



City of Boyne City
Founded 1856

319 N. Lake Street

Boyne City, Michigan 49712
www.boynecity.com

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BOYNE CITY
CITY COMMISSION MEETING
Boyne City Hall Commission Chambers – 2nd Floor
319 N. Lake St
Tuesday, November 14, 2023 at 7:00 p.m.

<https://us02web.zoom.us/j/82895246505?pwd=YUlyenBiRmcvY1RhMUt1RVNsRzVFZz09>

May be viewed virtually via ZOOM, Facebook & YouTube

Zoom Meeting ID: 828 9524 6505 & **Passcode:** 895662

Zoom Call In: 877-853-5257 US Toll-free OR 888-475-4499 US Toll-free

<https://www.facebook.com/boynecity>

May be viewed later at: https://www.youtube.com/channel/UCPVxMHFkXfCVvaAJJ3_zg0Q

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. OATHS OF OFFICE
4. ELECTION OF MAYOR
5. ELECTION OF MAYOR PRO-TEM
6. 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. City Commission Minutes

Approve the October 24, 2023 regular meeting minutes as presented

7. CITIZEN COMMENTS (non-agenda items, 5 minutes)
8. CORRESPONDENCE
 - A. Consumers Energy – Notice of Hearing
9. CITY MANAGER'S REPORT

10. REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

- A. Planning Commission Regular Meeting Minutes – September 18, 2023
- B. Main Street Board Regular Meeting Minutes – October 5, 2023
- C. Parks and Recreation Regular Meeting Minutes – October 12, 2023
- D. Planning Commission Regular Meeting Minutes – October 16, 2023
- E. Airport Advisory Board Regular Meeting Minutes – October 26, 2023

11. OLD BUSINESS

- A. Historic District Ordinance Repeal First Reading
Consider the recommendation from Planning Director Scott McPherson to approve a second reading of the proposed repeal of Chapter 30, Article II – Historic Districts, on January 9, 2024 or later, and to authorize City Staff to facilitate scheduling.
- B. Legal Services Proposals
City Commission to determine how it would like to proceed.

12. NEW BUSINESS

- A. Agreement with Lake Superior State University for Student Clinical Ride Along
Consider the recommendation from EMS Director Brenda Willson to authorize the City Manager to sign the Lake Superior State University Student Clinical Ride Along agreement as presented.
- B. Michigan Fire Equipment Grant
Consider the recommendation from Fire Chief Dennis Amesbury to authorize the City Manager to approve the purchase of a thermal imaging camera from CSI and to authorize the purchase of nineteen helmets from Westshore Fire and to submit receipts to the Michigan Fire Grant Program for reimbursement.
- C. FYE 2023 Audit Review
Consider the recommendation from City Manager Michael Cain that the City Commission schedule the annual audit presentation for its December 12th 7pm meeting and schedule an audit review work session to begin at 4pm.
- D. 2024 Season Rate Recommendations for the F. Grant Moore Municipal Marina
Updates will be provided on this matter as additional information becomes available.
- E. New Commission Possible Discussion Topics
Consider the recommendation from City Manager Michael Cain that each City Commissioner review and indicate what items, on the list or not, are things they think the Commission should go into further.

13. GOOD OF THE ORDER

14. ANNOUNCEMENTS

- The next regular City Commission meeting is scheduled for November 28, 2023 at 12:00 p.m.

15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings may contact Boyne City Hall for assistance: Jessica Puroll, City Clerk/Treasurer, 319 North Lake Street, Boyne City, MI 49712; phone (231) 582-0341



**October 24, 2023
REGULAR MEETING**

CALL TO ORDER

Mayor Conklin called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

ROLL CALL

Present: Mayor Hugh Conklin, Mayor Pro-Tem Tim Nemecek, Commissioners Tom Neidhamer, Marty Moody, and George Lasater

Absent: None

Staff: Michael Cain, Jessica Puroll, Kevin Spate, Scott McPherson, Dennis Amesbury, and Doug Varney

Others: There were approximately 36 citizens in attendance.

**CONSENT AGENDA
MOTION**

2023-10-162

Moved by Nemecek

Second by Moody

-Approve the October 10, 2023 regular meeting minutes as presented.

-Approve the October 16, 2023 special meeting minutes as presented.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

CITIZENS COMMENT

-Dan Wollschlager states that he is following up on a presentation from July 11, 2023 regarding concerns of the residence of 514 West Michigan, and to present additional material. The resident did cut the tree that was hanging over into the street. Requests to adjust the setback on the road.

-Sandy Pritchard is following up on the agenda packet from two weeks ago. Questions the approval for commercial use permit for Eric Jarema in the Airport Advisory Board minutes. Requests more information. Would also like more information on the inquiry made to position rental cars at the airport.

-Penny Hardy reminds the community and the Commission that the Commission is charged with the review, hiring, discipline and/or firing of the City Manager. Believes to have them being accused of creating a mutiny is out of line. Stated that she was confused that two Commissioners expressed that they had no idea what the meeting was about, there was an accusation that the other three Commissioners had a meeting on their own which there is no evidence of that, and it was a poll. That is something they have the right to do as long as they didn't discuss it. Is confused that people from the public came in with the assumption that Cain was going to be fired and it was never said anywhere. Questions who else was making comments. Asks the Commissioner's to review what their responsibilities are and do the job fairly.

-Cindy Grice thanks Mayor Conklin and Commissioner Neidhamer for their service. States that she was a City employee for a long time. During that time a lot storms came along. Storms of economic crisis

nationally, storms of housing market crashes, and loss of taxable value. Always the City came through strong. A lot of it was because we had leadership that was prepared. We were able to obtain goals. A lot of these goals we had grant funds to match with these goals. With good planning cash was paid for the DPW facility. We've won awards for excellence in financial reporting. We are very well known and respected throughout the State of Michigan. New businesses are drawn here. This happens by a solid Commission and good leadership. Believes we are in a very different and dangerous storm because this is a storm that could erode what so many have worked so hard for. Believes a few that are sitting at the Commission table are the ones creating that storm of turmoil and division. States that we deserve better than the turmoil that we have been seeing. Arrogance, disrespect, the tone of condescension, and offensiveness has no place at that table. Believes that what is sad and most discouraging thing is that she doesn't feel that what she is saying matters. You appear to be set to go down this path. The path that so many of us understand will have a negative impact of Boyne City's future.

-Steve Schnell states that some of the confusion and suspicion comes from the lack of transparency in our local government. Transparency is clarity in communication. States that Nemecek did a lot of work on trying to explain things, but unfortunately he didn't understand was most of what Nemecek was saying. At one point during the last meeting Nemecek stated that three Commissioners can discuss and poll a topic for a future meeting, and what the attorney was saying was that you cannot discuss. Nemecek probably misspoke. Thinks it would be really helpful if all Commissioners and public understand what can and cannot be said within a meeting. States that he read an article in the newspaper that gave him a lot of clarity about last week's meeting. It was information Moody shared for the article. Feels that if Moody said something to a reporter he should also be able to say that in a public meeting.

-Laura Sansom provides the Commission with material. States that after the last meeting she wasn't sure what to think. The only thing she was certain about was this board favors quarterly evaluations of the City Manager. In consultation of others from the community a survey was put together also known as a performance evaluation for each of the following Commissioners; Moody, Nemecek, and Lasater. The reason for not including Neidhamer and Conklin is because this is their last meeting and they are not seeking reelection. Everyone is invited to fill out a survey, and it is not restricted to those who live within the City limits. In order to ensure the survey remains anonymous the cover page will be separated from the cover sheet. Plans to have the results at the November 14th meeting.

-Tom Johnson states the he has been a residence of Boyne City for over 32 years. Has worked on creating the Downtown Development Authority, worked on writing grants for structures, sat on advisory committees, and a number of other things. Now consults around the State on community development projects. One of the observations he has here as a citizen is that we have one of the best run cities in Michigan. This doesn't happen without great leadership and a great staff. Appreciates Cain's leadership and high degree professionalism.

CORRESPONDENCE

None

**CITY MANAGERS
REPORT**

City Manager Cain reported:

-The new sound system for the Veterans Park Pavilion has been installed and is fully operational. We are creating a use policy for review and approval by the City Commission.

-The Fire Department has been awarded a maximum \$10,000 Michigan Fire Equipment grant. The grant was for the purchase of a new thermo-imaging camera. Based on current pricing the Fire Department believes there will be sufficient funds to purchase some new firefighter helmets as well. They look to make a recommendation regarding the items to be purchased in November.

-The marina closed for the season on October 15th. The shoppers dock has been relocated to the marina for winter storage. The shoppers dock was inspected last week and staff will be exploring possible repairs to it during the off season.

-The cemetery grave flags were removed starting on Monday, October 16th. We plan to distribute the used flags to the public as we did this did this year.

-Last week the new generator at the Rivermouth Pump Station successfully completed a full test, came on automatically, and ran the pump station, attached restrooms, both downtown traffic signals, and selected downtown streetlights. It should be able to do so automatically in the future in the event of a real power outage. We have never had a similar capability there before.

-Wednesday, October 18th the water system leak on Mae Lane was repaired. A leak had occurred in the solid metal casing of a valve on the 6" water main. The street is scheduled to be patched in the next couple of weeks.

-Thursday, October 19th the Boyne City Police Department offered free CRASE (civilian response to active shooter events) class to eight people teaching them how to respond to an active shooter situation. Our Police Department is looking to offer this program on a possibly quarterly basis.

-On Friday, October 20th the City received a violation notice from Michigan Department of Environment, Great Lakes and Energy (EGLE) for failing to submit water sample reports for nitrates prior to the September 30th deadline. The report has since been filed and nitrates levels were below acceptable levels. No fines have been assessed. The Water Department is correcting their procedures to make sure this does not happen in the future.

-On Friday, October 20th Boyne City was notified by the Michigan Department of Transportation (MDOT) that we were awarded up to \$250,000, the maximum grants awarded, for road repairs to sections of Vogel, Water, Main, Front and Pleasant Streets. Boyne City was one of 47 communities from across the State to receive some of this funding. This work will be done next year and is on top of the up to \$196,206 in grant funding we received for improvements on Front Street between Second Street and Pleasant Avenue, which will also be done in 2024.

-At Team Boyne on October 20th we had people from Venture North who work in a ten county area to facilitate growth in underserved businesses. On October 23rd Main Street was proud to host Teresa Heger with Grow with Google. Teresa presented two hour long

workshops. One geared to ensuring your business is on Google search and maps, and the second was about Making better Business Decisions utilizing analytics. Teresa said for a town our size it would be typical to get five to six people. She was impressed that we signed up 19 and that 18 showed up.

-Public Accuracy testing for the upcoming election will be taking place this Thursday, October 26th at 10:30am in the City Hall lobby. All are welcome to attend.

-Letters to the owners of the properties adjacent to the road ends on the north side of Lake Charlevoix are scheduled to go out before the end of this week.

-City Hall will be open Saturday, November 4th and Sunday November 5th from 8:00 a.m. to 12:00 p.m. for the purpose of issuing and receiving absentee voter ballots.

-The new nine days of early voting for State and Federal elections for Boyne City will take place at the Charlevoix County offices. City Clerk/Treasurer Jessica Puroll will have more details of how that process will work shortly. People can avoid a trip to the County offices by voting absentee either by mail or in person at the Boyne City Hall.

-A reminder of the second candidate's forum for the upcoming November 7th City Commission election is scheduled for Monday, October 30th at the Boyne District Library from 6:00 p.m. to 7:30 p.m. in the lower level Community Room.

REPORTS OF OFFICERS, BOARDS AND STANDING COMMITTEES

Received and Filed:

-September 2023 Financial Statements

OLD BUSINESS Short-Term Rental Update

Planning Director Scott McPherson discusses the short-term rental update. At the September 12, 2023 City Commission meeting City Staff provided an update to the Commission in regards to the number short-term rentals and the implementation and administration of the Ordinance. At that meeting the Commission requested the issue be placed on the October 24, 2023 agenda for the consideration of a cap. From May 1, 2023 through October 18, 2023 a total of 26 new licenses have been issued for a total of 187 licenses. At the December 13, 2022 and February 14, 2023 City Commission meetings the Commission discussed the establishment of a cap on the number of short-term rentals in the Traditional Residential District (TRD). Section 15-3(8) of the Short-term Rental Ordinance provides the City Commission the discretion to establish a cap on the number of short-term rental units located in the TRD. At both of these prior meetings Staff recommended a cap be set at a total of 90 units. Currently there are 111 units of the total 1,320 dwelling units in the TRD that would count towards a cap.

Staff Comment: None

Public Comment:

-Nick James states that he is building a house, and may want to occasionally rent it. Is concerned that he might be cut out of the process before completing his house build.

-Steve Schnell states that you could look at this as we have lost 18 homes since May. Expresses support of a cap.

-Pete Friedrich states that the last short-term rental discussion there was mention of trash cans being left on curbs. Since that meeting he has witnessed several locations where short-term rental cans are out all week. Expresses support for a cap of 120.

-Scott Mackenzie states that we need to start somewhere. If we don't do something we will never address the real challenge of affordable housing for the citizens in Boyne City. Is in favor of a cap.

-Penny Hardy is pleased to see a cap in the traditional residential district. Believes there needs to be a review of the multi-family dwelling situation. Suggests looking at the overall available housing in town.

-Tom Johnson wanted to note that in consideration to those who have made any investment in Boyne appreciate a cap. When you do invest in the biggest investment of your life in a neighborhood you expect it to be a residential neighborhood. A cap is a good thing to put some balance in.

-Michelle Nickel Frasz states she attend many of the work sessions regarding short-term rentals. Remembers that two of the main goals where to regulate and monitor short-term rentals and to address the housing shortage for permanent residence in our community. When she saw the Neidhamer and Conklin suggested a cap of 100 her household was thrilled. It is important to have a cap to maintain our goals, start to maintain our neighborhoods, and give us time to evaluate. Because that was turned down supports a cap of 120 because we need to start somewhere.

-Sandy Pritchard passes out material to the Commission, and states that there is a need for a cap. It is called a traditional residential district for a reason. Would prefer to stop speaking in terms of percentages of available homes. Accessory dwelling units do not count against the cap. There were 64 units when we started this journey in 2021. The Planning Commission is discussing changing the setbacks to be 5 feet instead of 10 feet. This will change the complexion of the neighborhoods as well. Believes owner occupied accessory dwelling units should be included in the cap. Believes we should protect our neighborhoods, dial it back to a cap of 90, and let grandfathering take care it.

-Nick James states that a lot of homes in this town are not owner occupied. Affordable housing is a problem but doesn't know if that's the City's problem to make affordable housing. The surrounding rural areas are where people can live.

Board Discussion:

-Lasater is in favor of a cap. Has noticed a decline in the number of rentals that he has personally experienced in his from the last year. Possibly saturated the market with vacation rentals. A cap is a good thing to get a sense of where we are at.

-Conklin states that Lasater has an accessory dwelling unit. For much of the discussion on short-term rental ordinance he did not participate. Since the discussion isn't on accessory dwelling units the conflict of interest went away.

-Neidhamer states that he has been on record of supporting a cap. The trend from May to October of 17 more units in just a few months is a red flag that we should be acting. Believes it should be lower but will support 120.

-Nemecek states that he has been on record the last two years of supporting a cap. Supported a cap before the City Commission had even one meeting regarding short-term rentals. When 90 units was the recommendation he inquired what information, metrics, and analytics were utilized. The feedback given was we are at 90 now so we are picking 90 and that is what the cap is. The City Commission compared 15 other city municipalities in regards to short term rentals. Some municipal governments start capping short-term rentals entirely and not by district. Comparing with Charlevoix and looking at the transient occupancy rate that's in regards to hotels and/or motels. Looking at what they need to support their community as a whole not just the community housing districts, but also the community economics as well. Looking at the business specific need for Boyne City, looking at our transient occupancy rate, and other neighboring communities and where their caps are at he stays strong at supporting a numerical value at what he thinks is best for the community.

-Moody states that they said they would see where this was going to go and in a year revisit a cap, and thinks that was the right way to go. The one cap number that we came back to that almost all of where in favor of in the beginning was the 10% cap. One of the reasons Boyne City has been as vibrant as it has been is because there were plenty of these just happening when they weren't being regulated. States that Sandy Pritchard's worksheet makes it look like there was a broader jump than what was really happening. Is in support of a 10% cap that was talked about in June and September.

-Conklin supports McPherson's recommendation of 120. Has supported 90 since the beginning. Would even think of supporting a long term goal of reviewing the market place. Provides information of a case study, and recommends anybody look it up.

MOTION

2023-10-163

Moved by Conklin

Second by Neidhamer

Approve to establish a cap of short-term rental units in the Traditional Residential District at 120 units as per section 15-3(8) of the Short-Term Rental Ordinance.

Ayes: 2 Conklin, Neidhamer

Nays: 3 Lasater, Moody, Nemecek

Absent: 0

Motion not carried

MOTION

2023-10-164

Moved by Nemecek

Second by Lasater

Approve to establish a cap of short-term rental units in the Traditional Residential District at 130 units as per section 15-3(8) of the Short-Term Rental Ordinance.

Ayes: 3 Lasater, Moody, Nemecek

Nays: Conklin, Neidhamer

Absent: 0

Motion carried

**Bubbler Ordinance
Second Reading
MOTION**

2023-10-165
Moved by Nemecek
Second by Moody

Approve the changes that have been made and adopt the bubbler ordinance as presented.

Planning Director Scott McPherson discusses the bubbler ordinance second reading. At the September 12, 2023 City Commission meeting, the Commission held a first reading of a draft bubbler ordinance. After review and discussion, the Commission approved a motion to schedule a second reading of the proposed ordinance with minor changes to the permit dates and clarification of the word “disrupted” as used in section 74-46(2)(c). As directed the permit dates established in section 74-46 have been changed from October 1st through May 31st to December 1st to May 1st and a definition of the word “disrupted” has been added to section 74-44 definitions.

Staff Comment: None

Public Comment:

-Jackie Malloy questions if this gets adopted how you will prove these things. Questions if the five feet goes into the public access are they going to get a permit, and states that noise is not addressed.

-Penny Hardy has read articles and done research and states that bubblers effect aquatic species along with danger of humans going through ice. If we do not do an ordinance that adequately protects our lake then we will not have one.

-Sharon Kemp questions why in clause article H the 500 feet was removed, and if kids go through ice on front of her house is that her responsibility.

Board Discussion:

-Neidhamer is in support, and believes this is a good compromise. Safe ice is not something we can guarantee. The ordinance talks about putting bubblers in properly. The intent is for the owner to protect their asset.

-Nemecek supports the ordinance. We cannot guarantee safe ice. The language and verbiage there now is enforceable.

-Moody states that this isn't exactly what some wanted. We do not have the ice we used to have. It's been a good discussion and a good compromise.

-Lasater states that it has covered a majority of the concerns. If bubblers are done right and properly they are not a big deal. We've covered the necessity for them to do it properly.

-Conklin appreciates Jackie Malloy bringing this topic forward.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

**Closed Session Request
MOTION**

2023-10-166
Moved by Conklin
Second by Nemecek

Approve the request from City Manager Michael Cain to go into closed session for a periodic personnel evaluation of a public officer as provided in MCL 15.268 (a) of the Michigan Open Meetings Act (PA 267 of 1976).

Ayes: 5
Nays: 0
Absent: 0
Motion carried

MOTION

2023-10-167
Moved by Nemecek
Second by Moody

Approve to return to open session.

Ayes: 5
Nays: 0
Absent: 0
Motion carried

Mayor Conklin reports that there was not action taken during the closed session.

NEW BUSINESS **Establishment of** **Bubbler Permit Fee** **MOTION**

2023-10-168
Moved by Nemecek
Second by Conklin

Approve to establish a fee amount for a Bubbler permit at \$150 and include the new fee in the City fee schedule.

Planning Director Scott McPherson discusses the establishment of a bubbler permit fee. With the adoption of the Boyne City Bubbler Ordinance the City must establish fees to cover the cost of administration of the Ordinance. Similar to other permit fees the new fee would be included in the City fee schedule and reviewed annually with the budget. When considering the permitting fee of the Bubbler ordinance the fee must be reasonably associated with the costs required to administer and enforce the ordinance.

Staff Comment: None
Public Comment: None
Board Discussion:

- Nemecek is in support. Feedback can be provided during the budgeting sessions.
- Moody questions that there are so few Bubbler permits to issue will the \$100 cover the cost.
- Neidhamer questions why the permit fee needs to be paid annually.
- Conklin suggests a higher fee to cover costs.

Ayes: 5
Nays: 0
Absent: 0
Motion carried

Legal Services Proposals

City Manager Michael Cain discusses the legal services proposals. On Monday, October 16, 2023 at 5:30 p.m. the City Commission opened the four proposals received in response to the City's request for proposals. They were from Cummings, McClorey, Davis and Acho of Traverse City, Kirkpatrick, Slough, Duitsman-Coy and Mott of Gaylord, Young, Graham and Wendling of Bellaire, and Olson and Howard of Traverse City. Each Commissioner has received a copy of the proposals for their review. Once the new Commissioners are elected on November 7th we will ensure that they each get copies of the proposals. It is recommended that the process and schedule for selecting our new legal counsel be determined by the upcoming City Commission, and that the new Commission consider interviewing each of the firms as a body in a work session. At the bid opening it was requested that staff review the proposals and share their thoughts with the City Commission. The proposals have been forwarded to all Department Heads for their input.

Staff Comment: None

Public Comment:

-Bob Farrell questions if Plunkett and Cooney is still currently the City attorney.

Board Discussion:

-Moody believes this is the perfect way to go about this.

-Nemecek states that this is the most logical thing to do. Requests to have staff dialogue prior to the meeting.

2024 Season Rate Recommendation for the F. Grant Moore Municipal Marina **MOTION**

2023-10-169

Moved by Nemecek

Second by Moody

Approve the recommended 2024 transient slip rates with peak season rate being amended to category "K" if approved by the State, and have City Administration structure the appeal process to the State for seasonal slips and bring this to the next meeting with that process structure.

City Manager Michael Cain discusses the 2024 rate recommendation for the Boyne City Marina. There are three municipal marinas (Boyne City, Charlevoix City Marina, and East Jordan) that are housed on Lake Charlevoix. Last year we looked at rates from several public marina's and felt that the transient rates for June 16th through Labor Day, peak season, are lower than other marina's and higher for the off seasons of May 15th through June 15th, early season, and September 5th through October 15th, the late season. Harbormaster Ralph Galbraith, marina staff member Mark Yallup, City Clerk/Treasurer Jessica Puroll, and I reviewed the 2024 transient rate chart from the DNR along with marina activity and revenues over several years. We recommend continuing to use lower transient rates for the "non-peak season" and a higher rate for the "prime season" and a new higher peak season rate to cover the period of our highest marina demand around the 4th of July and Boyne Thunder. We further recommend that seasonal marina rates remain at the State's highest category for the coming season.

Staff Comment:

Cain suggests going to the State with the special “K” rate that Charlevoix was recently approved for.

Public Comment:

-Bob Farrell questions what the transient slip number was before the 19. Commented that they were denied transient dockage when more than 60% was available.

-Sandy Pritchard passes out material to the Commissioners.

Questions Harbor Springs marina rates. Discusses rate scales of public marinas. States that the DNR haven’t increased their rates in years. Agrees to the tiered rates. Suggests making peak season longer.

Board Discussion:

-Lasater questions if we are limited by the State as to what we can charge, and what the process would be to charge differently.

-Neidhamer doesn’t believe it is fair to compare private marinas to municipal marinas.

-Nemecek states that there was a consistent message given that we cannot control our rates. Then we learned we can. Questions what it would look like if we didn’t approve these rates.

-Moody states that we did this last year, and believes it was good to go with the tiered structures. Working in the direction to maintain it. Believes seasonal rates are so far behind inflation rates. Is in favor of the transient rates but not the seasonal rates. Questions if the approval between seasonal and transient rates can be separated out. Questions the process for making reservations. Suggests advertising better and letting people know about these opportunities.

-Conklin clarifies if the intent is to have the transient rates approved as proposed except changing peak season from the “J” category and checking with the DNR to see if we can have the “K” category the same as Charlevoix. And that we not set the seasonal marina rates until there is a conversation with the DNR.

-Neidhamer states that if we had a new marina we could be more justified to ask for the higher rate, and the DNR sets these rates so that it is not \$4,000 to \$5,000 like a private marina. They are setting it so that it can be used by the population. It has been funded by the funds through taxes. That is why the rates are lower than a private industry. It is because it is trying to serve the people. Not disagreeing just providing the historical reasoning as to why the rates are lower. They’re not for communities to make profit. The marina is public entity and paid for by the tax payer’s dollars.

-Moody states that he understands and respects that, but if we cannot fix and maintain the marina what is the point.

-Conklin questions Cain if he has enough information to go to the DNR as these are legitimate questions to ask.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

Liability Insurance Proposals

City Manager Michael Cain discusses the liability insurance proposals. Staff is in the process of obtaining proposals for the City’s liability insurance. As part of that process we have already contacted our current provider, the Michigan Township Participating Plan (PAR

Plan). As well as the Michigan Municipal League Liability and Property Pool (MML) and the Michigan Municipal Risk Management Authority (MMRMA). These three are the big three in providing insurance to local units of government. One of these firms, the MMRMA, has asked to meet with a couple of our elected officials to review their program to make sure it is a good possible fit between them and the City. No pricing would be discussed. Should both parties feel it is potentially a good fit they would then submit a proposal that could be reviewed by the full Commission. It is the recommendation that the City Commission select up to two of its members who will be continuing on the Commission after the upcoming election to meet with the MMRMA, the City Manager, and the City/Clerk Treasurer to review the nature of their services and help them determine if they are a potentially good fit for the City.

Staff Comment: None
Public Comment: None
Board Discussion:

-Neidhamer questions if it would be fair to give this company this opportunity and not the others.
-Lasater ask that we let the other companies know this is an option.
-Nemecek requests that every firm to have the same opportunity.
Nemecek and Lasater volunteered.

Michigan Municipal Convention Recap

Mayor Pro Tem Tim Nemecek provides his feedback from the Michigan Municipal Convention. Has material for newly elected officials. Suggests that the newly elected officials have the opportunity to partake in training opportunities. Has copies of the MML first time booklet. MML conventions have resources and tools. Goes through the booklet session summary review, and provides feedback from sessions he attended.

Good of the Order

None

Announcements

-Boyne City Trick or Treat hours are from 5:00 p.m. to 8:00 p.m. on Tuesday, October 31, 2023.
-The City-Wide General Election will be held on Tuesday November 7, 2023. Polls are open from 7:00 a.m. until 8:00 p.m.
-The next regular City Commission meeting is scheduled for November 14, 2023 at 7:00 p.m.

ADJOURNMENT

Motion by Mayor Pro Tem Nemecek, second by Commissioner Lasater to adjourn at 10:47 p.m.

Hugh Conklin
Mayor

Jessica Puroll
City Clerk/Treasurer

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION

NOTICE OF HEARING

FOR THE **ELECTRIC** CUSTOMERS OF CONSUMERS ENERGY
COMPANY

CASE NO. U-21374

- Consumers Energy Company requests Michigan Public Service Commission for approval of revisions to its current Voluntary Green Pricing programs and an amendment to its Renewable Energy Plan.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 517-788-0550 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: michigan.gov/mpscedockets.
- A pre-hearing will be held:

DATE/TIME: Tuesday, November 14, 2023 at 9:00 AM

BEFORE: Administrative Law Judge James M. Varchetti

LOCATION: Video/Teleconferencing

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8090, or by email at mpscedockets@michigan.gov in advance of the hearing



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Agenda Item 8A



***** AUTO**ALL FOR AADC
Clerk, City of BOYNE CITY
319 N Lake St
Boyne City MI 49712-2109
|||

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF CONSUMERS ENERGY
COMPANY

CASE NO. U-21423

- Consumers Energy Company requests Michigan Public Service Commission for approval to implement a power supply cost recovery plan for the 12 months ending December 31, 2024.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 517-788-0550 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: michigan.gov/mpscedockets.
- A pre-hearing will be held:

DATE/TIME: Thursday, November 16, 2023 at 9:00 AM

BEFORE: Administrative Law Judge Lesley Fairrow

LOCATION: Video/Teleconferencing

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8090, or by email at mpscedockets@michigan.gov in advance of the hearing.



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*****AUTO**ALL FOR AADC
Clerk, City of BOYNE CITY
319 N Lake St
Boyne City MI 49712-2109
|||

Approved:

**Meeting of
Sept. 18, 2023**

Record of the proceedings of the Boyne City Planning Commission meeting held in the City Commission Chambers on Monday, September 18, 2023, at 5:30 pm.

Call to Order

Vice Chair Ross called the meeting to order at 5:30 p.m. followed by the Pledge of Allegiance.

Roll Call

Present: Larry Chute, Nicole Moblo, Jeff Ross, Monica Ross and Carl VanDomelen

Absent: Skylar MacNaughton

Excused for late arrival: Aaron Place

Excused: Jim Baumann, Tom Neidhamer

2023-09-18-02

Chute moved, VanDomelen seconded, a motion to approve excusing Jim Baumann and Tom Neidhamer.

Roll Call:

Ayes: Chute, Moblo, J. Ross, M. Ross, and VanDomelen

Nays: None

Absent: Baumann, MacNaughton, Neidhamer, Place

Abstain: None

Motion Carries

Meeting Attendance

City Officials/Staff: Planning and Zoning Director, Scott McPherson and Recording Secretary, Sara Christensen

Public Present: Seven

Consent Agenda

2023-09-18-03

M. Ross moved, VanDomelen seconded a motion to approve the consent agenda and the Planning Commission minutes from the July 17, 2023, as presented.

Roll Call:

Ayes: Moblo, J. Ross, M. Ross, and VanDomelen

Nays: None

Absent: Baumann, MacNaughton, Neidhamer, Place

Abstain: Chute

Motion Carries

**Citizen comments on
Non-Agenda Items**

None

**Reports of Officers,
Boards and Standing
Committees**

None

Unfinished Business

None

**New Business
A. Request from City
Commission to
consider developing**

Planning Director McPherson stated the City Commission requested at their August 22 meeting that the planning commission review ordinance standards for housing in the Regional Commercial/Industrial District (RC/ID). This issue was discussed previously, but no specific changes were made.

**ordinance standards
for housing in RC/ID
zoning district**

Vice Chair Ross – gave procedures for public comment and opened the floor.

Tim Nemecek; 327 Bailey St and City Commissioner – provided his support for the conversation moving forward.

Sandy Pritchard; 526 E Lincoln St – shared that she works at Lexamar and sees lots of property in the industrial park that could be developed. She recognized that some objections like kids walking through the area could be made, but she challenged the planning commission to look hard at existing green spaces and consider options to develop housing in the industrial park.

Vice Chair Ross – seeing no further public comment, requested board comments.

Chute – supportive of make multi-family development a conditional use in the RC/ID district.

M. Ross – supports Chute’s concept of multi-family development along Boyne City Road with sidewalks to school and work. She referenced past discussion about housing along the river and she’s not sure she is in favor of that. She could support rezoning portions of the zoning maps.

S. McPherson – suggested it might be better to approach this holistically with a long-term view during the master planning process.

Moblo – supported the idea of looking at this through the master planning process or a multi-family amendment. She stressed the challenge large employers are having with employee housing and thought employers might like this option.

VanDomelen – supports long term planning and likes the idea of parcels set up specifically for residential use within the industrial park. He prefers identifying a true residential area versus opening up the entire district for spot development. He would also restrict the residential use in this district to no short-term rentals.

Chute – asked if the City Commission is looking for a response quickly for a particular development. S. McPherson stated there was no specific motivation given. Chute supported the long-term view as long as it is not holding up any projects.

J. Ross – likes the holistic view so spotty residential development is not interspersed with industrial buildings. He would like to see a good zoning strategy developed during the master planning process.

VanDomelen – reminded everyone of the balancing act between retaining space for future industrial development while creating residential opportunities for families and employees.

M. Ross – suggested an area off Division Street could be rezoned for multi-family use rather than starting in the Industrial Park.

J. Ross – inquired about how re-zoning works if a parcel is already owned. S. McPherson stated that owned property can be re-zoned, but there should be an underlying plan.

S. McPherson – shared that the master planning process is scheduled to begin in early 2024 with public input during the summer and wrap-up in the fall.

B. Request from Zoning Board of Appeals to consider amending zoning ordinance standards of section 4.2(B) that require 10' side and rear yard setback for accessory dwelling units.

Planning Director McPherson shared that the Zoning Board of Appeals (ZBA) recently determined a request for a variance from the required 10' setback requirement did not meet the ordinance criteria for a variance to be granted. The Board indicated that given the city goals of developing housing, the planning commission should review this ordinance requirement.

Vice Chair Ross – gave procedures for public comment and opened the floor.

Pamela Decker; 311 State Street – stated that her recent variance request brought the discussion to today's agenda. She purchased the property in December of 2022. She wants to remodel the existing detached garage in the back yard on an alley into a dwelling unit for her elderly parents. Through the permitting process she learned about the 10' setback requirement. She is here tonight to see if this issue should be given another look. She shared its proximity to other homes, garages, and the adjacent district that would allow the development she wishes. She feels the ZBA finding is inequitable and infringes on her right of free and fair use of her property. She noted that with lack of housing being a hot topic in the City, this ordinance is overly burdensome. She believes there should be options for more housing density.

Sandy Pritchard; 526 E Lincoln St – stated that accessory dwelling units are a big deal and traditional residential neighborhoods are a hot topic. There needs to be a thoughtful balance to avoid unsightly and unsafe development. She noted that residential districts require a close eye on what could be transitioned to short-term rentals.

Vice Chair Ross – seeing no further public comment, requested board comments.

Chute – not in favor of reducing setbacks for accessory units to 3' and does not want to overrule ZBA. He stated this case is interesting. He is in favor of traditional neighborhoods, not short term rentals. He stated that the Master Plan was looking at State Street being revised to a mixed-use district due to its business and residential use.

M. Ross – not in favor of reducing setback to 3'. She has compassion for the property owner trying to make use of her property. She could live with a reduced distance greater than 3' but less than 10'. She questioned if the 10' setback was established for fire code.

VanDomelen – noted a number of accessory buildings along that alley. If changes were made, multiple circumstances such as this could occur. He is in favor of keeping the 10' setback, for safety (fire), and concern about the overall long-term impact on the neighborhood. What could the future repercussions be of buildings right on top of each other? He is not in favor of changing the status quo without a compelling reason.

Moblo – trying to solve issues of housing, she doesn't have a problem with short-term rentals on properties occupied by primary residence. Regarding the fire concern, what if an apartment complex caught on fire? The need for housing necessitates the need to start removing barriers. 100% onboard for approving a 3' setback for existing buildings. This is a great opportunity to remove roadblocks for the average individual to provide housing options. Change to ordinance language is needed.

J. Ross – could consider reducing the setback requirement... what tool can be added?

S. McPherson – reminded the board that a specific change cannot be made for one property owner and suggested proceeding with long-term master planning in mind. The board requested S. McPherson bring suggested language to the next meeting for discussion.

Staff Report

Planning Director McPherson - introduced new Assistant Planner, Jennifer Neal. He shared that the City Commission will hold a second reading on October 24 regarding the proposed new ordinance to regulate bubblers used to keep ice away from permanent docks along Lake Charlevoix. Scott and Jennifer are attending an upcoming Michigan Association of Planning Conference and he will be presenting on the Fox Run development.

Good of the Order

Chute requested an 11 x 17 color copy of the zoning district map.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, October 16, 2023, at 5:30 p.m.

Motion

2023-09-18-10

Moblo moved, M. Ross seconded, passed unanimously, a motion to adjourn the September 18, 2023 meeting at 6:41 pm.

Vice Chair, Jeff Ross

Recording Secretary, Sara Christensen



**Meeting of
October 5, 2023**

MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING
HELD ON THURSDAY, OCTOBER 5, 2023 at 8:30 AM AT CITY HALL

Call to Order

Chair Patti Gabos called the meeting to order at 8:30 a.m.

Roll Call

Present: Anna Burkhardt, Patti Gabos, Adam Graef, Robert Swartz, Deanna Engelhart, Jessica White, Sarah Niederpruem, and James Richman

Meeting Attendance

Absent: Marty Moody

City Staff: Jessica Puroll, Jacob Duncan, and Jennifer Crites

Others Present: Executive Director, Ingrid Day

Public: 3

**Excused Absences
MOTION**

Swartz moved, Neiderpruem seconded, PASSED UNANIMOUSLY, to excuse the absence of Marty Moody.

**Consent
MOTION**

Swartz moved, Burkhardt seconded, PASSED UNANIMOUSLY, to approve the September 7, 2023 Main Street Board regular meeting minutes and the 2024 Boyne Thunder distribution letters as presented.

**Presentation of Boyne
Thunder 2023 Proceeds**

Main Street Executive Director/Boyne Thunder Coordinator Ingrid Day states that the Boyne Thunder event is humbling to be part of. It attracts people from all over the world which supports the people here in our community. With this being the 20th year for this event it means that we must be doing something right. This year a movie night was added to the event, and there were a record number participants on Saturday night. There was a band and drone show on Saturday night, and we added appetizers to make the 20th event special. We work with Camp Quality and Challenge Mountain to help with volunteers over the weekend. Presented today to the Elizabeth Looze on behalf of Challenge Mountain is a check for \$15,263.15.

Hearing Citizens Present

None

Correspondence

None

Committee Reports

Organization Committee

Swartz questions if there is a meeting date set yet regarding the accreditation information. Reports that on October 23rd there is a Google training opportunity that will be held at City Hall. Tim Knutson who did the original design of the boardwalk is getting an assessment of the structure to try to assess how to move forward. Snow removal was discussed, and there will be two board positions opening in January on the Main Street Board.

Promotions/Marketing Committee

Burkhart reported that they discussed Stroll the Streets. They've collected all the survey information. They are still in search of a chair for next year. This does not need to be one person it can be multiple people. Working on Earlier than the Bird and Holly Jolly Boyne. Discussed the possibility of doing an event in February. Banners need to be removed and some will need to be replaced. Working to collaborate with the Boyne Arts Center with doing something to help with the design of things.

Design

Graef reported that there was no meeting last month. States that it is hard to get volunteers involved without consistent meetings.

City Commission Update

Gabos reported that there was discussion regarding marking of public assesses and updating the Master Plan.

Presentation of Boyne Thunder 2023 Proceeds Continued

Main Street Executive Director/Boyne Thunder Coordinator Ingrid Day presents a check to Becky Follette on behalf of Camp Quality for \$83,947.31.

Main Street Director's Report

Executive Director Report

Day reports that Stroll the Streets and Harvest Festival surveys have been sent out to community members and businesses. Met with Tim Knutson to look at the foundation of the boardwalk. Going to see what the Master Plan update looks like before moving forward to try to stay in alignment with that. The City went out for bids on tree trimmings. Part of that bid included trimming in the downtown area. The Harvest Festival was very successful with over 100 vendors. The new timeframe of 9:00 a.m. to 3:00 p.m. worked great. All the pumpkins and painting kits were given away. There was an email sent to businesses prior to the event to see if they wanted to participate. Went to St. Joe for two days for a Michigan Main Street Executor retreat about leadership. Would like to have discussions on items that are important to us next year and what we would like to see be done.

New Business: Enforcement of Code Ordinances MOTION

Richman, moved, Neiderpruem seconded, PASSED UNANIMOSLY, to approve a request to recommend to the Boyne City City Commission Enforcement of the Code of Ordinances Sections 54-60 and 54-61 (Snow Removal) in the DDA area for the 2023/2024 winter season.

Day explains that our goal is to have everything assessable all year round. It gets to a point when there are some businesses that are not assessable. This is to help motivate them to take care of their sidewalks. **Graef** questions the

monetary amount. **Day** explains that the City will take care of this. After receiving a call from the City the business owner will have 24 hours to remove the snow. If not removed then a contractor will come in and the amount gets charged to the business owner. **Swartz** states that this has been on the books for a long time just never enforced. **Neiderpruem** suggests letting the people know what sidewalks they are responsible for. **White** questions how businesses will be alerted to this. **Day** explains by email and mailed letters. **Swartz** states that the last ordinance update for this was in 1986. **Graef** doesn't believe this will take care of the problem.

Unfinished Business

None

Financial Statements

Received and filed.

Day states that Boyne Thunders funds have been allocated. Service Maintenance fees and administration fee are being taken out each month. This is different than previous years when it was at the end of the year.

Good of the Order

White states that the Halloween parade starts at 4:45 p.m.

Neiderpruem states that \$5 pizzas and \$10 pastas are back at Café Sante.

Graef expresses his dislike of the 10:30 siren.

Day states that Earlier than the Bird mugs are in.

ADJOURNMENT

Neiderpruem moved, Richman seconded, PASSED UNANIMOUSLY, a motion to adjourn the October 5, 2023 Main Street Board meeting at 9:18 a.m.

Jessica Puroll, Recording Secretary



Approved:

MEETING OF
October 12, 2023

RECORD OF THE PROCEEDINGS OF THE **BOYNE CITY PARKS AND RECREATION COMMISSION MEETING** HELD AT 5:00 P.M. AT CITY HALL ON THURSDAY, OCTOBER 12, 2023.

CALL TO ORDER

Meeting was called to order by Chair Sheean at 5:01 p.m.

ROLL CALL

Present: Mike Sheean, Andy Schmittziel, Diane Sterling, Drake Wiseman, Hugh Conklin

Absent: Greg Vadnais, Leia Diesenroth, Pete Friedrich,

MEETING ATTENDANCE

City Staff: Deputy Clerk Becky Pennington

Public Present: Six

MINUTE APPROVAL

****Motion**

Schmittziel moved, Conklin seconded, PASSED UNANIMOUSLY, to approve both the August 10, 2023 minutes and the September 14, 2023 as presented.

CITIZENS COMMENTS
(on non-agenda items)

Dan Schmittziel with the Little League Waterfront Field of Dreams Committee was present to provide a progress update for the ongoing project. The artificial turf arrived October 3rd and has been installed. Finishing touches are being made and completion of the turf is expected sometime next week weather permitting. The next step of the project includes the installation of the backstop net as well as fencing. Both are scheduled to be delivered within the coming weeks.

*Greg Vadnais joins the meeting at 5:06 p.m.

Dan Schmittziel requests coordination of improvements to the dirt parking lot next to the Field of Dreams when and if the City decides to make improvements or upgrades.

*Leia Diesenroth joins the meeting at 5:10 p.m.

Dan Schmittziel reports the Field of Dreams has received two major donations. The first of which being from Jim and Sharon White and their companies the Boyne Motel and ACE Hardware in the amount of \$100,000. The second coming from Boyne Mountain who designated the entirety of the proceeds from the chairlift sale in the amount of \$80,750.

Diane Sterling reports to the board requests made to her via Facebook. Citizens have requested that the garbage cans remain in the parks throughout the winter, that the mutt mitt dog waste bags be refilled, and for bathrooms to remain open.

As the Director of DPW and Utilities Doug Varney was not in attendance, the board has asked recording secretary Becky Pennington to relay these requests.

CORRESPONDENCE

-The board reviews a letter from Lara Fine that was presented to the City Commission at its last meeting in regards to the Open Space Project.

-Board Chair Michael Sheean welcomes Civics Students Liam and Ben and thanks them for attending.

-Park Assignments –

Leia Diesenroth - Veteran's Park

Pete Friedrich - Tannery Park

Andy Schmittiel - Old City Park, Riverside Park, and Little League Ball Fields

Mike Sheean - Sunset Park

Diane Sterling - Avalanche Park

Hugh Conklin - Rotary Park

Greg Vadnais – Skate Park

Drake Wiseman - Peninsula Beach Park and Boyne Forrest Trail

Doug Varney – Open Space

*Ridge Run Dog Park, Boyne River Nature Trails, and Boyne Valley Trails will be left to the user groups for reporting issues when necessary.

PARK ACTION ITEMS

Avalanche -

-Diane Sterling reports three sets of trees that have come down along the hiking trails. The Department of Public Works will be notified and the trees will be taken care of.

-Andy Schmittiel reports City workers have made repairs to damaged steps since the Park Board last met.

-Leia Diesenroth reports some of the t-boxes on the disc golf course need repairs.

Rotary Park -

-Hugh Conklin reports he has recently walked the park and it looks nice. Updated signage is needed and pickleball parking needs to be addressed.

-Andy Schmittiel reminds the board that Mike Cain brought potential signage option designs to the September meeting and provides the board with another potential option.

Sunset Park -

-Gow Litzenburger from the Lake Charlevoix Association Shoreline District Gardens accompanied by landscape architect Jennifer Buchanan present the board with a preliminary plan for the demonstration gardens. This plan incorporates native plants of various size and height along with multiple seating options that would be placed along the shoreline in Sunset Park. Discussion was had amongst the board,

recommendations were given for alternative plants and design. Gow and Jennifer have been invited to return to the next meeting with an updated design.

Peninsula Beach -

-Progress continues on the Rotary Pavilion at Peninsula Beach. The Splash Pad had a very busy season and is now closed for the winter months.

Tannery Park –

-Schmitt diel reports Tannery Park is tidy clean with no litter. He does recommend handrails be installed by the steps to prevent slips and falls.

Old City Park -

-Schmitt diel reports vandalism to the gazebo has been repaired. The handrails and benches in the gazebo are in good condition. He does recommend the dirt in the playground area be replaced with mulch as well as the area around the Riverwalk benches to give the park a nicer look. The water fountain has been drained and cleaned for the season.

Riverside Park -

-Schmitt diel reports the Riverside Park is a hidden gem, very peaceful and picturesque. Parking lot drainage was discussed as it does get quite muddy. There was some concern expressed in regards to the possibility of people camping in the park. The possibility of clearing out some brush along the river was discussed. This would create space for potential picnic tables.

Boyne Forrest Trail –

-Wiseman reports the new signage is up and the trails looks great. The changing station has not yet been installed.

Skate Park -

-Vadnais provides a progress update. Despite the tremendous efforts of the Skate Park User group, fundraising campaigns have fallen short but will continued. Some of the prior fundraising efforts have consisted of parades, demonstrations, and silent auctions. Board discussion was had and various suggestions were made.

DIRECTORS REPORT

None

GOOD OF THE ORDER

-Hugh Conklin announces as his term on the City Commission will be coming to an end in early November, tonight's meeting will be his last as a member of the Parks and Recreation Commission as well.

ANNOUNCEMENTS

The next meeting of the Parks and Recreation Commission is scheduled for November 9, 2023.

ADJOURNMENT

The October 12, 2023 Parks and Recreation Commission meeting was closed at 6:29 p.m.

Approved:

Meeting of Oct. 16, 2023	Record of the proceedings of the Boyne City Planning Commission meeting held in the City Commission Chambers on Monday, October 16, 2023, at 5:30 pm.
Call to Order	Vice Chair Place called the meeting to order at 5:30 p.m. followed by the Pledge of Allegiance.
Roll Call	Present: Jim Baumann, Larry Chute, Skylar MacNaughton, Nicole Moblo, Tom Neidhamer, Jeff Ross, Monica Ross and Carl VanDomelen Absent: Aaron Place Excused: None
Meeting Attendance	City Officials/Staff: Planning and Zoning Director, Scott McPherson and Recording Secretary, Sara Christensen Public Present: Twelve
Consent Agenda	2023-10-16-03 VanDomelen moved, Chute seconded, passed unanimously a motion to approve the consent agenda and Planning Commission minutes from September 18, 2023, as presented.
Citizen comments on Non-Agenda Items	Pamela Decker; 311 State Street – Reminded the Planning Commission of her appearance at last month’s meeting regarding an issue she took to the Zoning Board of Appeals. She stated that she was denied her request because they found that she did not meet all five (5) conditions. She fell short in two of the conditions that pertained to the issue being “self-created”. She explained that she does not agree that her situation is self-created. Vice Chair Ross asked S. McPherson to explain who has authority on this subject. He stated that the Michigan Zoning Enabling Act creates the definitions and criteria.
Reports of Officers, Boards and Standing Committees	None
Unfinished Business	None
New Business A. Review draft amendment to Section 4.2(B) to lessen the 10’ setback requirement for accessory dwelling units in the Traditional Residential District.	Planning Director McPherson referenced a draft amendment, in tonight’s meeting packet, to Section 4.20(B) of the Boyne City Zoning Ordinance to lessen the setback requirement for accessory dwelling units in the Traditional Residential District from 10’ to 5’. VanDomelen – Stated that the City of Charlevoix is considering a similar type of proposal and they have included items like architectural continuity with the home and neighborhood; a maximum structure size of 900 square feet; and restrictions on windows overlooking neighboring yards for privacy. Moblo – restriction as to where windows are placed could be received very poorly. Maximum structure size is not necessary to review right now. Chute – Asked S. McPherson to clarify the primary dwelling side-yard minimum. He said the minimum is 5’ and the two sides combined must be 15’ minimum.

J. Ross – Asked S. McPherson about existing continuity requirements and he said they do exist.

Neidhamer – Asked S. McPherson to clarify current requirements on square footage of Accessory Structures and he stated that they cannot be larger than existing primary dwelling.

Vice Chair Ross – opened the floor for public comment.

Sandy Pritchard; 526 E Lincoln St – thanked C. VanDomelen for checking with Charlevoix on their requirements. She felt feelings were mixed on this discussion at the last meeting. She stated that the Ordinance was in place when the owner purchased the property and due diligence is on the buyer. She noted that future unintended consequences can result from Ordinance changes. She noted fire and safety concerns and asked if anyone heard from the fire chief. With the master plan update just beginning, she feels this subject is being responded to because of a singular incident when it deserves a longer look. She noted appreciation for the points C. VanDomelen brought to the commission to consider.

Vice Chair Ross – seeing no further public comment, closed public comment.

M. Ross – is in favor of moving forward now rather than waiting the time it will take for a complete master plan update. It is a small change worth addressing now because it could allow others to address ADU's on their property.

Chute – side yard 5' and rear-yard 10' would that be a good compromise? M. Ross sees a potential problem with a driveway in this scenario.

Neidhamer – agrees with M. Ross and feels it's best to regulate the building, not the use. He agrees with the language as proposed.

Baumann – asked S. McPherson if he receives many requests like this. He stated that, yes, a change to 5' will help some property owners.

2023-10-16-07A

Moblo moved, MacNaughton seconded, a motion to hold a Public Hearing at the next meeting in reference to Section 4.20(B) of the Boyne City Zoning Ordinance.

Roll Call:

Ayes: Baumann, MacNaughton, Moblo, Neidhamer, J. Ross, and M. Ross

Nays: Chute and VanDomelen

Absent: Place

Abstain: None

Motion Carries

S. McPherson suggested moving New Business Item C ahead to accommodate presenters.

C. Pre-Application review 1170 Boyne Ave. for proposed development of Comfort Inn and Mainstays Suites.

Planning Director McPherson noted that Glen Catt is here tonight along with project partners for a pre-application meeting for a proposed hotel at 1170 Boyne Ave. The property is currently in the jurisdiction of Wilson Twp, but is being presented in anticipation of a 425 agreement being completed and the property being transferred into the jurisdiction of the City.

Glen Catt; Catt Development – introduced himself and his project partners. He shared information on a similar successful development in Gaylord opened nearly 2 years ago. He stated this \$11-12M hotel is proposed to have 54 Comfort Inn rooms and 20 MainStay Suites that will accommodate the local need for both recreational and corporate use. They plan to break ground in spring 2024.

Chris Bott; Gosling Czubak – reviewed the site plans including various infrastructure aspects including parking, drive widths, stormwater control, utility hook ups, fire hydrant and suppression, connection to sanitary sewer, etc.

Bauman – inquired about the possibility of connecting to the adjacent gas station. Mr. Bott said that a vehicle connection is not possible because the grade is too steep; however, they could look into pedestrian access.

Moblo – noted her concern about tree removal and asked about green space in front.

VanDomelen – asked if a traffic study has been completed and S. McPherson reminded everyone that the road is under MDOT’s purview.

Vice Chair Ross – opened the floor for public comment.

Sandy Pritchard; 526 E Lincoln St – Asked if there is space for sidewalks. Can we start thinking about it and requiring it for future development? The four (4) spaces for larger vehicles/trailers could be tripled.

Vice Chair Ross – seeing no further public comment, requested board comments.

Neidhamer – this could take pressure off short term rentals and provide options for visitors to the business park on weekdays. Having people that visit the business park during the day and stay in Boyne City for the night will be a win win.

M. Ross – thankful that they care enough to invest in the community.

Chute - seconded M. Ross’s statement.

VanDomelen – this is a marvelous project, that has been needed for many years.

Moblo – loves nature and hopes they can keep it as natural looking as possible.

MacNaughton – change is difficult, a hotel has been talked about for many years so he could be on board.

J. Ross – agrees it is needed, appreciates the investment, and is looking forward to it.

B. Review Boyne Master Plan Request for Proposal and discuss master plan content and project timing.

Planning Director McPherson shared the City Commission approved developing and distributing an RFP for the Master Plan. The project is partially funded by MEDC (Michigan Economic Development Corporation) through the RRC (Redevelopment Ready Communities) program. Boyne City is currently going through the re-certification process to maintain certification. An Economic Development Strategy section will be put it into the master plan as a component. While attending the Michigan Association of Planning Conference last week, S. McPherson made contact with several consultants who are planning to submit bids. Bids are due November 3, interviews will take place on November 13. Candidate selection will be submitted to RRC for approval and then to the City

Commission for approval. The project will start shortly after the new year with public engagement aspects in the summertime.

Chute – great that Public Engagement in summertime so that seasonal residents’ voices can be heard and hoping it ties in with other community boards (parks and rec, etc.)

Vice Chair Ross – opened the floor to public comment.

Sandy Pritchard; 526 E Lincoln St – inquired about the process to select the steering committee. Who will it be made up of and how will members be selected?

S. McPherson – the steering committee will be selected from city staff, main street board, parks and rec., City Commission, Planning Commission, etc. with the goal of 5-7 members. Each committee chair will be consulted.

Vice Chair Ross – seeing no further public comment, closed public comment.

Staff Report

Planning Director McPherson – he and assistant planner, Jennifer Neal attended the Michigan Association of Planning Conference recently. The focus was on demographic changes in the state and nation (older, decreasing population) and how to address it. They discussed strategies to encourage people to move into the state.

Good of the Order

MacNaughton –asked S. McPherson the status of CrackerJack Board Shack. He stated that they have not brought a formal request forward.

Adjournment

The next regular meeting of the Boyne City Planning Commission is scheduled for Monday, November 20, 2023, at 5:30 p.m.

2023-10-16-10

Chute moved, M. Ross seconded, passed unanimously, a motion to adjourn the October 16, 2023 meeting at 6:30 pm.

Vice Chair, Jeff Ross

Recording Secretary, Sara Christensen



Approved: _____

**MEETING OF
OCTOBER 26, 2023**

**RECORD OF THE PROCEEDINGS OF THE REGULAR MEETING OF
THE BOYNE CITY AIRPORT ADVISORY BOARD HELD ON:
OCTOBER 26, 2023**

CALL TO ORDER

Acting Chair Cortright called the meeting to order at **5:30 p.m.** followed by the pledge of allegiance.

ROLL CALL

A quorum is present per Section 3.7 of the City Charter.

ATTENDANCE

Richard Bouters, City Manager: Michael Cain
*Rod Cortright, *Al Sturza, City Commissioner: Marty Moody
* John VanEtten *Leon Jarema

**Ex Officio Members*

Absent: Doug Brubaker

Citizens: Halie Johncheck – Boyne High School Civics Class.

**EXCUSED ABSENCES
MOTION**

No excused absences

**APPROVAL OF MINUTES
MOTION**

Approval of the minutes of September 21, 2023.

Motion by Cain, Second by Bouters, **PASSED UNANIMOUSLY** with consensus from Ex Officio members to approve the minutes of September 21, 2023, as presented.

CORRESPONDENCE

NONE

**CITIZENS COMMENTS
(NON-AGENDA ITEMS)**

NONE

COMMITTEES/REPORTS

NONE

UNFINISHED BUSINESS

- A. Rental Vehicle Update:** A proposal from MMRC Rental Cars (*refer to attached documents*) was reviewed and discussed by the board. City/Airport Manager Cain reported that the airport at Bellaire uses this service and they have had positive results. MMRC's proposal would include leasing (2) parking spaces at the airport to position rental cars. As referenced in the documents from MMRC, the airport and city will not be involved with the administration of the rental car. MMRC handles all transactions via their Smart Phone App. Commissioner Moody questioned whether the rentals would attract groups other than airport user. City/Airport Manager Cain he will contact MMRC to participate in a conference call during the January 2024 Airport Advisory Board meeting to answer questions.
- B. Pilot Lounge Rehab:** New chairs and a TV are in place in the lounge. Rod Cortright along with Northern Homes will explore grant options for future updates and report at the January 2024 meeting.
- C. Security Gate Update:** The Security Gate at the entrance to the airport is operational. Rod Cortright repositioned the Keypad allow improved access from vehicles. An issue with the gate sensor has been passed on to ADT to resolve.
- D. Airport Camera Update:** The board has previously discussed security camera option for the airport. It is determined that (2) separate types of camera systems are required. For security purposes, a motion sensing camera monitoring the parking ramp and fuel farm with recording capabilities will be required. Also, a camera system that can be located to monitor a wider array of the airport including runway conditions. This system requires internet access and the ability to upload information to the internet. The board will conduct future research regarding this latter camera system. Motion by Cain, second by Bouters PASSED UNANIMOUSLY with consensus of Ex Officio members to purchase a single Blink Camera to monitor the fuel farm and parking ramp.
- E. Airport Ramp Update:** Options to relieve airplane parking congestion and ramp improvements will be discussed at the January 2024 meeting. No action taken at this time.
- F. Airport Snow Removal Guideline:** The board reviewed the final draft of the City of Boyne City Municipal Airport Snow Removal Guideline. A letter from DPW Director Doug Varney was reviewed and his concerns addressed. Motion by Cain, second by Bouters PASSED UNANIMOUSLY with consensus of Ex Officio members to adopt the City of Boyne City Municipal Airport Snow Removal Guideline. (*refer to included document*). Final copies will be distributed to DPW as well as others as required. The Airport Board will offer an invitation to DPW staff to visit the airport during snow season to assist with this effort.

- G. Hangar Inspection Update:** Due to weather issues, the hangar inspection for October was cancelled. A new date will be set for the first week in November.
- H. MDOT Inspection Update:** As reported from previous meetings, revisions to the airport included in the MDOT inspection are ongoing. No action taken at this time.
- I. Other:** No other Unfinished Business.

NEW BUSINESS

- A. Meeting Calendar for 2024:** The board reviewed the 2024 calendar. Motion by Bouters, second by Cain, PASSED UNANIMOUSLY with consensus from Ex Officio members for the Boyne City Airport Advisory Board to meet during 2024 on the 4th Thursday of each month January thru October at 5:30pm in the Airport Terminal.
- B. Other: Community Garden:** City/Airport Manager Michael Cain discussed the possibility of moving the Community Garden from its current location in North Boyne to city property on Boice Street across from the airport. (*refer to included Map*). The board discussed this plan and are in support.

GOOD OF THE ORDER

- A.** Leon Jarema reported that there has been an increase of Deer on the airport and runway and cautioned to be on the lookout. Also, he indicated that some of the cracks that have been sealed on the runway have widen and may need to be addressed in the future.
- B.** Commissioner Moody asked about installation of a Credit Card station for airplane fuel. The board will research and report.
- C.** The board discussed keeping the Airport Courtesy Car parked in shelter during the winter months. Options are being researched.

ANNOUNCEMENTS/ NEXT MEETING MOTION

- A.** As of October 6, 2023, the fuel price is \$5.74/gallon at the airport. The previous price was \$5.83/gallon.
- B.** The next regular meeting of the Airport Advisory Board will be Thursday, January 25, 2024 at 5:30pm in the Airport Terminal.

ADJOURNMENT

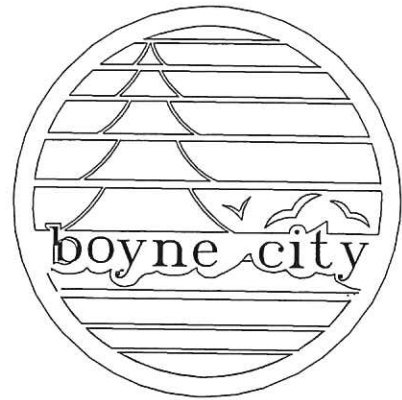
- A.** The meeting is adjourned at 6:40pm by acting Chair Cortright.

Submitted for approval by:

Richard L. Bouters –Secretary
Boyne City Airport Advisory Board

CITY OF BOYNE CITY

To: Michael Cain, City Manager 
From: Scott McPherson, Planning Director 
Date: November 14, 2023
Subject: Historic District Ordinance Repeal first reading

**Background**

At the September 26, 2023 regular meeting the City Commission received an update regarding the preliminary report for the dissolution of the Pearl Street Historic District. After review and discussion the Commission instructed Staff to no longer pursue the dissolution of the district as per the requirements of MCL.399.14 and instead move forward with the repeal of the Pearl Street Historic District Ordinance.

Discussion

Based on the facts in the preliminary report it is unlikely that the Pearl Street Historic District would meet the criteria for dissolution as required by MCL399.214 and its dissolution would not be approved by the State Historic Preservation Office. Given this outcome the City Commission decided to repeal the ordinance and disband the HDC; while his path does meet the goal of eliminating the district, it also will result in the loss of the City's Certified Local Government status.

Process

The repeal of an ordinance follows the same process as adoption, it must be introduced at a first reading and then not less than a month later it can be repealed at a second reading.

Recommendation

Direct staff to schedule a second reading of the proposed repeal of Chapter 30, Article II – Historic Districts, on January 9, 2024, or later.

Options

1. Continue with the dissolution process as prescribed by MCL399.214
2. Take no action pending further information.
3. Other action as the Commission deems appropriate.

**CITY OF BOYNE CITY
ORDINANCE _____**

REPEAL OF CHAPTER 30, Article II – Historic Districts

THE CITY OF BOYNE CITY ORDAINS:

That Article II of Chapter 30, entitled Historic Districts, of the Ordinances of Boyne City are hereby repealed in their entirety. The Historic District Committee is disbanded upon the effective date of this Ordinance.

This ordinance shall be effective immediately upon publication, but not less than 15 days following enactment.

YEAS: Commissioner(s)_____

NAYS: Commissioner(s)_____

ABSTAIN: Commissioner(s)_____

ABSENT: Commissioner(s)_____

APPROVED: _____, 2023

CERTIFICATION

I, Jessica Puroll, City Clerk/Treasurer of Boyne City, certify that this is a true and correct copy of an ordinance adopted by the City Commission of Boyne City at a regular meeting held on _____, 2023.

, Mayor

Jessica Puroll, Clerk/Treasurer

Introduced: _____

Adopted: _____

Published: _____

Effective: _____

full. The water level in that reservoir got lower than usual leading to customers north of Division Street in the City having no or low water pressure. This appears to have occurred between 4:00 a.m. and 5:30 a.m. Water personnel became aware of low water pressure, came in early, and were able to reset the communications system. Boyne City will be flushing hydrants to minimize any sediment that may have been stirred up in the system. People on the City water system in this area may wish to avoid doing laundry until the morning of Thursday, September 28th. The Boyne City Water department has contacted the State to advise them of the occurrence and we will follow any guidance they may provide.

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

Received and Filed:
-August 2023 Financial Statement

**OLD BUSINESS
Pearl Street Historic
District Study Committee
Update
MOTION**

2023-09-140
Moved by Nemecek
Second by Lasater

Approve the recommendation from the Pearl Street Historic District Dissolution Committee to no longer pursue the dissolution of the District as per the process established per MCL399.214 and take all necessary steps to repeal the Pearl Street Historic District Ordinance and disband the Historic District Commission.

Planning Director Scott McPherson provides an update regarding the Pearl Street Historic District Study Committee. In April the City Commission decided to move forward with the process of dissolution of the Boyne City Pearl Street Historic District, and in June the City Commission appointed Jo Bowman, Jane McKenzie, Gow Litzenburger, Zachary Sompels, and Scott McPherson to the Pearl Street Historic District Study Committee. To proceed with the dissolution the Committee must follow the process as established by MCL399.214. This requires that the Committee must first prepare a preliminary report and document how the district meets the criteria for dissolution. Upon completion, the report is submitted to the State Historic District Preservation Office (SHPO). This is the body that will make determination if the criteria for dissolution have been met. The report must also be sent to the Planning Commission and a public hearing must be held. At the August meeting the Committee reviewed a draft of the preliminary report. In the report the Committee makes the arguments that the dissolution of the District meets the criteria that the historic district has lost physical characteristics that enabled establishment of the district and that the historic district was established pursuant to defective procedures. To get a perspective from SHPO on the report, the Committee invited Alan Higgins, Manager/Budget Specialist and Interim Certified Local Government Coordinator to participate in the meeting and comment on the draft report. In his review of the report, Mr. Higgins indicated that in his opinion the City did not meet any of the criteria necessary for dissolution of the District. Mr. Higgins stated that the changes to the various structures noted in the report did not rise to the level that would be considered significant enough to meet the criteria for

dissolution. He also stated that it would be difficult for SHPO to make a finding that the establishment procedure followed by the City was defective based on the facts provided. Mr. Higgins indicated that the City Commission does have the ability to repeal the ordinance and disband the HDC. This path would meet the goal of eliminating the district, but would also result in the loss of the City's Certified Local Government (CLG) status and the eligibility to apply for CLG grant funding. Since obtaining the CLG status in 2010 the City has applied and received assistance for one project which was the renovation of the 1910 building. It should be noted that to use the funding properties must be owned by the municipality and must be individually listed in the National Register or identified as a contributing resource to a National Register-listed district. Any renovations that are completed must be done in compliance with SHPO standards which typically adds substantial cost to renovation projects.

Staff Comment: None

Public Comment: None

Board Discussion: All agree with the recommendation.

Neidhamer respects and supports the recommendation from the Committee. Is disappointed we do not have State support.

Lasater questions what Certified Local Government means. If we lose this status does it prevent us from doing anything with the theater?

Nemecek questions which properties would qualify for CLG grant opportunities, and timeline it would take if the City needed to become a CLG certified again.

Conklin asks McPherson to explain the National Historic District to the public.

Ayes: 5

Nays: 0

Absent: 0

Motion carried

NEW BUSINESS
Wilson Township 425
Agreement
MOTION

2023-09-141

Moved by Nemecek

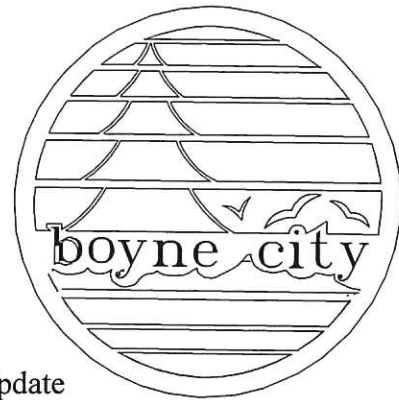
Second by Conklin

Approve the recommendation from City Manager Michael Cain to authorize the City Manager working with representatives of Wilson Township to develop a draft 425 agreement for further review and consideration by the governing bodies of both the City of Boyne City and Wilson Township.

City Manager Michael Cain begins the discussion regarding the Wilson Township 425 agreement. Recently Catt Development requested a meeting with representatives of Wilson Township and Boyne City to discuss their desire to build a new three story 74 unit dual brand hotel on the property they owned for several years in Wilson Township on the south side of M-75 south. To develop the property, they would like access to City water and sanitary sewer, thus the need for a 425 agreement. Over the years the City has worked out Public Act (PA) 425 agreements with Wilson and Boyne Valley Townships that provided for the conditional transfer of land into

CITY OF BOYNE CITY

To: Michael Cain, City Manager *Mc*
From: Scott McPherson, Planning Director *SM*
Date: September 26, 2023
Subject: Pearl Street Historic District Study Committee Update



Background

In April the City Commission decided to move forward with the process of dissolution of the Boyne City Pearl Street Historic District (District) and in June the Commission appointed Jo Bowman, Jane McKenzie, Gow Litzenburger, Zachary Sompels and Scott McPherson to the Pearl Street Historic District Study Committee. To proceed with the dissolution the Committee must follow the process as established by MCL399.214. This requires that the Committee must first prepare a preliminary report and document how the district meets the criteria for dissolution. For dissolution of a district, the Committee must demonstrate at least one of the following criteria are met:

1. The historic district has lost those physical characteristics that enabled establishment of the district.
2. The historic district was not significant in the way previously defined.
3. The historic district was established pursuant to defective procedures.

Upon completion, the report is submitted to the State Historic District Preservation Office (SHPO). This is the body that will make the determination if the criteria for dissolution have been met. The report must also be sent to the Planning Commission and a public hearing must be held. After the public hearing, the Committee has up to 1 year to submit a final report with any recommendations to the City Commission. After all the above steps are completed and at least one of the dissolution criteria are met, the City Commission may dissolve the district. It should be noted, even if the District was dissolved, the City would still have the opportunity to maintain its Certified Local Government (CLG) status. To continue as a CLG, the historic district ordinance must remain in place and the City must continue to have an appointed Historic District Commission (HDC) that meets at least quarterly.

Discussion

On June 21, 2023 the Committee had its first meeting and discussed the charge of the committee, the timeline for the task, and scheduled the next Committee meeting for August 17, 2023. At the August meeting the Committee reviewed a draft of the preliminary report. In the report, which has been provided with this memo for reference, the Committee makes the arguments that the dissolution of the District meets criteria #1 for dissolution as it appeared the district had lost the physical characteristics that enabled its establishment and criteria #3 as the procedures used to establish the district appeared to have been defective. To get a perspective from SHPO on the report, the Committee invited Alan Higgins, Manager/Budget Specialist and Interim Certified Local Government Coordinator to participate in the meeting and comment on the draft report.

In his review of the draft report, Mr. Higgins indicated that in his opinion the City did not meet any of the criteria necessary for dissolution of the District. Mr. Higgins stated that the changes to

the various structures noted in the report did not rise to the level that would be considered significant enough to meet the criteria for dissolution. Mr. Higgins made the point that it is common that the characteristics of historic districts change over time, and that the types of changes documented in the report were typical and commonly occurred in historic districts. In regards to the rationale used to make the case that the establishment procedure was defective, Mr. Higgins stated that the argument was flawed and not a correct interpretation of the law. He told the Committee that he believed it would be difficult for SHPO to make a finding that the establishment procedure followed by the City was defective based on the facts provided.

With the prospect of going through the process with the intent of dissolving the district and having SHPO not approving the dissolution, the Committee inquired with Mr. Higgins about alternative paths. Mr. Higgins indicated that the City Commission does have the ability to repeal the ordinance and disband the HDC. This path would meet the goal of eliminating the district, but would also result in the loss of the City's CLG status and the eligibility to apply for CLG grant funding. Since obtaining the CLG status in 2010 the City has applied for and received assistance for 1 project which was the renovation of the 1910 building. It should be noted that to use the funding properties must be owned by the municipality and must be individually listed in the National Register or identified as a contributing resource to a National Register-listed district. Any renovations that are completed using CLG funds must be done in compliance with SHPO standards which typically adds substantial cost to renovation projects.

After review and discussion, it was determined by the Committee that the City Commission should be made aware of the findings so far and seek guidance on how to proceed. It was the consensus of the Committee, that while the loss of the CLG may result in the loss of future opportunities, that the process of dissolution should be abandoned and the repeal of the Ordinance and disbanding of the HDC would be the best path.

Recommendation

Approve the recommendation of the Pearl Street Historic District Dissolution Committee and no longer pursue the dissolution of the District as per the process established per MCL399.214 and take all necessary steps to repeal the Pearl Street Historic District Ordinance and disband the Historic District Commission.

Options

1. Continue with the dissolution process as prescribed by MCL399.214
2. Take no action pending further information.
3. Other action as the Commission deems appropriate.

PEARL STREET HISTORIC DISTRICT DISSOLUTION COMMITTEE PRELIMINARY REPORT

INTRODUCTION

In 1993 several residents of Boyne City, under the direction and guidance of the Boyne City Historical Commission, began an effort to recognize and protect the historical value of some of its neighborhoods. At that time the primary purpose and function of the Historical Commission was to oversee the Boyne City Historical Museum. Their responsibilities included the collection and display of artifacts for the museum and education and outreach to promote public awareness and appreciation of the City's historical resources. For this effort, the primary focus of the citizen group were the properties located in the Pearl Street area which were chosen because of their historic and architectural significance. The intent was to preserve the historic integrity of these properties as there was a concern that some of the homes would be replaced with inconsistent architecture. The Boyne City Commissioners concurred with the objectives of the group and approved the formation of the Boyne City Historical Study Committee. The City Commission appointed 8-member committee that included a cross section of the community including 4 residents of the Pearl Street area, 2 members of the Historical Commission, a City Commission member and a City staff person. After their appointment the Committee began work developing the Preliminary Historic District Report.

After nearly a decade of effort, the City Commission took actions to establish the Pearl Street Historic District (District) in 2002. The District included all the properties on Pearl Street and one adjacent property on Boyne Avenue. When adopted the District included 13 properties, 12 of which were single family dwellings and 1 was a multifamily structure. The inventory and changes to the district are included in appendix A of this report. In 2020 a property split was approved and a single-family dwelling was constructed on the new parcel. The establishment of the District included the adoption of the Pearl Street Historic District Ordinance (Ordinance) and the Preservation Standards (Standards) which are included as appendix B and C with this report. With the adoption of the Ordinance and Standards the properties included in the District became subject to the requirements of the Ordinance which was administered under the authority of the Historic District Commission (HDC).

CREATION OF THE DISSOLUTION STUDY COMMITTEE

At its March 16, 2023 meeting, the HDC discussed the status of the District and it was determined the District has not met the objectives for its original creation as it appeared the District was losing its historical characteristics and there was concern the process that was followed for the establishment of the District was defective. Given these concerns the HDC made a recommendation to the City Commission to take the necessary actions to dissolve the District.

In April 2023, after the City Commission reviewed and considered the recommendation of the HDC, decided to initiate the process for dissolution of the district as established by State Law per MCL399.214. In June 2023 the City Commission appointed the following individuals to the Pearl Street Historic District Dissolution study committee:

Jo Bowman - District property owner.

Gow Litzenburger-District property owner, HDC chair, board member of Boyne Heritage Center.

Jane McKenzie - District property owner, Executive Director Northern Homes Community Development Corporation.

Zachary Sompels – Charlevoix County Housing Ready Program Coordinator, board member of Boyne City Zoning Board of Appeals.

Scott McPherson – Planning Director City of Boyne City.

PEARL STREET HISTORIC DISTRICT BOUNDARY DESCRIPTION AND MAP

In the City of Boyne City, Charlevoix County, Michigan; Commencing at the Southeast corner of Lot 8 of Wm. H. White and Co's Subdivision of a Part of Lot 35 of Beardsley's Second Addition to Boyne City, Charlevoix County records; thence North along the East line of said Lot 8 (West line of Stewart Avenue) 10.00 feet, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; thence West parallel with the South line of said Lot 8, 67.00 feet, more or less, to the line common to said Lot 8 and Lot 9 of said subdivision; thence Southerly along the line common to said Lots 8 and 9, 10.00 feet, more or less, to the Southeast corner of said Lot 9; thence Westerly along the Southerly line of Lots 9 and 10 of said subdivision, 102.64 feet to the Southwest corner of said Lot 10; thence Southwesterly along the Southeasterly line of Lot 2 of said subdivision, 4.62 feet; thence Westerly 47.60 feet to the Southerly extension of the West line of Lot 11 of said subdivision; thence North along the Southerly extension of the West line of said Lot 11, 9.59 feet to the Southwest corner of said Lot 11; thence Southwesterly along the line common to Lots 1 and 2 of said subdivision, 77.79 feet to the Northeasterly line of Water Street (a/k/a Boyne Avenue), as depicted on said subdivision; thence Northwesterly along the Northeasterly line of Water Street to the West line of a parcel described in Liber 289, Page 994, Charlevoix County records; thence Northerly along the West line of the aforementioned parcel to the Southerly shore of the Boyne River; thence Easterly along said shore to the East line of said subdivision (North and South quarter line of Section 35, Township 33 North, Range 6 West); thence Easterly, Southeasterly, Southerly and Southwesterly along said shore to the intersection of said shore with the Easterly extension of the North line of Pearl Street, as depicted on said subdivision; thence continuing Southwesterly along said shore to a point North of the Northeast corner of the former May Spencer Parcel; thence leaving said shore, South to the Northeast corner of said Spencer Parcel; thence Westerly along the North line of said Spencer Parcel 82.00 feet; thence continuing along the North line of said Spencer Parcel, North 840 West 10.00 feet to the East line of said Stewart Avenue; thence Southwest to the point of beginning, being a part of Lots 2 and 8, all of Lot 1 and Lots 9 through 20, inclusive, part of Pearl Street and Stewart Avenue and part of the Beardsley Reserved Lot of Wm. H. Whites Subdivision of Lot 35 of Beardsley's Second Addition to Boyne City, Charlevoix County records.

CERTIFIED LOCAL GOVERNMENT DESIGNATION

Over the years the City accomplished a number of projects through its designation as a Michigan Main Street and also with the Vibrant Small Cities Initiative. In working with those projects, the City gained a level of appreciation for the city's historic buildings and the contribution they make to the City's character. Building off this experience, in 2010 the City applied for and received the Certified Local Government (CLG) designation. The designation as a CLG was seen as another tool to help the City further help build enthusiasm for the City's local heritage. Since its designation as a CLG, the City continued to maintain its eligibility through the years and the City received assistance from the program for the rehabilitation of the Boyne City Water Works Building. Built in 1910 and commonly known as the 1910 Building, the City was able to preserve this historic resource and put it back into service for its original use as a pumping house and also add public restrooms and add informative displays about the historic nature of the structure. Given this previous successful implementation of the program, the City has the desire to continue to maintain its CLG designation. With the potential dissolution of the District, the City wishes to take whatever actions are needed to maintain its CLG designation while no longer having a historic district.

BASIS FOR DISSOLUTION

While the District was adopted with the intention to "awaken public attention to the beauty and significance of the area" and "to help maintain and preserve the overall character of the neighborhood" it became apparent that the additional layer of regulation was not producing the desired results. Shortly after the creation of the district a number of changes to several of the structures were made, some received a Certificate of Appropriateness (COA) and some did not. Upon review of the meetings and actions of the HDC, at times it does not appear there was thoughtful and meaningful application of the Ordinance and Standards and the procedures and processes that were used were sometimes flawed. As a result of these actions, a complaint was filed with the Charlevoix Circuit Court against the City and the HDC. To resolve the issue the City and plaintiff agreed to a consent judgement which was issued 2013 and which has been provided with this report. In reviewing the COA's that were issued, it appeared several of the COA's were issued administratively by City staff without being duly authorized by the HDC as per Section 30-23(j) of the Ordinance. In several instances, materials inconsistent with the historical features of a structure, such as replacing original materials with vinyl siding, were approved. When the HDC made a subsequent decision that denied a COA to install vinyl siding, upon appeal of the denial, it was found the decision of the HDC was rendered in an arbitrary manner and the administrative law judge recommended that the decision be set aside. As compliance with the Ordinance and Standards can at times be costly, it can create a barrier to projects moving forward and also is an incentive to bypass required reviews. Changes such as a new roof, installation of new door or the replacement of windows have been completed without the knowledge or approval of the HDC. For these reasons the district as a whole has over time been losing the physical characteristics that enabled its establishment.

In addition to the District losing its physical historical characteristics, there also is a concern that the adoption process the City followed for the original establishment of the District was not in compliance with the requirements Local Historic District Act (LDHA). A resident of the District has raised this concern and has provided the attached *Report on Dissolution of Boyne City Local Historic District*, which describes how the process to establish the District was defective and is included as appendix D with this report.





City of Boyne City

MEMO

Date: November 9, 2023
To: The Boyne City City Commission
From: Michael Cain, City Manager *Mc*
Subject: Legal Services Proposals

On Monday, October 16th at 5:00 p.m. the City Commission opened the four proposals received in response to the City's request for proposals. They were from (in no particular order):

- Cummings, McClorey, Davis and Acho of Traverse City
- Kirkpatrick, Slough, Duitsman-Coy and Mott of Gaylord
- Young, Graham & Wendling of Bellaire
- Olson and Howard of Traverse City.

We did not receive a proposal from our current attorneys, Plunkett & Cooney.

Each Commissioner has received a copy of the proposals for their review. With the new Commissioners elected they also received copies of the proposals. The proposals are also on file and available through the City Clerk/Treasurer's office for review by anyone who would like to do so.

I would recommend that the process and schedule for selecting our new legal counsel now be determined by the City Commission and that the Commission consider interviewing each of the firms as a body in a work session.

RECOMMENDATION: That the City Commission review the Legal Services proposals received determine how it would like to proceed going forward.

OTHER OPTIONS:

- Some other action as determined as appropriate by the City Commission.
- Deny the request.



City of Boyne City EMS

MEMO

Date: October 30, 2023
To: Michael Cain, City Manager 
From: Brenda Willson, EMS Director 
Subject: Agreement with Lake Superior State University for student clinical ride along.

Enclosed for your review and action is the student clinical ride along agreement between our system and Lake Superior State University. This will allow EMT and Paramedic students to ride and train on our ambulances from the upcoming classes. This Agreement is required by the State of Michigan in order to allow students to ride with our agency. As outlined in the agreement the students are insured through the sponsoring program. The ability to have students ride and train with our agency will assist in future hires and growth within our own service.

Recommendation:

Authorize the City Manager to sign the agreement as presented.

Other Options:

- Modify the proposed Agreement.
- Table the Agreement for further discussion.
- Reject the agreement as presented.

Lake Superior State University Clinical/Internship Contract

This agreement is entered into between *Lake Superior State University*, henceforth known as the *agency*, and *Boyne City EMS*, henceforth known as the *clinical/internship facility*. The purpose of this agreement is to set forth the terms and conditions under which the *agency* and the *clinical/internship facility* (collectively, the "Parties") will engage in a program for the clinical/internship education of *agency* EMS learners enrolled in the *agency* EMS education program.

Responsibilities/Rights of the *clinical/internship facility*:

1. To provide clinical experiences for the students of the *agency* in specific areas identified at the time of learner placement. For the purpose of this agreement, the placement is defined as *clinical/internship facility location*.
2. To provide clinical/internship experience and assume the following responsibilities:
 - a. To assist the *agency* in supervising the learner while on site at the *clinical/internship facility*. (Note: Ultimate supervision of the learner is the responsibility of the *agency*)
 - b. To cooperate with the *agency* in the planning of the learner's education experience so that the experience may be appropriate in light of the *agency's* education plan.
 - c. To make available information for educational purposes, such as policies, procedures, and clinical/internship reference material available at the *clinical/internship facility*.
3. To terminate a learner from continuing his/her clinical/internship experience at the *clinical facility* at their discretion at any time.

Responsibilities of the *agency*:

1. To advise learners and instructors, and enforce compliance with, all existing policies, rules and regulations of the *clinical/internship facility* including, but not limited to the confidentiality of patient and *clinical/internship facility* records and information.
2. To inform each student of the importance of having in force a policy of health insurance to defray the cost of *Agency* and medical care of any illness or injury that might be sustained while the student is participating in any clinical field work, and also shall inform each student of the substantial monetary liability that the student might incur as a result of failure to have such insurance in force.
3. To assign students with preparation in the foundation of the Emergency Medical Services Program and to provide evidence of competency in the skills of the program.
4. To provide evidence of an annual chest x-ray, negative tuberculosis skin test or negative QuantiFERON-TB Gold.
5. To provide evidence the learner has the following vaccinations:
 - a. Evidence of measles, mumps and rubella vaccination or evidence of rubella titer 1:8 or above.

- b. Evidence of chicken pox vaccination or evidence of being immune to chicken pox.
- 6. To provide the *clinical/internship facility* documentation that each learner and instructor has been offered, and have either received or declined, hepatitis B vaccine before participating in the *agency's* EMS program.
- 7. To provide pre-clinical instruction to each learner in accordance with standards mutually agreeable to both parties, including all MIOSHA required training, which includes but is not limited to blood borne pathogens, prior to the education experience and to present for clinical experience at the *clinical/internship facility* only those students who have satisfactorily completed the pre-clinical/pre-internship instructional program.
- 8. To have full responsibility for the conduct of any learner, instructor disciplinary proceedings and conduct the same in accordance with all applicable statutes, rules and regulations and case law.
- 9. To indemnify and hold harmless the *clinical/internship facility*, it's employees and agents from all claims, liability or damages, including reasonable attorney's fees, which the *clinical/internship facility* or its employees or agents may incur as a result of claims or costs of judgments against any of them arising out of acts or omissions of the *agency's* instructors, staff or learners while in the performance of their responsibilities under their agreement.
- 10. To indemnify and hold harmless the *clinical/internship facility*, it's employees and agents from all claims, liability or damages, including reasonable attorney's fees, which the *clinical/internship facility* or its employees or agents may incur as a result of claims or costs of judgments against any of them regarding injuries to the *agency's* students arising out of their participation in the classes described under this agreement.
- 11. The *agency* shall maintain all educational records and reports relating to the educational experience completed by individual students as the *clinical/internship facility*, and the *clinical/internship facility*, shall have responsibility regarding the same. The *clinical/internship facility* shall refer all requests for information of such records to the *agency*. The *agency* agrees to comply with all applicable statutes and regulatory requirements respecting the maintenance of and release of information from such states.
- 12. The *agency* shall have full responsibility for the conduct of any disciplinary proceedings concerning any learner, however, the *clinical/internship facility*, at its sole discretion, may deny the educational experience to any individual.
- 13. The *agency* agrees, and shall obtain from each learner and furnish to the *clinical/internship facility* a written agreement of each student acknowledging, as a condition of being able to participate in the educational experience, that the learner:
 - a. Shall comply with all *clinical/internship facility* rules, regulations policies and procedures;
 - b. Shall comply with all directives of the *clinical/internship facility* regarding conduct;
 - c. Shall refrain from touching in any way any patient except at the patient's consent and with the *clinical/internship facility's* personnel's authorization;
 - d. Shall not be considered an employee of the *clinical/internship facility* for the purpose of this agreement;

- e. Shall not disclose information without written authorization by the *clinical/internship facility* regarding any patient's care, including the identity of the patient or the services performed for that patient;
- f. Shall upon request leave an area of the *clinical/internship facility*.

Responsibilities of the *agency's* learners, under direction of the *agency*:

1. To adhere to existing policies and procedures of the *clinical/internship facility*.
2. To maintain a personal policy of health insurance to defray the cost of *Agency* and medical care of any illness or injury that might be sustained while the student is participating in any clinical field work. The student must understand the substantial monetary liability that the student might incur as a result of not carrying a personal health insurance policy.
3. To report for clinical experiences as assigned or call the *clinical/internship facility* to report absences.
4. To respect the patient's rights to confidentiality.
5. To report any sentinel event to their assigned preceptor of the *clinical/internship facility* and to the *agency's* instructor.
6. To report any discrepancies in education between the *agency* and the *clinical/internship facility* to the *agency's* instructor.
7. The *agency* will notify learners of the above listed items.

General Provisions

The parties mutually acknowledge and agree as follows:

1. Learners of the *agency* shall not be deemed to be employees of the *clinical/internship facility* for purposes of compensation, fringe benefits, worker's compensation, unemployment compensation, minimum wage laws, income tax withholding, social security, or any other purpose, because of their participation in the EMS program. Each student shall be placed with the *clinical/internship facility* to receive clinical/internship experience as a part of his/her academic curriculum. The duties performed by a student shall not be performed as an employee, but in fulfillment of the student's academic requirements. At no time shall students replace or substitute for any employee of the *clinical/internship facility*. The provisions of this section shall not be deemed to prohibit the employment of any such learner by the *clinical/internship facility* under a separate employment agreement. The *agency* shall notify each student of the requirements of this paragraph.
2. In the performance of their respective duties and obligations under this agreement, each party shall be an independent contractor and neither shall be the employee or servant of the other. And each party shall be responsible for their own conduct subject to the indemnity provisions of this agreement.
3. Each party shall be responsible for compliance with all laws, including anti-discrimination laws, which may be applicable to their respective activities under the EMS program.

4. No provision of the agreement shall prevent any patient from requesting not to be a teaching patient or prevent any member of the *clinical/internship facility* professional staff from designating any patient as a non-teaching patient.
5. Neither this agreement nor any part of it shall be assigned by either party without prior written consent of the other party.
6. This agreement constitutes the entire agreement between the parties, and all prior discussion, agreements and understandings, whether verbal or in writing, are merged into this agreement. There may be no amendment of the agreement, unless the same is in writing and signed to the party to be charged.
7. This agreement shall be effective as of the effective date and shall continue thereafter for three (3) years from the last dated signature.
8. Students will be placed at the *clinical/internship facility* without cost to the *clinical/internship facility*.

Field Experience/Internship Institutional Data Form

To be completed by the "clinical/internship facility"

Affiliate Name: _____

Physical Address: _____ City: _____ State: _____ Zip: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Name of on-site liaison: _____ Title of on-site liaison: _____

_____ Phone number for liaison: _____ Email address for liaison: _____

_____ Preferred communication method (check all that apply): Email Phone

Do you routinely assign more than one EMS student to an EMS Unit? Yes No

Number of Trauma Calls per year: _____

Number of Medical Calls per year: _____

Number of Pediatric Calls per year: _____

Number of Cardiac Arrest Calls per year: _____

Number of Cardiac Calls (non-cardiac arrest): _____

Total number of calls per year: _____

Average number of shifts by each student: _____

Average number of runs per shift for a student: _____

Average length of shift by each student: _____

The below portion is to be completed by the Program

Distance from Lake Superior State University to Clinical Site: _____ miles

Is this site used for clinical rotations or internships? Clinical Rotations Internships When will this contract expire? _____

Lake Superior State University Clinical Affiliation Agreement Signature Page

Program Sponsor Signature(s)

Dr. Christy Wenger, PhD

Dean of the College of Education and Liberal Arts

Dean of the College of Criminal Justice and Emergency Responders

Signature: _____ Date: _____

Dr. Lynn G. Gillette,

Provost & Vice President for Academic Affairs

Signature: _____ Date: _____

Program Director Signature

Bryan S. Fuller MA, Paramedic I/C, CCENT-P

EMS Program Director, Assistant Professor of Emergency Medicine / Paramedics School of
Criminal Justice, Fire Science and EMS

Signature: _____ Date: _____

Clinical/Internship Facility Signature(s)

Printed Name & Title: _____ Signature: _____

_____ Date: _____



**Boyne City Fire
Department**

www.boynecity.com

(231) 582-6597

319 North Lake Street

Boyne City, MI 49712

Fax: (231) 582-5705

Voicemail: (231) 582-3642

boynefire@boynecity.com

To: Michael Cain 
From Dennis Amesbury
November 9, 2023

Memo: Michigan Fire Equipment Grant

On October 13th 2023 the Boyne City Fire Department was awarded \$10,000 dollars for the purchase of fire equipment. The grant covers items related to safety and welfare of the firefighters. We are looking to purchase a new thermal imaging camera and replace helmets that are worn out and close to the end of their lifespan. The grant is a reimbursement grant, and the receipts must be submitted for full reimbursement by December 31st 2023.

After seeking bids, the pricing for the thermal imagers are as follows:

- **Westshore Fire:** Bullard NXT thermal imager with truck charger
Total: \$7,658.00
- **The Fire Store:** Flir K-53 thermal imager with truck charger
Total: \$4,545.00 *plus shipping cost*
- **CSI:** Flir K-53 thermal imager with truck charger
Total: \$4,575.00

My recommendation would be to purchase the thermal imager from CSI as they are locally based and there is no shipping associated with the purchase. The imager comes with a warranty from CSI. It comes with a 5 year on the camera, 2 year on the battery and 10 year detector warranty. We have used CSI for many years and have been very impressed with the customer service. Flir is currently running a special pricing on the camera and we are able to get the camera at the discounted price.

I am also seeking the purchase of helmets the bids are as follows:

- **Westshore Fire:** Bullard helmets 10 with retractable shield helmets at \$289.00 each and 9 with standard shields at \$268.00 each.
Total \$5,302.00
- **The Fire Store:** Cairnes helmets 15 helmets with retractable or standard shields at \$347.59 each.
Total: \$5,213.85

- **Dinges Fire:** Bullard helmets 10 with retractable shields at \$328.95 each and 6 helmets with a standard shield at \$314.95 each.
Total \$5,189.20

My recommendation for the helmet purchases is to purchase from Westshore Fire. The helmets are priced to be able to replace the majority of our helmets that are older and need to be replaced. We can purchase 19 helmets due to the price point per helmet being much less than the other two quotes per helmet. The grant money is a great opportunity to replace the equipment that is going to be outdated in the near future. The NFPA standards state that helmets have a 10 year shelf life and most of ours are over this or close to this timeline.

I am asking for permission for the payment for the purchase of a Flir camera from CSI and the 19 Bullard helmets from Westshore Fire. To be submitted for reimbursement to the State of Michigan Fire Grant Program for \$9,877.00.

Dennis Amesbury
Boyne City Fire Chief

Recommendation:

To authorize the City Manager to approve the purchase of a thermal imaging camera from CSI and authorize the purchase of 19 helmets from Westshore Fire to submit receipts to the Michigan Fire Grant program for reimbursement.



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RACHAEL EUBANKS
STATE TREASURER

October 13, 2023

Municipal Code: 152010

The City of Boyne City
NFIRS Code: 01501
boynefire@boynecity.com

Subject: MI Fire Equipment Grant Letter of Approval

Dear Dennis Amesbury:

The MI Fire Equipment Grant has been established to provide funding for the purchase of fire equipment for our part time, on call, or volunteer firefighters. Under the state's [fiscal year 2022-23 budget, Section 801](#), the Michigan Department of Treasury was appropriated \$12,000,000 to establish and operate a grant program to qualified local units of government to assist fire departments. Grant awards are not to exceed \$10,000 for qualified local governments.

Upon review of the The City of Boyne City MI Fire Equipment Grant Application (Form 5874), The City of Boyne City has been **approved** for a grant award under the MI Fire Equipment Grant Program as listed below:

- **Approved Award: \$10,000**

Grant awardees that have already submitted supporting documentation for eligible expenditures will be reviewed for reimbursement.

Grant awardees that have not already submitted requests for reimbursement will need to submit documentation of eligible expenses incurred on or after August 1, 2022, using [Form 6040-MI Fire Grant Program Reimbursement Request](#) to Treas-MIFireGrant@michigan.gov.

Requests for reimbursement should be submitted by December 31, 2023. Requests for reimbursement received after this date will be subject to available funds.

Funds will be disbursed utilizing the State of Michigan's [Sigma Vendor Self Service \(VSS\)](#) system upon receipt of all required documentation.

If you have any questions or require further assistance, please do not hesitate to contact the MI Fire Equipment Grant team at Treas-MIFireGrant@michigan.gov.

Sincerely,

A handwritten signature in black ink that reads "Kevin A. Smith".

Kevin A. Smith, Deputy Treasurer
State and Local Finance
Michigan Department of Treasury

CSI Emergency Apparatus, LLC
Grayling, MI 49738



Estimate

Date	Estimate #
11/3/2023	913

Name / Address
BOYNE CITY FIRE DEPT. 319 N. LAKE ST. BOYNE CITY, MI 49712

Ship To

Terms	Due Date	Project
N30	12/3/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	FLIR K53 IR Resolution 320 × 240 pixels Display 4 in. LCD, 320 × 240 pixels, backlit Object Temperature Range -20°C to 150°C (-4°F to 302°F) 0°C to 650°C (32°F to 1202°F) Camera weight incl battery 1.1 ± 0.05 kg (2.4 ± 0.1 lb.) Camera size (L x W x H) 120 × 125 × 280 mm (4.7 × 4.9 × 11 in.) ONE BUTTON 320 X 240 THERMAL CAMERA KIT (Includes Camera, (2) Li-ion Batteries, tabletop charger w/power supply, USB cable, retractable lanyard, neck strap, tripod adapter, FLIR Tools Software (scratchcard)), Documents FSX (Flexible Scene Enhancement)	1	3,995.00	3,995.00
DIRECT	T198322ACC	1	550.00	550.00
SHIP	12v TRUCK CHARGER			
	Shipping	1	30.00	30.00

Thank you for choosing CSI, we appreciate your business!		Subtotal	\$4,575.00
		Sales Tax (0.0%)	\$0.00
		Total	\$4,575.00

WEST SHORE FIRE



6620 Lake Michigan Drive
P.O. Box 188
Allendale, MI 49401
(616) 895-4347

WHERE SALES SERVICE COME TOGETHER

West Shore Fire Inc.
6620 Lake Michigan Dr.
PO Box 188
Allendale MI 49401
Phone: 616-895-4347
Watts: 800-632-6184
Fax: 616-895-7158



Office of:
Eric Johnson
ejohnson@westshorefire.com

QUOTATION

Bill to Address	BOYNE CITY, CITY OF 319 NORTH LAKE STREET BOYNE CITY, MI 49712		PO #	
Ship to Address	BOYNE CITY, CITY OF 319 NORTH LAKE STREET BOYNE CITY, MI 49712		Ship Via	Best Way
Name Phone # Fax # E-mail			Date:	11/6/2023
			County:	Charlevoix
		QUOTE VALID FOR 15 DAYS		
QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE	
1	NXTBUNDLE: NXT (NFPA1801) Thermal Imager with Black Lower and Red Upper housing with XTTRUCKMOUNT truck charger and XTRETRACT Lanyard	7,658.00	\$7,658.00	
15% RESTOCKING FEE ON RETURNS NO RETURNS ON SPECIAL ORDERS		Subtotal		\$7,658.00
		FREIGHT NOT INCLUDED IN QUOTE		
		Tax (If Applicable)		
		TOTAL QUOTE		\$7,658.00



The Firestore

(0)

Search

HOME (/) > FLIR K53 320 X 240 THERMAL CAMERA KIT



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0 0

SALE

\$3,995.00

List: \$5,879.00 | Save: \$1,884.00

Flir K53 320 x 240 Thermal Camera Kit

(0)

[QUESTION & ANSWER](#)

Quantity

-

1

+

SKU: FLIR-72203-0511 // IN STOCK, ORDER NOW!

ADD TO CART

Add to Shopping List



The Firestore

(1)

Search

HOME (/) > FLIR KXX TRUCK CHARGER



SALE

\$550.00

List: \$829.00 | Save: \$279.00

Flir Kxx Truck Charger

(0)

QUESTION & ANSWER



6620 Lake Michigan Drive
P.O. Box 188
Allendale, MI 49401
(616) 895-4347

WHERE SALES & SERVICE COME TOGETHER

West Shore Fire Inc.
6620 Lake Michigan Dr.
PO Box 188
Allendale MI 49401
Phone: 616-895-4347
Watts: 800-632-6184
Fax: 616-895-7158



Office of:
Eric Johnson
ejohnson@westshorefire.com

QUOTATION

Bill to Address	BOYNE CITY, CITY OF 319 NORTH LAKE STREET BOYNE CITY, MI 49712		PO #	
Ship to Address	BOYNE CITY, CITY OF 319 NORTH LAKE STREET BOYNE CITY, MI 49712		Ship Via	Best Way
Name Phone # Fax # E-mail			Date:	11/8/2023
			County:	Charlevoix
		QUOTE VALID FOR 15 DAYS		
QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE	
1	PXSRD: Bullard Fire Helmet, Structural, PX, Red, Thermoplastic, Faceshield R330 4" Polyarylate	268.00	\$268.00	
1	PXSRDR350: Bullard Fire Helmet, Structural, PX, Red, Thermoplastic, Retractable Faceshield R350	289.00	\$289.00	
15% RESTOCKING FEE ON RETURNS NO RETURNS ON SPECIAL ORDERS		Subtotal		\$557.00
		FREIGHT NOT INCLUDED IN QUOTE		
		Tax (If Applicable)		
		TOTAL QUOTE		\$557.00

[REQUEST DEMO](#)[SERVICE REQUEST](#) [v](#)[APPARATUS](#) [v](#)[GRANTS](#)[ABOUT US](#) [v](#)

[Home](#) / [Bullard, Modern](#) / Bullard FX Fiberglass Structural Fire Helmet with ESS InnerZone Goggles



Bullard FX Fiberglass Structural Fire Helmet with ESS InnerZone Goggles

\$324.95

Bullard Fiberglass
structural fire helmet
with ESS InnerZone
goggles

Ships direct from
manufacturer, lead times
vary.

[REQUEST DEMO](#)[SERVICE REQUEST](#) [v](#)[APPARATUS](#) [v](#)[GRANTS](#)[ABOUT US](#) [v](#)

[Home](#) / [Bullard, Modern](#) / Bullard FX Fiberglass Structural Fire Helmet with 6" Faceshield

Bullard FX Fiberglass Structural Fire Helmet with 6" Faceshield

\$314.95

Bullard Fiberglass
structural fire helmet
with faceshield

Ships direct from
manufacturer, lead times
vary.

Reflective
Marking Color

Lime-Yellow

[Privacy](#) - [Terms](#)





Search

HOME (/) > CAIRNS 664 INVADER HELMET, RED



The Firestore (1)



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0 0

\$347.59

List: \$467.50 | Save: \$119.91

Cairns 664 Invader Helmet, Red

(0)

[QUESTION & ANSWER](#)

Options : , , , , , , , 4" Faceshield , Standard , , , , ,





THE
Firestore

(5)

Search

HOME (/) > CAIRNS 664 INVADER HELMET, BLACK



00

0 0

\$347.59

List: \$467.50 | Save: \$119.91

Cairns 664 Invader Helmet, Black

(3)

QUESTION & ANSWER

Options : , , , , , 4" Faceshield , Standard , , , , ,





MEMO

Date: October 18, 2023
To: The Boyne City Commission
From: Michael Cain, City Manager
Subject: FYE 2023 Audit Review

The City annual audit for the City's most recent fiscal year ending April 30, 2023 was recently been completed and provided to the City by our auditors Gabridge & Company. For the past several years the City Commission has scheduled a work session to meet with the auditors to review the audit in depth. Originally the auditors were scheduled to attend the City Commission's next regular meeting on November 28th at noon. Normally we meet with the auditor in a work session scheduled to begin a couple hours before the regular meeting. With new members on the City Commission we may wish to schedule some extra time. However, trying to schedule a work session before noon conflicts with at least one City Commissioner's schedule. I would encourage that the Commission as a full body meet with the auditors for an in depth review.

RECOMMENDATION: That the City Commission schedule the annual audit presentation for its December 12th 7pm meeting and schedule an audit review work session to begin at 4 p.m.

Other Options:

- 1) Move the November 28th meeting to 7 p.m. and schedule the work session at 4 p.m.
- 2) Select other times and dates subject to City Commission and auditor availability
- 3) Don't hold an audit review work session.
- 4) Other options as determined by the City Commission



MEMO

Date: October 18, 2023
To: The Boyne City Commission
From: Michael Cain, City Manager 
Subject: 2024 Season Rate Recommendations for the F. Grant Moore Municipal Marina

At the last City Commission meeting transient rates were approved for the 2024 meeting. The City Commission wanted City Administration to structure the appeal process to seek an increase in seasonal rates over the schedules provided for by the Waterways Commission.

We have reached out to MDNR staff to review this matter and a meeting is currently anticipated for early next week, probably before the City Commission meeting.

We will provide an update on this matter as additional information becomes available.



MEMO

Date: October 18, 2023
To: The Boyne City Commission
From: Michael Cain, City Manager 
Subject: New Commission Possible Discussion Topics

With the seating of the new City Commission there a variety of topics that the Commission may wish to discuss now or in the future. They include but are not limited to (in no particular order):

City goals: Determining and implementing a community wide input/priority/goal setting process

Joint Board and Commission meeting: Hold a joint meeting with all the Boards and Commission to determine challenges and opportunities

City Commission Liaisons and Members on City Boards and Commissions.

City Tour: Tour of City facilities and properties

Commissioner Orientation: Review of resources from Michigan Municipal League and other sources

City Manager Review: Review timing and process for City Manager evaluation

Emails: Use of City email addresses

Agendas: Preparation and timing

The purpose of this agenda item is to give the Commission an opportunity to raise and or discuss items it would like to go further into now or in the future.

RECOMMENDATION: That each City Commissioner review and indicate what items, on the list or not, are things they think the Commission should go into further.

November 2023

November 2023							December 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
5	6	7	1	2	3	4	3	4	5	6	7	1	2
12	13	14	8	9	10	11	10	11	12	13	14	8	9
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Oct 29	30	31	Nov 1	2 8:30am Main Street Meeting (Chambers)	3	4
5	6	7 General Election	8	9 5:00pm Parks & Rec	10	11 11:00am Veterans Day Ceremony
12	13 12:00pm EDC/LDFA	14 7:00pm City Commission	15	16 5:00pm Historic District	17	18
19	20 5:30pm Planning Commission	21	22	23 City Offices Closed Thanksgiving 2:30pm Thanksgiving Dinner (Eagles Hall) 5:30pm Airport Advisory	24 City Offices Closed 5:00pm Holiday Open House 6:00pm Santa Parade	25
26	27	28 12:00pm City Commission	29	30	Dec 1	2