



CITY COMMISSION REGULAR MEETING

Boyer City Hall

319 North Lake Street

Tuesday, May 8, 2012 at 7:00 p.m.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
Request to excuse the absence of Commissioner Gaylord who is attending to work matters.
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 April 24, 2012 regular City Commission meeting minutes as presented
 - B. Approval of letter of resignation from Paul Nicholls from the Parks & Recreation Board
 - C. Approval of contract with Kenmark Inc. for Pavement Marking Services for an estimated total of \$17,972.74.
 - D. Approval of request from the Charlevoix County Equalization Department to shred the Personal Property statements for the City of Boyne City for the years 2003 through 2006.
 - E. Approval for the City Manager to provide a letter of consolation as requested by the Northern Homes Community Development expressing our support of this and future similar projects and grants.
4. HEARING CITIZENS COMMENTS (on non-agenda items; 5 minute limit)
5. CORRESPONDENCE
 - A. Resolution from the Charlevoix County Board to terminate the City Assessing Contract
 - B. Correspondence from Shari Joles regarding Kirtland Products
6. CITY MANAGER'S REPORT
7. REPORTS OF OFFICERS, BOARDS, AND STANDING COMMITTEES
 - A. Draft Minutes of the April 10, 2012 Main Street Board Meeting
 - B. Draft Minutes of the April 12, 2012 Parks and Recreation Commission Meeting
 - C. Draft Minutes of the April 16, 2012 Planning Commission Meeting
 - D. Draft Minutes of the April 20, 2012 Special LDFA Authority Meeting

An Equal Opportunity Provider and Employer

Hometown Feel, Small Town Appeal

8. UNFINISHED BUSINESS

- A. Proposed Ordinance Amendments to Allow Chickens
Consideration to adopt the proposed amendments as presented
- B. Kirtland update

9. NEW BUSINESS

- A. CDBG South Park Street Grant-Public Hearing and Authorizing Resolution
Receive and consider public comments from the public hearing and
Consideration to adopt the proposed resolution
- B. Community Development Plan
Consideration to adopt the proposed Community Development Plan
- C. Dumpster Services
Consideration to award bid to Little Traverse Disposal for Dumpster Service for
a three year period in the amount of \$11,342
- D. Rubbish Collection Bid
Consideration to award bid to Waste Management for a total estimated cost of
\$53,100, for a three year period
- E. Charlevoix County Foreclosed Property
List of foreclosed properties in the City of Boyne City, authorize the City Clerk to
advise the County Treasurer that we have no interest in the parcels at this time

10. GOOD OF THE ORDER

11. ANNOUNCEMENTS

- The next regular City Commission meeting is scheduled for Tuesday, May 22, 2012 at Noon

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



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**APRIL 24, 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 APRIL 24, 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: Craig Remsberg, Dennis Amesbury, Scott McPherson, Barb Brooks, Hugh Conklin, John LaMont, Andy Kovolski, Cindy Grice and Michael Cain

**CONSENT AGENDA
MOTION**

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

2012-04-060
Moved by Neidhamer
Second by Towne

2012-04-060A
Approval of the April 10, 2012 regular City Commission meeting minutes as presented

2012-04-060B
Approval of the reappointment of George Ellwanger to the Planning Commission for a three year term expiring May 31, 2015

2012-04-060C
Approval of the reappointment of Chris Frasz to the Planning Commission for a three year term expiring May 31, 2015

2012-04-060D
Approval of the appointment of Tom Neidhamer as the City Commission Representative to the Planning Commission for a term concurrent with his elected term of office

2012-04-060D
Approval to adopt proclamation designating April 26, 2012 as Arbor Day in the City of Boyne City

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

MOMENT OF SILENCE

Mayor Grunch called for a moment of silence in memory of B J Hetler, a longtime local news reporter who passed away last week.

CITIZENS COMMENTS

Jim Baumann invited everyone to attend the Business Expo that will be held on Thursday, April 26, 2012 at the former Carters building.

CORRESPONDENCE

Mayor Grunch read a letter of congratulations from Dan Benishek congratulating the City of Boyne City for receiving the Governor's Award for Historic Preservation for the 1910 Waterworks Building Project.

City Manager Cain reported:

- The Charlevoix County Board of Commissioners is expected to take action at their meeting on Wednesday, April 25 to end the assessing services contract with the Boyne City, East Jordan and Charlevoix.
- Thanks to Scott McPherson for being in charge while the City Manager attended the conference
- Joined the Mayor in expressing condolences to the family and friends of B J Hetler

CITY MANAGERS REPORT

The March 2012 Financial Statement was received and filed.

REPORTS OF OFFICERS, BOARDS, AND STANDING COMMITTEES

Consideration to concurrently approve with the Local Development Finance Authority board to contract with RSG at a cost not to exceed \$14,800 to complete a sound study as proposed for Kirtland Products and authorize the City Manager to execute the documents

Kirtland Products Update

Planning Director Scott McPherson provided an update for the proposed study. Initially the request for proposals covered both the noise and air emission issues of the Kirtland operation but after receiving limited responses to the request and having discussions with the DEQ, it was determined that it was best to separate the noise and emission issues and request new RFP's with the focus on the noise issues first. After review and interviews, it was determined the RSG (Resource Systems Group) be hired to identify the problem noise, make recommendations for mitigation measures, estimate costs for the mitigation measures and of the noise and estimate the expected results of the mitigation measures. The fee quoted for this work is \$14,800.

Kirtland Citizen committee member Ryan Giem provided a summary of the committee's activities, suggestion and general learned information.

Citizens Comments: None

Staff Comments: None

Board Deliberation: Mayor Pro Tem Towne said he is ready to move forward with the recommendation. Commissioner Gaylord asked if the bid specs were based on the same requirements and was informed, the bids were based on using similar equipment to perform the study. Commissioner Neidhamer asked when production at Kirtland would start again and was informed by Tom Montley that they have standing inventory and are considering additional testing for 10 hours and are open on how to do that. City Manager Cain asked if with this timeline, production could start later in the month. Commissioner Gaylord asked if this study's funding is coming from the EDC budget and couldn't they have spent the funds? City Manager said yes, but the LDFA board felt that everyone should have the chance for input even though it wasn't mandatory.

MOTION

2012-04-061
Moved by Towne
Second by Sansom

To concur with the Local Development Finance Authority board's decision to contract with RSG at a cost not to exceed \$14,800 to complete a sound study as proposed for Kirtland Products and authorize the City Manager to execute the documents.

Ayes: 5
Nays: 0
Absent: 0
Motion carried

Liquor License Transfer of Ownership Approval

Consideration to approve the resolution for the requested liquor license transfer from Northern Michigan Hospitality LLC to the Thirsty Goat Hospitality, Inc., recommending approval of the request by the Michigan Liquor License Control Commission as presented and authorize the City Manager and City Clerk to complete, sign and submit the necessary documents on behalf of the City

City Manager Cain discussed the liquor license transfer request. Brian Asher of Thirsty Goat Hospitality discussed the proposed family friendly theme of the former Cooper's Pub and Grill. It is planned to have northern Michigan themed fare, working with the local Farmer's Market vendors. The upper level is planned to be open less often than the restaurant. Mr. Asher also stated that he has experience and has been involved in golf clubs / hospitality.

Staff Comments: Main Street Program Director Hugh Conklin encouraged this request. We have been waiting for an owner / operator like Brian Asher.

Citizens Comments: Jim Baumann said he agrees. It is a great concept, with experienced operators. John McCahan said he likes what he hears. The upstairs bar not being open very late is very encouraging, but he questioned the number of bars on the request and Brian Asher said they have no intent of adding two additional bars.

Board Deliberation: All Commissioners are in support with request to clarify the language on how many bars would be open in the facility.

2012-04-062
Moved by Neidhamer
Second by Towne

MOTION

To approve the resolution for the requested liquor license transfer from Northern Michigan Hospitality LLC to the Thirsty Goat Hospitality, Inc., with clarification on the license to be communicated to City Staff the reflect the verbal intent of straight transfer of what is currently existing, recommending approval of the request by the Michigan Liquor License Control Commission as presented and authorize the City Manager and City Clerk to complete, sign and submit the necessary documents on behalf of the City

Ayes: 5
Nays: 0
Absent: 0
Motion carried

**Planning and Zoning
Contracts with Township**

Consideration to approve the FYE 2012/2013 Wilson Township Planning and Zoning Contract for \$25,075.12 and the Evangeline Township Planning and Zoning Contract for \$36,207.52

Planning Director Scott McPherson discussed the proposed contracts for planning and zoning services for Evangeline and Wilson Townships. These contracts have already been approved by both of the townships and reflect a three year increase over last year's amounts. City Manager Cain added these figures reflect what was proposed in the budget. We have an excellent working relationship, also allowing us to have a level of planning expertise and skill set.

Staff Comments: None

Citizens Comments: None

Board Deliberation: Commissioner Sansom said she agrees with the recommendation and is in full support. Commissioner Gaylord said he is in favor and it is a perfect example of where we own the product and set the price, fully benefiting the citizens of Boyne City. All Commissioners are in support of the recommendation.

MOTION

2012-04-063

Moved by Towne

Second by Gaylord

To approve the FYE 2012/2013 Wilson Township Planning and Zoning Contract for \$25,075.12 and the Evangeline Township Planning and Zoning Contract for \$36,207.52

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**Boyne Valley EMS
Agreement**

Consideration to approve a one year agreement with Boyne Valley Township for joint operations as presented

EMS Director John LaMont discussed the proposed agreement with Boyne Valley Township. The State of Michigan has been challenged in the interpretation of a rule regarding Advanced Life Support Systems licensing and it is been ruled that to possess an ALS system license, the provider had to have a licensed transporting vehicle. This new ruling restricted Boyne City's EMS from the ability to meet our community's needs. Each patient would have had to have a paramedic on board during transport. To Boyne City, this would mean a dependence on an outside agency for additional coverage, increased cost and a delay in our patient care. The choices for Boyne City were to reduce our staffing coverage or increase our operation costs by increasing our staffing coverage to provide two paramedics. Prior to October, 2010, Boyne City EMS responded with two basic EMT's and a paramedic. After October, our staffing was one EMT and two paramedics, increasing stand by costs of staffing by \$100.00. Over the past 18 months, a committee was established between Boyne City and Boyne Valley Township to explore the possibilities of again working together collaboratively. Both City

and Township officials expressed concerns that they were being required to bear the cost of providing service and the remaining township communities being provided service were below an equitable share in cost of delivery. Meetings with the Township Supervisors were held and a consensus was reached to utilize a sliding formula of dwelling and a three year history of utilization of service. The proposal is to have a separate one year agreement with Boyne Valley Township that is different from the agreement with the other served townships, along with reconfiguring some response areas. The change will reduce the City's cost of delivery because of the distance traveled to respond to a request for service. Operational costs will be reduced as well.

Each community will provide back up to support each other, allowing a greater flexibility to meet multiple calls and / or patient needs. All revenues will be centrally deposited with expenses being paid through cost centers allowing the ability to demonstrate each areas direct costs. Each community will be responsible for their own equipment, direct costs, provide housing for the staff and equipment.

This proposed agreement will have a 180 day written notice termination clause.

City Manager Cain said this is not a first, but a continuing step. We are now a well respected EMS service. Two together will be stronger, adding additional equipment. This is a trust building method, very comparable to what was done with the Planning department. Clerk / Treasurer Grice also voiced support of the proposed agreement.

Citizens Comments: None

Board Deliberation: Mayor Pro-Tem Towne said the bottom line is improved service, cost efficiency and he is in full support. Commissioner Gaylord referred to section 4-2 regarding staff employment and if we would assume liability for all staff under that license. John LaMont said it would be single collection / staff employment system, leasing the personnel. Funds will be paid by Boyne Valley Township. Commissioner Gaylord asked how Boyne Valley is funded and Bruce Giem from Boyne Valley Township EMS said by a millage. Bruce Giem also added that the communities are the main beneficiaries of this agreement, one license, two stations using the closest truck concept. The second truck would then be staffed and available, allowing two ALS vehicles available for the community. This provides depth to the service and community in an economical manner. Commissioner Gaylord said depth by adding paramedics you couldn't afford? Bruce Giem said this agreement would provide immediate depth to both communities. Commissioner Gaylord asked John Lamont what the ultimate goal with the ambulance is? John LaMont responded that this is the ultimate goal – quality of care. Boyne Valley Township said they are not in favor of any type of ambulance authority and previously Boyne City was not in favor.

Commissioner Sansom said she is in favor of whenever we can cooperatively provide good service. Commissioner Neidhamer said he is in support. Mayor Grunch said he is in support, the City's General Fund contribution will be reduced and based on utilization. He added that he also like the indirect cost comment on the contract. This helps us not get stuck with a big bill, it can be modified annually. We can have state of the art

equipment, and this is fair apportionments of costs. Commissioner Gaylord asked what the cost is for Boyne Valley to fully outfit the staff? Bruce Giern said probably additional \$25,000 to \$30,000 for a paramedic. They do not staff two trucks right now. Between the two services with 800 calls, this agreement is in the best interest of both communities to try this. It will not lower the level of care to each go on their own, but would increase the costs. Boyne Valley Township does not operate an ALS truck.

2012-04-064

Moved by Neidhamer

Second by Towne

MOTION

To approve a one year agreement with Boyne Valley Township for joint operations as presented

Ayes: 4

Nays: 1, Commissioner Gaylord

Absent: 0

Motion carried

Consideration to approve the FY 2011/2012 budget amendments in compliance with accounting and budgeting standards

FY 2011/2012 Budget Amendments

Clerk / Treasurer Grice discussed the budget amendments that were presented.

Staff Comments: None

Citizens Comments: None

Board Deliberation: All were in agreement

2012-04-065

Moved by Towne

Second by Gaylord

MOTION

To approve the FY 2011/2012 budget amendments in compliance with accounting and budgeting standards

Ayes: 5

Nays: 0,

Absent: 0

Motion carried

Consideration to approve the placement of sidewalk on the south side of Vogel Street from the Brook Development entrance west to the intersection of Hannah Street and authorize the City Manager to sign any required documents

Vogel Street Sidewalk

Public Works Superintendent Andy Kovolski discussed the proposed sidewalk project. Maps were provided to the Commissioner showing the proposed sidewalk site. The project has been discussed at the Planning level and was supported as well.

Staff Comments: None

Citizens Comments: Joan Stevens, a resident of the project area said they are very excited that it is going on the south side of the road and would love to see the sidewalk go all around Rotary Park. Rotary Park originally had a fitness trail.

Board Deliberation: All are in support of the project.

MOTION

2012-04-066

Moved by Towne

Second by Sansom

To approve the placement of sidewalk on the south side of Vogel Street from the Brook Development entrance west to the intersection of Hannah Street and authorize the City Manager to sign any required documents

Ayes: 5

Nays: 0,

Absent: 0

Motion carried

Consideration to approve the amendments to the Fixed Asset Capitalization Policy to include Intangible Assets per GASB Statement 51.

**Fixed Asset
Capitalization Policy
Amendment**

Clerk / Treasurer Grice discussed the proposed amendment. This is a requirement of GASB Statement 51 for local units of government to recognize intangible assets and report them as necessary. The auditors have reviewed this policy amendment and are in support that it meets the GASB requirement.

Staff Comments: None

Citizens Comments: None

Board Deliberation: All are in support.

2012-04-067

Moved by Sansom

Second by Towne

MOTION

To approve the amendments to the Fixed Asset Capitalization Policy to include Intangible Assets per GASB Statement 51 as presented

Ayes: 5

Nays: 0,

Absent: 0

Motion carried

Consideration to approve Great Lakes Comnet, Inc.'s proposed METRO Act permit and agreement as presented and authorize the City Manager to sign and return the necessary documents to implement this action as required by State law

Metro Act

City Manager Cain discussed the request from Great Lakes Comnet, Inc to approve a Right of Way Telecommunications permit. This permit would allow them to run their communications lines, fiber or otherwise in the City's road right of ways. They are initially making this request to provide services

to the Boyne Area Medical Center and are looking at this point, to build a very small system about half a block east and west of South Park Street on North Street. They look to be installing a rather large utility cabinet in the right of way on North Street adjacent to the Medical Center's parking lot. We have worked with the firm to put it in a location to minimize its impact and are not aware of a way to prohibit them.

Citizens Comments: None

Staff Comments: None

Board Deliberation: Mayor Pro-Tem Towne agrees. Commissioner Gaylord asked if this is something the Medical Center procured and City Manager Cain said he understands the Medical Center made the arrangements with this company. Commissioner Sansom asked if they string new lines and was informed that this will be bored underground. City Manager Cain added the look of the box will be softened to minimize the effect. Commissioner Neidhamer asked if this is a necessary contract with future broadband.

2012-04-068

Moved by Towne
Second by Gaylord

MOTION

To approve Great Lakes Comnet, Inc.'s proposed METRO Act permit and agreement as presented and authorize the City Manager to sign and return the necessary documents to implement this action as required by State law

Ayes: 5
Nays: 0,
Absent: 0
Motion carried

Commissioner Gaylord requested clarification on the appointment of Commissioner Neidhamer to the Planning Commission and said he would have automatically abstained if it had been him. Mayor Grunch asked if staff could follow up on the poor condition of the ATT and Charter cable boxes around town.

Good of the Order

City Manager Cain said the first test of the severe weather siren will be Tuesday May 1 at noon.

Moved by Mayor Grunch, seconded by Mayor Pro-Tem Towne to adjourn the regular City Commission meeting of Tuesday, April 24, 2012 at 9:12 p.m.

**ADJOURNMENT
MOTION**

Ron Grunch
Mayor

Cindy Grice
Clerk / Treasurer



CITY OF BOYNE CITY

MEMO

To: Michael Cain, City Manager *Mc*

From: Barb Brooks, Executive Assistant *BB*

Date: May 3, 2012

Subject: Board Member Resignation

At the April 12, 2012 meeting of the Parks and Recreation board meeting Paul Nicholls verbally submitted his resignation for serving on the board due to family obligations and scheduling conflicts, effective immediately. Nicholls also served as the board Chairperson. Appointing a new chair and filling the board member vacancy will be discussed at the May 3, 2012 meeting.

A motion from the Parks and Recreation Board to recommend the acceptance of Nicholls' resignation is below.

Effective immediately, Paul Nicholls has submitted his resignation from the board. With regret, **motion by Kuhn, seconded by Shecan, PASSED UNANIMOUSLY**, to recommend to the City Commission the acceptance of Nicholls resignation from the board.

MEMORANDUM**TO: MICHAEL CAIN; CITY MANAGER** *Mc***FROM: ANDREW KOVOLSKI; PUBLIC WORKS SUPERINTENDENT** *AK***DATE: 5/03/2012****RE: PAVEMENT MARKING**

This year we again combined our bid quantities for Pavement Marking with those from the City of Charlevoix. The reasons for this were twofold; one being the hope that an increase in guaranteed quantities may bring us a better price, the second being an effort at working together with other local governments.

Bids were advertised April 10, 2012 with a due date of May 3, 2012. Bid packages were also mailed to four contractors that perform this work. Bids were received from Kenmark Inc of Buckley, MI and PK Contracting of Troy, MI. The low bid was received from Kenmark Inc. Our cost for this years marking is \$17,972.74. The unit prices in this bid are the same as last years with the exception of the large markings (turn arrows and combination arrows) which have increased about 1%. Note that we will also be painting all the parking areas this year. They were not done last year because we felt they looked good then. Attached to this memorandum is a copy of the bid submittal forms for your reference.

RECCOMENDATION:

It is my recommendation that the City Commission approve this contract with Kenmark Inc for Pavement Marking Services at the unit prices shown on the attached bid sheet for an estimated total of \$17,972.74 and authorize the City Manager to sign the required documents. Funds for this work are available in this year's Street Department budget.

OPTIONS:

1. That the matter be postponed for additional information or consideration.
2. That the matter be approved subject to some revisions
3. Any other option as determined by the City Commission

Company: KENMARK, INC
 Address: PO. Box 2, BUCKLEY, MI 49620
 Phone: 231-267-3777
 Authorized Agent: CARMAJ MEXICO
 Signature: [Signature]
 Title: VICE PRESIDENT
 Date: APRIL 15, 2012

Pavement Marking Cost

Item	Boyne City Cost	Charlevoix Cost	Total	UNIT PRICE
4" Yellow Line Painting	3900.00	558.00	4458.00	.06
4" White Line Painting	6488.94	558.00	7046.94	.06
6" Cross Walk	482.40	214.00	746.40	.40
24" Stop Bar	375.26	138.04	513.30	.58
12" Stop Bar	Ø	40.42	40.42	.47
Left Turn Arrow	496.26	73.52	569.78	18.38
Right Turn Arrow	55.14	73.52	128.66	18.38
Combination Arrow	336.75	394.00	624.75	36.75
"Only"	448.00	128.00	576.00	32.00
Parking T's and L's	210.69	353.70	614.39	1.31
Re-stripe Stalls	1770.00	Ø	1770.00	3.00
24" x 8" Crosswalk Bars	1470.00	Ø	1470.00	5.00
12" x 6" Crosswalk Bars	Ø	1960.00	1960.00	4.00
12" x 8" Crosswalk Bars	Ø	540.00	540.00	4.50
12" x 9" Crosswalk Bars	Ø	800.00	800.00	5.00
6" Yellow Line	150.00	Ø	150.00	.40
Curb Painting	727.05	1486.00	2133.05	.37
12" Yellow Line	411.25	Ø	411.25	.47
Handicap Symbol - Blue	173.25	504.00	1677.25	15.75
Layout & Paint Stalls	183.75	Ø	183.75	5.25
Remove Markings	250.00	Ø	250.00	.50
Stop - 8'	Ø	126.00	126.00	42.00
Totals	17972.74	7817.20	25789.94	

Company: P.K. Contracting
 Address: 6344 W. Mud Rd. Lake City, MS 49651
 Phone: 221-839-4430
 Authorized Agent: Douglas J. Kirkman
 Signature: [Signature]
 Title: mgr. P.K. Contracting North Div.
 Date: 4/30/12

Pavement Marking Cost

Item	Boyer City Cost	Charlevoix Cost	Total
4" Yellow Line Painting	4550 ⁻	651 ⁻	5201 ⁻
4" White Line Painting	2500 ⁴³	651 ⁻	3151 ⁴³
6" Cross Walk	3195 ⁹⁰	1749 ⁻	4944 ⁹⁰
24" Stop Bar	3687 ⁹⁰	1356 ⁹⁰	5043 ⁹⁰
12" Stop Bar	-	258 ⁹⁰	258 ⁹⁰
Left Turn Arrow	1350 ⁻	200 ⁻	1550 ⁻
Right Turn Arrow	150 ⁻	200 ⁻	350 ⁻
Combination Arrow	675 ⁻	600 ⁻	1275 ⁻
"Only"	1050 ⁻	200 ⁻	1350 ⁻
Parking T's and L's	1393 ⁻	1890 ⁻	3283 ⁻
Re-stripe Stalls	4720 ⁻	-	4720 ⁻
24" x 8" Crosswalk Bars	4851 ⁻	-	4851 ⁻
12" x 6" Crosswalk Bars	-	4900 ⁻	4900 ⁻
12" x 8" Crosswalk Bars	-	1200 ⁻	1200 ⁻
12" x 9" Crosswalk Bars	-	1600 ⁻	1600 ⁻
6" Yellow Line	993 ²⁵	-	993 ²⁵
Curb Painting	2747 ⁹⁰	5700 ⁻	8447 ⁹⁰
12" Yellow Line	2625 ⁻	-	2625 ⁻
Handicap Symbol - Blue	550 ⁻	1600 ⁻	2150 ⁻
Layout & Paint Stalls	455 ⁻	-	455 ⁻
Remove Markings	300 ⁻	-	300 ⁻
Stop - 8'	-	300 ⁻	300 ⁻
Totals	40994 ⁹⁸	23155 ⁹⁰	64150 ⁹⁸

Job. May 14th 2012



Charlevoix County Equalization Department

301 STATE ST. / COUNTY BUILDING
CHARLEVOIX, MICHIGAN 49720
(231) 547-7230 FAX (231) 547-7232
chxcoequal@charlevoixcounty.org

March 28, 2012

City of Boyne City
City Council
319 N Lake St.
Boyne City, MI 49712

Dear Council Members:

As the assessor for the City of Boyne City our vault currently holds Personal Property statements for the City for the years 2003 through 2012. Michigan Law (Section 211.23) allows for the destruction of these statements as long as permission is granted by the City Council.

The purpose of this letter is to request permission from the City Council to allow the assessor to shred the Personal Property statements for the City of Boyne City for the years 2003 through 2006, retaining years 2007 through 2012.

Thank you for your consideration.

Sincerely,



Corinne C. Fisher, Assessor
City of Boyne City

THE GENERAL PROPERTY TAX ACT (EXCERPT)
Act 206 of 1893

211.23 Statement; filing, preservation, permissible uses, unlawful use, liability for damages.

Sec. 23.

All the statements herein required to be made and received by the supervisor or assessor shall be filed by him, and shall be presented to the board of review hereinafter provided for, or provided for in any act incorporating any village or city, for the use of said board, and after the assessment is reviewed and completed by such board of review, all of the statements shall be deposited in the office of the township or city clerk, and shall be preserved until after the next assessment is made and completed, after which they may be destroyed upon the order of the township board or city or village council, but no such statement shall be used for any other purpose except the making of an assessment for taxes as herein provided, or for enforcing the provisions of this act, and any officer or person who shall make or allow to be made wilfully or knowingly, any other or unlawful use of any such statement, shall be liable to the person making such statement for all damages resulting from such unauthorized or unlawful use of such statement. All the statements received by the supervisor or assessor shall be made available to the county tax or equalization department mandatorily established under section 34 of this act and use of such statements by such county tax or equalization department shall be deemed a use for the purpose of enforcing the provisions of this act.

History: 1893, Act 206, Eff. June 12, 1893 ;-- CL 1897, 3846 ;-- CL 1915, 4017 ;-- CL 1929, 3411 ;-- CL 1948, 211.23 ;-- Am. 1964, Act 275, Eff. Aug. 28, 1964
Popular Name: Act 206

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Rendered 8/8/2006 14:25:50

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Michigan Compiled Laws Complete Through PA 324 of 2006
Courtesy of www.legislature.mi.gov



Date: May 4, 2012
To: Mayor Grunch and the Boyne City City Commission
From: Michael Cain, City Manager *Mc*
Subject: Northern Homes Homebuyer Purchase and Rehabilitation Program Letter of Consultation

We have received a request and the attached information from the Northern Home Community Development Corporation for a letter of consultation regarding a MSHDA Grant they have received. I have discussed this matter with their Executive Director and it sounds like a very worthwhile program that will help get new homeowners into existing homes with the ability to do repairs on the homes they are purchasing. They received similar grants in 2007 and 2010 which were used, in part, to help a couple of families purchase and repair homes here in Boyne City. Since we receive a similar request on a semi-regular basis I would ask the City Commission to allow any approval it may grant today to carry over for future requests, unless there is a significant change in what is being requested from the City.

A copy of our 2010 letter is attached.

There is no cost to the City.

RECOMMENDATION: That the City Commission authorize the City Manager to provide a letter of consultation as requested by the Northern Homes Community Development Corporation expressing our support of this and future similar projects and grants.

Options:

- 1) Deny the request.
- 2) Postpone the matter for further consideration.
- 3) Grant the request for this time only.
- 4) Other option as determined by the City Commission



NORTHERN HOMES

COMMUNITY DEVELOPMENT CORPORATION
Serving the Counties of Antrim, Charlevoix, Cheboygan,
Crawford, Emmet, and Otsego.

P.O. Box 86 • 1048 E. Main Street
Boyer City • Michigan 49712

April 26, 2012

Michael Cain
City of Boyne City

Dear Mike,

Northern Homes Community Development Corporation has received a grant from the Michigan State Housing Development Authority, MSDHA, to help local residents purchase existing homes within a targeted area in the City of Boyne City and rehabilitate them. Prior to releasing the funds MSDHA requires a "letter of consultation" from the local units of government of all of the communities we are targeting with this grant. These two paragraphs describe what MSDHA is looking for:

Consultation Requirements for Nonprofit Applicants. Nonprofit applicants must consult the local government of the community where the proposed project will be conducted. Attach a letter of consultation from the local unit of government.

The local government of the community where the proposed project will be conducted has determined and documented that (a) the project is consistent with local plans and ordinances; (b) the community is aware of the potential impact of the project.

For your information I have enclosed sample letters of consultation from our previous grant, a program summary and a brochure of our program. If needed, I can also make a presentation to your governing board.

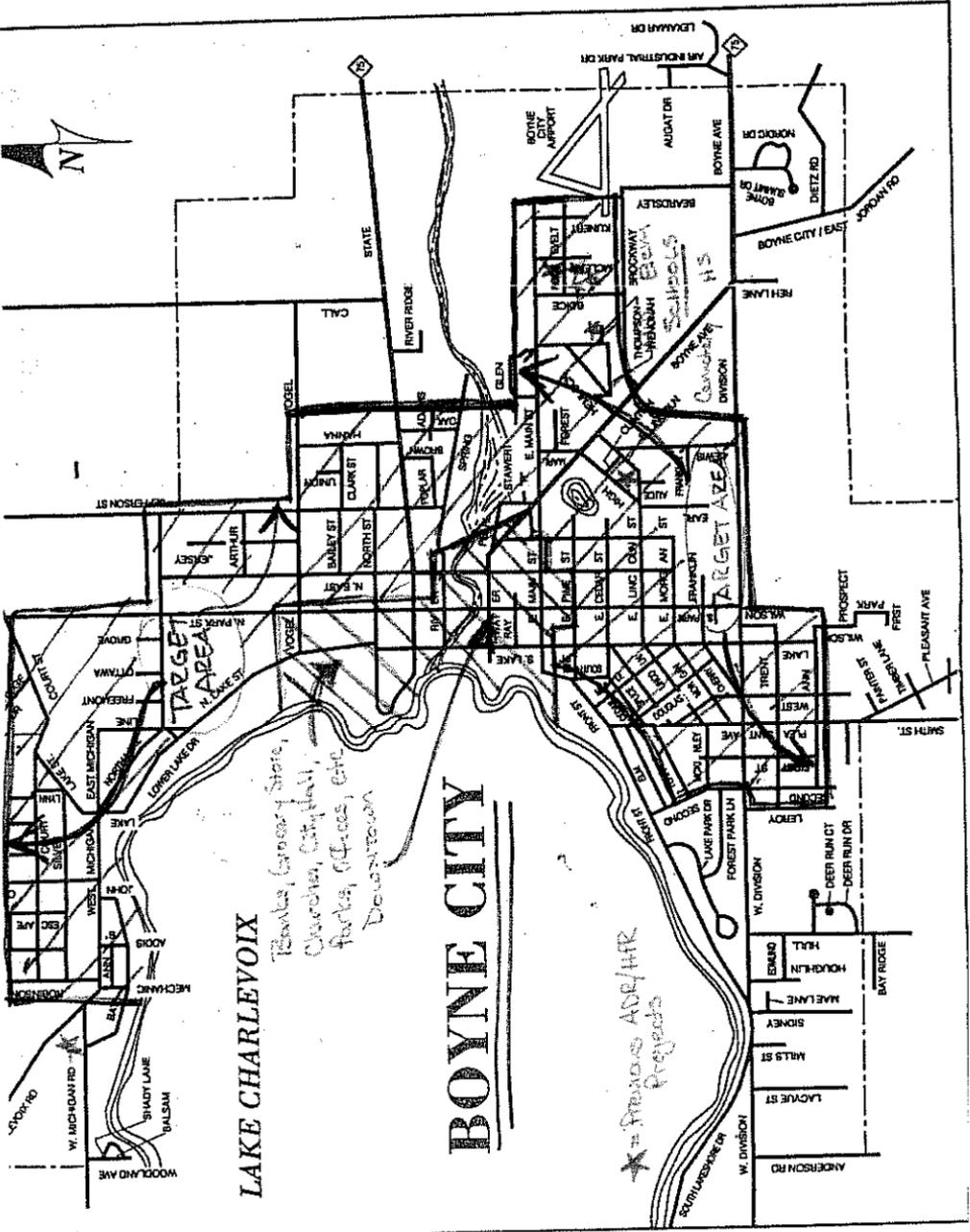
Please send the letter to me by email to jane@northernhomes.org or by mail to:
Jane MacKenzie
Northern Homes CDC
P.O. Box 86
Boyer City, MI. 49712

Or fax it to (231) 582-6274. Thank you for your assistance with this matter. If you have any questions please call me at (231) 582-6244.

Sincerely,


Jane S. MacKenzie
Executive Director
Northern Homes CDC

Phone
231.582.6244
Fax
231.582.6274



LAKE CHARLEVOIX

*Boys' Club, Grocery Store,
Church, Catholic,
Parks, Offices, City
Downtown*

BOYNE CITY

*★ Francis Asher
Projects*



Northern Homes Community Development Corporation

Homebuyer Purchase Rehabilitation Program Information Sheet 2012

Purpose of Program

The purpose of this program is to help low-moderate income individuals and families purchase an existing home. In addition rehabilitation money is available to help the homebuyer avoid costly repairs during the early years of homeownership.

Down payment and Closing Cost Assistance

Homebuyers that meet program guidelines may receive up to \$10,000 in down payment and closing cost assistance. The average amount of assistance is \$1,000.

Rehabilitation

Up to \$25,000 for rehabilitation costs. The average amount of assistance is \$18,000. Rehabilitation typically includes items that may need to be repaired/replaced during the first few years of homeownership, such as: new furnace, updated electrical systems, new roof, etc. Improvements for energy efficiency such as insulation and replacement windows are also eligible.

Homebuyer Guidelines

- The homebuyer must not earn more than the income listed here, based on family size:

		Emmet County, 2011				
Family Size:	<u>1 Person</u>	<u>2 People</u>	<u>3 People</u>	<u>4 People</u>	<u>5 People</u>	
Income	\$35,950	\$41,050	\$46,200	\$51,300	\$55,450	
		Charlevoix County, 2011				
Income	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	

- The homebuyer must use the home as their principal place of residence.
- The homebuyer cannot currently own a home.
- The homebuyer must agree to attend Pre-Purchase Homeownership Counseling by Northern Homes CDC.
- Homebuyer must have good credit and be able to get a first mortgage for the purchase of the home that meets program standards.
- The homebuyer must invest a minimum of 1% of their own money in the purchase of the home.

Home Purchase Guidelines

- The purchase price must be affordable to the homebuyer.
- Eligible properties: Single family homes that are vacant or owner occupied (not renter occupied).
- The home must be located within target areas of the Cities of Charlevoix, Boyne City, East Jordan, Petoskey, the Villages of Alanson, Bellaire and Elk Rapids.

Security

A second mortgage for the difference between the amount of funds provided by the buyer and the market value of the completed project, as determined by appraisal, plus standard closing costs is recorded at closing. The second mortgage does not accrue interest and is forgiven over 10 years.

First Mortgage Requirements

Mortgage interest rates and closing costs must be at the best available to borrowers with good credit in the local market. The interest rate must be within 100 basis points of Freddie Mac weekly average

Acceptable Ratios

Front End Ratio/Housing Ratio: 28-33%

Back End Ratio/Total Debt to Income Ratio: 38-43%

Acceptable Loan Terms

Fully amortizing 30 year fixed rate loan. Allowable Loan to Value is at least 97%. We will not accept Adjustable Rate Mortgages, Interest Only Mortgages, Balloon Mortgages, Land Contracts.

Acceptable Closing Costs

Maximum 1% in lender closing costs

Standard 3rd party closing costs: appraisal, flood certification, title, etc.

For more information please call:

Jane MacKenzie
(231) 582-6244
jane@northernhomes.org

Who is Northern Homes CDC



Northern Homes Community Development Corporation was created in 1998 to address the growing need for affordable housing in Northern Michigan.

Northern Homes CDC is a private non-profit organization.

Our mission is to create affordable housing opportunities in Northern Michigan.

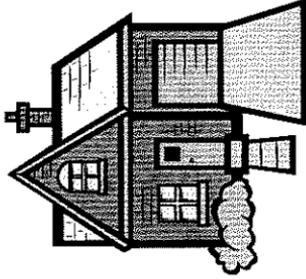


Northern Homes Community Development Corporation



Northern Homes CDC

Jane Mackenzie
P.O. Box 86
1048 E. Main St.
Boyer City, MI 49712
Phone: 231.582.6244
Fax: 231.582.6274
jane@northernhomes.org



Homebuyer Purchase Rehabilitation Program

The HPR Program

What is the HPR Program?

The "Homebuyer Purchase Rehabilitation Program" helps families purchase and repair a home.

Northern Homes CDC can help you get money for down payment and closing costs as well as needed repairs for the house you want to buy.

If you qualify, you could receive up to \$10,000 for the purchase of your home and up to \$25,000 to repair it.

The funds from the HPR program become a 2nd mortgage on the home which is forgiven over 10 years of residence in the house.

Do you qualify?

A family of 2 should have an income not greater than approximately \$39,000 per year.

A family of 4 should have an income not greater than approximately \$49,000 per year. Please call us for exact income limits.

You must have good credit and be able to obtain a mortgage from a bank to be able to purchase the home.

The home must be in target areas in the city limits of Alanson, Boyne City, Charlevoix, East Jordan, Elk Rapids, Bellaire and Petoskey.

The homebuyer must attend home ownership counseling by Northern Homes CDC.

The homebuyer must pay at least 1% of their own funds toward the purchase of the house.

What type of rehabilitation is available?

Rehabilitation typically includes items that may need to be repaired or replaced during the first few years of homeownership, such as: new furnace, updated electrical systems, new roof, etc. Improvements for energy efficiency such as insulation and replacement windows are also eligible.

For more information on the HPR program or to learn about other programs including credit and foreclosure counseling contact our office.

Northern Homes CDC

1048 E. Main St.

Boyne City, MI 49712

231-582-6244



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

March 22, 2010

Ms. Jane MacKenzie
Northern Homes Community Development Corporation
PO Box 86
Boyne City, MI 49712

Dear Jane,

Please consider this as a letter of consultation for the Michigan State Housing Development Authority and their Homebuyer Purchase and Rehabilitation of Existing Single-Family Home program.

The City of Boyne City, through action of the Boyne City City Commission at their February 23, 2010 meeting, has determined and documented that the project is consistent with local plans and ordinances and that the community is aware of the potential impact of the project.

We appreciate Northern Homes' previous efforts in this area and fully support your proposed endeavors.

If we can be of any further assistance, please feel free to contact me directly.

Sincerely,

Michael Cain
City Manager

Hometown Feel, Small Town Appeal

APRIL 25, 2012

CITY ASSESSING CONTRACT TERMINATION

RESOLUTION

WHEREAS, the Equalization Department has contracted with the Cities of Boyne City, Charlevoix and East Jordan to provide assessing services for many years; and

WHEREAS, due to the retirement of both the Equalization Director and a senior staff appraiser the Equalization department does not have sufficient staff to continue contracting with the cities to handle their assessing functions; and

WHEREAS, after a diligent search, the county has not been able to hire the additional staff needed to continue contracting with the cities; and

WHEREAS, the Internal Government Committee recommends to the entire Board that the assessing contracts with the three cities listed above not be renewed due to staffing issues;

NOW THEREFORE BE IT RESOLVED that the Charlevoix County Board of Commissioners will not renew assessing contracts with the Cities of Boyne City, Charlevoix and East Jordan.

BE IT FURTHER RESOLVED that a certified copy of this resolution be sent to each city manager as notification that the county will no longer be contracting with them for assessing services prior to the May 1st deadline.

Submitted by:

JOEL EVANS

Supported by:

CHRIS CHRISTENSEN

CERTIFIED	
Sheryl Peter Brown, County Clerk	
<i>Sheryl Peter Brown</i>	04/27/12
DEPUTY	DATE

Michael Cain

From: Shari Joles [cscask321@gmail.com]
Sent: Thursday, May 03, 2012 11:11 AM
To: Michael Cain; Scott McPherson
Subject: Kirtland Products

May 3, 2012

Dear Mike Cain, Scott McPherson, City Commissioners, City Planning Board, Citizen's Board:

My house has been for sale with Coldwell Banker for just a few weeks. A young couple looked at it last week and made an offer to purchase it after one showing. I was shocked and very happy! After proposing a counter offer to the buyers, my realtor called me. The buyers could accept the offer, but they thought that Kirtland Products was running when they looked at my house. They thought, oh this noise isn't bad....we can live with this. Of course, Kirtland Products wasn't running. What they were hearing was the silence and peace that we should have in our homes on a daily basis....an inherent right we **should** have as citizens of Boyne City.

The potential buyers withdrew their offer after finding out that Kirtland wasn't up and running when they looked at the house. They want to wait to see what the noise will be at the house when Kirtland starts operating again. Of course, it will be unacceptable to them.

My personal story truly validates what we as neighbors and citizens have been thinking - the plant has harmed the value of our homes which is in turn hurting the citizens of Boyne City. It's hurting the taxpayers and our local economy - the Realtors who would receive commission and depend on sales, the mortgage companies, the appraisers, the banks, the school that depends on new families coming here - they're all losing because of Kirtland and their violations of their conditional use permit and city ordinances.

I encourage you to develop an aggressive timeline for moving the process forward to get the noise study done in a quick fashion. The rest of the community and others in this economy is being stifled by allowing Kirtland to control this process of getting the study done just because they have excess inventory. I don't feel they should receive special treatment or get any other special City funding.

Boyne City's town and economy is much more than Kirtland Products. Let's not forget how many others.... existing local businesses, the school and the taxpayers.....are suffering and being held hostage as we wait for Kirtland to sell more pellets so they can operate and get this study done. It's not right.

Sincerely,
Shari Joles
1129 Nordic Drive
Boyne City MI 49712

5/3/2012



Scan QR code or go to
www.gov.boynecity.com
 click on minutes & agendas

Approved: _____

Meeting of
April 10, 2012

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING HELD ON THURSDAY, APRIL 10, 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: Robin Berry Williams, Bob Carlile, Michelle Cortright Larry Lenhart, Kathy Anderson and Mike Cain
 Absent: Jodie Adams(arrived 8:36 am) and Pat O'Brien (arrived 8:36 am) Rob Swartz

Meeting Attendance

City Staff: Main Street Manager Hugh Conklin, Assistant Planner/Zoning Administrator, Shannon McMaster, and Executive Assistant Barb Brooks

Public: There was five people in attendance

Excused Absences
MOTION

Cain moved Anderson seconded, PASSED UNANIMOUSLY to excuse the absence of Rob Swartz.

Approval of Minutes
MOTION

Anderson moved Carlile seconded, PASSED UNANIMOUSLY to approve the March 1, 2012 regular meeting minutes.

Citizens Comments

None

Correspondence

None

Main Street Committee
Reports

Promotions: Besides the summary of the March 6th meeting that was included in the agenda packet, Main Street Manager Conklin commented on:

- The Farmers-market opens its outdoor season on Wednesday, May 2nd The annual pre-season vendor meeting is / was April 9. To date, there are more than 70 vendors registered for the season, an increase of 10 from last year. The market is considering expanding down the sidewalk on Lake Street to accommodate the new vendors. The market is also moving forward with plans to accept Bridge Cards.
- Main Street Manager Conklin, Executive Assistant Barb Brooks and Farmers Market Manager Becky Harris updated the board on the National Main Street Conference they attended, this past week.
- Fundraising is underway for Stroll the Streets. Sponsorship letters were sent out a few weeks ago. Received \$5,500 to date. The

budget this year for the event is \$14,000. Stroll the Streets will start June 15, two weeks earlier than in past years.

Design: Besides the summary of the March 12th meeting that was included in the agenda packet, Main Street Manager Conklin commented on:

- An idea was brought forward to “dress up” the green space between the sidewalk and the road in front of Glen’s Market; . He also shared a photo of a bike rack concept that was in the parks in Baltimore, if the board likes the concept, we could see if they could be fabricated locally.
- Boyne Area Chamber’s new logos: The board was shown the proposed new logos for the Chamber. These will go to the Chamber board at its April 17th meeting for approval. The board is all in agreement that they look great and are ok with the concept. Cortright moved Cain seconded **PASSED UNANIMOUSLY** that the Main Street board endorses the concept of the Boyne Area Chamber’s new logos.

Organization

- Planning for Boyne Thunder is well underway. A new website is live and registration has exceeded expectations. To date, there are 54 entries.

Team Boyne – Creating Entrepreneurial Communities (ER committee)

- Rob Bliss visited Boyne City March 8 to make two presentations. He spoke at a high school assembly in the afternoon and to community members in the evening.
- The business retention and recruitment committee continues its work implementing strategies from the recent market study update completed by Downtown Professional Networks. They are actively meeting with potential businesses that are in other communities.

MOTION

Managers Report

Main Street Manager Conklin reported that the Charlevoix County Transit Expanded Winter bus service generated 650 riders, at this time; he doesn’t have the total amount charged to Main Street.

MOTION

Cain moved Anderson seconded **PASSED UNANIMOUSLY** to move agenda item 8e before agenda item 6.

South Park Street Project

NEW BUSINESS

Larry Fox of C2AE presented the board with drawings of the proposed design of South Park Street, from Water to Pine St. The City has received a \$503,000 grant for the \$720,000 project. They would like to complete the final design by May and the estimated date of completion for the project is October 2012. The project would start at Pine Street. The board reviewed and discussed several options. Discussion of the options that would provide more parking spaces, safe pedestrian flow, the fewest amount of tree removals and the most consistent with the rest of the downtown. The estimated cost to bury the utilities to Ray Street would be \$102,000, which would be the responsibility of Main Street. The cost is

included in the 2012-2013 budget, but there has been no decision on whether to move forward with the project. Board consensus that options 2 and 7 would be the best options for that area. There is a public hearing on the project at 11:00 am April 12 at the Boyne District Library.

UNFINISHED BUSINESS

2012-13 Main Street Budget:

The board reviewed the revision to the budget the City Commission adopted. (Received and filed).

Anderson moved Cain seconded PASSED UNANIMOUSLY to approve the 2012- 2013 Main Street Budget as amended.

MOTION

NEW BUSINESS

Flower Maintenance Contract:

Since the reconstruction of Lake, Water and Front streets in downtown Boyne City Mark Cs Trees has been contracted to do the watering and maintenance of the downtown planters. The contract runs June through September and includes watering, weeding and fertilizing. The cost for the three years has remained steady at \$1,000 per month / \$4,000 per season. Adams moved, Carlile seconded PASSED UNANIMOUSLY to approve the extension of the planter box maintenance contract with Mark Cs Trees for the 2012 season at a cost of \$1,000 per month / \$4,000 per season.

MOTION

Graphic design Contract:

For the past seven years, Kecia Freed Design has provided graphic design services for the Main Street Program. The work Kecia does for the program includes event posters, banner designs, advertising, downtown map directory, and other brochures. The annual fee paid for her services has averaged \$200 a month. Over the past 18 months, the Main Street program has been working with Cindy Williams Design on a new brand, including marketing materials and website. The work is nearly finished and now it is time to bring the brand to life. That will come through a redesign of all event posters, banners, brochures – basically all the materials related to the program. As a result of the anticipated workload increase, we can not expect Kecia to work for the same fee. Main Street Manager Conklin is proposing an additional \$100 per month to compensate her for her extra services, making her monthly fee \$300 for a total annual fee of \$3,600 for the 2012-13 fiscal year.

Anderson moved, Cortright seconded PASSED UNANIMOUSLY to approve the graphic design services contract for the fiscal year 2012-13 with *Kecia Freed Design* for \$3,600.

(Anderson out at 10:15 a.m.)

MOTION

Downtown Banners:

The board reviewed the new designs (received and filed) recommended by the design committee for the first installment of new banners in the Main Street / DDA district with our new brand. This summer the committee is recommending new banners for the Water, Lake, Front and Main Street areas. The cost is between \$80-\$85 per banner. The banners measure 22x48, compared to the current banner which is 22x36. This creates a problem with the 2-hour parking limit signs on several lamp posts. The committee has come up with a 2-hr parking sign which may be one way to alleviate the problem. Due to the length of the banners, the

committee is recommending they not be installed on the lamp posts at intersections. Board discussion:

- Too much complexity, hard to read as you are going by.
- What is the message? Add the event itself.
- Will this be seasonal only? No
- Maybe off-set the color to get more of a "pop"
- Could we install one downtown to see how it looks?
- Will the old ones come down? Yes, they will be placed in a new location, other than the "core" downtown.

Main Street Manager Conklin will order 4 or 5 banners to install and see how they look.

Boyne Gazette Visitors Guide:

Chris Faulkner, Publisher of the Boyne City Gazette is requesting the Boyne City Main Street Program purchase a ad in the Boyne City Summer Events Guide produced by the Gazette. He explained that last year they produced 20,000 copies which were distributed all over Charlevoix County and well received by businesses, tourists, and locals as the guide on all things happening in Boyne City during the summer. Board discussion that a half page ad would be a good starting point. Cain moved Carlile seconded PASSED UNANIMOUSLY to purchase a half page ad in the Boyne Gazette Visitors Guide in the amount of \$500.

MOTION

Closed Session

MOTION

Cain moved, Cortright seconded PASSED UNANIMOUSLY to approve the request of Main Street manager to go into closed session to discuss possible real estate transaction provided in MCL 15.268 (d) of the Michigan Open Meetings Act (PA 267 of 1976) at 10:37 a.m.

Roll Call:

All Ayes

Return to open session

MOTION

Cain moved, O'Brien seconded PASSED UNANIMOUSLY to return to open session at 11:00 a.m.

Good of the Order

The new LED light should go up this week as a sample Barb Brooks will be handling our grants in house instead of utilizing the NLEA.

Adjournment

MOTION

Cortright moved Berry-Williams seconded PASSED UNANIMOUSLY to adjourn the April 12, 2012 meeting of the Boyne City Main Street Board at 11:12 a.m.

Karen Seeley, Recording Secretary

Approved: _____

**MEETING OF
April 12, 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, APRIL 12, 2012.**

CALL TO ORDER

Meeting was called to order by Chair Nicholls at 6:00 p.m.

ROLL CALL

Present: Paul Nicholls, Bill Kuhn, Mike Sheean, Jerry Swift, and Gail VanHorn

Absent: Lou Awodey, Marie Sheets and Carl Wehner

City Staff: Streets/Parks & Recreation Superintendent Andy Kovolski
and Recording Secretary Pat Haver

**MEETING
ATTENDANCE**

Public Present: None

****MOTION**

Kuhn moved, Nicholls seconded, PASSED UNANIMOUSLY to excuse the absence of Awodey and Sheets.

**APPROVAL OF
MINUTES
MOTION

Nicholls moved, Kuhn seconded, PASSED UNANIMOUSLY, a motion to approve the February 2, 2012 meeting minutes as presented.

**CITIZENS
COMMENTS**

None

Nicholls requested the board's consideration for an addition to the agenda under 9 D "New Business" board member resignation.

DIRECTOR'S REPORT

Kovolski reported there has been a lot of activity and clean up of the parks. The official opening of the pavilion and boat launch restrooms will be this weekend, April 15th. The budget was passed as presented which includes funds to install new windows at the warming house for heating efficiency, the tree view corridor trimming/clearing project that has been discussed, and some additional funds for capital outlay for all parks. Ten new picnic tables have been ordered, and will be assembled and distributed throughout the parks. The City was successful in obtaining grant money for work on S. Park St. from Water St to Pine St. They project is in the design phase as of tonight.

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

- **Avalanche** - It has been reported that rocks have been rolled down the hill from the top. There are continued problems with erosion on the face of the hill; trail signage really needs to be completed. The disc golf course is in terrible shape, and in need of upkeep and repairs. There have been a couple of user groups that have expressed interest in maintaining the course, have been invited to attend a meeting, however, have not done so to date. Kuhn will make contact with Jay's Sporting Goods to gather quotes on archery target replacements.
- **Sunset Park** - The portable ice rink was not been very successful. Unknown if it will be put up next year, or look for alternate locations.

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

Sheehan reported that the funding drive for the shortfall is going well and anticipates approximately \$12,000 in pledges with more coming in. On May 2nd, all are invited to the Red Mesa Grill for fundraising activities. A portion of the proceeds from the daily entrée and casa margarita sales will go towards the trail. There will be a silent auction and volunteers will be on hand to accept donations. Phase II grant applications have begun.

**Boyne City to Boyne
Falls Trail Update**

Sheehan reported the committee has been successful in working with the State of Michigan on property acquisition, as Boyne Valley Township purchased the available property, leaving only one piece still with a few issues. They will continue to work with the property owner and review and consider all options as they move forward. Grants have been applied for to assist with the preliminary engineering.

**Avalanche Trail
Signage update**

Avalanche signs are in need of repair and installation as stated above.

**Sunset Park plan
proposal update**

The Main Street Design committee has approached Mark Robinson for a proposal for design services. A copy of the proposal response was handed out at the meeting (received and filed). The board had concerns about the cost of the proposal and wondered if it was for design services only or included the actual work as proposed. Main Street Manager Conklin advised that it is for design work only, and his committee was concerned also about the cost. The consensus was to see if Mark Robinson would be willing to facilitate a public input session. Kovolski did advise that additional picnic tables would be placed in the park. With the addition of the sprinkler system, the possibility of lush green grass may attract more users.

- Peninsula Beach update** Nothing to report at this time. The Mountain Mayhem biking event is scheduled to take place on June 9th. the event is in need of many volunteers.
-
- NEW BUSINESS**
- Joint Board and Commission meeting** Nicholls reported at the Joint Boards and Commission meeting the community goal setting session survey was discussed, and reviewed the top 16 goals recommended from the survey. The placement/location of city facilities was also a topic of discussion.
- Property purchase along the Boyne River** Kovolski handed out a map of property that is for sale adjacent to city property along the Boyne River (received and filed). The City commission felt that the price for the property could not be passed up, so are taking steps towards acquisition.
- Outside meeting locations for the months of May through September** Each year during the warmer months, the committee rotates their meeting location through the available parks. **Motion by Nicholls, seconded by Sheean, PASSED UNANIMOUSLY**, to rotate the meetings to the following parks and have the meetings begin at 6:00 pm:
****MOTION**
- May and September – Veterans Park pavilion
June – Avalanche Park
July – Rotary Park
August – Old City Park
- Nicholls resignation from the board** Effective immediately, Paul Nicholls has submitted his resignation from the board. With regret, **motion by Kuhn, seconded by Sheean, PASSED UNANIMOUSLY**, to recommend to the City Commission the acceptance of Nicholls resignation from the board.
-
- Good of the Order** The ramp at Avalanche is a hazard when wet, and needs to be looked at. Kovolski will see to it.
- NEXT MEETING** The next regular meeting of the Parks and Recreation Board is scheduled for Thursday, May 3, 2012 at 6:00 p.m. at Veterans Park pavilion.
-
- ADJOURNMENT** The April 12, 2012 meeting of the Parks and Recreation board was adjourned at 6:56 p.m.

Pat Haver, Recording Secretary

Approved: _____

Meeting of
April 16, 2012

Record of the proceedings of the Boyne City Planning Commission meeting held at Boyne City Hall, 319 North Lake Street, on Monday, April 16, 2012 at 5:00 P.M.

Call to Order

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

Roll Call

Present: George Ellwanger, Chris Frasz, Jim Kozlowski, Lori Meeder, Tom Neidhamer, Jane MacKenzie, John McCahan
Absent: Joe St, Dennis (arrival at 5:01 pm) and Gretchen Crum

Excused Absence(s)

MOTION

2012-04-16-2

McCahan moved, Meeder seconded, **PASSED UNANIMOUSLY** a motion to excuse the absence of Crum.

Meeting Attendance

City Officials/Staff: Planning Director Scott McPherson and Clerk / Treasurer Cindy Grice
Public Present: Five

Consent Agenda

MOTION

2012-04-16-3

Ellwanger moved, MacKenzie seconded, **PASSED UNANIMOUSLY** a motion to approve the consent agenda. Approval of the March 19, 2012 Planning Commission minutes as presented.

Comments on

In-Agenda Items

Hugh Conklin discussed the update provided the Planning Commission with information on the recent Market Study

Reports of Officers, Boards
and Standing Committees

None

New Business

Preliminary Review of
Conditional Rezoning
Request for 1 Water
Street submitted by Catt
Development

Planning Director Scott McPherson presented the conditional rezoning request for the 1 Water Street property. The proposed plan would rezone the property from Waterfront Marina District to Central Business District to the proposed use of detached motel units. The proposed plan would eliminate the approved 37 unit hotel with 15 detached cottage units that would consist of a ground floor rental suite that close resemble a typical hotel room on the ground floor and two bedroom dwelling on the upper floors. There is commercial space being proposed on the ground floor of three of the cottages.

Renderings of the originally approved plan and the new, proposed plan were provided. Glen Catt stated that nothing has been done to develop the property yet, they did not want to start and stop the project. It had not been taken to market yet so they decided to look at options other than the originally proposed hotel.

Wally Kidd of Kidd Leavey Real Estate said the challenge of financing a condominium, shared wall hotel is difficult. There is no money being lent by Fannie and Freddie Mae to do so. The project has to be 70% sold out.

Chair Neidhamer said to clarify, you cannot finance a conventional condominium unit unless it is 70 % sold out and cannot have any future phases. Mr. Kidd also added that big box lenders won't touch it if there is a rental attached to the unit. The goal is to start selling and marketing the project now.

Doug Mansfield of Mansfield and Associates, planner for Catt Development also spoke on the project and the proposed rezoning request. The cottage units are 10' apart, three stories tall. The height of the new project is 20% less than the original project and has 25% less density. Each unit has a one car garage, there are four different floor plans available; three units are planned to have cottage industries on the first level rather than the motel room. There will be a cottage for marina use. The remaining units will have a one bedroom rental space like a typical hotel room. It is not a site condo and all units will be maintained by an association. The marina will be marketed at the same time.

Lori Meeder stated these appear to be more marketable and Mr. Kidd said yes.

Mr. Kidd added that they are taking the same building, reducing the size, segregating the units. Properties today are very value driven. The rental allows owners to subsidize their unit. There is a demand for these. All driveway radiuses are in compliance with fire codes.

There was discussion on the project parking requirements. From the previous project, they are only losing 16 spaces, while losing 20% of the density.

Jim Kozlowski inquired about the construction sequence. Mr. Mansfield said they plan two or three foundations at a time. There is a lot of interest in the corner unit.

George Ellwanger said they have done a superb job of putting this together and inquired where the footpath between the marina and the marina office unit will be.

Gen Catt said there are only six slips left and praised City Harbormaster Barb Brooks for the great job managing their marina for the past few years.

John McCahan discussed combining the two south units of the plan.

Chris Frasz agrees with the project, but added it might be hard to justify in the Central Business District. Scott McPherson said they will also have to look at allowed uses.

Tom Neidhamer said we could not do this project in the waterfront marina district and Scott said that is correct.

2012-04-16-7A

Ellwanger moved, McCahan seconded, PASSED UNANIMOUSLY a motion to schedule a public hearing for the conditional rezoning for the 1 Water Street project for the May 21, 2012 Planning Commission meeting.

**Review Park Street
Reconstruction proposals**

Planner Director McPherson provided the Commission with the four possible plans proposed for the Park Street project. After discussion, the board expressed approval for option 2.

**Commissioner MacKenzie
excused**

Commissioner Jane MacKenzie was excused at 7:06 p.m.

**Planning Commission
Reappointment
Recommendations**

2012-04-16-7C

St. Dennis moved, Meeder seconded, PASSED UNANIMOUSLY a motion to recommend approval to the City Commission for the reappointment of George Ellwanger, Chris Frasz to a three year term expiring on May 31, 2015 and that Tom Neidhamer be appointed as City Commission representative.

Staff Report

Planning Director Scott McPherson discussed the MSU Extension invitation to be part of a short term workgroup exploring water quality protection through planning and zoning. Tom Neidhamer or Jim Kozlowski will be the Planning Commission representative to the workgroup.

Planning Director Scott McPherson said the Kirtland Citizens Committee is going to make a recommendation to the LDEA board on a consultant to be hired to identify the noise issues.

Good of the Order

George Ellwanger inquired on the status of the Devlon Site and Scott said they have until May 19 to clean the site.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for May 21, 2012.

MOTION

2012-04-16-10

Neidhamer moved, Meeder seconded, PASSED UNANIMOUSLY a motion to adjourn the meeting at 7:19 p.m.

Cindy Grice, Clerk/Treasurer

Tom Neidhamer, Chair



Approved: _____

**MEETING OF
APRIL 20, 2012**

**MINUTES OF THE BOYNE CITY LOCAL DEVELOPMENT FINANCE
AUTHORITY MEETING DULY CALLED AND HELD ON FRIDAY, APRIL
20, 2012**

CALL TO ORDER

Chair Gillette called the meeting to order at 11:00 a.m.

ROLL CALL

Present: Pat Anzell, Kelly Ballant, Michael Cain, Richard Copeland, Michelle Cortright, Pete Friedrich Ralph Gillett and Josette Lory

Absent: None

**MEETING
ATTENDANCE**

Staff: Planning/Zoning Administrator Scott McPherson, Main Street
Director Hugh Conklin and Recording Secretary Karen Seeley

Public: None

**APPROVAL OF
MINUTES
MOTION**

Cortright moved, Lory seconded, PASSED UNANIMOUSLY to approve the March 19, 2012 minutes as presented.

**NEW BUSINESS
Review the
Kirtland Committee
Recommendation**

Planning/Zoning Director and Committee member Scott McPherson reported that the Committee reviewed all the submitted RFP's and interviewed representatives from RSG (Resource Systems Group), GLSV (Great Lakes Sound and Vibration) ESA (Environmental Sound and Vibration), Sentinel Systems and the Kodiak Group and the Committee is recommending RSG be hired to identify the problem noise and make recommendations on solutions for mitigation of the noise. The fee quoted for this work is \$14,800. Initially the RFP covered both the noise and air emissions aspects of the Kirtland operation, but after receiving limited responses to the RFP and having discussions with the DEQ, it was determined that it was best to separate the noise and emission issues in the RFP and focus on the noise issues first. At a later date, when Kirtland conducts the stack testing as required by DEQ, it is recommended that an expert in air emissions be hired to conduct independent peer review of the testing and to recommend any additional testing or mitigation measures that should be implemented. RSG has indicated that if selected they would be able to begin work on May 1st and anticipate the work would be done by June 15th plus or minus one week. Their RFP lists their qualifications and experience and work on similar projects. The board received a copy of the proposal for their review (received and filed).

Board discussion:

- If this identifies the issues, is Kirkland willing to rectify? Hopefully it is within their means to do so.

- When will the DEQ testing of the emissions be done? They received an extension into June. They need to be running at full capacity to have the test run.
- After the DEQ submits their testing results, the public would like an independent review.
- If we have the study done, and they have recommendations and Kirtland is unwilling or unable to comply what happens next? It would go back to the Planning Commission. We would have the study done which would make the business more saleable, as there would be parameters in place for "expected results".
- They would have to meet city standards.

Cortright moved Anzell seconded PASSED UNANIMOUSLY to approve the contract with RSG to complete a sound study for a cost not to exceed \$14,800, contingent upon approval of the City Commission.

Cortright out at 11:37 am

Lory out at 11:37 am

MOTION

**UNFINISHED
BUSINESS
Training Program
update**

City Manager Cain gave the board an update on the proposed training program through the schools. This program would target high school students who wish to train for specific jobs and help support potential growth in the area. There will be a "Local Industrial Meeting" Tuesday, May 15, 5:00 pm at IMI. This should be a good networking event.

GOOD OF THE ORDER None.

NEXT MEETING

The next meeting of the Local Development Finance Authority is scheduled for Monday, May 14, 2012 at Boyne City, City Hall.

ADJOURNMENT

The April 20, 2012 Local Development Finance Authority meeting was adjourned at 11:46 am.

Pete Friedrich, LDFA Secretary

Karen Seeley, Recording Secretary

CITY OF BOYNE CITY

To: Michael Cain, City Manager *Mc*
From: Scott McPherson, Planning Director *SM*
Date: May 8, 2012
Subject: Proposed Ordinance Amendments to Allow Chickens

**Background**

In the fall of 2011 several City residents approached the planning commission requesting the commission consider amending the zoning ordinance to allow people to keep chickens in residential areas. After considering the request and reviewing relevant ordinance the planning commission directed staff to develop draft ordinance amendment that would allow people to keep chickens in residential areas. Model ordinances were reviewed by the planning commission and it was determined by the planning commission that an amendment to the zoning ordinance to allow chickens in the Traditional Residential District and the Rural Estate District would be the preferred option. An amendment to section 6 of the Animal Ordinance would also be required to add a clause to exempt the keeping of animals as allowed by ordinance from being unlawful. Some specifics of the proposed amendments would allow keeping up to 4 chickens, no roosters are allowed and coops must be at least 10 feet from adjacent property lines. The proposed amendments would add Section I to Article III and Section H to Article IV of the zoning ordinance and add an exclusion clause in Section 6 of the City Animal ordinance.

Process

In accordance with the Michigan Zoning Enabling Act and the Boyne City Zoning Ordinance Section 2.40 Amendment Procedures, a public hearing was held by the Planning Commission on March 19, 2012, and after reviewing the Amendment Criteria as required by the Boyne City Zoning Ordinance Section 2.40, the Planning Commission recommended approval of the proposed amendment. The proposed amendment was presented to the City Commission at its March 27, 2012, meeting for a first reading and was scheduled for a second reading. As required by the Boyne City Charter, ordinance amendments cannot be adopted until at least one month after the meeting it is introduced and the ordinance must be published at least one week prior before its final passage. The Commission should review the proposed amendment and use the amendment criteria as listed in section 2.50B of the zoning ordinance as a guide in making their decision on the proposed amendment. Section 2.50 B is as follows:

- B. For amendment requests to change or to add additional regulations or standards to a district or a use, the Planning Commission and City Commission shall use the following as a guide:
1. The proposed rule, change or addition helps to reinforce the Comprehensive Plan.
 2. The proposed rule, change or addition is in keeping within the spirit and intent of the Ordinance, and with the objectives of the zoning district.

3. The problem or issue which the change is intended to address cannot be accomplished in another, more appropriate fashion.
4. The proposed amendment would correct an error in the Ordinance.
5. The proposed amendment would clarify the intent of the Ordinance.
6. Documentation has been provided indicating problems and conflicts in implementation or interpretation of specific sections of this Ordinance.
7. The proposed amendment would address changes to county, state or federal legislation.
8. The proposed amendment would address potential legal issues or administrative problems with this Ordinance based on recent case law or opinions rendered by the Attorney General of the State of Michigan.
9. The proposed amendment would promote compliance with changes in other city ordinances and/or county, state, or federal regulations.
10. The proposed amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.
11. Other criteria as determined by the Planning Commission or City Commission which would protect the health, safety, and welfare of the public, protect public and private investment in the City, promote implementation of the goals and policies of the Comprehensive Plan, and enhance the overall quality of life in the City.

Options

The City Commission has the following options:

1. Approve the proposed amendments as presented
2. Disapprove the proposed amendments
3. Send the proposed amendments back to the Planning Commission for further consideration.
4. Postpone action on the proposed amendment

Recommendation

The proposed amendment is recommended for adoption as presented.

ARTICLE I. - IN GENERAL

Sec. 6-1.- Keeping, allowing to run at large unlawful; exceptions.

(a) It shall be unlawful for any person, firm, or corporation, to keep or confine in any building, barn, shed, or fenced enclosure, horses, ponies, burros, hogs, cattle, sheep, or any other animal or fowl within the city limits, *except as provided by this or other city ordinance*, nor shall it be lawful to allow such animals or fowl to run at large within the city.

(b) The provisions of this section shall not be construed or interpreted as applying to the keeping of any cat, dog, canary, parakeet or similar pet or bird normally kept as a pet within any dwelling house or place of business within the city.

(c) It shall be unlawful for any person to permit to pass through or on any of the streets of the city any animal unless the same is securely tied and led or driven.

(Comp. Ords. 1986, §§ 35.151, 35.154, 35.254)

Sec. 6-2.- Fowl running at large.

It shall be unlawful for any person to allow any fowl to run at large within the corporate limits of this city so that the property or crops of any person is damaged or destroyed.

(Comp. Ords. 1986, § 35.255)

Sec. 6-3.- Dead animals.

When any dumb animal shall die within the limits of the city, the owner or person in possession of it, shall within six hours thereafter, cause the carcass to be removed beyond the city limits and buried. A person who violates this section is responsible for a municipal civil infraction.

(Comp. Ords. 1986, § 35.003)

Sec. 6-4.- Pets in parks.

(a) It shall be the duty of the dog warden to report violations of this section to the police department of the city, and the police department shall then be charged with the duty of enforcing said section.

(b) It shall be unlawful for any person, firm or corporation owning or possessing or having charge of any dog or pet to bring such dog or pet or allow the dog or pet to be present in any city public park unless the dog or pet is kept on a leash, not over eight feet in length, and under the immediate control of a responsible person. The owner or person having charge of the pet shall clean up after their pet and dispose of feces in an appropriate manner. Dogs and other pets are not allowed in park buildings or shelters, inside the playing fence on any public ball field, or at any public swimming beaches.

PART II - CODE OF ORDINANCES
Chapter 6 - ANIMALS
ARTICLE I. - IN GENERAL

(c) Except or provided in section 502c of the Michigan Penal Code (MCL 750.502c), dogs and other pets, except those who are a part of the events or exhibitions, are not permitted in the cited public park on the days or evenings when all special events and festival are held, such as: Memorial Day Services; Fourth of July (Old City, and Veteran's Memorial Parks); Antique Auto Show (Sunset and Veteran's Memorial Park); Muscle Car Show (Veteran's Memorial Park); Red Fox Regatta (Veteran's Memorial Park); Evenings at the Gazebo (Old City Park); Fall Harvest Festival (Veteran's Memorial Park); and Morel Mushroom Festival (Veteran's Memorial Park). The city manager may authorize the ban of dogs and other pets from additional events or from other parks by prior written order. The city manager may authorize exemptions by written order in special cases for unique circumstances.

(Comp. Ords. 1986, § 35.413)

Secs. 6-5—6-24.- Reserved.

ARTICLE III RURAL ESTATE DISTRICT (RED)

Section 3.10 Purpose.

The purpose of this residential district is to provide a pleasant and attractive living environment which is consistent with the existing development, respects the unique natural environment, and is compatible with the land needs of on-site wells and septic systems. The intended character and nature of this district is a rural estate without municipal water and sanitary sewer service, with lot sizes of sufficient size as to not require such service. The Rural Estate District (RED) is intended to be a setting for a predominance of low-density and large-lot housing, typically in transitional locations between more intense urban development and rural or open lands.

Section 3.20 Principal Permitted Uses.

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Single family detached dwellings.
- B. Municipal parks, playgrounds, and recreation centers.
- C. Residential cluster housing developments, i.e., houses on smaller building sites but consistent with overall parcel density limits
- D. Agriculture uses on five (5) acres or more in area.
- E. Home occupations in which customers or patrons do not visit the site for the delivery of goods and/or services.
- F. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released from or assigned to adult correctional institutions.
- G. Family day care homes.
- H. Accessory structures and uses customarily incidental to the above permitted uses.
- I. *The keeping of four (4) hens per parcel provided that:*
 - 1. *No person shall keep any rooster*
 - 2. *No person shall slaughter or dress chickens outdoors*

3. *Chickens shall be provided with a covered enclosure and/or a fenced enclosure in the rear yard.*
4. *All covered enclosures shall be kept a minimum of ten (10) feet from the rear and side lot line.*
5. *Covered enclosures shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.*
6. *All feed and other items associated with the keeping of chickens are to be stored as to not attract rodents.*
7. *Hens and their enclosures must be kept in a neat, clean and sanitary condition from offensive odors, excessive noise, or other condition that would constitute a nuisance.*

Section 3.30 Conditional Uses.

The following uses shall be considered conditional and shall require a conditional use approval, and shall comply with any applicable conditional use requirements of Article XXV:

- A. Private recreation areas, uses and facilities including country clubs, marinas, golf courses and swimming pools subject to the following:
 1. No building shall be located within one-hundred (100) feet of a dwelling.
 2. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 3. Golf fairways, swimming pools, tennis courts, boat docks, and similar uses shall be located not less than thirty-five (35) feet from any property line.
 4. Access shall be directly from and onto a major thoroughfare or regional arterial, and not through a residential neighborhood.
- B. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of this Ordinance and shall be subject to the following: a front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirement of the district in which it is located) and two (2) side yards and a rear yard shall be provided, each shall not be less than twenty-five (25) feet in width. The previously mentioned conditional uses shall be landscaped with a buffer of plant materials that effectively screens the view of the use from property used for residences, public walkways and rights-of-way. The standard buffer shall consist of a landscaped strip at least six (6) feet wide outside the perimeter of the compound. The buffer shall contain a variety of species of plants.

- C. Cemeteries, provided that no buildings or structures shall be located nearer than two-hundred (200) feet to the boundary line of any adjacent parcel, and that access shall be directly from and onto a major thoroughfare or regional arterial, and not through a residential neighborhood.
- D. Churches, synagogues and temples.
- E. Home occupations in which customers or patrons visit the site for the delivery of goods and/or services.
- F. Plant nurseries and greenhouses.
- G. The raising and keeping of fowl, cows, and/or rabbits on areas of five (5) acres or less for owner's use and consumption only, with a maximum of one-hundred (100) animal units.
- H. Private stables for the keeping of horses and ponies for private use.
- I. One (1) roadside stand solely for the sale of produce grown on the land used for agricultural purposes, provided adequate vehicular access and off-street parking is provided as determined by the Planning Commission.
- J. The raising of fur bearing animals, animals for medical experimentation, dog kennels, veterinary clinics and riding stables, excluding concentrated animal feeding operations (CAFO's), on an area with a minimum of ten (10) acres but not more than twenty-five (25) acres in area only, with a maximum of ten (10) animal units.
- K. Funeral homes. (amended: October 24, 2007)

Section 3.40 Development Requirements.

The following requirements shall be met within a Rural Estate District (RED).

- A. Development plan approval as specified in Article XIX of this Ordinance, except single family dwellings and home occupations as a principal permitted use.
- B. Off-street parking, loading, and access management standards for all uses as specified in Article XXIV of this Ordinance.
- C. Signs for all uses as specified in the Boyne City Sign Ordinance.
- D. Height, area, lot coverage and yard regulations as specified in Article XX of this Ordinance.
- E. Landscaping requirements as specified in Article XXIII of this Ordinance.

- F. Design, architectural, and building material standards as specified in Article XXII of this Ordinance.
- G. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.

ARTICLE IV TRADITIONAL RESIDENTIAL DISTRICT (TRD)

Section 4.10 Purpose.

The purpose of this district is to provide a pleasant and attractive residential living environment of a medium density, primarily on previously platted residential lots and served with community water and sanitary sewer facilities, characterized by compact, concentrated development patterns. It is the further intent of this district to provide for such uses as schools, churches, libraries, parks, playgrounds, and other public and semi-public uses, along with certain home occupations and offices, accessory apartments, and others, to coexist on a limited and structured basis along side and with residential uses.

Section 4.20 Principal Permitted Uses.

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. Single family detached dwellings.
- B. Public, parochial and private schools including nursery schools; churches, temples, and similar places of worship with a maximum capacity of five-hundred (500) worshippers; libraries; and community buildings.
- C. Municipal parks, playgrounds, and recreation centers.
- D. Adult foster care family homes, provided, this subsection shall not apply to adult foster care facilities, licensed by a state agency, for the care and treatment of persons released from or assigned to adult correctional institutions.
- E. Home occupations in which customers or patrons do not visit the site for the delivery of goods and/or services.
- F. Family day care homes.
- G. Accessory structures and uses customarily incidental to the above permitted uses.
- H. *The keeping of four (4) hens per parcel provided that:*
 - 1. *No person shall keep any rooster*
 - 2. *No person shall slaughter or dress chickens outdoors*
 - 3. *Chickens shall be provided with a covered enclosure and/or a fenced enclosure in the rear yard.*

4. *All covered enclosures shall be kept a minimum of ten (10) feet from the rear and side lot line.*
5. *Covered enclosures shall be so constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.*
6. *All feed and other items associated with the keeping of chickens are to be stored as to not attract rodents.*
7. *Hens and their enclosures must be kept in a neat, clean and sanitary condition from offensive odors, excessive noise, or other condition that would constitute a nuisance.*

Section 4.30 Conditional Uses.

The following uses shall be considered conditional and shall require conditional use approval, and shall comply with any applicable conditional use requirements of Article XXV:

- A. Attached or detached accessory apartments, provided the site contains an owner occupied single family dwelling, limited to one (1) accessory apartment per site. Accessory apartments can be attached to either a single family dwelling or a detached garage. Detached accessory apartments shall have a minimum side yard and rear yard setback of ten (10) feet. Off-street parking shall be in accordance with D.1.a of this subsection.
- B. Private recreation areas, uses and facilities including, marinas, and swimming pools subject to the following:
 1. No building shall be located within one-hundred (100) feet of a dwelling.
 2. Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 3. Swimming pools, tennis courts, boat docks, and similar uses shall be located not less than thirty-five (35) feet from any property line.
- C. Home occupations in which customers or patrons visit the site for the delivery of goods and/or services.
- D. Two-family dwellings.
 1. Criteria for granting conditional uses for two-family dwellings in a Traditional Residential District (TRD).

- a. A parking area shall be provided for the occupant of both units which shall be hard surfaced, preferably asphalt, brick or concrete, and shall have at least two (2) parking spaces for each dwelling unit (not less than four (4) spaces).
 - b. The applicant shall submit a site plan (drawn to scale and indicating the setbacks) and a floor plan of both units showing the present use and the proposed use of each room in the structure. Any permit granted allowing the conditional use shall designate the number of bedrooms allowed in each unit and such number shall not thereafter be increased.
 - c. The size and architecture shall be in harmony with the existing neighborhood in which it is located and will not be detrimental to the future orderly development of the nearby properties.
 - d. Any refuse and garbage collection area or devices shall comply with 35.052, Section 2, Containers, of the City of Boyne City General Ordinances.
 - e. The applicant shall compile a list and provide a map of existing duplex units, multiple family units, rooming houses, and care facilities within three-hundred (300) feet of the proposed structure. The Planning Commission shall be entitled to consider the density of such units and limit the density within that area.
- E. Public utility transformer stations, substations and gas regulator stations without service or storage yards shall comply with the requirements of this Ordinance and shall be subject to the following: a front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirement of the district in which it is located) and two (2) side yards and a rear yard shall be provided, each shall not be less than twenty-five (25) feet in width. The previously mentioned conditional uses shall be landscaped with a buffer of plant materials that effectively screens the view of the use from property used for residences, public walkways, and rights-of-way. The standard buffer shall consist of a landscaped strip at least six feet (6) feet wide outside the perimeter of the compound. The buffer shall contain a variety of species of plants.
- F. Funeral homes. (amended: October 24, 2007)

Section 4.40 Development Requirements.

A. Building Design.

- 1. All exterior walls of a building that are greater than six (6) feet in length shall be constructed parallel to or at right angles to the side lot lines of the lot whenever the lot is rectilinear in shape.

2. The primary entrance to a dwelling shall be located along the front wall of the building, unless otherwise required for barrier-free access. Such entrance shall include an architectural feature such as a porch, landing or portico.
 3. Accessory buildings and attached garages shall have a front yard setback that is at least ten (10) feet greater than the front setback of the principal building that is located on the front portion of the lot.
 4. A rooftop or second floor addition shall not overhang the lower front or side exterior walls of the existing building. This requirement shall not exclude recessed dormers or entranceways.
 5. In the event that a new dwelling is proposed to be constructed on the rear portion of a lot which has frontage on two (2) streets and an alley, the front of such new dwelling shall face the street on which the dwelling is addressed.
 6. The minimum pitch of the roof of any building shall be five to twelve (5:12) and the maximum pitch of the roof of any building shall be twelve to twelve (12:12), except that additions to existing dwelling units may be constructed with a pitch that matches any roof pitch of the existing dwelling unit. Additionally, the roof pitch of a dormer, turret or similar architectural feature may not exceed twenty-four to twelve (24:12) and the roof pitch of a covered porch may be flat whenever the roof of such a porch is also considered to be the floor of a second story deck.
- B. Landscape / Hardscape Material. A maximum of forty percent (40%) of the front yard of a lot may be covered with inorganic material such as asphalt or cement concrete, paving stone, flagstone, rock or gravel.
- C. Access. Whenever a lot has frontage along an alley, any new off-street parking area located on such lot must obtain access from such adjoining alley; provided, however, that such alley access shall not be required when a new detached garage is proposed to be accessed from an existing driveway that has a curb cut along a public street, or when alley access is determined by the Street Superintendent to be a hazard to persons or vehicles.
- D. Site Design. Permanent, open, off-street parking areas for all permitted principal uses, other than single-family dwellings, shall not be located any closer to a public street right-of-way than the distance by which the principal building is set back from the street right-of-way. This provision shall not be construed to preclude temporary parking in driveways.
- E. Additional Requirements. The following requirements, unless superseded by the standards of this Article, shall be met within a Traditional Residential District (TRD).
1. Development plan approval as specified in Article XIX of this Ordinance, except single family dwellings used and home occupations as a principal permitted use.

2. Off-street parking, loading, and access management standards for all uses as specified in Article XXIV of this Ordinance.
3. Signs for all uses as specified in the Boyne City Sign Ordinance.
4. Height, area, lot coverage and yard regulations as specified in Article XX of this Ordinance.
5. Landscaping requirements as specified in Article XXIII of this Ordinance.
6. Design, architectural, and building material standards as specified in Article XXII of this Ordinance.
7. Provisions relating to all zoning districts (as applicable in each separate case) as specified in Article XXI of this Ordinance.



CITY OF BOYNE CITY

MEMO

To: Michael Cain, City Manager *Mc*
From: Barb Brooks, Executive Assistant *BB*
Date: May 1, 2012
Subject: CDBG South Park Street Infrastructure DIG Grant – Public Hearing and Authorizing Resolution

It is necessary for the governing body to publicly notice the proposed project and the City's intent to apply for the grant, hold a public hearing to receive comments and questions regarding the grant and project, pass a resolution identifying the grant eligible project, designate a government official to submit the application and sign all necessary documents on behalf of the City each time you apply for a CDBG grant as part of the application process. These are standard procedures for most all federal and state grants.

Recommendation: Receive and consider public comments from the public hearing. Adopt the proposed resolution authorizing Michael Cain, City Manager to submit the grant application and sign all the necessary documents on behalf of the City.

Boyer City South Park Street Infrastructure Project
Community Development Block Grant Program

Authorizing Resolution

WHEREAS the City of Boyne City has been invited to submit an application for a \$503,440 Community Development Block Grant (CDBG) administered by the Michigan Economic Development Corporation with \$215,760 in local match funds, and

WHEREAS the project is identified as the Boyne City South Park Street Infrastructure Project, and

WHEREAS the City of Boyne City will use the CDBG funds to make sanitary sewer, storm sewer and water improvements in the downtown, and

WHEREAS this project is consistent with the local community development plan as described in the application, and

WHEREAS at least 51% of the beneficiaries of the proposed project will be low and moderate income persons, and

WHEREAS local funds and any other funds to be invested in the project will not be incurred prior to a formal grant award, completion of the environmental review procedures, and formal written authorization to incur costs is received from the MEDC, and

WHEREAS a local government official needs to be authorized to submit the Michigan CDBG application,

NOW THEREFORE BE IT RESOLVED that Michael Cain, City Manager, is hereby authorized to sign and submit the CDBG grant application documents.

ROLL CALL

AYE:

NAY:

ABSTAIN:

ABSENT:

Resolution declared adopted.

I, Cindy Grice, City Clerk of the City of Boyne City, hereby certify that the above is a true and exact copy of a portion of minutes taken from a regular meeting of the City Commission held on May 8, 2012.

Cynthia Grice
City Clerk

*CITY OF BOYNE CITY**MEMO*

To: Michael Cain, City Manager *Mc*
From: Barb Brooks, Executive Assistant *B*
Date: May 1, 2012
Subject: Community Development Plan

It is necessary to adopt and submit an applicable Community Development Plan each time you apply for a CDBG grant as part of the application process. The plan is similar to plans we have submitted over the past few years for previous grant applications. There are only minor changes to make it applicable to the current grant project; the overall plan is still considered current and consistent with the community's needs and goals.

Recommendation: to adopt the proposed Community Development Plan and submit it as part of the South Park Street Infrastructure Project CDBG – DIG grant application.

BOYNE CITY

Community Development Plan

The Office of the State Demographer, Michigan Department of Management and Budget, estimated that Boyne City is among those cities which has experienced an increase in population growth instead of a decline according to the 2010 Census. Boyne City grew from 2,969 people in 1970 to 3,503 in 2000 and 3735 in 2010. According to the US Bureau of Census 2000 survey, there are 1,935 housing units in Boyne City; of these 1,110 are owner occupied and 358 are renter occupied.

In January 2005 the city completed a household income survey which placed the city on the Michigan Economic Development Corporation's list of low and moderate income communities. The survey, structured by the Michigan Economic Development Corporation, shows that the estimated percentage of people in the city who have low and moderate incomes is 68%.

Statement Addressing the Needs and Problems of the Community

Boyne City needs to insure that adequate and affordable housing is made available for local residents, especially those who are of low and moderate incomes. This will be especially important as population and development pressures increase property costs.

The community also needs to maintain employment opportunities for all its residents, particularly those who are low to moderate income. Opportunities for additional recreation for the youth and adults in the community also represent an important aspect for community development, especially for people of low and moderate income levels.

The city needs to maintain, enhance and expand public infrastructure so that adequate and safe service is available for public and private sectors; so that area water and land resources are protected; and so that the city can continue providing services as the community grows.

Planning for the future is one responsibility in which Boyne City takes a realistic and serious approach. Part of long range planning is to involve local citizens in creating a common vision for the community's future that will maximize choices for all individuals while advancing in the public's interest.

Summary list of possible Long-Term Activities

The following list represents possible long-term community development activities that will address the identified needs and problems.

- * Continue to coordinate efforts with the Boyne City Housing Commission and the Northern Homes Community Development Corp. which create affordable housing opportunities, especially for low and moderate income people;
- * Work with the Northern Lakes Economic Alliance and the Boyne City Economic Development Corporation to retain and create jobs;
- * Continue to provide recreational opportunities by working with the public schools, Michigan State University Extension Office and the City's Parks and Recreation Commission;

- * Continue to provide and enhance public infrastructure so that services are readily available to businesses, employers and residents, especially for low and moderate income people;
- * Promote local school-to-work initiatives to insure that there will be an adequately trained labor force in future years; and
- * Continue to hold public hearings, goal setting sessions and update master plans to address long-term community development needs and strategies.

Summary of Contemplated Short-Term Activities

The following list represents possible short- term community development activities that will address the identified needs and problems:

- * Continue to oversee the Boyne City Housing Commission's operation of Litzenburger Place, Deer Meadows and the Conklin Development which administers federal and state funded rental assistance programs for low-income families, elderly, and disabled persons;
- * Continue to partner with the Chamber of Commerce and Main Street Program to work with local businesses to improve business retention;
- * Encourage local industry to retain and create jobs, especially for low to moderate income people;
- * Encourage new industrial development in the region;
- * Encourage businesses to utilize services from the Work Force Development Board of Northwest Michigan and Michigan Works! in order to provide jobs and job training to low and moderate income level people; and
- * Repair and expand public utilities and services.

Effect of the Proposed Project on the Community

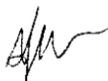
This proposed Community Development Block Grant Project involves a \$503,440 infrastructure grant to Boyne City to help finance reconstructing the street and infrastructure of South Park Street.

The project will have a positive effect on the community and residents by assuring safe and adequate sewer and water services, proper sanitary sewer disposal, allowing business and industries to continue operations in the city, providing for long term community growth, and providing area wide benefit to a low and moderate income community.

Plan for Minimizing Displacement of Persons and Assist Displaced Persons

No persons or businesses will be displaced as a result of this project.

###

MEMORANDUMTO: MICHAEL CAIN; CITY MANAGER FROM: ANDREW KOVOLSKI; DPW SUPERINTENDENT 

DATE: 5/04/12

RE: DUMPSTER SERVICES

Bids were advertised for the City's requirements for Dumpster Services at various locations. Dumpsters are located at the North Boyne Yard, The Cemetery and the Wastewater Treatment Plant. The Bids were received and opened on Monday April 30, 2012 at 11:00am. Bids were received from Waste Management of Michigan, Little Traverse Disposal of Harbor Springs and American Waste of Charlevoix.

Attached to this memorandum is a spreadsheet showing the yearly cost breakdown of each companies bid. Dumpster fees are based on a fixed schedule per location. Little Traverse disposal was the low bidder for this service with a total 3 year contract price of \$11,342.00. This amount is \$37.00 dollars higher than the previous 3 year contract with American Waste for \$11,025.00. The current contract will expire on June 1, 2012.

RECOMMENDATION:

It is my recommendation that the City Commission award to the low bidders, Little Traverse Disposal, the contract for Dumpster service for a 3 year period for the amount of \$11,342.00 per their bid and authorize the City Manager to sign the required documents.

OPTIONS:

1. That the matter be postponed for additional consideration or information.
2. That the matter be approved subject to some revisions.
3. Other options as determined by the City Commission

Dumpster Service Bid Breakdown

Year	American Waste	Waste Management	Little Traverse Disposal
Dumpsters - 2012	\$5,207.00	\$4,740.00	\$3,735.00
Dumpsters - 2013	\$5,363.26	\$4,862.60	\$3,735.00
Dumpsters - 2014	\$5,523.29	\$5,028.00	\$3,872.00
TOTAL COST	\$16,093.55	\$14,650.60	\$11,342.00

MEMORANDUM

TO: MICHAEL CAIN; CITY MANAGER *Mc*
FROM: ANDREW KOVOLSKI; DPW SUPERINTENDENT *AK*
DATE: 4/30/12

RE: RUBBISH COLLECTION BID

Bids were advertised on Wednesday 4/18/12 for the City's annual Rubbish Collection Program. Bids were also sent via mail to Waste Management, American Waste and Little Traverse Disposal. The Bids were received and opened on Friday April 27, 2012 at 11:00 am. Bids were received from Waste Management of Michigan and American Waste of Charlevoix. Little Traverse Disposal sent a letter thanking us for the invitation to bid, but did not submit a bid.

Attached to this memorandum is a spreadsheet showing cost breakdowns of each companies bid for this service. Calculations for the Rubbish Collection dump fees were based on last year's average quantity of 30 Cubic yards per day. Hourly rates were calculated based on 6 weeks of service performed 2 days per week. Waste Management was the low bidder for this work with a total estimated cost of \$53,100.00. For comparison purposes the average hourly rate being charged for this contract is \$145.00 per hour compared to \$132.95 per hour for the last contract. The average per yard dump fee for this contract is \$10.50 per yard compared to \$9.55 per yard for the last contract.

The dates for this year's collection will be as follows: June 6 and 7, 13 and 14, 20 and 21; September 5 and 6, 12 and 13, 19 and 20. Once again collections will be North side of town on Wednesday and South side of town Thursday. In subsequent years we plan to follow the same basic time frame for the schedule.

RECOMMENDATION:

It is my recommendation that the City Commission award to the low bidder, Waste Management the contract for The Rubbish Collection Program at a total estimated cost for 3 years of \$53,100.00 and authorize the City Manager to sign the required documents.

OPTIONS:

1. That the matter be postponed for additional consideration or information
2. That the matter be rejected.
3. Other options as determined by the City Commission



Date: May 4, 2012
To: Mayor Grunch and the Boyne City City Commission
From: Michael Cain, City Manager *MC*
Subject: Available Foreclosed Parcels

Attached is a letter from County Treasurer Marilyn Cousineau advising us of eight foreclosed parcels that are available for the City to purchase due to unpaid taxes. None of the parcels strike staff of being of any significant interest to the City.

City Planner Scott McPherson has put together some maps that show where these parcels are located. He has lettered these lots for easier reference and we have put those numbers on the list from the County as well.

Parcel A-E (prices – A: \$1,470.00, B: 2,449.01, C: \$1,502.09, D: \$4,045.17 and E: 2,584.36) are located in the north end of the City, near North Park Street and north of Groveland Street.

Parcel F (\$1,351.52) is located off M-75 and contains the private street Knollwood and has a water main in it. With these items in it it does not appear to be a buildable lot. We have checked and have easements for the water main, so we do not have a need for the property. The property owners who use Knollwood to access their properties might have an interest in the property but if they have their own road easement may not need it either.

Parcel G (\$987.50) is located off South Park Street on the west side between Morgan and Franklin.

Parcel H (\$5,502.41) is an unfinished house and large lot at the southeast corner of South Lake Street and Division. This house and lot has been the subject of many enforcement issues over the years, including court cases.

The County Treasurer advised me previously that if we acquired these properties they would be ours and that there is no redemption period. If we acquired them the City Attorney has previously suggested that we obtain title insurance and perform a background environmental review on any parcels we might acquire to protect the City's interests.

There has been no money budgeted for acquisition of any of these properties.

The City has until May 21, 2012 to respond to the County on this matter. While this matter has been reviewed by City staff due to the timing in which it was received it has not gone to the Planning Commission for their review.

RECOMMENDATION: That the City Commission authorize the City Clerk to advise the County Treasurer that we have no interest in the parcels offered at this time.

- Options:
- 1) –Select on or more of the parcels to be purchased.
 - 2) –Request additional time from the County and postpone the matter for further consideration or information.
 - 3) -Other action as determined by the Commission.



MARILYN COUSINEAU
Charlevoix County Treasurer

301 STATE ST./COUNTY BUILDING
CHARLEVOIX, MICHIGAN 49720

Telephone 231-547-7202
Fax 231-547-7252

April 23, 2012

City of Boyne City
319 N. Lake St.
Boyne City, MI. 49712

Dear City Council:

I have enclosed a list of parcels in Boyne City that I foreclosed upon in Circuit Court in my capacity as the Foreclosing Governmental Unit under the authority of the General Property Tax Act. This foreclosure was made delinquent for real property taxes. This list is not final: there may be further court action to remove parcels from foreclosure or to extend the redemption period.

A public auction of these properties is tentatively scheduled for August 23, 2012. Minimum bids have been established and will include all delinquent taxes, fees, penalties, and interest plus any costs of preparing for and conducting the auction. The enclosed list includes a minimum bid for each auction item.

The General Property Tax Act establishes a procedure for the State and for local municipalities to purchase foreclosed property prior to public auction. The purchase must be for a governmental purpose and public use. The law establishes the following order of preference:

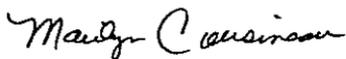
1. The State of Michigan has first right of refusal and must pay the higher of the minimum bid or the market value of the property.
2. The City, Village, or Township (in that order) in which the property is located can purchase the property if the State declines and must pay the minimum bid.
3. The County may purchase the property if the City, Village, or Township declines and must pay the minimum bid.

If the City, Village, Township, or County purchases a property under this process and later sells the property for more than the purchase price, plus the cost of any improvements, the excess proceeds are due back to the Treasurer to replenish the tax foreclosure fund.

I have enclosed 2 forms one is if you decided you don't want the parcel and the other is if you decided you want the parcel. Please fill out whichever form applies and return it to me no later than May 21, 2012.

If I don't receive a reply I will assume that you don't want the parcel and it will go to auction.

Sincerely,

A handwritten signature in cursive script that reads "Marilyn Cousineau".

Marilyn Cousineau
Charlevoix County Treasurer

2012
TAX SALE PARCELS
A-E



Parcel ID's

- A: 051-101-001-00
- B: 051-104-021-00
- C: 051-104-024-00
- D: 051-104-025-00
- E: 051-105-032-00



CHARLEVOIX DELINQUENT TAX NOTICE

(A)



MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

DELINQUENT TAXES DUE

231-547-7202
 WWW.CHARLEVOIXCOUNTY.ORG

TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 04/30/12	TOTAL DUE IF PAID BY 05/31/12	TOTAL DUE IF PAID BY 06/30/12
2011	210.05	222.65	224.75	226.85
2010	224.49	490.61	493.98	497.35
2009	294.92	756.74	761.16	765.59

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN, MI 49727

TOTAL 1,470.00 1,479.89 1,489.79

PROPERTY INFORMATION

Property Number: 051-101-001-00
 School Dist: BOYNE CITY PUBLIC SCHOOLS
 Property Address:
 EAST ST N
 BOYNE CITY

LEGAL DESCRIPTION:

CITY OF BOYNE CITY COLLINGS & CRANES ADD TO VILL
 OF BOYNE LOTS 1-2-3-4&5 BLK1

2011 PROPERTY TAX IS SUBJECT TO FORFEITURE MARCH 1, 2013. OCTOBER 1, 2012 A \$15 DOLLAR FEE IS ADDED TO PARCEL. MARCH 1, 2013, PROPERTY IS FORFEITED TO COUNTY TREASURER, A FEE OF \$175 IS ADDED AND INTEREST IS INCREASED FROM 1% PER MONTH TO 1.5% INTEREST PER MONTH BACK TO THE DATE TAXES BECAME DELINQUENT. RECORDING FEES(S), ALONG WITH OTHER FEES, MAY ALSO BE ADDED WITHOUT PRIOR NOTICE. BETWEEN JANUARY 30TH AND MARCH 10, 2014 CIRCUIT COURT ENTERS A JUDGMENT OF FORECLOSURE. FROM DATE OF JUDGMENT, PROPERTY OWNERS HAVE UNTIL MARCH 31ST TO PAY THE TAXES OR LOSE THEIR PROPERTY. REDEMPTION RIGHTS EXPIRE ON MARCH 31ST OF THE YEAR THE COURT ENTERS THE ORDER FORECLOSING ON THE PROPERTY, THE OWNER LOSES ALL RIGHTS TO THE PROPERTY AND CLEAR TITLE TO THE PROPERTY PASSES TO THE COUNTY. DELINQUENT TAXES PRIOR TO 2010 HAVE ALREADY INCURRED THE FORFEITURE FEES.

PARTIAL PAYMENTS ARE ACCEPTED.

PROGRAMS ARE AVAILABLE FOR HARDSHIP CASES.

IF YOU ARE IN BANKRUPTCY, THIS NOTICE IS FOR INFORMATION ONLY AND NOT AN ATTEMPT TO COLLECT.

ANY PERSON HOLDING A LEGAL INTEREST MAY LOSE THAT INTEREST AS A RESULT OF FORFEITURE AND SUBSEQUENT FORECLOSURE PROCEEDING. THIS NOTICE HAS BEEN SENT TO THE PEOPLE WHO MAY HAVE LEGAL INTEREST IN THIS PARCEL.

Please detach along perforation. Keep the top portion for your records.

Pay this tax to:

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

Delinquent Tax for Property Number:
 051-101-001-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Due if paid by 04/30/12	1,470.00
Due if paid by 05/31/12	1,479.89
Due if paid by 06/30/12	1,489.79

Property Address:
 EAST ST N

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN

MI 49727

Make check payable to:
 CHARLEVOIX TREASURER

Amount Remitted: _____

CHARLEVOIX DELINQUENT TAX NOTICE

B



MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

DELINQUENT TAXES DUE

231-547-7202
 WWW.CHARLEVOIXCOUNTY.ORG

TAX YEAR	BASE TAX	TOTAL DUE	TOTAL DUE	TOTAL DUE
		IF PAID BY 04/30/12	IF PAID BY 05/31/12	IF PAID BY 06/30/12
2011	369.05	391.19	394.88	398.57
2010	403.02	713.77	719.82	725.86
2009	705.63	1,344.05	1,354.64	1,365.23

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN, MI 49727

TOTAL 2,449.01 2,469.34 2,489.66

PROPERTY INFORMATION

Property Number: **051-104-021-00**
 School Dist: BOYNE CITY PUBLIC SCHOOLS
 Property Address:

CRANE ST
 BOYNE CITY

LEGAL DESCRIPTION:

CITY OF BOYNE COLLINGS & CRANES ADD TO VILL OF BOYNE LOTS 21-22-23 BLK 4.

2011 PROPERTY TAX IS SUBJECT TO FORFEITURE MARCH 1, 2013. OCTOBER 1, 2012 A \$15 DOLLAR FEE IS ADDED TO PARCEL. MARCH 1, 2013, PROPERTY IS FORFEITED TO COUNTY TREASURER, A FEE OF \$175 IS ADDED AND INTEREST IS INCREASED FROM 1% PER MONTH TO 1.5% INTEREST PER MONTH BACK TO THE DATE TAXES BECAME DELINQUENT. RECORDING FEES(S), ALONG WITH OTHER FEES, MAY ALSO BE ADDED WITHOUT PRIOR NOTICE. BETWEEN JANUARY 30TH AND MARCH 10, 2014 CIRCUIT COURT ENTERS A JUDGMENT OF FORECLOSURE. FROM DATE OF JUDGMENT, PROPERTY OWNERS HAVE UNTIL MARCH 31ST TO PAY THE TAXES OR LOSE THEIR PROPERTY. REDEMPTION RIGHTS EXPIRE ON MARCH 31ST OF THE YEAR THE COURT ENTERS THE ORDER FORECLOSING ON THE PROPERTY, THE OWNER LOSES ALL RIGHTS TO THE PROPERTY AND CLEAR TITLE TO THE PROPERTY PASSES TO THE COUNTY. DELINQUENT TAXES PRIOR TO 2010 HAVE ALREADY INCURRED THE FORFEITURE FEES.

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Please detach along perforation. Keep the top portion for your records.

Pay this tax to:

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

Delinquent Tax for Property Number:
051-104-021-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Due if paid by 04/30/12	2,449.01
Due if paid by 05/31/12	2,469.34
Due if paid by 06/30/12	2,489.66

Property Address:
 CRANE ST

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN

MI 49727

Make check payable to:
CHARLEVOIX TREASURER

Amount Remitted: _____

CHARLEVOIX DELINQUENT TAX NOTICE



MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

DELINQUENT TAXES DUE

231-547-7202
 WWW.CHARLEVOIXCOUNTY.ORG

TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 04/30/12	TOTAL DUE IF PAID BY 05/31/12	TOTAL DUE IF PAID BY 06/30/12
2011	210.05	222.65	224.75	226.85
2010	230.28	497.85	501.30	504.75
2009	312.30	781.59	786.27	790.95

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN, MI 49727

TOTAL 1,502.09 1,512.32 1,522.55

PROPERTY INFORMATION

Property Number: 051-104-024-00
 School Dist: BOYNE CITY PUBLIC SCHOOLS
 Property Address:
 PARK ST N
 BOYNE CITY

LEGAL DESCRIPTION:

CITY OF BOYNE COLLINGS & CRANES ADD TO VILL OF
 BOYNE LOT 24 BLK 4.

2011 PROPERTY TAX IS SUBJECT TO FORFEITURE MARCH 1, 2013. OCTOBER 1, 2012 A \$15 DOLLAR FEE IS ADDED TO PARCEL. MARCH 1, 2013, PROPERTY IS FORFEITED TO COUNTY TREASURER, A FEE OF \$175 IS ADDED AND INTEREST IS INCREASED FROM 1% PER MONTH TO 1.5% INTEREST PER MONTH BACK TO THE DATE TAXES BECAME DELINQUENT. RECORDING FEES(S), ALONG WITH OTHER FEES, MAY ALSO BE ADDED WITHOUT PRIOR NOTICE. BETWEEN JANUARY 30TH AND MARCH 10, 2014 CIRCUIT COURT ENTERS A JUDGMENT OF FORECLOSURE. FROM DATE OF JUDGMENT, PROPERTY OWNERS HAVE UNTIL MARCH 31ST TO PAY THE TAXES OR LOSE THEIR PROPERTY. REDEMPTION RIGHTS EXPIRE ON MARCH 31ST OF THE YEAR THE COURT ENTERS THE ORDER FORECLOSING ON THE PROPERTY, THE OWNER LOSES ALL RIGHTS TO THE PROPERTY AND CLEAR TITLE TO THE PROPERTY PASSES TO THE COUNTY. DELINQUENT TAXES PRIOR TO 2010 HAVE ALREADY INCURRED THE FORFEITURE FEES.

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Please detach along perforation. Keep the top portion for your records.

Pay this tax to:

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

Delinquent Tax for Property Number:
 051-104-024-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Due if paid by 04/30/12	1,502.09
Due if paid by 05/31/12	1,512.32
Due if paid by 06/30/12	1,522.55

Property Address:
 PARK ST N

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN

MI 49727

Make check payable to:
 CHARLEVOIX TREASURER

Amount Remitted: _____

CHARLEVOIX DELINQUENT TAX NOTICE

①



MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

DELINQUENT TAXES DUE

TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 04/30/12	TOTAL DUE IF PAID BY 05/31/12	TOTAL DUE IF PAID BY 06/30/12
2011	840.43	890.86	899.26	907.67
2010	909.66	1,347.08	1,360.72	1,374.37
2009	1,029.53	1,807.23	1,822.67	1,838.11

231-547-7202
 WWW.CHARLEVOIXCOUNTY.ORG

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN, MI 49727

TOTAL 4,045.17 4,082.65 4,120.15

PROPERTY INFORMATION

Property Number: 051-104-025-00
 School Dist: BOYNE CITY PUBLIC SCHOOLS
 Property Address:

PARK ST N
 BOYNE CITY

LEGAL DESCRIPTION:

CITY OF BOYNE COLLINGS & CRANES ADD TO VILL OF
 BOYNE LOTS 25-26-27-28-29 BLK 4.

2011 PROPERTY TAX IS SUBJECT TO FORFEITURE MARCH 1, 2013. OCTOBER 1, 2012 A \$15 DOLLAR FEE IS ADDED TO PARCEL. MARCH 1, 2013, PROPERTY IS FORFEITED TO COUNTY TREASURER, A FEE OF \$175 IS ADDED AND INTEREST IS INCREASED FROM 1% PER MONTH TO 1.5% INTEREST PER MONTH BACK TO THE DATE TAXES BECAME DELINQUENT. RECORDING FEES(S), ALONG WITH OTHER FEES, MAY ALSO BE ADDED WITHOUT PRIOR NOTICE. BETWEEN JANUARY 30TH AND MARCH 10, 2014 CIRCUIT COURT ENTERS A JUDGMENT OF FORECLOSURE. FROM DATE OF JUDGMENT, PROPERTY OWNERS HAVE UNTIL MARCH 31ST TO PAY THE TAXES OR LOSE THEIR PROPERTY. REDEMPTION RIGHTS EXPIRE ON MARCH 31ST OF THE YEAR THE COURT ENTERS THE ORDER FORECLOSING ON THE PROPERTY, THE OWNER LOSES ALL RIGHTS TO THE PROPERTY AND CLEAR TITLE TO THE PROPERTY PASSES TO THE COUNTY. DELINQUENT TAXES PRIOR TO 2010 HAVE ALREADY INCURRED THE FORFEITURE FEES.

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PROGRAMS ARE AVAILABLE FOR HARDSHIP CASES.

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Please detach along perforation. Keep the top portion for your records.

Pay this tax to:

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

Delinquent Tax for Property Number:
 051-104-025-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Due if paid by 04/30/12	4,045.17
Due if paid by 05/31/12	4,082.65
Due if paid by 06/30/12	4,120.15

Property Address:
 PARK ST N

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN

MI 49727

Make check payable to:
CHARLEVOIX TREASURER

Amount Remitted: _____

CHARLEVOIX DELINQUENT TAX NOTICE



MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

DELINQUENT TAXES DUE

231-547-7202
 WWW.CHARLEVOIXCOUNTY.ORG

TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 04/30/12	TOTAL DUE IF PAID BY 05/31/12	TOTAL DUE IF PAID BY 06/30/12
2011	448.56	475.47	479.96	484.44
2010	483.59	814.48	821.74	828.99
2009	670.91	1,294.41	1,304.47	1,314.53

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN, MI 49727

TOTAL 2,584.36 2,606.17 2,627.96

PROPERTY INFORMATION

Property Number: 051-105-032-00
 School Dist: BOYNE CITY PUBLIC SCHOOLS
 Property Address:
 PARK ST N
 BOYNE CITY

LEGAL DESCRIPTION:

CITY OF BOYNE CITY COLLINGS & CRANES ADDTO VILL
 OF BOYNE LOT 32-33 BLK 5.

2011 PROPERTY TAX IS SUBJECT TO FORFEITURE MARCH 1, 2013. OCTOBER 1, 2012 A \$15 DOLLAR FEE IS ADDED TO PARCEL. MARCH 1, 2013, PROPERTY IS FORFEITED TO COUNTY TREASURER, A FEE OF \$175 IS ADDED AND INTEREST IS INCREASED FROM 1% PER MONTH TO 1.5% INTEREST PER MONTH BACK TO THE DATE TAXES BECAME DELINQUENT. RECORDING FEES(S), ALONG WITH OTHER FEES, MAY ALSO BE ADDED WITHOUT PRIOR NOTICE. BETWEEN JANUARY 30TH AND MARCH 10, 2014 CIRCUIT COURT ENTERS A JUDGMENT OF FORECLOSURE. FROM DATE OF JUDGMENT, PROPERTY OWNERS HAVE UNTIL MARCH 31ST TO PAY THE TAXES OR LOSE THEIR PROPERTY. REDEMPTION RIGHTS EXPIRE ON MARCH 31ST OF THE YEAR THE COURT ENTERS THE ORDER FORECLOSING ON THE PROPERTY. THE OWNER LOSES ALL RIGHTS TO THE PROPERTY AND CLEAR TITLE TO THE PROPERTY PASSES TO THE COUNTY. DELINQUENT TAXES PRIOR TO 2010 HAVE ALREADY INCURRED THE FORFEITURE FEES.

PARTIAL PAYMENTS ARE ACCEPTED.

PROGRAMS ARE AVAILABLE FOR HARDSHIP CASES.

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Please detach along perforation. Keep the top portion for your records.

Pay this tax to:

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

Delinquent Tax for Property Number:
051-105-032-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Due if paid by 04/30/12	2,584.36
Due if paid by 05/31/12	2,606.17
Due if paid by 06/30/12	2,627.96

Property Address:
 PARK ST N

SMITH BILLIE JO

214 JORDAN ST
 EAST JORDAN

MI 49727

Make check payable to:
CHARLEVOIX TREASURER

Amount Remitted: _____

2012
TAX SALE PARCELS
F
Parcel ID
F: 051-250-001-40



CHARLEVOIX DELINQUENT TAX NOTICE



MARILYN COUSINKAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

DELINQUENT TAXES DUE

231-547-7202
 WWW.CHARLEVOIXCOUNTY.ORG

TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 04/30/12	TOTAL DUE IF PAID BY 05/31/12	TOTAL DUE IF PAID BY 06/30/12
2011	56.75	60.16	60.72	61.29
2010	224.49	490.61	493.98	497.35
2009	325.70	800.75	805.64	810.53

STADDER MARSHA

5322 EVERGREEN TRAIL
 PETOSKEY, MI 49770

TOTAL 1,351.52 1,360.34 1,369.17

PROPERTY INFORMATION

Property Number: 051-250-001-40
 School Dist: BOYNE CITY PUBLIC SCHOOLS
 Property Address:
 KNOLLWOOD CT E
 BOYNE CITY

LEGAL DESCRIPTION:

CITY OF BOYNE CITY WILLIAM H WHITE & CO ADD TO
 VILL OF BOYNE LOT 3 & ALSO THAT 1/2 OF CLOSED
 ALLEY ABUTT SD LOT 99SP0398 FROM 250-001-10

2011 PROPERTY TAX IS SUBJECT TO FORFEITURE MARCH 1, 2013. OCTOBER 1, 2012 A \$15 DOLLAR FEE IS ADDED TO PARCEL. MARCH 1, 2013, PROPERTY IS FORFEITED TO COUNTY TREASURER. A FEE OF \$175 IS ADDED AND INTEREST IS INCREASED FROM 1% PER MONTH TO 1.5% INTEREST PER MONTH BACK TO THE DATE TAXES BECAME DELINQUENT. RECORDING FEES(S), ALONG WITH OTHER FEES, MAY ALSO BE ADDED WITHOUT PRIOR NOTICE. BETWEEN JANUARY 30TH AND MARCH 10, 2014 CIRCUIT COURT ENTERS A JUDGMENT OF FORECLOSURE. FROM DATE OF JUDGMENT, PROPERTY OWNERS HAVE UNTIL MARCH 31ST TO PAY THE TAXES OR LOSE THEIR PROPERTY. REDEMPTION RIGHTS EXPIRE ON MARCH 31ST OF THE YEAR THE COURT ENTERS THE ORDER FORECLOSING ON THE PROPERTY, THE OWNER LOSES ALL RIGHTS TO THE PROPERTY AND CLEAR TITLE TO THE PROPERTY PASSES TO THE COUNTY. DELINQUENT TAXES PRIOR TO 2010 HAVE ALREADY INCURRED THE FORFEITURE FEES.

PARTIAL PAYMENTS ARE ACCEPTED.

PROGRAMS ARE AVAILABLE FOR HARDSHIP CASES.

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Please detach along perforation. Keep the top portion for your records.

Pay this tax to:

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT. THANK YOU.

MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

Delinquent Tax for Property Number:
 051-250-001-40

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Due if paid by 04/30/12	1,351.52
Due if paid by 05/31/12	1,360.34
Due if paid by 06/30/12	1,369.17

Property Address:
 KNOLLWOOD CT E

STADDER MARSHA

5322 EVERGREEN TRAIL
 PETOSKEY

MI 49770

Make check payable to:
 CHARLEVOIX TREASURER

Amount Remitted: _____

2012
TAX SALE PARCELS
G
Parcel ID
G: 051-361-201-40



Douglas

CHARLEVOIX DELINQUENT TAX NOTICE



MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

DELINQUENT TAXES DUE

231-547-7202
 WWW.CHARLEVOIXCOUNTY.ORG

TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 04/30/12	TOTAL DUE IF PAID BY 05/31/12	TOTAL DUE IF PAID BY 06/30/12
2011	118.18	125.27	126.46	127.64
2010	117.86	357.32	359.09	360.86
2009	118.82	504.91	506.69	508.47

BRADLEY VERN & WF

718 S PARK ST
 BOYNE CITY, MI 49712

TOTAL 987.50 992.24 996.97

PROPERTY INFORMATION

Property Number: 051-361-201-00
 School Dist: BOYNE CITY PUBLIC SCHOOLS
 Property Address:
 PARK ST S
 BOYNE CITY
 LEGAL DESCRIPTION:
 CITY OF BOYNE CITY, NICHOLLS & MORGANS SECOND
 ADDITION TO SOUTH BOYNE S 1/2 OF LOT 201 BLK 1D.

2011 PROPERTY TAX IS SUBJECT TO FORFEITURE MARCH 1, 2013. OCTOBER 1, 2012 A \$15 DOLLAR FEE IS ADDED TO PARCEL. MARCH 1, 2013, PROPERTY IS FORFEITED TO COUNTY TREASURER, A FEE OF \$175 IS ADDED AND INTEREST IS INCREASED FROM 1% PER MONTH TO 1.5% INTEREST PER MONTH BACK TO THE DATE TAXES BECAME DELINQUENT. RECORDING FEES(S), ALONG WITH OTHER FEES, MAY ALSO BE ADDED WITHOUT PRIOR NOTICE. BETWEEN JANUARY 30TH AND MARCH 10, 2014 CIRCUIT COURT ENTERS A JUDGMENT OF FORECLOSURE. FROM DATE OF JUDGMENT, PROPERTY OWNERS HAVE UNTIL MARCH 31ST TO PAY THE TAXES OR LOSE THEIR PROPERTY. REDEMPTION RIGHTS EXPIRE ON MARCH 31ST OF THE YEAR THE COURT ENTERS THE ORDER FORECLOSING ON THE PROPERTY, THE OWNER LOSES ALL RIGHTS TO THE PROPERTY AND CLEAR TITLE TO THE PROPERTY PASSES TO THE COUNTY. DELINQUENT TAXES PRIOR TO 2010 HAVE ALREADY INCURRED THE FORFEITURE FEES.

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MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

Delinquent Tax for Property Number:
 051-361-201-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Due if paid by 04/30/12	987.50
Due if paid by 05/31/12	992.24
Due if paid by 06/30/12	996.97

Property Address:
 PARK ST S

BRADLEY VERN & WF

718 S PARK ST
 BOYNE CITY

MI 49712

Make check payable to:
 CHARLEVOIX TREASURER

Amount Remitted: _____

2012
TAX SALE PARCELS
H
Parcel ID
H: 051-383-094-00



CHARLEVOIX DELINQUENT TAX NOTICE



MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

DELINQUENT TAXES DUE

TAX YEAR	BASE TAX	TOTAL DUE IF PAID BY 04/30/12	TOTAL DUE IF PAID BY 05/31/12	TOTAL DUE IF PAID BY 06/30/12
2011	1,324.51	1,403.98	1,417.23	1,430.47
2010	1,320.50	1,860.63	1,880.44	1,900.24
2009	1,330.63	2,237.80	2,257.77	2,277.73

231-547-7202
 WWW.CHARLEVOIXCOUNTY.ORG

TRIPP DUANE L

4202 ENCINO LN
 VENTURA, CA 93001

TOTAL 5,502.41 5,555.44 5,608.44

PROPERTY INFORMATION

Property Number: 051-383-094-00
 School Dist: BOYNE CITY PUBLIC SCHOOLS
 Property Address:
 907 LAKE ST S
 BOYNE CITY
 LEGAL DESCRIPTION:
 CITY OF BOYNE CITY MC INTIRE'S ADD TO BOYNE LOTS
 94-95-96

2011 PROPERTY TAX IS SUBJECT TO FORFEITURE MARCH 1, 2013. OCTOBER 1, 2012 A \$15 DOLLAR FEE IS ADDED TO PARCEL. MARCH 1, 2013, PROPERTY IS FORFEITED TO COUNTY TREASURER, A FEE OF \$175 IS ADDED AND INTEREST IS INCREASED FROM 1% PER MONTH TO 1.5% INTEREST PER MONTH BACK TO THE DATE TAXES BECAME DELINQUENT. RECORDING FEES(S), ALONG WITH OTHER FEES, MAY ALSO BE ADDED WITHOUT PRIOR NOTICE. BETWEEN JANUARY 30TH AND MARCH 10, 2014 CIRCUIT COURT ENTERS A JUDGMENT OF FORECLOSURE. FROM DATE OF JUDGMENT, PROPERTY OWNERS HAVE UNTIL MARCH 31ST TO PAY THE TAXES OR LOSE THEIR PROPERTY. REDEMPTION RIGHTS EXPIRE ON MARCH 31ST OF THE YEAR THE COURT ENTERS THE ORDER FORECLOSING ON THE PROPERTY, THE OWNER LOSES ALL RIGHTS TO THE PROPERTY AND CLEAR TITLE TO THE PROPERTY PASSES TO THE COUNTY. DELINQUENT TAXES PRIOR TO 2010 HAVE ALREADY INCURRED THE FORFEITURE FEES.

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MARILYN COUSINEAU
 CHARLEVOIX COUNTY TREASURER
 301 STATE ST
 CHARLEVOIX MI 49720

Delinquent Tax for Property Number:
 051-383-094-00

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Due if paid by 04/30/12	5,502.41
Due if paid by 05/31/12	5,555.44
Due if paid by 06/30/12	5,608.44

Property Address:
 907 LAKE ST S

TRIPP DUANE L

4202 ENCINO LN
 VENTURA

CA 93001

Make check payable to:
 CHARLEVOIX TREASURER

Amount Remitted: _____

May 2012

May 2012							June 2012						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
	May 1				
	5:00pm ZBA	8:00am Farmers Market	8:30am Main Street Board mtg. 6:00pm Parks & Rec		8:00am Bull Lip Boyne 8:00am Farmers Market
	7	8	9	10	11
	Char-Em Election 7:00pm City Commission	8:00am Farmers Market			8:00am Farmers Market
	12:30pm EDC/LDH	14	15	16	17
	7:00pm Historic District	8:30am Farmers Market	DARE Golf Outing	Mushroom Festival	8:00am Farmers Market
	21	22	23	24	25
5:00pm Planning Commission	12:00pm City Commission	8:00am Farmers Market	5:30pm Airport Advisory Board 6:30pm Housing Commission		8:00am Farmers Market
	26	29	30	31	
Memorial Day (United States)		8:00am Farmers Market			8:00am Farmers Market

