boyne City, MI, 49712, Charlevoix County from Sammich N Sudz Corp. to Y & T Properties, LLC.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

Consideration to allow the placement of the Fallen Soldier's monument at one of the two proposed locations on the Veteran's Memorial Site.

**Veteran's Memorial Monument**

City Manager Cain discussed the request from the Veterans Memorial Committee place an additional monument for local fallen soldiers at the site. Ron Crozier presented the Parks and Recreation Advisory Board the proposal and stated this is a monument that will be dedicated to all fallen soldiers and a plaque / name plate would be placed on it for local soldiers. After the Parks and Rec board discussion, the general consensus was that the board thinks the proposed monument would be a nice addition. The Veterans Memorial Committee will be accepting donations to defer the \$6,000 cost and George Lasater has offered to match personal donations.

George Lasater spoke about the monument and images of the proposed monument and location at the memorial site were presented. Sheriff Lasater said he also spoke with the family of fallen soldier Jack Diener and they were in agreement with the monument as well.

Citizens Comments: None

Staff Comments: None

Board Deliberation: All are in full support of this request. Commissioner

Sansom inquired about the material used in the monument and was informed it would be bronze. Commissioner Gaylord said he likes the placement of the monument in the grassy area.

**MOTION**

2012-06-084  
Moved by Gaylord  
Second by Towne

To approve to allow the placement of the Fallen Soldier's monument on the Veteran's Memorial Site.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

---

2012-06-085  
Moved by Grunch  
Second by Gaylord

**Brief Recess**  
**MOTION**

To recess the meeting for a brief break at 9:28 p.m.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

---

2012-06-086  
Moved by Grunch  
Second by Towne

**Return to meeting**  
**MOTION**

To return to the meeting at 9:35 p.m.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

---

Consideration to approve the preliminary design of the Hannah Street Reconstruction project as presented with the flexibility to adjust the sidewalk location within the right of way based on obstacles, grades or other factors

**Hannah Street**  
**Reconstruction**

Public Works Superintendent Andy Kovolski discussed the proposed plan for Hannah Street reconstruction project. Conceptual plans have been completed, informational meetings have been held for public input and review of the preliminary designs,

2012-06-087  
Moved by Neidhamer  
Second by Gaylord

**MOTION**

To approve the preliminary design of the Hannah Street Reconstruction project as presented with the flexibility to adjust the sidewalk location within the right of way based on obstacles, grades or other factors

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

Consideration to review the Boyne City Zoning Ordinance Section 10.20(Q) regarding the allowance of alcohol service on sidewalks in the Central Business District and make a determination if changes to the existing policy should be explored

**Service of Alcohol on  
City Sidewalks ordinance  
discussion**

City Manager Cain discussed the request from Magnum Hospitality for the City to reconsider changing the existing ordinance to allow the serving of alcohol in outdoor eating areas which are located on the public sidewalk. Prior to this request, Mary Palmer of Magnum submitted an application to the City Planning Department for a permit to have an outdoor eating area with alcohol at Café Sante. Outdoor eating areas, without alcoholic beverages are allowed in the Central Business District as per the Boyne City Zoning Ordinance section 10.20(Q). A permit could not be issued to Café Sante because they requested to serve alcohol in a public area and because the property is located in the Waterfront Marina District and outdoor eating areas on the public sidewalk are only allowed in the Central Business District.

City staff has done some preliminary research on communities that do allow alcohol in the outdoor eating areas and found that there are several ways this can be regulated. The use can be regulated as a use under the zoning ordinance or it can be regulated by adopting a stand alone ordinance.

Staff Comments: Hugh Conklin stated that the Main Street board is in favor of this proposal.

Citizens Comments: Mary Palmer of Magnum Hospitality spoke regarding her request and the desire to have the City Commission revisit the City ordinance forbidding service of alcohol on City sidewalks.

Board Deliberation: Commissioner Sansom said she doesn't like the idea of serving alcohol on the sidewalks. Commissioner Gaylord asked Interim Police Chief Craig Remsberg for his input and Officer Remsberg stated that if the Commission decides to move forward, there should be a standard ordinance. City Manger Cain asked if this is something the Commission wants staff to work on. Commissioner Gaylord said he thinks we should pursue this. Mayor Pro-Tem Towne said he has already received calls from citizens that are against this. Commissioner Neidhamer said that outside dining is very prominent in downtown resort towns. He would also like to pursue this. We have the talents to regulate it and it is a short season. Commissioner Sansom said a lot of people don't want to expose their children to adults drinking alcohol. Mayor Grunch said Boyne City has become a restaurant destination and whatever we can do to enhance it and have full control over it. He added that he also thinks it should be further explored.

**MOTION**

2012-06-088  
Moved by Neidhamer  
Second by Gaylord

To review the Boyne City Zoning Ordinance Section 10.20(Q) regarding the allowance of alcohol service on sidewalks in the Central Business District approve to explore changes to the existing policy

Ayes: 4

Nays: 1, Mayor Pro-Tem Towne

Absent: 0

Motion carried

City Manager Cain discussed the goal of improving the City Hall Complex that currently contains the City offices, Police Department, Fire Department and the Department of Public Works. Over time, the general consensus has been to consolidate our operations here on our existing site while adding some off season equipment storage facilities mainly for public works equipment at the existing North Boyne Yard site. Last fall we conducted soil borings around our site. The results of these samples confirm that it is possible to build or expand onsite, although some soil stabilization efforts may be necessary.

## Facilities Discussion

One million dollars has been set aside out of City reserves in the current year's budget to be used towards improvements on this site. To replace all of the facilities currently located on this site, was estimated to exceed five million dollars in 2007. Without going into debt or adding a new millage, we do not have the funds available to do all that some would like to see done. A phased approach reusing our existing facilities as much as possible is being proposed while moving forward. Based on discussions to this point, it makes most sense to look at an expansion that brings our ambulance / EMS operation back to this site and also reuses existing space in City Hall to better meet the current needs of our City office, Police Department and EMS / Ambulance staffs while positioning ourselves to better meet the needs of our Fire Department and DPW personnel.

City Manager Cain added that in order to do so, he is recommending that we go out for bids to retain professional services that can assist us in our concepts and options and developing realistic cost and payback analysis. He also suggested that we schedule a public hearing on this matter to take place at the same time the design service bids are presented to the City Commission. This would provide for timely public input with more specifics prior to any significant dollars being spent on this matter.

Citizens Comments: None

Staff Comments: None

Board Deliberation: Commissioner Neidhamer said he agrees with the recommendation to get professional help. We can't spend five million but we are ready to spend the one million we have set aside. It is time to see what the one million will get us. Mayor Pro-Tem Towne said we should move forward and it should be done in phases. We have the funds but it doesn't mean we need to spend it all at once. Commissioner Gaylord said we should consider looking at several different options. It would serve us well to have as much input as possible. # 1 is financially, #2 is that this is to ultimately serve the citizens of Boyne City. There are geniuses in more than one office. Mayor Grunch said to add points as a possible prize for the best design. Commissioner Samson said to look long term and then do it

well.

2012-06-089  
Moved by Grunch  
Second by Sansom

**MOTION**

To approve to authorize City staff to secure bids for city facility design services as outlined and coordinate a public hearing to be held on the matter of City Facilities at the time of the bids presentation to the City Commission estimated to be in 60 or 90 days.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

---

Commissioner Sansom inquired about the new State of Michigan fireworks law. Interim Police Chief provided a brief update.

**Good of the Order**

---

2012-06-090  
Moved by Grunch  
Second by Towne

**Closed Session  
MOTION**

To approve a request of the City Manager to go into closed session to consider the purchase of real property as provided in MCL 15.268 (d) of the Michigan Open Meetings Act (PA 267 of 1976) at 10:33 p.m.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**Return to Open Session**

---

2012-06-091  
Moved by Grunch  
Second by Gaylord

To return to open session at 11:19 p.m.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**ADJOURNMENT  
MOTION**

Moved by Mayor Grunch, seconded by Mayor Pro-Tem Towne to adjourn the regular City Commission meeting of Tuesday, June 12, 2012 at 11:20 p.m.

---

Ron Grunch  
Mayor

---

Cindy Grice  
Clerk / Treasurer

**JUNE 26, 2012  
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 JUNE 12, 2012

**CALL TO ORDER**

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

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

Staff: Andy Kovolski, Scott McPherson, Dan Meads, Barb Brooks, Craig Remsberg, John LaMont, Michael Cain and Cindy Grice

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

**CONSENT AGENDA  
MOTION**

2012-06-092  
Moved by Grunch  
Second by Sansom

Approved to table approval of the June 12, 2012 minutes until changes are made to the South Park Street board deliberation section

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**CITIZENS COMMENTS**

Ron Crozier commented that people walking their dogs are not picking up after them in the parks.

Mark Kowalske inquired if an officer could be present on the corner of North East and Water Street during Stroll the streets. He has concerns of safety with people on motorcycles and pickups on that corner.

**CORRESPONDENCE**

None

**CITY MANAGERS REPORT**

City Manager Cain reported:

- Police Chief interviews will be taking place on June 22
- The City's new website should be up and running soon thanks to Barb Brooks and staff.
- The drinking fountain at the top of Avalanche is not running and hopefully the changes to it should make the fountain more reliable
- Summer tax bills will be mailed out on Friday, June 29.
- Bunny Garlock passed away this week. Bunny has been very active in several community committees and will be greatly missed

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

The May, 2012 financial statement was received and filed.

Planning Director Scott McPherson said we are still awaiting the sound analysis and should receive it by the end of this week. A review of the report will be scheduled. Tom Monley of Kirtland discussed a possible production schedule for the upcoming week. Commissioner Sansom stated that it may not be a good idea to have the plant running on July 4<sup>th</sup> with so many people in town.

## **Kirtland Update**

Consideration to approve the contract with C2AE for design engineering services in the amount of \$34,095 and authorize the City Manager to sign the required documents.

## **Douglas Street Storm Sewer Engineering Services**

Public Works Superintendent Andy Kovolski discussed the undersized storm sewer piping on Douglas Street from the intersection of Pleasant Avenue to Lincoln Street. The current piping arrangement has 12 to 15 inch pipes from the corner of Cedar Street and Douglas Street going up hill to tie into the 24 inch line that comes from further south causing a bottleneck in this area. Further complicating the situation is the current piping does not extend straight to tie into the 36" pipe on Division street, but it makes a turn to follow Cedar Street to Division. This causes a deadhead situation in the manhole which has caused the system to back up on Division Street several times in the last few years. C2AE has provided a proposal to perform engineering work to complete this project.

Staff Comments: None

Citizens Comments: Jerry Kragebrink of 127 W Division street said he has been flooded out five times in the past nine years, only during the severe rainfalls. In his opinion, the recent Division Street construction has been a failure. The flooding continues to be a problem. Within 45 minutes of a major rainfall, the flooding is in his garage. He hopes the proposed storm sewer engineering for Douglas Street is the solution and wishes the construction could be done this year. City Manager Cain confirmed the flooding, most recently with a heavy rain this past week.

Board deliberation: Commissioner Neidhamer said we should go forward with the process. Mayor Pro-Tem Towne agreed that the service needs to be updated and he is in full support. Commissioner Gaylord asked Andy if other residents further down are experiencing the same problem and Andy said yes. Commissioner Gaylord also said if the water is gone within a ½ hour, this is close to handling the problem. Andy said he feels by going to a 24" or 30" pipe and getting rid of the turn, yes. Dan Meads said a 2" rain is going to back the water up, and yes, this fix is going to help and should carry the flow for every storm we normally have. Commissioner Gaylord said this definitely will be an improvement. Commissioner Sansom asked is this the only bottleneck on Douglas and was informed by Andy, yes, as far as ne knows. She also asked Andy if there is anything we can do internally to help Mr. Kragebrink and was informed yes, we can have a pump on standby. City Manager Cain said we are open to short term suggestions. This is anticipated to be a \$250,000 project.

## **MOTION**

2012-06-093

Moved by Towne

Second by Sansom

Ayes: 5

To approve the contract with C2AE for design engineering services for the Douglas Street Storm Sewer in the amount of \$34,095 and authorize the City Manager to sign the required documents.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

## **Fireworks Discussion**

---

Discussion of recent updates to the State of Michigan Fireworks law.

Interim Police Chief Craig Remsberg discussed the new fireworks law recently enacted by the State of Michigan. The law has rendered most of our previous fireworks ordinance obsolete. The new law does allow for local government to place restrictions on the sale and use of fireworks, but only to a certain extent. It specifically prohibits restriction of regulating consumer fireworks use on the day preceding, the day of or the day after a national holiday. Also provided to the Commissioners were some suggested revisions to the old City ordinance.

Citizens Comments: Jim Baumann said he thinks we should do something similar to what Petoskey has done. He urged the Commissioners to keep the fireworks use to national holidays only.

Staff Comments: None

Board Deliberation: Commissioner Gaylord stated that he likes what Interim Chief Remsberg has done and wants this followed up on at the July 10 commission meeting. There is room for slight restraint. Commissioner Neidhamer said he is worried we are going down a slippery slope, but refers this to staff. Waiting and observing what happens over the upcoming holiday makes sense. Mayor Pro-Tem Towne said he is good with the suggestions presented. Commissioner Sansom said she has done a lot reading and research into this and has found there is a definite difference between a national or federal holiday. It is a very loose description. This could determine how the law is interpreted. City Manager Cain encouraged the Commissioners to be very observant during the upcoming Fourth of July holiday.

## **Boyer Brush Grinding**

---

Consideration to approve a bid from Northeast Trucking in the amount of \$5,500 to grind the brush pile and haul away the chips at the North Boyne Yard and authorize the City Manager to execute the documents.

Public Works Superintendent Andy Kovolski said it is time again to have the brush pile at North Boyne chipped and hauled away. One bid was provided that was from Northeast Trucking, the low bidder last year and this year, their bid is the same for approximately the same quantity.

Citizens Comments: None

Staff Comments: None

Board Deliberation: Commissioner Gaylord said he is looking forward to the day of a zero sum operation. All other Commissioners are in agreement with the recommendation:

## MOTION

2012-06-094  
Moved by Towne  
Second by Gaylord

To approve a bid from Northeast Trucking in the amount of \$5,500 to grind the brush pile and haul away the chips at the North Boyne Yard and authorize the City Manager to execute the documents.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

## Lot Division Process

Consideration to review the Lot Reconfiguration Ordinance and make a determination if the existing Lot Reconfigurations or Adjustment ordinance should be changed to have the review and approval process for land divisions and lot reconfigurations completed administratively by City staff.

Planning Director Scott McPherson discussed the Lot Reconfiguration procedures. The Land Division Act does not stipulate the method of review or who the approving authority needs to be for lot reconfigurations, only that the approval must be completed in 45 days. To establish a procedure for reviewing lot divisions and reconfigurations in accordance with the Land Division Act, the City adopted the Lot Configuration and Adjustment ordinance in 2001. The ordinance put in place a review and approval procedure that requires a review of proposed lot spits or reconfigurations by the Zoning Administrator and the Planning Commission prior to the final approval by the City Commission.

The number, size and area of parcels are specifically regulated by the state statute and zoning ordinance requirements. Proposed divisions that meet all the requirements must be approved and proposed division that do not must be denied. The municipality has no discretion in the review. The current process in the City for lot divisions and reconfigurations is to have staff complete a review of the proposed division to make sure it is in compliance with the statute and ordinance requirements and then submit it to the Planning Commission and City Commission for review and approval. Typically applications are approved as part of the consent agendas. Given that there is no discretion in the decision, it is the opinion of staff that the current approval procedure for lot reconfigurations is too complicated and time consuming and is not warranted. It is staffs opinion that lot reconfiguration applications could be handled more efficiently if the review and approval process are completed administratively by City staff. After reviewing with the Planning Commission the issues staff had with the existing lot configuration ordinance the Planning Commission concurred with the staff recommendation that the existing ordinance should be changed in an effort to streamline the process for the citizens.

Staff Comments: None

Citizens Comments: None

Board Deliberation: Commissioner Neidhamer said he is in favor. Commissioner Sansom inquired of the current fee. Scott said it is currently \$250, or if the ordinance is changed, the fee could be \$100 and

the process would take no longer that 30 to 40 days. Scott added that it either meets criteria or it doesn't. Commissioner Sansom asked if someone could appeal to the Commission, and was informed it would be appealed to the ZBA. Commissioner Gaylord said he wants to make sure a citizen could still appeal and to make sure this proposed change wouldn't interfere with that. Mayor Grunch said this process either meet it or doesn't. We have a competent staff and also the appellate process. Mayor Pro-Tem Towne said he agrees the process should be administered by City Staff. Commissioner Sansom said we can always change it back if needed.

2012-06-095

Moved by Neidhamer

Second by Towne

**MOTION**

To approve that the Lot Configuration or adjustments process portion of the ordinance be changed and that staff comes back with a draft ordinance to do so

Ayes: 5

Nays: 0

Absent: 0

Motion carried

---

Discussion of recommended Business Park road improvements.

**Business Park Road  
Improvements**

Public Works Superintendent Andy Kovolski discussed the issue with vehicles running off the road edges in the curves and intersections of the Business Park roads. During wet weather, this causes the gravel shoulders to push away from the road edge which allows the edge to start to break up. Also noted were the drainage issues at the Precision Edge site and the building Classic Instruments purchased. The EDC / LDFA boards authorized the hiring of C2AE to find remedies for these situations. Recommendations were provided by the engineers for the Commissioner review.

Staff Comments: None

Citizens Comments: None

Board Deliberation: Commissioner Sansom inquired if the drainage will be now going to the Boyne River and was informed that it will be drained into the gully area toward the direction of the river, not directly into the river. Commissioner Sansom said it sounds like a fix we need to do. Commissioner Gaylord inquired who the engineer was on this project originally and was informed Wade – Trim. City Manager Cain said we have had a lot of problems with this. Commissioner Gaylord asked if we have met with the business owners in the Business Park and was informed that yes, a preliminary meeting was held.

No further action of the City Commission is required for this item.

---

Consideration to approve to purchase a John Deere 524K Loader from AIS Equipment in the amount of \$100,738.90 (including the trade in) and authorize the City Manager to sign the required documents.

**John Deere 524K Loader  
Purchase**

Public Works Superintendent Andy Kovolski discussed the proposed

purchase of a John Deere 524K Loader. This proposed purchase is to replace the current 2003 John Deere 544H wheel loader. The current machine has been an excellent piece of equipment and has performed well. It is, however, at the point where the probability of expensive repairs is quickly approaching. Current repairs necessary are anticipated to cost around \$9,500 to \$12,500. The replacement loader is slightly smaller, but will match the performance of our existing machine and is less expensive. Andy added that Commissioner consideration to purchase a skid steer instead of a loader, while keeping the current loader we have at the North Boyne Yard to perform tasks only there would provide us with an excellent piece of equipment, he does not believe that the skid steer could replace the loader on most of the jobs the loader performs on most of the jobs outside of its North Boyne Yard use. We currently have equipment to do the jobs a skid steer could do for us, such as the Holder and Trackless tractors.

Dan Novak from AIS said we need to replace the current unit. It has 11,000 hours on it and is past 70 to 80% of its life. This is an essential unit for the City. The skid steer can do a lot of tasks, but with sidewalk and smaller areas. The way to go would be to replace either the Holder or Trackless with a skid steer.

Citizens Comments: None

Staff Comments: None

Board Deliberation: Mayor Pro-Tem Towne asked Andy if he looked at equipment for snow removal at the bump outs? Andy said he is looking at blade edges for that. Commissioner Gaylord said in reference to Andy's recommendation memo, with a large number of trees down, has anyone said we wouldn't use the existing loader in that situation. Andy said the loader could push the trees out of the way. Commissioner Gaylord added that who said we wouldn't use the existing loader in those situations. Couldn't we financially get one to two years out of the current loader? Why haven't we been using the other equipment for snow removal? Andy said the snow has to be dry, not slushy. Commissioner Gaylord asked why we spent \$40,000 for curb repair if we had equipment and that is why he is recommending something smaller and more maneuverable.

Mr. Novak said he agrees the skid steer would be beneficial. We need a shovel and a rake to do a good job; the loader is the shovel, the skid steer is a rake and added that replacing a loader every five years is wasteful. We are trying to narrow down the right machine and make sure the unit is in order so you don't have to make a quick decision when equipment is down. When it comes time to replace the Holder, it could be replaced with a skid steer, although we would be disappointed with the scuff marks it would leave on a sidewalk.

Commissioner Gaylord said he is not proposing that the skid steer replaces the loader, but by relegating the loader, we are looking at saving \$60,000 now. Dan Novak said 11,000 hours is beyond the point where he feels safe. Any skid steer life of 5,000 to 7,000 hours. Even with a \$15,000 fix, the trade in will still be \$30,000. Dan Meads added that we have looked several times at having a skid steer. The front end loader is used for fixing water and sewer repairs, construction, etc. He agrees with Andy's recommendation. Andy added that the front end loader has many uses and

the current loader is past its useful life.

Commissioner Sansom said she is never in favor of sinking more money in old equipment. A skid steer sounds good to have down the road and thinks the current loader is at a point of replacement. Commissioner Neidhamer agrees. Mayor Grunch also agrees.

2012-06-096

Moved by Towne  
Second by Sansom

**MOTION**

To approve to purchase a John Deere 524K Loader from AIS Equipment in the amount of \$100,738.90 (including the trade in) and authorize the City Manager to sign the required documents.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

Commissioner Sansom commented that the Charlevoix County Transit now runs on Saturdays. Commissioner Gaylord said the Farmers Market looks like it is becoming a flea – market with non foods. City Manager Cain said the direction is on more food, less crafters. Commissioner Sansom said she has heard that a lot of crafters have been denied space at the market. Mayor Pro-Tem Towne said he has had two citizen concerns about standing water on the corner of Pine and South East Streets. Commissioner Neidhamer asked if the facilities are still on the front burner and was informed by City Manager Cain, yes. A 3D map of these facilities has been created. Commissioner Neidhamer asked how things are going with out a City Mechanic and was informed, well. Mayor Grunch said he has had two complaints about the swim site at Lower Lake Street. Why is there no rip rap around the drain pipe? Andy said we are waiting to get the go-ahead from the Army Corp. Mayor Grunch also said the mooring buoy is still out at the end of Charlevoix Street.

**Good of the Order**

2012-06-097

Moved by Grunch  
Second by Gaylord

**Closed Session  
MOTION**

To approve the request of the City Manager to go into closed session with our attorney regarding pending litigation provided in MCL 15.268 (e) of the Michigan Open Meetings Act (PA 267 of 1976) at 2:01 p.m.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

2012-06-098

Moved by Grunch  
Second by Towne

**Return to Open Session  
MOTION**

To return to open session at 3:06 p.m.

Ayes: 5  
Nays: 0  
Absent: 0  
Motion carried

**ADJOURNMENT  
MOTION**

Moved by Mayor Grunch, seconded by Mayor Pro-Tem Towne to adjourn the regular City Commission meeting of Tuesday, June 26, 2012 at 3:07 p.m.

\_\_\_\_\_  
Ron Grunch  
Mayor

\_\_\_\_\_  
Cindy Grice  
Clerk / Treasurer





Scan QR code or go to  
[www.gov.boynecity.com](http://www.gov.boynecity.com)  
click on minutes & agendas

Approved: \_\_\_\_\_

**Meeting of  
June 7, 2012**

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING HELD ON THURSDAY, JUNE 7, 2012 AT 8:30 A.M. IN THE COMMISSION CHAMBERS AT CITY HALL, 319 NORTH LAKE STREET

**Call to Order**

Chair Lenhart called the meeting to order at 8:30 a.m.

**Roll Call**

Present: Kathy Anderson, Bob Carlile, Larry Lenhart, Pat O'Brien, and Rob Swartz

Absent: Jodie Adams(arrived 8:32 am) Robin Berry Williams(arrived 8:31 am), Mike Cain (arrived 8:31 am) and Michelle Cortright

City Staff: Main Street Manager Hugh Conklin, Assistant Planner/Zoning Administrator, Shannon McMaster, City Planner Scott McPherson, recording secretary Karen Seeley

**Meeting  
Attendance**

Public: There was three people in attendance

**Excused Absences**

**Anderson moved Carlile seconded, PASSED UNANIMOUSLY** to excuse the absence of Michelle Cortright

**MOTION**

**Approval of Minutes**

**Anderson moved, O'Brien seconded, PASSED UNANIMOUSLY** to approve the May 3, 2012 minutes as corrected.

**MOTION**

**Citizens Comments**

None

**Correspondence**

Main Street Manager Conklin encouraged the board to read the email from Joe Borgstrom that he had emailed earlier in the week.

**Main Street Committee  
Reports**

**Promotions:**

- Stroll the Streets will begin June 15, two weeks earlier this year. They are two new \$1000 sponsors, Blissfest and the Petoskey/Harbor Springs Visitors Bureau. They are also discussing expanding to include a teen's night on Tuesday evenings.
- The plans for the SOBO arts festival on June 29-30 are moving forward. They have some new sponsors and approximately thirty artists will be in the streets.

**Design:**

- The new banner design received lukewarm support; the current banners were installed this past Sunday. We will continue to work on a design but new banners won't be ordered until next spring.
- The Garden Club was hard at work last week planting flowers throughout town, including the downtown planters. Mark C's Trees will again be maintaining the planters.

### Organization

- Planning for Boyne Thunder is up to 62 registered boats, with a waiting list of 8-10. Camp Quality has a new Executive Director, and Eleanor West will stay on for the next month.

### Team Boyne – Creating Entrepreneurial Communities (ER committee)

- On May 16th, Jay Schlinsog of Downtown Professionals Network was in Boyne City for his last meeting with the Business recruitment committee regarding the market study update and recruitment training.

### Farmers Market

- The Farmers Market is doing great and is at full capacity

### Manager's Report

Main Street Manager Conklin reported on:

- The Thirsty Goat located at 220 Lake Street is expected to open today, June 7<sup>th</sup>.
- Mountain Mayhem will take place this weekend with 1500 participants.
- There will be a ribbon cutting June 15 at 9:00 a.m. for Boyne Country Provisions and at 2:00 p.m. for Magpie and Mana. On June 19<sup>th</sup> from 5:30-7:30 p.m. there will be a open house and ribbon cutting for Boyne Wellness Station.
- Four people attended the Michigan Main Street real estate boot camp in Grass Lake. It was a great experience and the group project was the Dilworth.
- Michigan Main Street Quarterly training was held in Boyne City starting Monday evening, and all day Tuesday. On Wednesday several state agencies held a regional meeting on Placemaking tools.
- A public meeting will be held in late July as part of the application process for the National Register of Historic Places nomination for downtown Boyne City.
- He will be on vacation the week of June 25<sup>th</sup>.

### UNFINISHED BUSINESS MOTION

Main Street Manager Conklin requested to move the New Business before the unfinished business. Moved by Cain seconded by O'Brien PASSED UNANIMOUSLY to accept the request from Conklin

### NEW BUSINESS

**Water Street Center Liquor License transfer** - Gale Neff, owner of the Water Street Center, has submitted an application to transfer the currently escrowed liquor license to his company Y & T Properties LLC. The license is limited and can only be used at that location. Mr. Neff explained to the board the reasons for his request and the problems that have occurred in recent years with the restaurant businesses in his building. Anderson moved Adams seconded PASSED UNANIMOUSLY to support and recommend City Commission approval of the liquor license transfer to Mr. Neff's company.

### MOTION

**Request for ordinance change** - Magnum Hospitality submitted a request to the City Commission to allow city staff and the appropriate city boards and commissions to review the ordinance prohibiting the serving of alcohol on sidewalks. Mary Palmer, one of the owners of Magnum Hospitality was present and explained her reasons for the request. She explained that the customer's would be in an enclosed area and would only be served by the servers. The area could not encumber the entire sidewalk. If the request is granted it would include anyone that owns a restaurant that serve liquor outside in the DDA district. After board discussion O'Brien moved Carlile seconded PASSED UNANIMOUSLY to support the review and recommend that the City Commission allows city staff, boards and

### MOTION

commissions to review the ordinance and recommend possible changes.

**July meeting date** - The July meeting date is scheduled for July 5 the day after the holiday. Main Street Manager Conklin recommends postponing the meeting to July 12. Board discussion that the 12<sup>th</sup> is the day before Boyne Thunder. O'Brien moved Carlile seconded PASSED UNANIMOUSLY to cancel the July meeting of the Main Street Board.

**MOTION**

**OLD BUSINESS**

**South Park Street Project Update**- Main Street Manager Conklin informed the board that no decision was made at the City Commission meeting on May 22<sup>nd</sup>. The commission requested the issue be brought back at the next meeting for final approval. The board discussed angel parking versus parallel parking along the 100 block of S. Park St. between Water Street and the alley. Board members could see the pros and cons with each, but could not arrive at a consensus on a recommendation. They also discussed the alley by the Library and whether to keep it open or not, with no consensus.

Pat O'Brien excused himself at 9:42 am

Rob Swartz excused himself at 9:42 am

Berry-Williams excused herself at 9:45 am

**Good of the Order**

The Brooke is open and at 50% capacity.

**Adjournment**

Adams moved Anderson seconded PASSED UNANIMOUSLY to adjourn the June 7<sup>th</sup> meeting of the Boyne City Main Street Board at 9:53 am.

---

Karen Seeley, Recording Secretary

Approved: \_\_\_\_\_

**MEETING OF  
June 07, 2012**

RECORD OF THE PROCEEDINGS OF THE **REGULAR BOYNE CITY  
PARKS AND RECREATION COMMISSION MEETING** HELD AT  
6:00 P.M. AT CITY HALL ON THURSDAY, JUNE 07, 2012.

**CALL TO ORDER**

Meeting was called to order by Chair Sheets at 6:02 p.m.

**ROLL CALL**

Present: Carl Wehner, Mike Sheean, Bill Kuhn, Lou Awodey, Jerry Swift  
and Marie Sheets

Absent: Gail VanHorn

**MEETING  
ATTENDANCE**

City Staff: Streets/Parks & Recreation Superintendent Andy Kovolski  
Recording Secretary Barb Brooks

Public Present: four (4)

**\*\*MOTION**

Recording Secretary Brooks reported that she had not heard from  
VanHorn directly but had heard from a friend of the family that there  
was a family emergency. **Swift moved, Wehner seconded PASSED  
UNANIMOUSLY** to excuse the absence of VanHorn based on the  
information given.

**APPROVAL OF  
MINUTES**

**Sheean moved, Wehner seconded, PASSED UNANIMOUSLY**, a  
motion to approve the May 3, 2012 meeting minutes as presented.

**\*\*MOTION**

**CITIZENS  
COMMENTS**

Barbara Young, representing 4-H swim school gave a presentation to the  
board about the importance of the program, how many children  
participate in it each year and to thank the City (Parks & Recreation) for  
its continued support. The funds go towards scholarships. Young  
reported that approximately 40% of the students need scholarships.

**DIRECTOR'S REPORT**

- Mushroom Festival was successful with a normal amount of damage to the park

- Weeds have been sprayed along the rip-rap of Veterans Park to the shoppers dock area with an environmentally friendly spray
- Discussion and presentation regarding the removal of dead trees throughout Avalanche will be place on the July agenda

**CORRESPONDENCE**

---

Email from Chamber Director Jim Baumann regarding the signage (lack of) at Avalanche. This will be discussed further under Old Business - item 8C.

---

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

**Park Inspections**

- Sheets inquired if the drinking fountains were turned on at Old City Park. Kovolski will check on it.
  - Awodey noticed that the beach areas needed some attention. Kovolski stated that beach clean-up had taken place the previous day (6/6/12)
- 

**UNFINISHED BUSINESS**

**Boyne City/Charlevoix Rd. Trail Update**

Sheean reported the Citizens' fund-raising group has reached their initial goal; however, they are continuing to raise funds for the project. Next event is a fish fry at the Eagles Hall.

**Boyne City to Boyne Falls Trail Update**

Sheean stated that the group is still working one other piece of property.

**Avalanche Trail Signage update**

Kovolski reported that he would work with Wehner to GPS the trail sign locations. He stated that Cindy Mom did not return his calls but didn't think it was necessary, that he has some ideas for signage. He will work with staff to come up with something and is working with staff and the Wood Shop to come up with something for the big sign at the bottom.

**NEW BUSINESS**

**Fallen Soldiers Monument at Veterans Memorial site**

---

Ron Crozier representing the Veterans Memorial Committee is requesting to place an additional monument for local fallen soldiers at the site. The monument will be dedicated as a tribute to all fallen soldiers and a plaque/name plate would be placed on it for local soldiers. Mr. Crozier indicated that they are looking at two different locations within the memorial site but the committee would like the flexibility to determine which of the two locations to go with.

After board discussion, the general consensus was that the board thinks the proposed monument would be a nice addition; however questioned how much more should be added to the site and when is it enough so that it maintains its integrity and does not look cluttered. Crozier assured the board that it is their intent to maintain its integrity and they are very particular about how the

memorial looks. This monument was not part of the original plan; however the committee feels they have adequate space for it and that it will be a nice addition and tribute. Crozier also added that they will be accepting donations to defer the over \$6,000 cost and George Lasater has offered to match personal donations that come in. **Kuhn moved, Wehner seconded, PASSED UNANIMOUSLY** a motion to recommend the City Commission allows the placement of the Fallen Soldiers monument at one of the two proposed location on the Veterans' Memorial site.

### **Archery Target Replacement**

Board member Kuhn introduced local resident and president of the Michigan Archery Association Mark Fruge. Mr. Fruge stated that the sport of archery is huge in Michigan and has wide support. If targets at Avalanche were replaced and the area improved, he believed it would get used and will receive plenty of local support. City resident John Povolo and Barbara Young (4-H swim school) both stated that they would like to see the targets replaced and would use it. Kovolski stated there was approximately \$1,500 that could be used to purchase new targets. Kuhn will continue to work on getting the best deal he can on targets and will work with Kovolski. Brooks will work with Kuhn on a press release to get the word out once the targets are up.

### **Board Member Vacancy \*\*MOTION**

Recording secretary Brooks stated that an application was received by Heath Meeder in February of 2011. She contacted Mr. Meeder to see if he was still interested in serving and he stated he was. Brooks also indicated that there were no other current applications for review and consideration. Mr. Meeder stated that he really enjoys living in Boyne City and would like to be more active in the community. **Kuhn moved, Wehner seconded, Passed UNANIMOUSLY** to recommend the City Commission appoint Heath Meeder to the Parks & Recreation Board with a term expiration of December 31, 2014.

### **July Meeting Date**

Recording Secretary Brooks inquired if everyone was going to be available for the July 5 meeting considering the holiday. Several stated that it would not be a good time for them. After board discussion Sheean moved, Sheets seconded a motion to postpone the July 5 meeting to July 12, 2012 and excuse the absence of Lou Awodey.

### **NEXT MEETING**

---

The next regular meeting of the Parks and Recreation Board is scheduled for Thursday, July 12, 2012 at 6:00 p.m. at Rotary Park

### **ADJOURNMENT**

---

The June 7, 2012 meeting of the Parks and Recreation board was adjourned at 7:10 p.m.

---

Barb Brooks, Recording Secretary

**Approved:** \_\_\_\_\_

**Meeting of  
June 18, 2012**

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, June 18, 2012 at 5:00 P.M.

**Call to Order**

Chair Neidhamer called the meeting to order at 5:00 p.m.

**Roll Call**

Present: Gretchen Crum, George Ellwanger, Jim Kozlowski, Jane MacKenzie, Lori Meeder and Tom Neidhamer  
Absent: Chris Frasz, John McCahan and Joe St. Dennis

**2012-06-18-2**

**Excused Absence(s)  
MOTION**

**Crum moved, Ellwanger seconded, PASSED UNANIMOUSLY** a motion to excuse the absence of Frasz, McCahan and St. Dennis.

**Meeting Attendance**

City Officials/Staff: Planning Director Scott McPherson and Recording Secretary Pat Haver  
Public Present: Four

**2012-06-18-3**

**Consent Agenda  
MOTION**

**Ellwanger moved, Crum seconded, PASSED UNANIMOUSLY** a motion to approve the consent agenda. Approval of the May 21, 2012 Planning Commission minutes as presented.

**Comments on  
Non-Agenda Items**

None

**Reports of Officers, Boards  
and Standing Committees**

None

**Unfinished Business  
Election of Officers**

At this point in the meeting, Tom Neidhamer resigned his position as Chair of the Planning Commission board, due to his appointment to the City Commission. After discussion and acceptance, **motion by Crum, seconded by Meeder** to nominate Jane MacKenzie as Chair.

**MOTION**

**2012-06-18-6(1)**

**Roll Call:**

Aye: Crum, Ellwanger, Kozlowski, MacKenzie, Meeder and Neidhamer  
Nay: None  
Absent: Frasz, McCahan and St. Dennis  
*Motion Carries*

**MOTION**

After discussion and acceptance, **motion by MacKenzie, seconded by Ellwanger** to nominate Gretchen Crum as Vice Chair.

**2012-06-18-6(2)**

**Roll Call:**

Aye: Crum, Ellwanger, Kozlowski, MacKenzie, Meeder and Neidhamer  
Nay: None  
Absent: Frasz, McCahan and St. Dennis  
*Motion Carries*

## New Business

### One Water Street request for preliminary review of final development plan and rescheduling of July meeting

Planning Director Scott McPherson referenced the final site plan for preliminary review and architectural pattern board examples that were provided in the agenda packet. The second reading for the Conditional rezoning will go before the City Commission on July 24<sup>th</sup>. They have asked to have the July Planning Commission meeting rescheduled to July 30, 2012, after the City Commission meeting to help expedite the process. All of the city departments have reviewed the plans and have no real concerns with them except the Superintendent of the Water Department. He was concerned about how each building would be metered. The proposed infrastructure will be built to city standards, so is not an issue. Previous development agreement was also attached, and will need to be updated with the revised plans; however, all of the stipulations and agreements are to remain the same.

#### Development Team presentation

##### Doug Mansfield - Mansfield & Associates

The plans in your packet are the same ones that were presented at the Conditional Rezoning hearing last month. The fire codes will meet the current requirements of 8 feet between buildings, each will have a sprinkler system, and fire rated materials will be used. The sanitary and storm water is all gravity and flows through the development with less impervious surfaces. We are looking at different ways to take care of the snow with removal vs heated drives with insta-heaters that cover zones. The landscaping will be low growing and low maintenance to maintain the views. Proposed will be ivy, ferns and myrtle between the buildings, Honey locust trees scattered throughout, and we have had conversations with the neighbors to the south about an arborvitae hedge. The entire site will be irrigated. We will meet with the city to develop any plans for the north side of the buildings on public property after uses are established. Lighting will be at a lower threshold for residential uses, and not broad scale commercial lighting.

**Wally Kidd & Glen Catt** - We have had a lot of enthusiasm from the community, and would like to capture the summer season to begin marketing the project. We are applying for a site sign in anticipation of approval. We feel uncomfortable about the soft beginning of marketing, but we have received favorable overwhelming positive support from all of the meetings we have attended so far, so would like to move forward with marketing the project as soon as possible.

#### Board Deliberation

**MacKenzie** - Our task tonight is to review the plan, and give our input prior to the final site plan review for next month.

**Kozlowski** - I have a question about the floating dock?

**Catt** - The fishing pier? It was a DEQ condition of the previous owner. Our development agreement, once Phase II is completed, we will be building the sidewalk on the triangle piece of property and the fishing pier will be completed.

**Kozlowski** - Sidewalks will be to our standards?

**McPherson** - Yes, the sidewalks must meet municipal standards.

**Kozlowski** - Will the public be allowed to walk down towards the end on the dock?

**Catt** – The entire length of the dock and the “T” will remain open to the public. The fingerlings will be private with association signage. The owners will not be allowed to put up tents, boat houses, or gates, as they would be in violation of the marina permit and association regulations.

**Meeder** – Is the development agreement to be amended for the new phases?

**McPherson** – Yes

**Neidhamer** – Will the shoreline banks be fancied up?

**Catt** – Not sure how much we can do, the Army Corp is pretty strict on what can be done. There will not be any lake access except the marina docks; the rip rap will be cleaned up as much as possible. The 200 foot dock will remain natural.

**Kozlowski** – Will the public be allowed down by the pool area?

**Catt** – No, the sidewalk in front of the lake side units is to be private. That is why we are keeping the marina dock open to the public.

**Mansfield** – Condominium documents and language will be presented next month, as they are with the attorneys at this point to have all of the association ownership details worked out.

**Kozlowski** – Will there be additional dock slips if the lower level of the condo unit is sold and split off?

**Catt** – No per the DEQ our marina can't be expanded, because they required a conservation easement. Out of the 24 slips, 3 will remain with the previous owner, 1 will stay with my family, 15 will be available for the upper level condo owners to purchase if they want, and we hope to be able to have a couple left for shoppers' docks and transient uses.

**McPherson** – Their proposed lighting plan, per our ordinance, will not exceed the threshold and I am fine with the proposed residential fixtures.

No action is required on the plan tonight, as they were looking for preliminary review suggestions and/or concerns prior to final development plan submittal for next month. However, they have asked for consideration of the Planning Commission meeting to be moved to Monday, July 30<sup>th</sup>, after the second reading of the Conditional rezoning that will be held on Tuesday, July 24<sup>th</sup>, that way they can move forward with marketing and construction details. After board discussion and review of the calendar, **motion by Ellwanger, seconded by Meeder, PASSED UNANIMOUSLY**, to reschedule the July meeting to the 30<sup>th</sup> of the month at 5:00 pm in the City Commission Chambers.

## **MOTION**

### **Review of Lot Reconfiguration Ordinance**

Planning Director McPherson believed that the extensive process for our lot reconfigurations is cumbersome and can be streamlined. It is not discretionary; they either meet the requirements, or they do not. It can also be a financial and time hardship for the applicant to go through our current process of two board meetings so minor changes have been proposed. After additional board discussion on this item, **motion by Crum seconded by Meeder** to recommend approval of the changes to the Lot Reconfiguration Ordinance as presented by the administrative staff to the City Commission.

**2012-06-18-7B**

#### **Roll Call:**

Aye: Crum, Ellwanger, Kozlowski, MacKenzie, Meeder and Neidhamer

Nay: None

Absent: Frasz, McCahan and St. Dennis

#### **Motion Carries**

DVD presentation of Planners Moments - Signage.

## **MOTION**

**Planners Moments review**

- The City’s sign ordinance was highlighted, illustrating various types of signage within the city, the good and the bad.

**Staff Report**

- Devlon site – They have no current permits to do anything. They indicated they are still pursuing Brownfield funding and their request for appeal to the State Court of Appeals is still pending. The City now needs to look at other issues of the site, the unfinished building and fence and discuss what the next steps and methods will be.
- Kirtland – The engineering consultants were here and set up monitors on the equipment. They tested 25 pieces of equipment that could be involved in measures in mitigation of sound. The citizen committee will be meeting to discuss the findings, and then Kirtland will need to decide what can be done with the projected costs.

**Good of the Order**

Neidhamer advised he is involved with the newly established Watershed Committee. This group is attempting to identify problems within the Lake Charlevoix Watershed and come up with comprehensive and cohesive ordinance/guidelines for all watershed/waterfront areas in seven different communities.

Kozlowski advised that they are attempting to put together a “fly in” at the airport to coincide with Boyne Thunder in 2013. This will bring the most exposure for the event without impeding their event. More details to follow.

**Adjournment**

The next meeting of the Boyne City Planning Commission will be changed and scheduled for July 30, 2012.

**2012-06-18-10**

**Kozlowski moved, Neidhamer seconded, PASSED UNANIMOUSLY** a motion to adjourn the meeting at 6:22 p.m.

**\*\*MOTION**

Pat Haver, Recording Secretary

Jane MacKenzie, Chair

BOYNE CITY HISTORICAL COMMISSION

Minutes of June 18, 2012

7:00 p.m.

Boyne City Hall

CALL TO ORDER: 7:01 pm

PRESENT: Howie, Sansom, Stutzman, Crumpler, Dole, Hewitt

ABSENT: Fulkerson

GUEST:

APPROVAL OF MINUTES: Motion to accept minutes of the March 19, 2012 meeting, by Howie second by Sansom, all ayes.

OLD BUSINESS: Past Perfect, Stutzman will come and get things started and he will show Dole how to do it and try to gather other volunteers to help.

NEW BUSINESS:

Local Flavor has offered to let us use a small portion of his window for a month to do a summer display. Howie and Sansom to check out how much display space we will be offered and come up with a plan.

Charlevoix Historical Society has started walking tours and has hired a summer person to do the job. Contact them this fall for information on how it worked out so we can use this for our walking tour. Ask if Main Street can help with the cost of a employee and maybe increase our budget to help with this cost and consider a fee for the tour.

Mike Bradley has movie projector, film editor, movie camera, and fold up screen he would like to donate these items to the museum. Board discussion was that we need to know the age of the items and the brand name. Hewitt will contact Bradley to get this information.

Water damage in the office and entrance of the museum, in the lady's room we had a toilet overflow with clean water and it spread. It took several days to dry but we need to pull out the boxes and see how much damage has been done. Sansom was concerned about the hours the restrooms are open to the public and would like to see it shortened. Sansom indicated she would talk to Ron Grunch about this as well.

COMMUNICATONS:

Summer employee is Debbie Ferris, she will work Saturday 12-4:00.

Mary Palmer from Magnum Hospitality has brought in several old photos that were on display in the red mesa building when they bought it, currently they store them but have agreed to loan them to the city. Board discussion was that we need to send a letter indicating an end date for the loan and discuss with the City Manager on his plans to display the items.

Discussion followed regarding the purchase of a Pan Scanner that can be used to scan framed pictures, Stutzman will do some further research on the quality of the product and contact Karen Walker for her input as well.

Next Meeting : September 17, 2012

Adjourned: 7:44 P.M.



City of Boyne City  
Founded 1856



319 N. Lake Street

Boyne City, Michigan 49712  
www.boynecity.com

Phone 231-582-6597  
Fax 231-582-6506

Approved: \_\_\_\_\_

**MEETING OF  
JUNE 28, 2012**

MINUTES OF THE BOYNE CITY ELECTION COMMISSION REGULAR SCHEDULED MEETING HELD ON THURSDAY, JUNE 28, 2012 9:00 A.M. AT BOYNE CITY HALL, 319 NORTH LAKE STREET.

**CALL TO ORDER**

City Clerk/Treasurer Grice called the meeting to order at 9:00 a.m.

**ROLL CALL**

Present: Bill Stanley and Cindy Grice  
Absent: Eleanor Stackus

**EXCUSED ABSENCE**

Grice moved Stanley seconded PASSED UNANIMOUSLY to excuse Eleanor Stackus from today's meeting.

**MINUTE  
APPROVAL**

Stanley moved, Grice seconded PASSED UNANIMOUSLY to approve the April 2, 2012 minutes as presented.

**MEETING  
ATTENDANCE**

None

**ELECTION  
INSPECTOR  
APPOINTMENTS  
MOTION**

The Commission reviewed applications for election inspectors. Stanley moved, Grice seconded, PASSED UNANIMOUSLY to appoint all the inspectors included in the agenda packet.

**MEETING  
ADJOURNED**

The June 28, 2012 meeting of the Boyne City Election Commission was adjourned at 9:03 a.m.

\_\_\_\_\_  
Cindy Grice, Clerk/Treasurer



Approved: \_\_\_\_\_

**MEETING OF  
JUNE 28, 2012**

**RECORD OF THE PROCEEDINGS OF THE REGULAR MEETING OF THE  
BOYNE CITY AIRPORT ADVISORY BOARD HELD JUNE 28, 2012**

**CALL TO ORDER**

Chair Reynolds called the meeting to order at 5:30 p.m. followed by the pledge of allegiance.

**ROLL CALL**

Present: Richard Bouters, Ed Hennessey, Roger Reynolds, Jerry Schmidt, Oral Sutliff, and Jim Kozlowski\*(arrived 5:55 p.m.)

**ATTENDENCE**

Absent: Bud Chipman\*, Rod Cortright\*, Leon Jarema\*, and Larry Trumble\*  
\*Ex Officio Members  
Staff: Airport Manager/City Manager Michael Cain

**APPROVAL OF MINUTES  
MOTION**

**Sutliff moved, seconded by Schmidt PASSED UNANIMOUSLY** to approve the May 24, 2012 minutes as presented.

**CORRESPONDENCE**

Letter from Owen Tree Service regarding work on the gas line that crosses Airport property.  
Correspondence from DEQ regarding qualification for operations of underground fuel system. Cain to handle with city staff.

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

Schmidt suggested the committee (Schmidt, Bouters, and Kozlowski) for the open house meet one hour before the next meeting (July 26, 2012).

**UNFINISHED BUSINESS**

- Hangar Inquires/Leasing: No hangars available
- Tie down signs: Sign is in place
- Business after hours: Cortright handling contact with the Chamber.
- Drag Race Results: Cain reported the bad weather will affect the Airport cash flow.
- GPS: Schmidt reported that it is FAA certified and operational.

**NEW BUSINESS**

**MOTION**

- Fuel Storage Insurance: Cain is reviewing three bids will report back to board. **Schmidt moved Sutliff seconded PASSED UNANIMOUSLY** to approve Cain to continue review of fuel insurance carriers.
- Hangar Inspections: Hangar inspections were done on June 15, 2012 by Interim Police Chief Craig Remsberg, Airport board member Richard Bouters, Airport Manager Michael Cain and board secretary Karen Seeley. The reports were included in the agenda packet along with a copy of letters that were mailed as a result of the inspections.
- Hangar wind sock: Airport Manger will handle getting a new one.

**GOOD OF THE ORDER**

- Fuel price as of 6-21-12: \$5.50

**NEXT MEETING**

---

The next Airport Advisory Board will be held Thursday, July 26 2012 at 5:30 p.m.

**ADJOURNMENT**

Chair Reynolds adjourned the Airport Advisory Board meeting at 6:24 p.m.

---

---

Ed Hennessey, Recording Secretary



Date: July 6, 2012

To: Mayor Grunch and the Boyne City City Commission

From: Michael Cain, City Manager 

Subject: Kirtland Products Report Meeting

We are anticipating receiving the Community Noise Assessment & Mitigation of the Kirtland Products Plant report from our consultant RSG, Inc. shortly. As part of our agreement with RSG one Skype conference to review the study has been included. I'm anticipating that this will probably be a several hour review and should be its own separate meeting.

We have reviewed possible dates with RSG and the evening of Tuesday, July 17<sup>th</sup> looks like a viable possibility. I am checking on suitable locations for the meeting since our auditorium may be a bit tight. I would see this as a special City Commission Work Session for the purpose of reviewing the report, which would be open to the public and the Citizens Committee which has been studying this matter, the Planning Commission, and the EDC/LDFA. I would recommend this being an informational session with any follow up action taking place at a regular meeting after people have a period to digest the materials presented.

**RECOMMENDATION:** That the City Commission schedule a work session for the purpose of reviewing the Community Noise Assessment & Mitigation of the Kirtland Products Plant report from RSG, Inc. on Tuesday, July 17<sup>th</sup> at 6:00 p.m. subject to the report actually being received in a reasonable timeframe and staff securing an appropriate meeting location.

**OPTIONS:**

- Schedule the meeting for a different time or date.
- Postpone the request for additional information or review
- Deny the request.
- Some other action as determined as appropriate by the City Commission.



Date: July 6, 2012

To: Mayor Grunch and the Boyne City City Commission

From: Michael Cain, City Manager *Mc*

Subject: Fireworks Discussion

At our last City Commission meeting we reviewed our fireworks ordinance in light of the recent changes to the law by the State on this topic. At that time we wanted to use the occasion of the first 4<sup>th</sup> of July under the new regulations to get a feel as to what type of regulations, if any, the City Commission feels would be appropriate for Boyne City.

I am not aware of any major issues (injuries or property damage) related to fireworks since our last meeting, other than some concerns which were expressed to me by some residents that some late night fireworks, after 10:30 or 11:00 p.m., were excessive. They especially expressed those concerns after several nights of them in a row.

There were certainly more and larger fireworks than there were in the past under the old law.

**RECOMMENDATION:** That the City Commission review and discuss what, if any, regulations they would like considered in a revised City fireworks ordinance for staff to work with, and bring back in ordinance form for further consideration at upcoming meetings.

#### OPTIONS:

- Postpone further action for additional information or review
- Some other action as determined as appropriate by the City Commission.



# City of Boyne City

**MEMO**  
Agenda Item 9A

Date: July 6, 2012  
To: Mayor Grunch and the Boyne City City Commission  
From: Michael Cain, City Manager   
Subject: Chief of Police Confirmation

Pursuant to section 5.10(c) of the Boyne City Charter I am pleased to present Jeffrey D. Gaither to the City Commission for confirmation as our new Chief of Police.

Mr. Gaither was selected out of pool of 32 applicants for the position. As I reported to the City Commission at our last meeting on Friday, June 22<sup>nd</sup> interviews were conducted with five of the applicants. After going on an individual tour of the City with Interim Chief Remsberg the applicants sat down for a panel interview. The panel consisted of Joe Duff, Gaylord City Manager, Fred Geuder, retired City Manager of Harbor Springs, Michael Warren, City of Traverse City Police Chief and David Harvey, Executive Director for the State of Michigan's MCOLES which certifies all police officers in the State. He has also served as a Chief of Police, City Manager and has a house in the area. The interviews all went very well and we had some very good candidates. The consensus was that Mr. Gaither was the lead candidate.

Extensive background checks were done on Mr. Gaither including reference and non-reference discussions with people he has worked with as well as financial, criminal, and psychological checks. All came through very well.

I have enclosed for your review a copy of Mr. Gaither's cover letter and resume. His extensive law enforcement and leadership service with the Michigan Department of Natural Resources should serve him well as Boyne City's Chief of Police. His experience as a part time Police Officer for Boyne City since 2007 will help him hit the ground running.

Mr. Gaither will receive salary of \$55,000 per year, and two weeks of paid vacation per year for the first two years (5 days immediately and an additional 5 days after six month) in addition to the other standard City benefits. Mr. Gaither will serve as an at will employee.

I believe Mr. Gaither will make a fine Chief of Police for the City of Boyne City and build on the strong foundations our department has.

**RECOMMENDATION:** That the City Commission confirm the appointment of Jeffery D. Gaither as Police Chief for the City of Boyne City as outlined above.

**OPTIONS:**

- Postpone further action for additional information or review
- Some other action as determined as appropriate by the City Commission.
- Deny the request.

January 9, 2012

Michael Cain, City Manager  
City of Boyne City  
319 N Lake Street  
Boyne City, Mi. 49712

Dear Mr. Cain,

I would like to express my desire to be selected as the Boyne City Police Chief. I have been waiting for this opportunity to surface. I have been in law enforcement for 31 years and have extensive leadership experience. I thoroughly enjoy police work and find it very rewarding. I believe I hit my stride as a supervisor and manager, and am able to successfully do both.

My work history in the Michigan DNR Law Enforcement Division afforded me many opportunities. I was able to apply law enforcement to a variety of citizens in many venues. One of the most valuable skills that I carried over in the transition to working for Boyne City Police is that of enforcing laws that affect people that are recreating, as Boyne City is a tourist destination. I understand the balance of enforcing the laws to ensure the safety and welfare of all, as well as maintaining the trust and respect of visitors and the locals. As a Michigan Conservation Officer, I walked that line on a daily basis.

I have the unique position of originating from outside the Boyne City Police Department, having worked law enforcement around the state. However, as you know, I have been working part time for the Police Department since my retirement from the DNR. Maybe better said, while I haven't been involved in the daily operations, I know my way around and would provide an impartial but experienced and authoritative perspective.

I would also add that I am fully invested in Boyne City. I have lived just outside the city limits for 15 years and take great pride in the rewards of being part of this community. My wife Terry and I have raised our 2 daughters here and both of them graduated from Boyne City High School. I am familiar with most of the school officials, many of the business owners, and the law enforcement agencies. I have volunteered countless hours in the community for the enrichment of young people, the city as a whole, as well as myself. I am familiar with the Boyne City Government and its employees, the Charlevoix County Court System, the Prosecutor, Judges, and Sheriff.

My experience with a budget of \$1.9 million would certainly prove useful in managing the Boyne City Police Budget. I am aware that Boyne City's tax revenue is down by \$60,000 this year and State Revenue Sharing may be cut. I understand fiscal responsibility and have always been mindful that we, as government employees, are spending citizen's tax dollars—money that people work hard to earn.

Please review my enclosed resume for detailed examples of experience in law enforcement, supervision, budget operations, problem solving, public relations, and communication. I welcome the opportunity to discuss with you how these skills can be an asset to the city. I believe you will find that I am a good fit for the position of Boyne City Police Chief.

Sincerely,



Jeffrey D Gaither

# Jeffrey D Gaither

## Work History

**Police Officer–Boyer City Police**

**2007 to present**

- Part time road patrol and dispatch as needed

**LSS Security and Consulting–Walled Lake, MI**

**April 2009-July 2009**

- Hired 15 current and retired Law Enforcement officers and supervised a 24/7 plainclothes, armed, security operation
- Managed Manufacturing Plant security through plant closing
- Maintained security cameras and computer systems
- Consulted with Dura Management on daily basis to address security concerns

**Lieutenant, District Supervisor MDNR Law Enforcement Division–Gaylord, Michigan**

**2002-2007**

- Command officer for 21 Conservation officers and 3 Sergeants in 8 Counties
- Developed strategic planning goals for District enforcement officers
- Set overall work objectives and complete year-end analysis of accomplishments for District Officers
- Prepared, submitted, and monitored \$1.9 Million budget for District with salary and wages, contract services, motor pool, overtime, equipment purchase and maintenance, administrative costs, training and miscellaneous expenses
- Ensured compliance with work rules, contract obligations, and department policies
- Provided counseling, corrective action plans, and discipline for non-compliance of work rules
- Investigated, recorded, and resolved citizen complaints against officers
- Responded to public inquiries, interpreted laws and policies, gave public presentations and media interviews including print, radio, and television
- Conducted public hearings
- Built and maintained professional relationships with County Prosecutors, Judges, Sheriffs, Police Chiefs and MSP Post Commanders in 8 counties with regular contact and attending chiefs meetings
- Completed bi-annual performance reviews of District Officers

**Sergeant Michigan DNR Law Enforcement Division–Boyer City, Michigan**

**1995-2002**

- First line supervisor for 9 Conservation officers in 4 Counties
- Established work goals and supervised daily activities for officers

- Developed work schedules to ensure consistent law enforcement coverage
- Justified budget, equipment, and overtime requests to Lieutenant
- Monitored overtime use for budget constraints, contract compliance, and fairness
- Supervised equipment use and maintenance
- Reviewed and maintained records of all officer arrests, reports, and complaint response

**Michigan Conservation Officer–Gladwin, Michigan**

**1980-1995**

- Responsible for enforcement of Natural Resources laws and rules including hunting, fishing, and all general criminal state laws
- Enforced recreation laws and rules (snowmobile, off road vehicle, marine)
- Entrusted to set personal work hours and priorities based on activity levels
- Maintained an in-home office and public phone number for the purpose of citizen complaints
- 24hr on-call for complaints and enforcement issues
- Patrolled rural areas including private land and State lands for law violations

**Leadership Appointments**

- Appointed by Governor Granholm and DNR Director Humphries to Pigeon River Country “Management Plan” rewrite panel as Law Enforcement Chairman- Lead a diverse group of professionals and citizens in the rewrite of Law Enforcement laws and land management rules governing the Pigeon River Forest
- Appointed by DNR Director Humphries to Michigan Wolf Endangered Species Delisting panel with representatives from worldwide organizations
- Appointed by DNR Director to the Michigan Snowmobile Council
- Appointed by the DNR Law Enforcement Chief to lead and supervise the deployment of 50 Conservation Officers to New Orleans for post-Hurricane Katrina relief and rescue operations to assist with evacuation and rescue of citizens in New Orleans 9<sup>th</sup> Ward
- Represented MDNR in audit by Michigan State Police and FEMA for Katrina rescue operation expenditures and Federal reimbursement

**Education**

Wayne State University  
Detroit, MI

1975-1980

Earned 83 credit hours towards BS Degree in Criminal Justice

Michigan State Police Academy MCOLES Certification (Formerly MLEOTC)

1980

Michigan Department of Natural Resources Conservation Officer Academy

1980

Michigan State Police Supervisory Development School for First Line Supervisors

2000

Michigan State Police Leadership Development School for Command Officers

2003

## **Volunteer Activities**

- **Boyne City School Boosters, 1996-2005 Vice President 1998-2001, President 2002-2005**
- **Boyne City Little League girls softball coach, 1995-2001**
- **Presenter at Camp Daggett for Boyne City Middle School, 1995-2009**
- **Mushroom Festival ticket collector and security, annually**
- **Buff Up Boyne**
- **Community Christmas basket deliveries, 2004-2008**
- **Weekly lawn maintenance at Christ Lutheran Church, 2000-2008**
- **Boyne City Marina-bathroom painting and floating sign placement**



Date: July 10, 2012

To: City Manager Michael Cain *MC*  
City Commissioners

From: Hugh Conklin, program manager *HJC*

RE: Nomination Application for National Register of Historic Places

Last fall, the City of Boyne City was awarded a grant of \$35,000 from the State Historic Preservation Office (SHPO) to hire a contractor to prepare an application to list a portion of downtown Boyne City as a district on the National Register of Historic Places. (It is important to note that there is no local-match component to the grant). After working with SHPO to prepare and solicit proposals from qualified consultants, William Rutter, a historic architect from Trout Lake, MI., was hired to complete the nomination application.

Working since last October, Mr. Rutter has completed a final draft of the nomination and submitted it to SHPO for final review and critique. The next step in the process is for a public meeting to explain the work involved with the preparing the nomination and what, if approved, the historic district nomination will mean to the community. That meeting is scheduled for July 30 at 7 p.m. in the Boyne District Library Community Room.

Prior to that meeting, I felt it was important for the commission to be updated on what's transpired since last fall and to hear a presentation from Mr. Rutter on the work he's completed and what the process is from this point forward.

This presentation is for informational purposes only. No action by the commission is requested. A copy of the registration form is attached. Certain supplements to the application are very lengthy and not included, but copies are available.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Boyne City Central Historic District

other names/site number \_\_\_\_\_

## 2. Location

street & number Water, Pearl, Lake, Ray and Main Streets  not for publication

city or town Boyne City  vicinity

state Michigan code MI county Charlevoix code 029 zip code 49712

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this x nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national          statewide        x   local

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

Michigan State Historic Preservation Officer  
State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets \_\_\_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

    entered in the National Register          determined eligible for the National Register

    determined not eligible for the National Register          removed from the National Register

    other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

Boyer City Central Historic District  
 Name of Property

Charlevoix, MI  
 County and State

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only one box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
55	20	buildings
		district
1		site
		structure
		object
56	20	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE department store
- COMMERCE/TRADE specialty store
- COMMERCE/TRADE professional
- COMMERCE/TRADE restaurant
- TRANSPORTATION rail-related
- SOCIAL Meeting Hall
- RECREATION AND CULTURE Theater

**Current Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE specialty store
- COMMERCE/TRADE professional
- COMMERCE/TRADE restaurant
- COMMERCE/TRADE financial institution
- DOMESTIC single dwelling
- OUTDOOR RECREATION park
- RECREATION AND CULTURE Theater

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

- LATE VICTORIAN Commercial
- LATE VICTORIAN Queen Anne
- LATE VICTORIAN Stick/Eastlake
- 19<sup>th</sup> and 20<sup>th</sup> Century Revivals; Classical Revival
- MODERN MOVEMENT Moderne
- OTHER Victorian Revival

**Materials**

(Enter categories from instructions.)

- foundation: Stone, Concrete Block, Brick
- walls: Brick, Stucco, Concrete, Metal, Wood  
Synthetics
- roof: Asphalt Built-up and Shingle
- other: Metal, Wood, Synthetics

Boyne City Central Historic District  
Name of Property

Charlevoix, MI  
County and State

---

**Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

**Summary Paragraph**

The Boyne City Central Historic District occupies a scenic setting along the south bank of the Boyne River from its confluence with Lake Charlevoix. It incorporates much of the original Boyne Village Plat and all or portions of 14 blocks encompassing the historic core of the city. It includes the blocks comprising the central business district from Front Street eastward along Water and Ray Streets and continues across East Street to include historic residential blocks associated with the city's founding fathers and businessmen. The downtown commercial blocks are consistent in size, scale, and setback. They are most commonly brick in construction and restrained in architectural ornamentation, reflecting the Late Victorian style influences popular during the early 20<sup>th</sup> century in northern Michigan. Many of the buildings have been rehabilitated to enhance the district with a Victorian Revival streetscape. The Pearl Street residential blocks anchoring the east end of the historic district consist primarily of two-story frame residences, most commonly expressing Queen Anne style elements.

---

**Narrative Description**

See Continuation Sheet. - This is 41 pages long. -  
Copies are Available.

Boyne City Central Historic District  
Name of Property

Charlevoix, MI  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

- Architecture
- Community Planning and Development
- Commerce
- Industry
- Transportation
- Entertainment/Recreation

**Period of Significance**

1875-1962

**Significant Dates**

1876, 1893, 1903, 1912

**Significant Person**

(Complete only if Criterion B is marked above.)

White, William H.

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Period of Significance (justification)**

The period includes the time of the original plat of the city (Boyne Village Plat) through the town's rapid growth through the first decades of the 20<sup>th</sup> century, gradual decline as an industrial and commercial center through the mid-20<sup>th</sup> century and an increasing reliance on tourism and recreation.

**Criteria Considerations (explanation, if necessary)**

Boyne City Central Historic District  
Name of Property

Charlevoix, MI  
County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

See Continuation Sheet.

*This is 26 pages.  
Copies are available*

---

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

See Continuation Sheet.

---

**Developmental history/additional historic context information** (if appropriate)

---

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

See Continuation Sheet

Boyne City Central Historic District  
Name of Property

Charlevoix, MI  
County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** xxx  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 16  
Zone Easting Northing

3 16  
Zone Easting Northing

2 16  
Zone Easting Northing

4 16  
Zone Easting Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The district boundaries: commencing at the northwest corner at the intersection of the north line of Water Street with southwest corner of Sunset Park, then northeast and then east along Lake Charlevoix, continuing east along the south bank of the Boyne River across Lake St. and Park St. to the west line of East Street, then east across East Street along the north lot line of 301 E. Water to the west lot line of 311 E. Water, then north to the south bank of the Boyne River, then southeasterly and south to the south lot line of 447 Pearl Street, then west along this line across Pearl St. to the south line of 444 Pearl St., then southwestly along this line to the south line of Boyne Ave., then northwest along Boyne Ave. across the Pearl Street intersection with Water St., then southerly to the south line of Water St. at the northeast corner of 300 E. Water, then south along the east line of 300 E. Water to the south line of 300 E. Water, then west along this south line to the east line of East St., then north to a point opposite the southeast corner of 232 E. Water, then west to that corner and continuing west to the northeast corner of 113 Park St., then south to the north line of Ray St. then west across Park St. to a point opposite the northeast corner of 201 S. Lake St., then south to the south line of Main St. at 112 E. Main St. then east to the east line of 116 E. Main St., then south to the south line of 116 E. Main St., then west to the west line of S. Lake St., the north to the south line of 306 S. Lake St., then north to the north line of Main St., then west to the west lot line of 220 S. Lake St. (including its parking lot at the northwest corner of Lake and Main Sts.), then north to the south lot line of 216 Lake St., the west to the west lot line, then north/north westerly along the east line of Front St. to the north lot line of 102 Lake St., then east to the west line of Lake St., the north to the north line of Water St., then west to the southwest corner of Sunset Park, the point of beginning.

Boyne City Central Historic District  
Name of Property

Charlevoix, MI  
County and State

**Boundary Justification** (Explain why the boundaries were selected.)

The boundaries of the Boyne City Central Historic District conform to the concentration of historic commercial buildings comprising the village's central business district and adjacent residential blocks associated with the city's most prominent business families. It extends from Lake Charlevoix on the east, through the downtown, anchored by the primary commercial artery, Water Street, that culminates in the intersection of Boyne Avenue and Pearl Street, the gateway to the historic residential neighborhood.

The district's boundaries reinforce its character and cohesiveness. North of the district's northern boundary that is the Boyne River, is low density commercial construction of generally recent vintage and a city park. To the west of Front Street are recent commercial and condominium re-development of former industrial sites. South of Main and Ray Streets are low density commercial and small scale residential blocks, while to the east of Pearl Street residences and along Boyne Avenue are small-scale undistinguished and insensitively renovated residential, commercial and converted former residential buildings.

**11. Form Prepared By**

name/title William Rutter  
organization \_\_\_\_\_ date 7/15/12  
street & number 21830 S. Birch Lodge Drive, P.O. Box 135 telephone 906-399-9907  
city or town Trout Lake state MI zip code 49793  
e-mail werutter@gmail.com

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** See Continuation Sheet.

**City or Vicinity:**

**County:**

**State:**

**Photographer:**

**Date Photographed:**

**Description of Photograph(s) and number:**

1 of \_\_\_\_

Boyne City Central Historic District  
Name of Property

Charlevoix, MI  
County and State

**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Multiple  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boyne City Central Historic District

Name of Property

Charlevoix County, Michigan

County and State

Name of multiple listing (if applicable)

Section number 7 Page 1 of 5

DESCRIPTIVE TABLE OF PROPERTIES

Boyne City Central Historic District

Number	Street	Date Built	Style/Form	Exterior Cladding	Contrib/Non-Contrib	C/NC Remarks
417	Boyne	ca. 1900	Cross Gabled Stick	Stucco	C	William H. White House, Boyne City's industrial keystone
102	E. Main	1990	1-story Commercial Victorian Revival	Wood	N/C	Recent construction
104 - 106	E. Main	1905-11	2-story Two-Part Commercial Block Late Victorian	Brick	C	104 E Main, the old Kerry Building (BCRotary 1965:28);
110 - 112	E. Main	1902-05	2-story Two-Part Commercial Block Late Victorian	Brick	C	millinery store of Miss Kemp (Boyne Citizen 1907:16);
114-16	E. Main	1905-11	1-story One-Part Commercial Block Late Victorian	Brick	C	Lewis McIntire, Apiarist 1934 Beekeeper Office 1940 in 114; Mrs. John Liscum, baker 1934, Little Home Bakery 1940 in 116;
101	E. Water	ca. 2000	1-story Commercial	Masonry	N/C	Does not meet NRHP age criterion.
102	E. Water	1997	1-story Commercial	Brick Synthetic	N/C	Charles W. Moore Hardware Store site, replaced by masonry building
104	E. Water	1960	1-story Commercial	Brick Synthetic	N/C	Charles W. Moore Hardware Store
105	E. Water	ca. 1900	2-story Two-Part Commercial Block Victorian Revival	Wood	C	Nurko's; Hannaford Gray, Grocer
106	E. Water	ca. 1965	1-story Commercial	Brick	N/C	Built to house Bill Stanley Insurance
108	E. Water	1960s	1-story Commercial	Brick	N/C	
109-113	E. Water	1910-11	2-story Two-Part Commercial Block Late Victorian	Brick	C	McNamee Groceries, Clothing & Shoes; interior pressed metal ceilings
110	E. Water	ca. 1960s	1-story Commercial	Brick	N/C	Guy Conkle law firm builder
112	E. Water	1907	2-story Two-Part Commercial Block Late Victorian	Brick	C	Dosie's Clothing Store
114	E. Water	ca. 1930s	Enframed Window Wall Commercial	Brick	C	Great Atlantic & Pacific Tea Co/A+P Food Store

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Boyne City Central Historic District

Name of Property

Charlevoix County, Michigan

County and State

Name of multiple listing (if applicable)

Section number 7 Page 2025

116	E. Water	ca. 1910	2-story Two-Part Commercial Block Late Victorian	Brick	C	Bearss Bros., Kalamazoo Stove Co. reps 1934; Boyne City Bakery 1940
117	E. Water	ca. 1930s	1-story Commercial	Stucco	N/C	EJ McDonald Restaurant/Tavern; renovated facade
119	E. Water	1905-1911	2-story Two-Part Commercial Block Late Victorian	Brick	C	Lewis Tooley Meats 1934; Tooley Market Meats Groceries Vegetables 1940
118-120	E. Water	1907-08	2-story Two-Part Commercial Block Late Victorian	Brick	C	Masonic Temple, Bergy Brothers, then Neymark Dry Goods
121	E. Water	1903-1905	2-story Two-Part Commercial Block Late Victorian	Brick, stone veneer	C	Central Drug Store
123-125	E. Water	1903	2-story Two-Part Commercial Block Victorian Revival	Brick	C	Frank Kaden General Store, reputed to be first brick building on Water Street
126-128	E. Water	1960	Enframed Window Wall Commercial	Brick	C	Building constructed to house new Ben Franklin Store
127	E. Water	1970s	Single Story Commercial	Brick	N/C	Building does not meet NRHP age criterion
200	E. Water	1950s, 1980s	1-story Commercial	Brick	N/C	Ace Hardware; half of storefront predates construction of new bays and façade in 1980s
201	E. Water	ca. 1970	Single Story Commercial	Brick	N/C	Former Dairy Queen, building does not meet NRHP age criterion
211 (215)	E. Water	Pre-1900; pre-1960	False-Front 2-story and single story commercial	Wood, brick piers	C	Single address for two buildings joined by ell; Western unit (211) built as dwelling, possibly as early as 1880, which would make this oldest building in business district; eastern unit (historically 215 E. Water) built prior to 1960
214	E. Water	1906	2-story Commercial Romanesque Revival	Brick	C	Odd Fellows Hall, believed to be first building in the city constructed of poured cement
215 (211)	E. Water	Pre-1900; pre-1960	False-Front 2-story and single story commercial	Wood, brick piers	C	Single address for two buildings joined by ell; Western unit (211) built as dwelling, possibly as early as 1880, which would make this oldest building in business district; eastern unit (historically 215 E. Water) built prior to 1960
221	E. Water	ca. 1960s	2-story Commercial Block	Wood	N/C	Was single story "A-Frame" prior to renovations beginning in 1984

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Boyne City Central Historic District
Name of Property Charlevoix County, Michigan
County and State
Name of multiple listing (if applicable)

Section number 7 Page 3 of 5

224	E. Water	1918	Victorian Revival Enframed Window Wall Commercial	Brick	C	Ford dealership since 1917, mansard added in 1972, same family since 1973
229	E. Water	Pre-1911	2-story Two-Part Commercial Block Late Victorian	Brick stone	C	Riverside Tavern 1934; Joseph J. Turner Restaurant 1940; "Original building opened in 1893. Oldest continuously run business in same building at same location" (BCMS 2003).
230	E. Water	1900-1910	Vernacular front-gabled	wood	C	Converted residential
231	E. Water	1938	Commercial 2-story	Brick stone vinyl	N/C	Herb's Super Service gas station, converted to offices in 1979
232	E. Water	1900-1910	Vernacular gabled ell	wood	C	Converted residential
300	E. Water	1911	Three-story Hotel Arts & Crafts	Brick	C	Wolverine Hotel, became Dilworth Hotel in 1935, built with Boyne City Brick Co. brick; individually listed in National Register in 1986
301	E. Water	1932	Colonial Revival	Brick	C	US Post Office, James A. Wetmore Acting Supervising Architect
311	E. Water	1900-1910	Queen Anne	Wood	C	James A. Fairchild House
401	E. Water	1898	Queen Anne	Wood	C	A.J. Beardsley House
2	S. Lake	ca. 1920s	city park	N/A	C	Sunset Park, recreational tract used by public since 1903
27	S. Lake	ca. 1960	Commercial	Vinyl	C	Renovated commercial streetfront with original house in rear
28	S. Lake	ca. 1930s	Vernacular cabin	Log	C	Early home to Chamber of Commerce, park used by public since 1903
101-103	S. Lake	1997	Enframed Window Wall Commercial	Brick, Synthetic	N/C	Moore's Hardware location, replaced
102	S. Lake	1938	1-story Commercial	Brick	N/C	Bill & Bea's Gasoline Service Station and Restaurant
104-106	S. Lake	1901-1905	2-story Two-Part Commercial Block Victorian Revival	Synthetic stucco, Brick	C	Atwood Sheaffer & Co.
108-110	S. Lake	1964	Enframed Window Wall Commercial	Brick, wood	N/C	Boyne Citizen, does not meet NRHP age criterion
111	S. Lake	Post-1940	Single story Commercial Block	Brick	C	Silverstein's
112	S. Lake	1905-1911	1-story One-Part Commercial Block	Wood or Brick synthetic	C	Fanitorien Cigar Store
116	S. Lake	1905-1911	2-story Two-Part Commercial Block Late Victorian	Brick	C	Princess Theater

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Boyne City Central Historic District

Name of Property

Charlevoix County, Michigan

County and State

Name of multiple listing (if applicable)

Section number 7 Page 4 of 5

118	S. Lake	post-1949	Enframed Wall Garage	Synthetic stucco, brick	N/C	Auto Repair Shop
201	S. Lake	1990s	Commercial service station with canopy	Synthetic	N/C	Kenny's Mobilgas Service Station; Howard's Friendly Service
202	S. Lake	ca. 1911, ca. 1950s	1-story Commercial	Brick	N/C	Extensively remodeled in 1989
209	S. Lake	ca. 1995- 2000	2-story Two-Part Commercial Block Victorian Revival	Brick	N/C	Dunagain's Antiques
210	S. Lake	1918-1919	Enframed Window Wall and Garage	Brick	C	Heaton & Hooper, converted school bus garage
211	S. Lake	1911-1919	1-story One-Part Commercial Block Victorian Revival	Vinyl siding over Brick	C	Barber shop for many years
213	S. Lake	1901-1905	2-story Two-Part Commercial Block	Vinyl siding over Brick	C	Joseph McNamee, Grocer
215	S. Lake	1903-04	2-story Two-Part Commercial Block	Vinyl siding over Wood	C	Schaub Meat Market
216	S. Lake	1903	Theater and Marquis	Brick	C	Boyne City/Bellamy Opera House, Boyne Theater
217	S. Lake	ca. 1958	Enframed Window Wall Commercial	Brick	C	Gamble's Store
219	S. Lake	ca. 1950s	Enframed Window Wall Commercial	Brick	C	
220	S. Lake	1905-1911	2-story Two-Part Commercial Block Late Victorian	Brick	C	Boyne City Hardware
302	S. Lake	Post-1938	1-story Commercial	Brick / synthetic	C	American Legion
306	S. Lake	1904	1-story One-Part Commercial Block	Wood	C	Leavenworth's Studio
112	S. Park	Pre-1900, 1918	1½ story Vernacular Commercial	Brick over frame	C	White Lumber Co. office building, Boyne City Alpena & Gaylord RR General Offices
113	S. Park	1970s	Enframed Window Wall	Concrete block,	C	Boyne City Cooperative Co., street bays saved, back frame mill lost in

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boyne City Central Historic District

Name of Property

Charlevoix County, Michigan

County and State

Name of multiple listing (if applicable)

Section number 7

Page

5 of 5

411	Pearl	1920	Commercial Modernistic, Tudor and Colonial Revival	stone Brick	C	mid-1980s fire; MSHDA façade grant 2008 Chester and Eleanor (Shaw) Naylor House, Built on site of W.H. White tennis court
423	Pearl	ca. 1902	Vernacular T-plan	Wood	C	
429	Pearl	1901	Queen Anne, Classical Revival	Wood	C	William Martin House
430	Pearl	1910	Queen Anne	Wood	C	William Robinson, House
435	Pearl	1903	Dutch Colonial	Wood	C	Built by W.H. White Co. for R.E. Watson
436	Pearl	1913	Queen Anne	Wood	C	Cunningham House
440	Pearl	1905	Queen Anne	Wood	C	Martin D. Reeder House
441	Pearl	1907	Queen Anne	Wood	C	Joseph Alendifer House
444	Pearl	1910	Vernacular	Wood	C	Pearl White Alendifer House
445	Pearl	1905	Queen Anne, Colonial Revival	Wood	C	
447	Pearl	1902-1907	Queen Anne	Wood	C	Built by W.H. White for his daughter Pearl (Pearl Street) and husband Joseph Alendifer
151	Ray	ca. 1902	Vernacular 1-story end- gabled	Wood	C	Boyne City, Gaylord & Alpena Railroad Freight Depot





**BOYNE CITY FIRE DEPARTMENT**

319 North Lake Street  
Boyne City, Michigan 49712

Phone: 231-582-3642

July 5, 2012

Michael Cain, Manager  
City of Boyne City  
319 North Lake Street  
Boyne City, MI 49712

RE: Thermal Imager Purchase

Mr. Cain:

Per your request, I am providing you with the two quotes received for a new thermal imager camera:

West Shore Fire	Allendale , MI	Bullard T3MAX Thermal Imager	\$10,000
Douglas Safety Systems	Sanford, MI	ISG HRXR-Elite	\$10,250

After careful consideration of both models, we have found that the ISG camera is superior. Looking at technology, camera features & functionality, and included "extras", the ISG is the better value. The camera package includes the camera, (2) 3-hour batteries, retractable lanyard, station and truck mount charger, discounted replacement batteries, laser pistol grip, and video and still photo capability. Additionally, Douglass Safety is extending the standard one year warranty to two years for purchasing through them.

As you are aware, the reason for this purchase is to replace our current, outdated camera. Purchased almost 20 years ago for \$25,000 with fire department and auxiliary fund raiser monies, it lags far behind in the technology available today. Additionally, we are having problem with battery life, making it unreliable in time of need.

Having budgeted for this purchase, I recommend moving forward with the acquisition of the ISG HRXR-Elite thermal imager camera. This new technology will be integrated into size up, interior attack, and search and rescue activities. We are looking forward to putting a new thermal imager in service and making it a valuable tool used to save life and property.

Thank you for your continued support of the fire department.

Respectfully Submitted,

Dennis Amesbury, Fire Chief  
Boyne City Fire Department



**Douglass Safety Systems LLC \*\***  
**2655 N. M-30**  
**Suite #6**  
**Sanford, MI 48657**  
 Phone 800-316-3255

# Quotation

**Quote Number:**  
25284

**Quote Date:**  
Jun 14, 2012

**Customer ID**  
C076

**Quoted to:**

**CITY OF BOYNE FIRE DEPT**

Shipping Terms	Quote Good Thru	Payment Terms	Sales Rep
UPS	7/14/12	Net 30 Days	

Quantity	Item	Description	Unit Price	Extension
1.00		#HRXR - Elite XR Package Includes Camera, 2 yr. Warranty (2) 3 Hour Batteries, Retractable Lanyard, Station and Truck Mount Charger, Batteries for Life	8,500.00	8,500.00
1.00		#Laser Pistol	50.00	50.00
1.00		#DFC and DVC	1,700.00	1,700.00
			<b>Subtotal</b>	\$ 10,250.00
			<b>Sales Tax</b>	
			<b>Freight/Handling</b>	
			<b>Total</b>	\$ 10,250.00

