



**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

**BOYNE CITY  
JOINT BOARD AND COMMISSION MEETING  
Boyne City Hall  
319 North Lake Street  
Tuesday, December 4, 2012 at 6:00 p.m.**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. WELCOME AND INTRODUCTION
  - A. Special guest – Peter Moss, Superintendent Boyne City Public Schools.
4. ITEMS OF COMMON INTEREST
5. BOARD & COMMISSON UPDATES (please limit comments to 5-10 minutes)
  - A. Compensation Commission (Cindy Grice)
  - B. Economic Development Corporation/Local Development Finance Authority
  - C. Election Commission (City Clerk/Treasurer, Cindy Grice)
  - D. Historical District Commission (Chair Michele Hewitt)
  - E. Historic Commission (Chair Michele Hewitt)
  - F. Housing Commission
  - G. Main Street Board (Larry Lenhardt)
  - H. Team Boyne (Jim Baumann)
  - I. Parks and Recreation Commission (Chair Marie Sheets)
  - J. Planning Commission (Chair Jane MacKenzie)
  - K. Zoning Board of Appeals
  - L. Airport Advisory Board (Richard Bouters)
  - M. Board of Review (Chair Oral Sutliff)
  - N. Boyne District Library Board (Director Cliff Carey)
  - O. City Commission (Mayor Ron Grunch and Commissioners)

An Equal Opportunity Provider and Employer

**Hometown Feel, Small Town Appeal**

6. OTHER
7. 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*

**FEBRUARY 7, 2012  
JOINT BOARD AND  
COMMISSION MEETING**

RECORD OF THE PROCEEDINGS OF THE JOINT BOARD AND BOYNE CITY COMMISSION MEETING DULY CALLED AND HELD AT BOYNE CITY HALL, 319 NORTH LAKE STREET, ON TUESDAY FEBRUARY 7, 2012

**CALL TO ORDER**

Mayor Ron Grunch called the meeting to order at 6 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: Scott McPherson, Andy Kovolski, Michael Cain, Barb Brooks, Craig Remsberg, Shannon McMaster, Hugh Conklin, Brenda Thompson and Cindy Grice

Others: There were 25 citizens in attendance, including a representative from the Petoskey News Review

Clerk/Treasurer Grice also called roll of members present from City Boards and Commissions as follows:

AIRPORT ADVISORY BOARD: Richard Bouters, Roger Reynolds and Oral Sutliff

EDC / LDFA: Ralph Gillete and Michael Cain

PLANNING COMMISSION: Tom Neidhamer, George Ellwanger and Gretchen Crum

ZONING BOARD OF APPEALS: Bob Carlile

COMPENSATION COMMISSION: Cindy Grice

ELECTION COMMISSION: Cindy Grice

HISTORICAL DISTRICT: Marie Sheets

HISTORICAL COMMISSION: Laura Sansom

BOYNE CITY HOUSING COMMISSION: Brenda Thompson

MAIN STREET: Hugh Conklin, Bob Carlile, Michael Cain

PARKS & RECREATION: Paul Nicholls

BOARD OF REVIEW: Oral Sutliff

CREATING ENTREPRENEURIAL COMMUNITIES: Jim Baumann, Michael Cain, Bob Carlile, Ron Grunch, Hugh Conklin

Mayor Grunch welcomed Sheri McWhirter from the Petoskey News Review.

Barb Brooks presented a preliminary summary of the Goal Setting meeting and survey results. There were 427 responses to the survey which was an increase over the 2010 survey. These preliminary results to now show the list of the three items that respondents felt were important. City Manager Cain added that the final survey and goal information will be presented no later than the February 28, 2012 City Commission meeting. This data is not available on the City's website and

**CITY FACILITY UPDATE**

City Manager Cain discussed how City facilities became a higher priority last year. In 2007, a firm was hired for background data on the municipal facilities. The current EMS housing situation that was a temporary solution needs to be addressed. The City Commission wanted to look at permanent solutions. They started looking at the Federal Screw building which is no longer available to the City. Our EMS staff feels that

their location should be north of the Boyne River. The Fire Department staff prefers the north side or center of town, or to stay at their current location. The DPW would like to go to the North Boyne site. We have also looked at combining the DPW facilities with the wastewater facility but that would be a very expensive solution.

The minimum cost is \$850,000 for the DPW, EMS & Fire facilities and preliminarily, \$3,000,000 for DPW, FIRE, EMS and City Hall. Our financial situation is in good shape, but remains guarded. We are facing challenges from the State. Also, new discussions on personal property taxes could have an effect on us of about \$185,000 per year. We are still strong, but have other wants and needs. As a City Manager, the operational preference is to take care of the public needs before ourselves with infrastructure, equipment and roads. Our existing facilities are dated but serviceable. There is nothing in the near future forcing us to do anything. Our current facilities are presentable and functional.

This current City Hall building was designed and built for other uses. It is very confusing. Changes were made to solve immediate needs. There are a lot of different ways to use this site and facility. It is not the most energy efficient building.

It would be at a City Manager's advantage to have all departments on one central campus. There is more efficiency to be gained by being in one place. Space would be shared. This can be done in a phased, orderly approach.

Currently every space in our DPW facilities is used and filled by equipment. Vehicles have to be moved to allow other equipment out. Staff makes it work. Currently, there is no way to bring EMS back on site. We looked at all City owned property. Private property would have to come off the tax roll. Sites are currently housing jobs or opportunities for future jobs. A past goal has been to move City facilities off the waterfront.

City Manager Cain presented several options of expanding the current site. View shed preservation is a serious consideration. The City Commission previously authorized staff to have soil borings of this site and results have not been received yet.

City Manager Cain added we are stewards of the people's resources. There are opportunities to improve how our facilities interact. We should find a balance.

Mayor Pro-Tem Towne stated he feels we should keep moving forward, but in phases. Roger Reynolds inquired if there has been an appraisal of this property and was informed there has not. The public would like the City to acquire more water front, not less.

City Manager Cain said the next step after receiving soil boring results is to expand this information to the entire community.

Mayor Grunch said we have a lot of talent in this community for ideas.

---

City Manager Cain said staff is currently in the budget process for FYE 2013. The budget will be presented to the City Commission at their March 13, 2012 meeting. If any boards have ideas, please get them to staff.

Property taxes should be stable. The biggest wildcard is State revenues and personal property taxes. Boyne City is still very fiscally sound. We are open to any suggestions or comments. Boyne City has been fortunate to get grants. We are getting more aggressive with smaller grants. Barb Brooks and Shannon McMaster do a wonderful job pulling grant applications together.

City Manager Cain said we are going more electronic with our agendas and packets trying to reduce the amount of paper used.

Mayor Pro-Tem Towne said he has gained a lot of respect for the volunteers who served on the boards and commission and offered his thanks to them.

**ADJOURNMENT  
MOTION**

---

Moved by Mayor Grunch, seconded by Mayor Pro-Tem Towne to adjourn the Joint Board and City Commission meeting of Tuesday, February 7, 2012 at 7:18 p.m.

---

Ron Grunch  
Mayor

---

Cindy Grice  
Deputy Clerk