

**MARCH 29, 2016  
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 MARCH 29, 2016

**CALL TO ORDER**

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

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

Absent: Commissioner Ron Grunch

Staff: Cindy Grice, Michael Cain, Kevin Spate, Jeff Gaither, Scott McPherson, Mark Fowler, Barb Brooks, Lori Meeder, Michele Hewitt and Patrick Kilkenny

Others: There were 18 citizens in attendance including representatives from the Petoskey News Review and Charlevoix County News.

**Excuse Commissioner  
Grunch**

2016-03-041  
Moved by Neidhamer  
Second by Towne

To excuse Commissioner Grunch from attending today's meeting.

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

**CONSENT AGENDA  
MOTION**

2016-03-042  
Moved by Conklin  
Second by Towne

2016-03-042A  
Approval of the March 15, 2016 City Commission regular meeting minutes as presented

2016-03-042B  
Approval of the recommendation of the Boyne City Historical Commission to appoint Marcia Lazarz to the Boyne City Historical Commission for a three year term ending June 30, 2019

2016-03-042C  
Approval of the recommendation of the Boyne City Historical Commission to appoint Lisa Alexander to the Boyne City Historical Commission for a three year term ending June 30, 2019

2016-03-042D  
Approval of the recommendation of the Boyne City Historical Commission to appoint Asuka Barden to the Boyne City Historical Commission for a three year term ending June 30, 2019

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

**CITIZENS COMMENTS**

None

**CORRESPONDENCE**

Correspondence from The Arbor Day Foundation was received and filed.

**CITY MANAGERS REPORT**

City Manager Cain reported:

- Last week the Community Development Block Grant for \$500,000 for the South Lake Street redevelopment Catt Development project was officially received.
- The City has been notified that we have been successful in obtaining the \$15,000 Statewide Partnership Grant that will allow us, working through the Boyne City Housing Commission, to look at new housing options that will help meet the needs of our community and the neighboring region.
- Absentee ballots for the upcoming May 3, 2016 school election are available.
- A lot of extra effort has been taking place by a lot of our employees, volunteers and contractors to help the move into our temporary facility come together. We have been able to keep up with normal operations in the midst of all this. It is a true credit to everyone involved.

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

The February, 2016 Financial Statement was received and filed.

**City Facilities Construction  
Contract**

Consideration to re-award the bid for the construction of the new City Facilities project to Hallmark Construction of Traverse City for corrected amount of \$6,593,374 and authorize the City Manager and/or City Clerk/Treasurer to execute the required documents necessary to undertake the project.

City Manager Cain discussed that at the City Commission's last meeting it approved the awarding of the low bid for the construction of the new City Facilities to the low bidder Hallmark Construction of Traverse City for a revised amount of \$5,993,374. That amount was incorrect. The correct amount was and is \$6,593,374.

The difference between the two was how the \$600,000 in additional funding from the Local Streets and Fire Department funds was and should have been reported. In the Value Engineering sheet that was provided in your last agenda packet and is again provided here for reference that additional funding was incorrectly calculated as a reduction in the revised construction price when it actually had nothing to do with the construction price. It should have been shown for what it is, money to be used for expenses associated with the project, including the construction expenses.

Although there are no changes to the prices bid by the contractor or the changes being recommended by staff or our architect from what was considered and approved at our last meeting, to be transparent with regards to this error and have a motion that accurately reflects the true cost of the contract, I am recommending that the City Commission approve a new motion awarding the contract for the construction of the new City Facilities to the low bidder Hallmark Construction of Traverse City for the actual revised amount of \$6,593,374.

There are sufficient funds available to undertake the project as proposed although the 2016-2017 City budget as initially recommended did

erroneously reflect an extra \$600,000. That was corrected in the budget as currently presented and as reviewed during the City Commission all day budget work session held last Tuesday. A revised VE sheet from the project architect dated 3-15-16 showing the corrected totals is also enclosed.

Staff Comments: None

Citizens Comments: None

Board Deliberation: All Commissioners are in support of this recommendation.

2016-03-042

Moved by Towne

Second by Sansom

**MOTION**

To approve to re-award the bid for the construction of the new City Facilities project to Hallmark Construction of Traverse City for corrected amount of \$6,593,374 and authorize the City Manager and/or City Clerk/Treasurer to execute the required documents necessary to undertake the project

Ayes: 4

Nays: 0

Absent: 1, Commissioner Grunch

Motion carried

### City Clock Refurbishing

Consideration to approve and authorize the City Manager to execute the necessary agreements with the Balzer Family Clock Works of Freeport, Maine to restore and make operational the City's 1905 E. Howard Tower Clock as recommended at an estimated price of \$85,744.

City Manager Cain stated as the City Commission may recall in December Balzer Family Clock Works traveled to Boyne City to inspect, educate us and report back on the viability and cost of restoring our 1904 E. Howard Tower clock and associated Meneely & Co. bell for possible reuse in the clock tower of the new City Facilities building.

Their full report, dated December 15, 2015, is available for review at City Hall. We had one other clock restoration firm that also shared their optimism and excitement but declined to give us a quote due to his planned retirement. A third firm provided us a significantly higher quote, in the \$125,000 range, for a conversion of the clock from mechanical to electric drive.

A summary sheet was provided that included expected pricing, plus the supporting price sheets including all the various options provided by the Balzer Family Clock Works. We will arrange for transportation of the required components to Maine separate from this agreement. For the work proposed, transportation from Maine and installation of the components in our tower, the expected cost from the Balzer Family Clockworks is \$85,744.

Funds for this project are included in the proposed 2016-2017 City Budget. These expenses are eligible for payment using City Facility bond proceeds.

The time of the clock restoration would be coordinated with the City Facilities project aligned to both be completed at the same time, currently estimated as July 2017.

Staff Comments: None

Citizens Comments: None

Board Discussion: Commissioner Sansom said she is really excited. It will be the crowning touch to the project. Mayor Pro-Tem Towne said the clock is a part of Boyne City's history and will enhance City Hall for many years to come. Mayor Neidhamer said it's a tribute to our past.

**MOTION**

2016-03-042

Moved by Towne

Second by Sansom

To approve and authorize the City Manager to execute the necessary agreements with the Balzer Family Clock Works of Freeport, Maine to restore and make operational the City's 1905 E. Howard Tower Clock as recommended at an estimated price of \$85,744.

Ayes: 4

Nays: 0

Absent: 1, Commissioner Grunch

Motion carried

**Retirement of Existing City Hall**

Conclusion of last Public Meeting scheduled to be held in this facility.

City Manager Cain said this a bittersweet moment for many of us here at City Hall. This is the only City Hall that he's ever known since coming to Boyne City. Many other people in this community have known it a lot longer. They have known how it was a real force for progress in our community. The building at 319 N Lake Street is to be demolished so a new facility can be built in its place. The new facility will house City Administrative offices, meeting spaces, the Police, Fire and EMS departments. The City's historic clock tower, museum and the MSU Extension office will also be housed in it. This building was first constructed in the 1930's for the Top O'Michigan Rural Electric Cooperative. The building has gone through many renovations during its life and has never stopped serving the people of Boyne City and this region. It continues to do so until it's last moment. In 1976, voters approved to purchase and finance this building. Imagine Boyne City if our forefathers and foremothers didn't go forward and purchase this property and we didn't have this lakefront property as a part of the community. This access is something that we all cherish.

City Manager Cain added that on July 11, 1978, the City Commission began holding its meetings at the City Hall building before the City officially moved into it. The City Manager at the time was Forbes Tompkins. City Commissioners were Mayor Aldwyn Barden, Thelma Behling, Austin

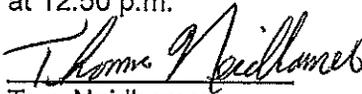
Sevener and Keith Fitzpatrick. At the time the City Administration moved into the facility, the City Manager was Tim Clifton. At that time, City officials were happy to move the City Commission Chambers to a first floor location to be more accessible. The new City Hall facilities that will be complete in July of 2017 will have the Commission Chambers back on the second floor, but will be completely handicapped accessible.

Mayor Neidhamer said he grew up in Boyne City and knows the building well. He added that he is proud of our voters for taking this step forward with the new facility. Mayor Pro-Tem. Towne said he believes when a door closes, one opens and is looking forward to the new building. Commissioner Sansom said she is excited to see the new facility when it is completed. Several former and current staff members shared memories and stories of times in the current building.

**Good of the Order**

Commissioner Sansom said a friend of hers donated two chairs to the museum.

Motion by Mayor Neidhamer seconded by Mayor Pro-Tem Towne to adjourn the regular City Commission meeting of Tuesday, March 29, 2016 at 12:50 p.m.

  
 Tom Neidhamer  
 Mayor

  
 Cindy Grice  
 Clerk / Treasurer

Following the meeting, Boyne City Police Officer Dan Mercer removed the American Flag from the Commission Chambers, followed by the Mayor and City Commissioner who removed the State of Michigan Flag, the Boyne City Flag and the City of Boyne City sign, processing out of the Commissioner Chambers.