

**JULY 8, 2014
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 JULY 8, 2014

CALL TO ORDER

Mayor Ron Grunch called the meeting to order at 7:00 pm followed by the Pledge of Allegiance.

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

Staff: Cindy Grice, Michael Cain, Scott McPherson, Dennis Amesbury, Hugh Conklin, Jeff Gaither, Michele Hewitt, Barb Brooks and Andy Kovolski

Others: There were 40 citizens in attendance including representatives from the Petoskey News Review, Charlevoix County News and the Boyne Gazette.

CONSENT AGENDA

MOTION

2014-07-100

Moved by Towne

Second by Sansom

Approved of the June 24, 2014 City Regular City Commission meeting minutes as presented

Ayes: 5

Nays: 0

Absent: 0

Motion carried

CITIZENS COMMENTS

Ben VanDam said he wanted to talk about fluoride. He said well intentioned group of people have gone against the experts and professionals and made a decision that if unchanged will have a serious negative consequence in our community. It was based on emotions rather than the logical thought process or substantiated fact. He said the fact that 3 of you can act on fear and rumor and make an emotional decision in one night and make decisions against something based on science, logic and fact. He asked how can you claim to know more about this subject than the professionals who presented information? He added the simple fact is that you are not educated in this matter and you were allowed to be swayed by a small minority that was not educated or mis-educated on this. He added that he became frustrated watching fear overcome logic. Mr Van Dam said what is fair is to ask you to trust the people educated in these matters above the scope of your expertise. You were convinced by a group of people who said you were hurting the children you care so deeply about. Let the professionals guide you. Please listen to logic and fact.

Carl VanDomelen said he is forming a committee to bring fluoride back on the fall ballot via petitions. He added he is confident they will have 600 plus signatures to put this on the ballot. He presented the Commissioners with a sample petition.

Dr. Richard Fish said that Ben Van Dam said it better than anyone else. In 1963 he moved to this community and worked hard to make better

dental care. He added that he thinks the decision was based on poor science and personal belief. You're supposed to act in the interest of the people. Boyne City is on a roll the past 20 years. This was done because we have been shovel ready. This committee is going to put this on the ballot and they are shovel ready. You said you have the desire to let the people have a choice but you voted down a resolution to put it on the ballot and also voted down to discuss it at the next meeting. You do have a choice. You can ignore what is going on around you. You can pass a resolution and put it on the ballot.

Bob Grove said he does consider Boyne City his hometown. Regarding City facilities, his concern is the best use of the piece of property we are standing on. He is a proponent of open property on the lakefront. Most professional planners would not recommend this location. Government should be looking long term. City government is ready to make a big decision and investment that will be in effect for 50 years and will also set the tone, especially when there's vacant property.

Bill Kuhn, Division Street commented on the ongoing water drainage issue. He wants the City to look into this deeper and get the problem resolved. Look at it a little harder.

None

CORRESPONDENCE

City Manager Cain reported:

- The July 4th celebration was very successful in Boyne City again.
- Our auditors are on site this week
- The Boyne Thunder event will be held this coming weekend.

CITY MANAGERS REPORT

Draft Minutes of the June 5, 2014 Parks & Recreation Advisory Board Meeting; the June 10, 2014 Economic Development Corp Meeting; the June 12, 2014 Main Street Board Meeting; the June 16, 2014 Planning Commission Meeting; the June 19, 2014 Historic District Commission Work Session and the June 26, 2014 Airport Advisory Board Meeting were received and filed.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Consideration to hold a Public Hearing regarding City Facilities. Mayor Grunch opened the Public Hearing at 7:22 p.m.

City Facilities Public Hearing

Ray Kendra of Environment Architects said this process started in April. Several meetings were held with staff, board and commissions and the public. After receiving public input, four proposals were presented. These four proposals were presented again for the public. They have been on display at City Hall and on the City's website. An Open House was held at City facilities prior to this meeting.

City Manager Cain added that new DPW facilities are proposed to be built at the north Boyne site. Environment Architects was hired to look into our facilities, our past research and studies dealing with them and provide us with options to consider. All cost estimates are included with the new build alternative estimated at around \$7,500,000.

Citizens Comments: Kirk Jabara thanked everyone for providing input. He suggests an option 5. He values the community and momentum we have going and he knows how easy it is to put things on the water front and how hard it is to get them off. He recommends research and presentation of a well designed renovation of city facilities and new City Park with a choice to move city facilities off the waterfront. What are pros and cons of alternate sites? Mr. Jabara added we have excellent plans and suggests we take a little more time and develop an alternative plan with green space. We do control the destiny of this site.

Arch Wright said he echoed Mr. Jabara. He has had a hand in waterfront developments that were private. This isn't private property. You should do everything we can to keep this site open.

Todd Wright said one of the top issues is let's get some of city facilities off the waterfront. Imagine this area as park space. If we had to buy this much lake front, it's probably worth 3 to 5 million. There are other parcels around town where we can put this like the other side of this road. This is certainly not the highest and best use for this property. You are looking at possibly a 100 year decision. Maybe another option other than this site.

Bill Bolger said this is a beautiful open space. What he envisions is a good looking new City hall on this site, but don't need all the other stuff here. He sees this site updated and a smaller version. No need to have EMS and Fire adjacent to City Hall. He can't imagine we couldn't find a place as well or better than this space.

Glen Catt said in the early stages of the project, there was the need for public space and public parks for everyone to use. He understands the merits of City Hall on this space but has a hard time understanding the emergency services here. Why would we want emergency vehicles where we're trying to create walkability. His concern is the distance from our schools. This is a really big 100 year decision.

Steve VanDam said he would like to echo others. He encouraged the commission to take the time and look at other options. Look at some alternatives. This is a long time decision.

James Farley said he understands other options, but being involved with the fire department, they looked at several options and response time from other locations. Consider the experience and knowledge of the fire department every time the whistle goes off.

Wayne Geberding said fire departments are right downtown in many cities that he has seen. Consider the response time for the fire department in this decision.

Georganna Monk said she feels strongly to listen to other options. She understands getting the essentials of the infrastructure. Don't forget the vital history of what made Boyne City. She is a co founder of the Charlevoix County Historical Preservation society. Our museum was put here as a millage vote of the people. She is concerned about the pieces of the museum distributed all over the place.

Patrick McCleary said you have a really big decision, but don't throw away what you have. Don't let the museum pieces get spread all over. You'll never get it back

Chris Christensen said he likes Mr. Bolger's idea but is adamantly opposed to taking City Hall off this site. We also need to protect the historic documents. If we put City Hall here, focus it around, and work together with the water front. Set up a town square. City Hall needs to stay here. If we want to compromise on the emergency services, he understands that.

Ron Crozier said he has been preached to about saving the waterfront. The Commission needs to listen to what the community is saying. If you guys don't listen, thing won't change.

Dennis Amesbury, Fire Chief said he would like to see at least City Hall stay here. We do need to be centrally located and the fire department needs to be somewhere fairly close.

Mayor Grunch closed the public hearing at 8:25 p.m.

City Manager Cain said this is something that's been going on a long time. We went thru a long, deliberate process. We looked at and studied every property the city owns and it keeps coming back to this location. Boyne City has an area for growth and future tax base. What's left is the east side of Lake Street for redevelopment. Moving our facilities across the road would take that opportunity away. After all studies and research, he thinks this is the best site. His recommendation is to go with the new building, Plan D with a second floor. He added he believes the museum should remain part of City Hall. He has seen where museums have been moved and they are closed. An asset of the museum being here is that it is open when we are.

Board discussion: Commissioner Neidhamer said City Manager Cain brought clarity. With the plan, we can have available waterfront. He thinks we can make it work and be very proud of it. Keep the museum, go with two stories. Make a town hall presence facing the park. He added that he respects the comments of those who spoke tonight.

Commissioner Gaylord said he appreciates all of the comments. It's been an ongoing process. We are letting citizens down with what we have now. These versions lock it up and keep it in public space. Putting it across the street is not a reality. In his visits to other towns, what stands out is that fire trucks directly face out. With the new style and concept of having the police department entrance, after hours there is a nicely lit entrance people won't be afraid to go to. It comes back to serving the citizens and give them the best for their tax dollars. He added he doesn't think the style detracts the use of this site and can clearly improve it. He's been a long proponent of the DPW moving to North Boyne. This can be done in phase. Commissioner Gaylord thinks we clearly can do it with saving money, it's all about priorities and added he thinks this is where it needs to be. He would like to hear more input from the public. Even though he supports this, do they want their taxes to go up? He would like to see possible changes to the North Boyne site. Can some of the DPW be cold storage areas?

Commissioner Sansom said she agrees with a lot that has been said. If we can reduce the footprint. It needs to be visibly easy to find. For her, this plan opens up the view corridor a lot. She would like to see the museum stay. It's important for the community. The current building does not represent this community. She added she wants to see us move forward as soon as we can. The ambulance isn't a good facility where it's at.

Mayor Pro-Tem Towne said he also wants to see the Police Fire and EMS together, City Hall at it's current location and the museum staying here. The DPW should move to North Boyne. He added that phasing it should be done only if we can't get finances. He also stated he heard from Eleanor Stackus who is in 200% favor of a whole new facility at the present location.

Mayor Grunch said he is a proponent of new construction. He would like to focus on who are customers. We also service 10,000 other people in townships with fire and EMS. He doesn't see another option other than what they explored over the last several years.

City Manager Cain said what we can do is bring back some concepts on how we can move forward.

Consideration to approve the sale of the 2001 Sterling Dump Truck to Midwest Tractor and Equipment of Buckley in the amount of \$16,200.00 and authorize the City Manager and City Clerk / Treasurer to sign the necessary documents.

**2000 Sterling Dump
Truck Sale Bids**

Public Works Superintendent Andy Kovolski stated six bids were received for the vehicle. High bid was \$16,200 and he feels we should go ahead with accepting this bid.

Citizens Comments: None

Staff Comments: None

Board Discussion: All are okay with it. Commissioner Gaylord inquired if it would be worth it to go out for more money. City Manager Cain feels it's a good bid.

2014-07-101
Moved by Towne
Second by Gaylord

MOTION

To approve the sale of the 2001 Sterling Dump Truck to Midwest Tractor and Equipment of Buckley in the amount of \$16,200.00 and authorize the City Manager and City Clerk / Treasurer to sign the necessary documents.

Ayes: 5
Nays: 0
Absent: 0
Motion carried

Commissioner Neidhamer asked if there was any change in opinion on their standings regarding fluoride and was informed no. Mayor Pro-Tem Towne inquired about a date set for concrete replacement work. Andy said we are looking at next week or the week after. Commissioner Gaylord said it was

Good of the Order

another successful July 4th benchmark Boyne City event that he has heard of no major problems or disruptions. Regarding the petition for the fluoride votes, he not only welcomes but encourages it and supports that he never denied anybody the right to vote. He supports the citizens if they wish to put it on the ballot. He added he would like to remind every one that the commissioners represent everyone in town. Just because someone doesn't come and speak at this public forum doesn't mean their opinions and concerns aren't valid as everyone else. Rest assured, there are many citizens who brought forth information before and after the vote. He has heard of many valid counterpoints as well. It's important that its clear that we are responding to every single person and are taking that into account including those who have a viewpoint that may not fall in line as someone else's. Commissioner Sansom said she has experienced the same thing. She also said the 4th was a really nice event, not as much fireworks at times as last year. Regarding complaints on other fireworks, the 4th of July went on for five days in her neighborhood with the fireworks going on until 2 am.

2014-07-102
 Moved by Grunch
 Second by Towne

CLOSED SESSION
MOTION

To approve the Request of the City Manager to go into closed session to consider strategy connected with the negotiation of a collective bargaining agreement as provided in MCL 15.268 (c) of the Michigan Open Meetings Act (PA 267⁶ of 1976 at 9:37 pm.

Ayes: 5
 Nays: 0
 Absent: 0
 Motion carried

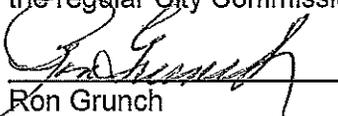
2014-07-103
 Moved by Grunch
 Second by Gaylord

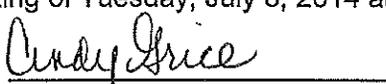
RETURN TO OPEN
SESSION

To return to open session at 10:50 pm.

Ayes: 5
 Nays: 0
 Absent: 0
 Motion carried

Moved by Mayor Grunch, seconded by Mayor Pro-Tem Towne to adjourn the regular City Commission meeting of Tuesday, July 8, 2014 at 10:50 p.m.


 Ron Grunch
 Mayor


 Cindy Grice
 Clerk / Treasurer

ADJOURNMENT
MOTION