

**JANUARY 22, 2013
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 JANUARY 8, 2013 AT NOON

CALL TO ORDER

Mayor Grunch called the meeting to order at noon followed by the Pledge of Allegiance.

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

Staff: Dan Meads, Scott McPherson, Leslie Meyers, Andy Kovolski, Michael Cain, Hugh Conklin, Jeff Gaither, Barb Brooks and Cindy Grice

Others: There were three citizens in attendance, including a representative from the Charlevoix County News

**CONSENT AGENDA
MOTION**

2013-01-003
Moved by Towne
Second by Sansom

2013-01-003A
Approval of the January 8, 2013 regular City Commission meeting minutes as presented

2013-01-003B
Approval to reappoint Rob Swartz to the Main Street Board with a term to expire January 18, 2017

2013-01-003C
Approval to appoint James Jensen to the Main Street Board with a term to expire January 18, 2017

Ayes: 5
Nays: 0
Absent: 0
Motion carried

CITIZENS COMMENTS

Jim Baumann commented on UN Agenda 21 citing an article from someone with beliefs that Agenda 21 is misguided.

CORRESPONDENCE

Correspondence from the Health Department of NW Michigan offering assistance to establish a policy for tobacco free parks.

Commissioner Sansom stated this is just correspondence that doesn't require any action. She added she has seen a tremendous decline in smoking and doesn't see it as a problem in the parks. Commissioner Gaylord agrees with and added that building regulations are sufficient and is not for moving forward. Mayor Pro-Tem Towne agrees, but does think it would help clean up the beaches. Commissioner Neidhamer also agreed and cited an example that someone who is staying at our marina should not be regulated if they choose to have a cigarette.

CITY MANAGERS REPORT

City Manager Michael Cain reported:

- Congratulations to the awards winners at the recent Boyne Area Chamber meeting

- The new EMS monitors were received late last week.
- The Fire Department's new infrared camera is also available for the City Commission to view
- Thanks to the City DPW staff for the fine job keeping streets clean from the recent heavy snows
- Our new police officer, Blake Scheller begins working on February 4th

The December, 2012 Financial Statement was received and filed.

Scott McPherson reported that at the Planning Commission's meeting the conditional use permit for Kirtland has been terminated.

Commissioner Gaylord asked if the stack test results had any bearing on the decision. Scott said the results were discussed. Commissioner Neidhamer said people were there in strong force. It was not just the plume and noise, but the particulate. Comments from other Planning Commission members were that patience had been run out of, enough is enough. There have been meetings with Kirtland all along. The decision was unanimous.

Consideration to authorize staff to proceed with an application submittal for the Redevelopment Ready Community Certification

Planning Director Scott McPherson stated the Redevelopment Ready Communities Program is currently accepting applications from communities seeking to achieve redevelopment ready certification status. The RRC is a program administered by the MEDC and supports Michigan communities to become development ready and competitive in today's economy by promoting the use of effective redevelopment strategies. RRC envisions communities that creatively reuse space, embrace economic innovation and best practices and proactively plan their future making them more attractive to redevelopment investments that create thriving places where people want to live, work and play. The program measures and certifies communities that integrate transparency, predictability and efficiency into their daily development practices. It taps the vision of local residents and business owners to help shape a community supported plan for growth. There is no cost to submit the application.

Staff Comments: Main Street Program Director Hugh Conklin said he had the opportunity to meet with the MEDC reps, one of the key things about this is that it gives the point of view from the developer. A lot of the homework has been done. This would be a good thing for our town. City Manager Cain added that in many respects, we have already demonstrated we are already doing that. This would take it one step further, give us another avenue to be on the State's radar that we do this well. It will help sharpen our game even more.

Citizens Comments: None

Board Deliberation: Commissioner Neidhamer said thanks to staff, a lot is already in practice. Mayor Pro-Tem Towne said this is a plan of direction for the future and supports it. Commissioner Gaylord said if there were to be a poster child for doing things right, Boyne City is clearly the one who doesn't need direction. He doesn't want someone from the State telling

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Kirtland Update

Redevelopment Ready Community Application

us what we should or should not have and he is not in full support. We are already doing the right things. We have competent people in place. We already have demonstrated who we are as a community, we are already successful and he cannot support this in any way shape or form at this time. Commissioner Sansom said she agrees in part with Commissioner Gaylord. Are there particular sights that we will be focusing on? If it is then maybe she can stand behind it. Scott said yes, if we are certified, the State will help market three sites and the City could determine what the sites are. Commissioner Sansom said any ordinance changes would come before the City Commission and could be dealt with one by one anyway. She also inquired about time involved in the application. Commissioner Neidhamer said he sees this not as a tool for the State to tell us what to do but more of a documentation of the things that we do and we use that tool to apply for any opportunities that come our way and not that the state telling us to follow these steps. That is the way he interprets this. Scott said the master plan needs to be updated regardless. City Manager Cain said we are already seen as a good place for developers to come and get a straight answer. This is a good way to get another outside perspective. One of the reasons we are successful is that we are open to new ideas. A good example is Team Boyne. It does require more work, more maintenance, more staff time but the benefits are seen all around us. The benefits and upsides are huge. It is good for us to have someone else take a look at us too so we can see that we are not missing anything. Commissioner Gaylord said he looks at this as a tool to solve a non-existing problem. Precision Edge didn't get here by accident. It was hard work using the processes and procedures we have in place. He has the utmost faith in board members and volunteers. We haven't stopped moving forward. City Manager Cain said we don't need to worry about a negative. There may be an opportunity missed we were not even aware of. It can help us step up our game. Commissioner Neidhamer said he remembers when Main Street was presented, it was not unanimous at the Planning Commission and look what it has done.

Mayor Grunch said this is another networking tool. We could be given support. In depth assessment will be welcome and might foster new ideas.

MOTION

2013-01-004

Moved by Towne

Second by Neidhamer

To authorize staff to proceed with an application submittal for the Redevelopment Ready Community Certification

Ayes: 4

Nays: 1, Commissioner Gaylord

Absent: 0

Motion carried

2013 Planning Department Report

Planning Director presented the 2012 Planning Department Report highlighting the activities for the year of the Planning and Zoning Departments.

Consideration to update and renew the operating agreement for the One Water Marina with Catt Development and Mr. Krueger (if the opportunity presents itself) for the 2013 boating season, and authorize the City Manager to sign the agreement on the City's behalf

One Water Marina Proposal for 2013

Harbormaster Barb Brooks presented the proposal for the City to update and renew the operating agreement with One Water Marina for the 2013 boating season. All parties involved believe the One Water Marina has been successful in several ways including profitability, additional accommodations of seasonal and transient boaters, additional people to the downtown shops and restaurants, assistance to Boyne Thunder and positive PR for Boyne City.

Staff Comments: Main Street Director Hugh Conklin said he fully supports the recommendation.

Citizens Comments: None

Board Deliberation: Commissioner Neidhamer disclosed that he keeps his boat there seasonally and it was determined there is not a conflict. Commissioner Neidhamer said he is in full support. Mayor Pro-Tem Towne said the marinas are an asset and with the water levels, we need it for larger boats. Commissioner Gaylord concurs and it is a mutual benefit. We need to understand this is a bonus. Commissioner Sansom said it is a huge asset.

2013-01-005

MOTION

Moved by Towne
Second by Gaylord

To update and renew the operating agreement for the One Water Marina with Catt Development and Mr. Krueger (if the opportunity presents itself) for the 2013 boating season, and authorize the City Manager to sign the agreement on the City's behalf

Ayes: 5
Nays: 0
Absent: 0
Motion carried

City Manager Cain stated there is a budget of one million dollars set aside in our current budget for improvements to our City facilities. In June of last year, the City Commission authorized him to seek out design bids to work on concept and costs for improvements. We applied for and were unsuccessful getting a grant thru a new state program that could have provided many of the services we needed to help implement results and opening up new funding sources.

City Facilities Update

An issue that keeps arising is where to place the different facilities, specifically should all of the facilities be placed here on our current site. The most common idea heard is moving the DPW off of this site to the North Boyne Site.

Staff Comments: None

Citizens Comments: None

Board Deliberation: Commissioner Sansom said this is something we need to focus and get moving on. She feels the DPW should be moving off the waterfront. Heavy equipment and trucks do not belong on the waterfront. Commissioner Gaylord said he would like to see the DPW with a simple building and continue with bringing the ambulance facility back here. We are the last line of defense for the taxpayers for the City of Boyne City. It would pay off for the ambulance to be here in the long run. We should continue to see what our options are, different steps as we move forward. Mayor Pro-Tem Towne said we should move forward, and it should be done in phases with all facilities on site. Move forward with caution and take care of citizens needs first. Commissioner Neidhamer said he is motivated by the substation in Boyne Falls costing under \$300,000. We could see a DPW facility in north Boyne area for around \$500,000. The crew would start and end there, could be less travel time. He is not opposed to the City Manager to look at all types of options. Maybe it's time to give the City Manger direction. We need to spend the million dollars in the most efficient way.

City Manager Cain stated there are a few grants in sight, but they are a long shot. Mayor Grunch said there would be public hearings and before we spent any money, citizens will be brought in on it. He added that his perspective is to concur with the North Boyne site being first and a cost analysis for the first phase. Commissioner Sansom added that the new facility should be built large enough for future growth. Commissioner Gaylord stated we need open and transparency before any actions are taken, exposure thru as many places as possible showing costs and reasons.

Commissioner Sansom inquired about the orange tape near the library and City Manager Cain said that could be there until Spring. Commissioner Gaylord said the Boyne City has the best plow crews going, hands down and good job guys. Mayor Pro-Tem Towne agreed. Commissioner Neidhamer inquired if there were cost savings without a mechanic.

Good of the Order

2013-01-006

Moved by Grunch
Second by Gaylord

CLOSED SESSION

To approve the request of the City Manager to go into closed session with our attorney regarding Attorney/Client Privilege document as provided in MCL 15.268 (h) of the Michigan Open Meetings Act (PA 267 of 1976) at 1:27 p.m.

Ayes: 5
Nays: 0
Absent: 0

Motion carried

2013-01-007
Moved by Grunch
Second by Gaylord

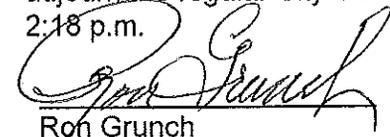
RETURN TO OPEN SESSION

To return to open session at 2:17 p.m.

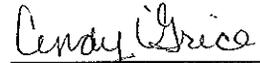
Ayes: 5
Nays: 0
Absent: 0
Motion carried

Moved by Mayor Grunch, seconded by Commissioner Sansom to adjourn the regular City Commission meeting of January 22, 2013 at 2:18 p.m.

ADJOURNMENT



Ron Grunch
Mayor



Cindy Grice
Clerk / Treasurer

