

Minutes

CITY COUNCIL

July 7, 2014

A regular meeting of the City of Petoskey City Council was held in the City Hall City Council Chambers, Petoskey, Michigan, on Monday, July 7, 2014. This meeting was called to order at 7:00 P.M.; then, after a recitation of the Pledge of Allegiance to the Flag of the United States of America, a roll call then determined that the following were

Present: William Fraser, Mayor

Kate Marshall, City Councilmember John Murphy, City Councilmember Grant Dittmar, City Councilmember Jeremy Wills, City Councilmember

Absent: None

Also in attendance were City Manager Dan Ralley, City Clerk-Treasurer Alan Terry, City Planner Amy Tweeten, Downtown Director Becky Goodman and City Attorney James Murray.

City Manager Presentation

Mayor Fraser indicated that this was the City Manager's last Council meeting in Petoskey before moving to fulfill a position in Upper Arlington, Ohio. The Mayor read aloud

a resolution of appreciation and presented a plaque to City Manager Dan Ralley thanking him for his service to Petoskey and noting that Petoskey is a better community since he's worked here.

Resolution No. 18791 Approve Consent Agenda Items

Following introduction of the consent agenda for this meeting of July 7, 2014, City Councilmember Marshall moved that, seconded by City Councilmember Dittmar adoption of the following resolution:

BE IT RESOLVED that the City Council does and hereby confirms that the draft minutes of the June 16, 2014 regular-session City Council meeting be and are hereby approved; and

BE IT FURTHER RESOLVED that receipt by the City Council of a report concerning all checks that had been issued since June 16 for contract and vendor claims at \$1,081,853.15, intergovernmental claims at \$322.04, and the June 19 and July 3 payrolls at \$383,423.16, for a total of \$1,465,598.35 be and is hereby acknowledged.

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Wills, Fraser (5)

NAYS: None (0)

Hear Public Comment

Mayor Fraser asked for public comments and heard from Fred Leiderbach, 414 Jackson Street, who presented a drawing of Mitchell Street bridge noting the bump outs

at the end of the bridge being filled in and felt that they should be cut back. There was also a comment from Mike Teska, 313 East Lake Street, concerning the sidewalk near Radio Shack and its angle towards US-31, which is partially due to the grade from the parking lot to the street.

There was also a comment concerning alleys in downtown and that something is needed to alert patrons that vehicles are exiting.

Hear City Manager Updates

The City Manager reported that MDOT medians were being installed; that Arlington Avenue work is progressing; and that the City Manager ad is in various publications

with proposed interview dates for September 11-13, 2014.

First Reading of Proposed Ordinance Amending Sign Ordinance

The City Manager reviewed changes and additions to the proposed ordinance and that the Planning Commission Sign Committee has been working on amendments to the Sign Ordinance for the past year. The proposed changes

all pertain to questions or difficulties that have arisen in the administration and enforcement of the ordinance, or as changes that the Committee felt needed to be made to minimize sign clutter.

The Planning Commission then reviewed and amended further the proposed amendments at its March 20 and May 8 meetings and held a public hearing on the amendments at its June 12 meeting. The Planning Commission then moved to recommend the proposed ordinance changes to City Council.

1. Section 2.1 Definitions

There are three proposed definition changes, two are amending current definitions for improved clarity ("Ground-floor Wall Area" and "Historic Sign") and one is a new definition ("Mural"). The Planning Commission does not believe that murals, as public art, should be regulated by the sign ordinance, so a definition has been created and if a mural meets the definition, would not be regulated by the ordinance. The Commission does believe, however, that there should be a defined review process for murals and other public art and this should be established by City Council.

2. Section 6.1 Permitted Permanents Signs (Do not require permits)

- 6.1(3) Commemorative Signs. The proposed language places a size restriction to these wall-mounted historical markers, requires historical proof, and exempts architectural features such as corner stones or date stones.
- 6.1(7) Adds murals that do not contain a commercial message to permitted permanent signs that do not require a permit.
- City staff would suggest that City Council carefully consider this language and consider the following options with regard to the regulation of murals:
- Accept proposed ordinance as written. This would allow murals as a permitted sign subject to staff
 review that the mural does not contain a commercial message. There would be no restriction on the
 location or size of a mural.
- 2. Amend Section 6.1 (7) so that it reads "Murals on a non-street and non-park abutting wall subject to staff review that there is no commercial message included." This would permit murals but restrict the permitted locations.
- Keep existing ordinance language by removing the definition of mural and Section 6.1 (7) from the
 ordinance. Under the existing regulations murals are regulated as signs, which restrict the size that
 a mural can be. There is no regulation on the location of a mural under the existing ordinance
 language.

4. Section 7.1 On-premise Signs Requiring a Permit

The majority of changes to this section are adding the requirements for the two newly-adopted zoning districts (B-2A and B-2B), which will be the same as the B-2 Central Business District, to the relevant tables.

However, there is also a reduction in the allowance for free-standing signs in the B-3, I-1 and I-2 Districts from 15 feet in height and 40 square feet to 8 feet in height and 30 square feet. This change came out of the discussion of the signs at the new Big Boy and McDonald's.

The Commission feels that the current standard for the B-3A and B-3B (8 feet/30 square feet) is a more appropriate size for free-standing signs in the community, rather than the current standard. However, the Commission is recommending one change for buildings that have four or more tenants (proposed Section 7.1(5)(d). In this situation, an applicant could request a larger sign, but not to exceed 42 Square feet.

The Commission is also recommending a change to Section 7.1(3) Promotional Event Signs that would eliminate the ability for a not-for-profit organization to request a longer display period. The Sign Committee experience in reviewing these signs has been that they simply add to community clutter.

5. Section 8.2 Special Condition Signs

There are three changes proposed to the Special Condition Sign Provisions: additional detail on what qualifies as an historic sign and the creation of sign regulations for institutional uses (schools, churches, hospital) in residential districts. These uses are allowed by the zoning ordinance, but not addressed in the sign ordinance.

City Councilmembers discussed whether to exclude murals on public streets or abutting parks; discussed commercial purpose vs. commercial message on murals; discussed murals on other properties and residential vs. commercial; size of mural; and maintenance provisions; and who would approve mural design.

The City Manager asked if option two was agreeable with changes, and City Councilmember Murphy motioned, supported by City Councilmember Marshall to revise option two with addition of commercial message or purpose and language allowing murals on non-street facing and non-park facing sides and provide language regarding maintenance provisions.

Said motion was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Wills, Fraser (5)

NAYS: None (0)

Mayor Fraser asked for public comments and heard from those wanting less restrictions on what types of art can be installed; that no one wants to see objectionable art; that City Council could later review ordinance and revise if necessary; and inquiries on additional language on owner's responsibility if lessee who constructs mural moves out.

Resolution No. 18792 Vacate Pleasant Street Right-of-Way

The City Manager reviewed that the City received a request from Don Johnson representing Fletch's, 825 Charlevoix Avenue, to vacate a portion of Pleasant Street west of McDowell. Vacating this section of Pleasant Street

will allow Fletch's to lower the overall elevation of this section of roadway in order to facilitate the second phase of Fleth's automobile dealership construction. All abutting parcels to this street, except one, are owned or controlled by Fletch's thru various legal entities. Dorothy Cardy, who owns 819 Pleasant Street, has consented to a reciprocal easement that would allow her continued access across the vacated portion of Pleasant Street.

Although Pleasant Street is currently maintained by the City as a public roadway, including general maintenance and snow removal, it is a dead-end street, with the public portion ending at the eastern side of the former Curtis Wire building which is now owned by Fletch's. With the exception of Mrs. Cardy, 819 Pleasant Street, Pleasant Street west of McDowell essentially functions as a private roadway because nearly all of the traffic is generated by the Fletch's complex.

All of the parcels along the south side of Pleasant Street west of McDowell are zoned B-3 General Business, and the parcels along the north side of Pleasant Street west of McDowell are zoned B-3B Business Industrial. Mrs. Cardy is the only resident on Pleasant Street west of McDowell Street.

In late 2013 Fletch's began a first phase of construction on a new GM dealer showroom and service facility at 825 Charlevoix Avenue. Upon completion of this new GM facility, sometime during the summer of 2014, construction is anticipated to commence on a second phase of improvements for a new Audi showroom and service facility.

Between Charlevoix Avenue and Pleasant Street there is a significant grade change that has historically necessitated retaining walls and sloped driveway areas on Fletch's site. Reducing the grade of the existing Pleasant Street roadway by approximately three feet will assist with the overall construction on the site as Fletch's enters the second phase of construction.

The Home Rule City Act, Act 279 of 1909, MCLA 117.1 *et seq.*, permits the City of Petoskey to provide in its Charter for the use, regulation, improvement and control of the surface of its streets, alleys and public ways and for the space above and beneath them. MCLA 117.4h(1). This statutory provision has been interpreted by Michigan Courts to allow for the power of cities to vacate streets, alleys and public ways, or portions thereof. The City of Petoskey Charter, at Section 1.4, provides that the City has the power to acquire, use and dispose of property for any lawful purpose for any lawful means.

It should be noted that the powers that permit disposal of property like the alleyway in question can be subject to the City retaining a utility easement, but cannot be subject to a future condition such as a development plan similar to what is being constructed at Fletch's.

All of the parcels except one on both sides of Pleasant Street are under the common ownership of Fletch's. Consequently, Pleasant Street, which also dead-ends into a private parking area behind Fletch's/Curtis Wire, functions as a private roadway for the internal operations of Fletch's. Lowering the elevation of Pleasant Street will facilitate further redevelopment of the Fletch's site, and with a recipical easement, should have little or no practical impact on the operation of this segment of roadway or Mrs. Cardy's access to her house. The public abandonment of Pleasant Street will eliminate the City's responsibility to maintain and repair the roadway, including snow removal on the dead-end street.

Mr. Johnson reviewed the proposed use of the properties behind Pleasant Street.

City Councilmembers discussed how the road is being plowed and maintained past Mrs. Cardy's property; and the benefits to the City. The City Attorney reviewed the mutual reciprocal easement.

City Councilmember Dittmar moved that, seconded by City Councilmember Marshall adoption of the following resolution:

WHEREAS, the Home Rule City Act, Act 279 of 1909, MCL 117.1 *et seq.* (the "Home Rule City Act"), permits the City of Petoskey to provide in its Charter for the use, regulation, improvement and control of the surface of its streets, alleys and public ways and for the space above and beneath them. MCLA 117.4h(1). The Home Rule City Act has been interpreted by Michigan Courts to grant cities the power to vacate streets, alleys and public ways, or portions thereof. The City of Petoskey Charter, at Section 1.4, provides that the City has the power to acquire, use and dispose of property for any lawful purpose for any lawful means;

WHEREAS, the power of the City Council to vacate or discontinue this portion of a platted street is authorized by the Michigan Land Division Act, Act 288 of 1967, MCLA 560.101 et seq., as amended; specifically MCLA 560.256-257;

WHEREAS, the City desires to vacate that portion of Pleasant Street as shown in the drawing attached to this Resolution and described as follows (**Exhibit A**), reserving unto the City an easement for all public utility purposes, including construction, maintenance and reconstruction of all utilities:

All of Pleasant Street lying west of the west line of McDowell Street within the northwest 1/4 of the southwest 1/4 of Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan.

WHEREAS, the City staff having determined that vacating that portion of Pleasant Street described above would not be detrimental to the health, welfare, comfort and safety of the people of the City of Petoskey, provided the City receive an easement the full width of Pleasant Street for public utility purposes; and

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council hereby vacates that portion of Pleasant Street depicted on **Exhibit A** and described below and hereby reserves an easement for all public utility purposes, (including construction, maintenance and reconstruction of all utilities) over, under and through same:

All of Pleasant Street lying west of the west line of McDowell Street within the northwest 1/4 of the southwest 1/4 of Section 6, Township 34 North, Range 5 West, City of Petoskey, Emmet County, Michigan.

BE IT FURTHER RESOLVED that, consistent with the Michigan Land Division Act, this Resolution shall be recorded within 30 days with the Register of Deeds for Emmet County.

BE IT FURTHER RESOLVED that a copy of this recorded Resolution shall also be sent to the Director of the Department of Energy, Labor and Economic Growth for the State of Michigan

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Wills, Fraser (5)

NAYS: None (0)

Resolution No. 18793 Approve Penn Plaza Easement Agreement

The City Manager reviewed that the resolution would authorize the Mayor and City Clerk to sign an easement with Penn Plaza Associates for a 6' strip of land and Concrete pad near Bay Street as part of Downtown

Greenway trail improvements that are being done to the east of the Penn Plaza building. The cost of these improvements, including a narrow maintenance walkway behind the building and a trash enclosure, will be borne by Penn Plaza Associates.

When the City of Petoskey acquired the downtown rail corridor from the State of Michigan, it assumed ownership of the property as is including possible encroachments. Near the Penn Plaza site, the property line for the rail corridor is the eastern wall of the Penn Plaza building itself, making ingress and egress, and utilities for the building, quite challenging without legal access to the rear of the building. Air conditioning units, gas meters and rear entry doors all depend on access to the rear side of the Penn Plaza building.

Prior to the development of the Downtown Greenway corridor, tenants in the Penn Plaza building utilized the rail corridor property on the east side of their building to park vehicles and store trash containers. Additionally, DTE has a gas line running the thru the back of the building in order to service each of the tenant spaces in this eastern Penn Plaza building.

With the development of the Downtown Greenway, most of the area west of the railroad tracks along the backside of the Penn Plaza building will be landscaped. Parking will not be possible, and the open storage of trash for each of the building's tenants will be prohibited. Consequently, a small sidewalk that allows safe egress from each building space was necessary, as well as a common screened trash area near the south end of the building. This proposed easement area is not critical to the construction of the non-motorized trail, which will be on the other side of the railroad tracks away from the Penn Plaza building.

The City Manager reviewed that the building is currently for sale and the building along the right-of-way is on the property line, with anything hanging off building in right-of-way, such as utility meters.

City Councilmember Marshall moved that, seconded by City Councilmember Dittmar adoption of the following resolution:

WHEREAS, the City Charter for the City of Petoskey provides at Section 1.4 that the City has the power to dispose of property for any lawful purpose, which includes the right to grant easements;

WHEREAS, the owner of the building commonly known as Penn Plaza has requested the City grant it an easement to facilitate the orderly servicing of utilities to the Penn Plaza building.

WHEREAS, the City desires to grant an easement as shown in the drawing attached to this Resolution and described as follows (**Exhibit A**):

Part of Rose Street and the Railroad Grounds in Shaw and McMillann's Addition to the City of Petoskey Within Section 5, T34N, R5W and Part of Government Lot 4, in Section 32, T35N, R5W. Emmet County Michigan.

WHEREAS, the City staff having determined that the subject property is not designated as a park nor would be detrimental to the health, welfare, comfort and safety of the people of the City of Petoskey to grant an easement as described above; and

NOW, THEREFORE, BE IT RESOLVED that the City of Petoskey City Council grants an easement to Penn Plaza Associates as depicted on **Exhibit A** and described below:

Part of Rose Street and the Railroad Grounds in Shaw and McMillann's Addition to the City of Petoskey Within Section 5, T34N, R5W and Part of Government Lot 4, in Section 32, T35N, R5W. Emmet County Michigan.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to enter into the Easement in the form attached hereto as **Exhibit A**.

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Wills, Fraser (5)

NAYS: None (0)

Resolution No. 18794 – Opposition to MDOT Widening US-31 Near Arlington

The City Manager next reviewed that the reconstruction of US-31 between the Mitchell Street bridge and MacDonald Drive is in MDOT's five year capital plan for 2018. Preliminary drawings and cost estimates from

MDOT have been based on a widening of US-31 between Lake Street and MacDonald Drive to four travel lanes, two in each direction. The proximity of US-31 to Bayfront Park, the new Downtown Greenway, as well as homes and businesses, and the impact that this widening could have on nearby areas has caused City staff to have significant concerns with MDOT's preliminary plans for the roadway.

MDOT has primary responsibility for the maintenance and repair of US-31 thru Petoskey. The segment of US-31 between the Mitchell Street Bridge and MacDonald Drive was developed by MDOT as part of the bypass in the early 1960s. The concrete roadway is now in significant disrepair, including an area east of Sunset Park where a limestone cliff is eroding and could undermine the roadway.

MDOT has included this segment of US-31 in their five year capital budget for full reconstruction. As part of this reconstruction the City anticipates that MDOT will shift the highway south near the eroding cliff side, utilizing 27 feet of additional right of way that MDOT acquired in conjunction with the sale of the abandoned railway that is now being developed as the Downtown Greenway. Additionally, it is likely that MDOT will seek to "T" Lewis Street into US-31, thereby eliminating the scissor merge now utilized for traffic in that area.

Initial plans from MDOT depict the roadway between Mitchell Street and MacDonald Drive as four lanes in width with a center turn lane where necessary. Although there are wide shoulders through this stretch, the width necessary for four travel lanes would likely mean substantial widening in locations throughout the corridor. Areas impacted would include the tunnel to Bayfront Park and Bayfront Park itself where work could possibly involve areas of sheet piling that helps to support the embankment for the highway.

City staff will be meeting with local MDOT officials in July to discuss the tentative plans for the US-31 reconstruction project scheduled for 2018. MDOT has sought feedback from staff about the initial plans, including the widening and possible land acquisition that would be necessary from the City for the area near US-31 and Lewis Street.

If approved, the resolution would express opposition to the plan to widen US-31 thru this stretch and City staff will provide copies of the Resolution to MDOT.

City Councilmembers concurred with opposition to the proposed widening, especially since the widening is not continuing all the way through Bay View.

City Councilmember Murphy moved that, seconded by City Councilmember Wills adoption of the following resolution and to include sidewalk on cliff side:

WHEREAS, the Michigan Department of Transportation (MDOT) has primary responsibility for the maintenance and repair of State highways in Michigan; and

WHEREAS, US-31 between the Mitchell Street Bridge and the City's corporation limits near Bay View is in critical need of repair due to the age of the roadway and an eroding cliff bank near Sunset Park; and

WHEREAS, as part of the acquisition of the former rail corridor from the State of Michigan, MDOT reserved an additional 27 feet of right of way in order to shift the highway to the south and away from the eroding cliff side; and

WHEREAS, MDOT has indicated that this section of US-31 is scheduled for full reconstruction in 2018; and

WHEREAS, the City has worked cooperatively with MDOT on past projects, including the 2013/2014 US31/West Mitchell Street reconfiguration, in order to ensure that the highway redesign meets the needs of local residents and businesses as well as visitors to Petoskey and beyond; and

WHEREAS, MDOT has tentatively indicated that they are planning to widen the segment of US-31 between Lake Street and the MacDonald Drive to four lanes as part of their 2018 project; and

WHEREAS, this widening would negatively impact Bayfront Park, the Downtown Greenway Corridor, the pedestrian tunnel under US-31, downtown businesses and restaurants, and residents along Arlington Avenue; and

WHEREAS, this widening will result in significant unnecessary costs to the reconstruction of US-31; and

WHEREAS, US-31 would continue as a two lane highway outside the City's corporation limit thru Bay View; and

WHEREAS, the continued lane restriction thru Bay View will negate the benefit of the widening on the movement of traffic on US-31 and will cause twice the traffic stacking to occur next to the Downtown Greenway Corridor and residential properties on Arlington Avenue; and

WHEREAS, the City worked with MDOT on an access management plan and has removed several access points to the highway as shown in the plan, whereas this widening is not shown in the plan; and

WHEREAS, the tentative plan for the reconstruction of US-31 in 2018 also includes a roundabout at the intersection of US-31 and Mitchell Street that is in conflict with conceptual designs for the downtown gateway developed in 2012:

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby opposes the widening of US-31 between Lake Street and MacDonald Drive because it will not significantly improve traffic flow and will negatively impact parks, neighboring residents and businesses; and

BE IT FURTHER RESOLVED that the roundabout design at the intersection of US-31 and Mitchell Street conflicts with the downtown gateway plans and would pose significant traffic and vehicular safety challenges given the proximity to the Mitchell Street Bridge, the curve of the roadway and required intersection and traffic signal distances; and

BE IT FURTHER RESOLVED that the proposed widening conflicts with the investments that the City has made to promote its unique sense of place on Lake Michigan, and that this widening would further separate the community from the waterfront, and jeopardize public and private investments in areas near US-31.

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Wills, Fraser (5)

NAYS: None (0)

Resolution No. 18795 – Appoint Interim City Manager The City Manager reviewed that under Section 5.1 of the City Charter, City Council is responsible for the appointment of a City Manager. Dan Ralley submitted his resignation to City Council in May of 2014, and his last day

as City Manager will be July 8, 2014. The resolution would appoint Alan Terry as Interim City Manager effective July 9, 2014 while a search for a permanent City Manager is conducted. In addition, to his regular compensation as Finance Director, Mr. Terry will be paid \$750 per week for his interim duties.

Mayor Fraser commented that Mr. Terry did a great job as Acting City Manager when the previous City Manager retired.

City Councilmember Marshall moved that, seconded by City Councilmember Wills adoption of the following resolution:

WHEREAS, The Petoskey City Manager has submitted a resignation of his position, with his last day of work being July 8, 2014 and;

WHEREAS, the City of Petoskey City Council has begun a personnel search to fill the position of City Manager and has contracted with The Mercer Group to assist in the process and;

WHEREAS, the City Council has discussed with the Director of Finance, filling the position of Acting City Manager during the interim period and;

WHEREAS, the City Council wishes to establish a salary for the position of Acting City Manager commensurate to the additional job duties and responsibilities:

NOW, THEREFORE, BE IT RESOLVED that Director of Finance, Alan Terry be appointed to the position of Acting City Manager effective July 9, 2014; and

BE IT FURTHER RESOLVED that in addition to his regular duties and compensation as the Director of Finance, that Mr. Terry be paid for the position of Acting City Manager during this time period at a rate of \$750.00 per week including 30 days after the date the new City Manager takes office.

Said resolution was adopted by the following vote:

AYES: Marshall, Murphy, Dittmar, Wills, Fraser (5)

NAYS: None (0)

Discuss DDA/DMB Term Limits

The City Manager reviewed that following public comments offered at the June 19, 2014 City Council meeting concerning the terms of office of Downtown

Management Board members, Councilmember Marshall requested that City Council hold a discussion on the issue of term limits for Boards and Commissions.

The City of Petoskey does not impose term limits on any board or commission. The City Charter does not speak to the terms of office for individual boards or commissions. However, many of the City's boards and commissions were established under State statutes that prescribe the method of appointment and terms of office.

Petoskey utilizes both a Downtown Management Board (DMB) and a Downtown Development Authority that mirrors the DMB in composition and method of appointment. Downtown Development Authorities were created under Public Act 197 and enabled to operate using tax increment financing and other public funds. Public Act 197 states that, "A member shall hold office until the member's successor is appointed." Section 2-77 of the City's Codified Ordinances mirror the provisions of PA 197.

DDA/DMB board members are appointed by the Mayor subject to the approval of City Council. The length of a board member term is four years, and the terms are staggered. Two terms end annually. As with other City boards and commissions, deference has typically been given to sitting board members that are willing to be reappointed.

In recent years, the board has become diversified in age, gender, and time served. Including the Mayor, five of the nine members of the Downtown Management Board are new since December of 2010. The DMB includes retailers, restaurateurs, service business providers, lodging providers, and non-profit organizations, and is inclusive of all sectors of downtown.

Based on a staff survey of other Michigan downtown communities that generated eighteen responses, some communities have determined that establishing term limits for board members would be a violation of Public Act 197 based on the plain language of PA 197 that "a member shall hold office until the member's successor is appointed". Five of the eighteen responding communities indicated, however, that they utilize term limits, but in each of these cases term limits are dictated by their city charters across all boards and commissions. No community responding said that they had term limits for their DDA board only.

City Councilmembers reviewed thoughts on business people being frustrated if members are all long-standing; in favor of turn over, but don't feel term limits are the answer; discussed advantages of longevity on Boards along with turnover; that communication may be an issue; and the Mayor reviewed his appointments with diverse backgrounds.

Mayor Fraser asked for public comments and heard that there is a communication problem between the Board and community; that executive group has longest serving members and needs to be changed; that the Open meetings Act is an important issue; that there aren't any true small business owners on Board; that some feel disrespected by Board; and heard experiences from downtown business owners.

Hear City Manager Comments

staff and citizens of Petoskey.

The City Manager gave a brief presentation reviewing projects and services he's accomplished during his tenure as City Manager since 2009. He thanked City Council,

Hear Council Comments

Mayor Fraser asked for Council comments and City Councilmembers thanked the City Manager for all his work. City Councilmember Dittmar and City Council-

member Murphy agreed that Petoskey is better off because of Dan Ralley's presence; and Mayor Fraser is sad to see the City Manager go both professionally and personally as he is losing a friend.

There being no further business to come before the City Council, this July 7, 2014, meeting of the City Council adjourned at 9:40 P.M.

W.J. Fraser, Mayor

Alan Terry, City Clerk-Treasurer