

Approved: 9-4-14

**Meeting of
August 7, 2014**

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR
MEETING HELD ON THURSDAY AUGUST 7, 2014 AT 8:30 A.M. CITY HALL,
319 NORTH LAKE STREET

Call to Order

Chair Swartz called the meeting to order at 8:31 a.m.

Roll Call

Present: Jodie Adams, Robin Berry Williams, Michelle Cortright,
Jim Jensen, Larry Lenhart, Pat O'Brien, Rob Swartz, and Ben Van Dam

Absent: Michael Cain

**Meeting
Attendance**

City Staff: Main Street Manager Hugh Conklin, Assistant Planner Annie Doyle
and Recording Secretary Karen Seeley

Public: Seven including one member of the press

**Excused Absence
MOTION**

Cortright moved Adams seconded PASSED UNANIMOUSLY to excuse Michael
Cain.

**Lake Street
Project**

Chair Swartz asked that agenda item 8a; Lake Street Project be moved ahead of
Agenda item 2. Glen Catt of Catt Development gave a presentation on a proposed
project in the 200 block of South Lake Street. The project is in the very early stage of
development but far enough along that Mr. Catt was interested in receiving input
from the Main Street board. The Design Committee held a special meeting on July
29 to hear the presentation and give its input. The project involves the Lake Front
Square property and the Boyne Arts Collective building. Proposed is a three-story
project. Mr. Catt has had preliminary discussions with a local bank with a drive thru
and 7 Monks Taproom who have indicated interest as anchor tenants for the
development. The bank and brew pub/restaurant would be first floor tenants. The
second floor would house 13 apartments (a combination of one and two bedroom)
that Mr. Catt described as "affordable workforce housing." Plans for the third floor
have not yet been determined. He explained that the view corridor of Ray Street
would be kept open. The development would span approximately 160 linear feet
along Lake Street. The two issues that they would have to overcome would be the
drive thru which is prohibited in downtown and parking. Main Street Manager
Conklin added that the Design Committee had some concerns that allowing one
downtown project to get a variance for a drive-thru could open the door to allow any
other businesses to do the same. Board discussion: That is a real concern and so is
the parking. City Commissioner/Planning Board member Tom Niedhamer stated
that there is a tool in the zoning law called conditional zoning which may take care
of the drive-thru issue.

The consensus of the board is that is a great project that they would like to see move
forward. Main Street Manager Conklin urged the board to attend the Planning
Commission meeting in support of project.

**Approval of Minutes
MOTION**

O'Brien moved Adams second PASSED UNANIMOUSLY to approve the July
10, 2014 regular meeting minutes.

Citizens Comments	None
Main Street Committee Reports	<p>The board reviewed the committee report included in the agenda packet and Main Street Manager Conklin added:</p> <ul style="list-style-type: none"> • Team Boyne: Committee Chair Bauman gave an update on the meeting. The guest speakers were from Good Samaritan Family Services. This is a great non-profit organization.
Manager's Report	<ul style="list-style-type: none"> • Thursday, October 23, the Michigan Main Street and representatives from the National Main Street Center will be here for a visit for the Annual Accreditation • The Ray and East Street project is set to begin August 25th
Unfinished Business	<p>Main Street Manager-Search update: The committee of Bob Carlile, Mike Cain, Michele Cortright, Rob Swartz and Pat O'Brien reviewed the 20 applications that were submitted. From those, four were selected for a telephone interview, and then two chosen for face-to-face interviews. The committee felt that the strength wasn't there. We have big shoes to fill and we want the right fit. The committee decided to re advertise with resumes' due August 25th.</p> <p>Boyne Thunder 2014 update: No actual figures to report. The event has really grown and getting a lot of publicity. The agreement with Camp Quality expires this year and the subcommittee will have to work out the details. Soon we will not be able to use the One Water marina and will have to keep that in mind.</p> <hr/> <p>Walkabout Sculpture Project-Update: At the May meeting, the Board approved moving forward with the introduction of the Walkabout Sculpture Project. This included the placement of three art pieces at various locations around the downtown area. Now the Design Committee is preparing for phase two of the project. A map of possible locations for placing the art and an invitation to local artists, were reviewed. Martha Sulfridge, the project chair, has a list of 12 to 15 artists who are interested. Cortright moved Adams seconded PASSED UNANIMOUSLY that Main Street supports the Walkabout Sculpture Project as presented.</p> <p>The project will also be presented to the Parks and Recreation Commission and the City Commission for their approval</p>
New Business	<p>Holiday decoration proposal: For the past several years Main Street has contracted with Michigan Decorations to provide holiday/winter decorations for downtown Boyne City. This past season the contract expired and earlier this year the Design Committee appointed a subcommittee to update the plan and solicit proposals from qualified vendors. Five proposals were received. Of the five the subcommittee followed up with four of the vendors. Each of the vendors appeared to be of high quality and interested in working with the community. Many had extensive experience with holiday lighting but few offered the snowflake decorations we've used in past years at a reasonable cost. As a result, the committee is recommending two contractors be used. For lights, the committee recommends Holiday Lighting Service of Manchester, MI. For the decorations, it recommends Michigan Decorations. Holiday Lighting Services regularly works in Northern Michigan and is the lighting contractor for the City of Charlevoix. Its proposed cost per tree for the first year will average between \$170 and \$250 depending on the number of lights</p>

and how the trees are wrapped. In years two and three, the cost would be approximately 60 percent less since the lights could be reused. The proposed cost for the holiday spruce tree is \$2,400 for 3,200 LED lights. The lights would be left in the tree and would be good for up to three years. The snowflake decorations would be installed on the lamp posts as they have been in the past, except on the 100 and 200 blocks of Lake and Water streets where they would be placed on the lamp posts in the center of the block. The cost would be \$65 per decoration, which is the same cost as in recent years. The total cost for the decoration plan as proposed will be within the amount budgeted. The board reviewed the proposed snowflake locations and examples of lighted trees.

MOTION

Adams moved O'Brien seconded PASSED UNANIMOUSLY that the Main Street Board approve the recommendation from the Design Committee for the winter/holiday decoration plan and authorize the Main Street manager to finalize details of the contracts with Holiday Lighting of Manchester, MI., to provide lights including installation and maintenance; and Michigan Decorations of Hudsonville, MI. to provide, install and maintain lamp post decorations.

Good of the Order

The board thanked Conklin for continuing to help.

**ADJOURNMENT
MOTION**

Adams moved O'Brien seconded PASSED UNANIMOUSLY to adjourn the August 7, 2014 meeting of the Boyne City Main Street Board at 10:20 am.


Karen Seeley, Recording Secretary