

**REGULAR CITY COUNCIL MEETING**  
**August 14, 2018**

The Regular City Council Meeting was called to order by Mayor Bronson in the Council Chambers at City Hall at 7:00 p.m.

**Roll Call:**

Present: Bronson, Temple, King, Riddle and Kwiatkowski

Absent: Couture and Lavender

Councilman King moved to excuse Councilman Lavender and Mayor Pro Tem Couture; supported by Councilwoman Kwiatkowski. Motion carried, with Councilwoman Riddle voting no stating we are elected to represent Cheboygan and that should be our number one priority.

Mayor Bronson led the Pledge of Allegiance to the Flag.

**Public Comments:**

- Mr. Richard Lemorie introduced himself stating he has some concerns he would like to have the Council address, asking is the DDA taking funds out of the Library. City Manager Eustice replied they no longer capture Library funds; however, they did at one time but that changed last year. He said he was asking because he checked with the State and it is illegal.

**Approval of Agenda and Receive and File all Communications:**

City Manager Eustice commented there is one addition to the Agenda which is 9-D, noting the DDA has been working on amending the Development Plan, which is basically their master plan for projects. A committee was formed and has completed the additions and changes to that Development Plan and we need to have a Public Hearing to present that and there has to be at least a 20 day notice, so we cannot have the Public Hearing until September 11 to review the new Development Plan and we need a motion tonight to schedule that Public Hearing.

Councilman King moved to approve the Agenda, with the addition of 9-D, Consideration to Schedule a Public Hearing for Tuesday, September 11, 2018 at 7:00 p.m. for Consideration of Adoption of Amended Downtown Development Authority Plan and receive and file all communications; supported by Councilwoman Kwiatkowski. Motion carried unanimously.

- **Prepaid Bills and Disbursements for the Month of July 2018.**

Councilman King commented he sees a lot of the expenses were Music Fest, asking if everything has been taken care of for that event. City Manager Eustice replied he thinks for the most part. Clerk/Treasurer Brown there are a few more that just came in this week. City Manager Eustice asked Ms. Guenther if she has final figures on this event. Ms. Guenther stated she is waiting on one bill for the porta potties, but it looks like we cleared about \$2,000.00. Councilman King commented it looked like the turn-out was down. Ms. Guenther replied it was down this year by about 500 people. City Manager Eustice stated Friday night was somewhat disappointing but it could have been the weather which was a little cooler.

Mayor Bronson commented the Report used to be numbered and it is easier for the audience to pick out a line. Clerk/Treasurer Brown stated she will do that.

## Regular City Council Meeting – August 14, 2018

Ms. Trudy Lofgren inquired on check number 28990 to Otis Elevator, asking how often an elevator full-load test is done for \$3,985.00. Mayor Bronson commented every three years and it is a State required weight test. Councilman King questioned the debt payment on the Zamboni asking if this is paid in full yet. Clerk/Treasurer Brown stated it is not paid in full yet and she does not know the amortization schedule but will get him those numbers. City Manager Eustice commented it may go to 2020. Councilman King asked if this is a yearly payment. Clerk/Treasurer Brown said she thinks it may be quarterly, noting a lot of them are set up with quarterly payments. Councilman King stated he has had a lot of questions the last couple of weeks lately concerning the Rink and he is trying to get an idea of numbers and what is going on.

Councilwoman Riddle moved to approve the prepaid bills and disbursements for the month of July 2018 in the amount of \$2,026,779.94; supported by Councilman Temple. A roll call vote was taken; motion carried unanimously.

### ▪ **Unpaid Bills and Disbursements for the Month of July 2018.**

Mayor Bronson inquired on the bill from John E. Green Company for A/C repair for the Opera House asking if this is for the side that was not done, wondering if they are now fully air conditioned. City Manager Eustice replied both air conditioners were down as there were significant issues with them, which are located on the roof. The duct work has not been fixed. He went on to state they are 1983 air conditioners and were put in during the renovation of the Opera House and thinks they will fine for another year or two, but we will need to look at replacing those units. Mayor Bronson said with the duct work not being done, does this mean it is not getting cool air on one side of the room. City Manager Eustice replied yes, noting some of the duct work was repaired that they could get to, so they are getting a little bit of air on the north side, but still some of it is going into the wall. He stated it has been pretty effective during the hot days where there were programs in there. We still need to repair it along with the roof, noting Doyle is ready to go as far repairing the roof, at least above the elevator. We can't get a mechanical contractor to partner with them to repair the duct work. They may have Ballard's Plumbing & Heating who is doing the County Building right now. Initially Werner's was going to do the repair of the duct work but told us in the spring they could not do it because they just had too much work and not enough manpower to do. They got Ballard's to agree to do it, but they just did not have the manpower. City Manager Eustice went on to state we are waiting for John E. Green to give us a quote. They may have some available time and manpower to do it, so it may be done yet this fall. Councilwoman Riddle asked if there has been any inquiry into what it would cost to replace the air conditioning system. City Manager Eustice said no, but John E. Green Company said those units at today's cost are probably in the \$12,000.00 to \$15,000.00 range each. Councilwoman Riddle asked if we have any kind of schedule for replacement. City Manager Eustice replied no; we don't have anything earmarked for this, noting there is a Building & Grounds line item in the Budget that could pay for that, but there would probably have to be something else we push out to do that. According to John E. Green it is not something we have to do immediately and believe these units will be fine for next year, but is something we should plan on, get bids/quotes on. Mayor Bronson asked if we can mark money to put aside for that. City Manager Eustice replied absolutely. Councilwoman Riddle said it would be good to have that as a line item because it is something that does affect the running of the Opera House and performances.

## **Regular City Council Meeting – August 14, 2018**

Mayor Bronson commented the air conditioner units don't work on a schedule of when to break down. City Manager Eustice said according to John E. Green the life of that type of unit is about 35 years, explaining significant repairs were made to the units; i.e. Freon leak and oil leak.

Ms. Trudy Lofgren questioned the bill from Rahmberg Stover and Associates for an Organizational Analysis for the Council, asking if that report is available. Councilman King replied he was going to bring that up in his report, stating they are having some issues with the time limit of that hoping to have the results back by June 1. The Committee is pretty upset with the feet dragging going on and they will be looking to get some of the cost knocked off it, stating he would still like to see the actual written Contract he gave the City because it was his understanding it would be done in 90 days. He went on to state he put aside quite a bit during his day to help him on it.

Councilwoman Riddle moved to approve the unpaid bills and disbursements for the month of July 2018 in the amount of \$56,783.79; supported by Councilman King. A roll call vote was taken; motion carried unanimously.

### **Department, Board and Commission Reports:**

■ **Planning Commission Meeting, June 18, 2018** – City Manager Eustice said he does not really have anything to add to this, noting they are working on the Master Plan. There was a meeting in July but the minutes have not been prepared yet. He stated he does not think the Commission needs any more than two more meetings to look at the Master Plan and get it prepared to have a public hearing for approval. The Master Plan is another step in the Redevelopment Ready Communities that we need to have and we are trying to get to that designation/certification as soon as we can. Councilwoman Riddle commented there was quite a bit of discussion about the proposed alley vacation, stating the Council has not gotten a report back from the Planning Commission. City Manager Eustice noted the individual that requested the alley vacation sold his home and never went through with the alley vacation, so this is something that is not going to be done. Councilwoman Riddle said some of the concerns about some of the comments made is that there are encroachments all along that particular alley, as she is sure a lot of alleys in town have been encroached upon because they are not actively being used. Her feeling is if an alley is not being used for an alley and it is being used so much as private property, then divide that alley up and put it on the tax roll so the person who is actually using it is actually also being taxed for their use. Just leaving it the way it is, it is not fair to the rest of the City. If it is going to be used for an alley, use it as an alley; if it is going to be used for private property treat it as such. City Manager Eustice stated often times Planning Commissions and Councils don't like to vacate roads and alleys, but they are reversible by Council action. Councilwoman Riddle stated there are some alleys that have lines down them; perhaps it is Palmyra that has a right-of-way situation happening there. She thinks we are maintaining those unused spaces because it gives us access to underground lines that we have to get access to. She thinks this is something we basically have to kind of look at. City Manager Eustice stated we have vacated alleys that have utilities in the alley and we retain an easement. Consumers Energy has some easements in our alleys for electricity. Councilwoman Riddle asked if this is something Mr. McGovern can look at to see what alleys are not being used or dead-end alleys and try and get a reading on where we are in those things. City Manager Eustice replied sure. Councilwoman Riddle said we are doing a lot of

## **Regular City Council Meeting – August 14, 2018**

clean-up and making sure that everything is the way that it should be and this is another thing we need to look at. Councilman Temple questioned the alley vacation could be reversed, asking how it can be reversed if someone builds a garage. City Manager Eustice answered you cannot build on a vacated right-of-way. Councilwoman Riddle asked why do we have buildings on alleyways that are not vacated. City Manager Eustice replied those situations were done without zoning approval or building code approval and in some cases they had zoning approval and built it in the wrong spot. You are not legally supposed to build in any right-of-way, even if it is vacated. You can be taxed for it and can use it, but you should not put a building on it. It is done everywhere in this City and many cities. Mayor Bronson commented there are a lot of issues, including lot lines that are off noting people built their houses on someone else's property. City Manager Eustice noted the City had to replat an area between Mackinaw Avenue and First Street because of that. He went on to state the City also had the trail surveyed, which they were considering purchasing from the Straits Corporation that ran from State Street, across First Street, and down to Lake Street (behind Bernard's) and that is a 100 foot right-of-way and people did not realize that so there are encroachments all along that trail into the right-of-way. The City was going to cure all that because we only needed 14 feet for the trail so we were just going to quit claim the property to the people that had encroachments, but we never purchased the property. Mayor Bronson said it is not available for sale now. City Manager Eustice answered the Straits Corporation would sell us that trail but they want to sell the City of Cheboygan every piece of property they have in the City as a package deal and they want \$200,000.00. They have multiple lots and trails in the City, but is not worth \$200,000.00.

Mayor Bronson said there was one comment regarding condensing the minutes, stating his opinion is that is the only information he gets from that Planning Commission is from the minutes. If it is a condensed version he is not seeing the discussion. He thinks in the past the instructions from Council were to have the fuller minutes rather than condensed. City Manager Eustice replied exactly, noting the DDA has talked about this, but Council wants to see a more detailed account of those meetings. Mayor Bronson said if we could go at it in a different way and still get the information he is not opposed to that. City Manager Eustice stated we do have an audio tape, but it is so much easier to have a hard copy of the minutes. Councilwoman Riddle commented we don't keep the audio tape for that long, asking how long we do keep them. City Manager Eustice replied we do keep them and does not know if we ever got rid of them since we have used this system. Mayor Bronson questioned having a software solution where you could have it listen and write. Councilman King said there is but he is thinking about the music and a lot of interpretation of the dialect and thinks if someone is going through and fixing that it is going to be a while.

### **Resolutions:**

**Consideration of City Council Resolution Supporting the Carnegie Library Redevelopment and the Cheboygan Heritage Project** – Mayor Bronson said this was talked about providing at the last meeting. City Manager Eustice noted Ms. Mary Hebert did a presentation of the Cheboygan Heritage Project and the Carnegie Library, adding she now owns the adjacent house and storage building. She is going to work on developing the whole triangle piece, preserve it and help it grow for the future. Council suggested a Resolution of Support for the Project.

## Regular City Council Meeting – August 14, 2018

Councilman King moved to adopt the City Council Resolution Supporting the Carnegie Library Redevelopment and the Cheboygan Heritage Project; supported by Councilwoman Kwiatkowski. A roll call vote was taken; motion carried unanimously.

### General Business:

■ **Consideration of Reappointment of Kenneth Sheldon to the Parks & Recreation Commission, Term to Expire July 1, 2020** – Mayor Bronson asked if Mr. Sheldon is still willing to serve and if his attendance has been good. City Manager Eustice replied yes, noting he has been a long-standing member.

Councilwoman Riddle moved to reappoint Kenneth Sheldon to the Parks & Recreation Commission, term to expire July 1, 2020; supported by Councilwoman Kwiatkowski. Motion carried unanimously.

■ **Consideration of Reappointment of Michael LaLonde to the Parks & Recreation Commission, Term to Expire July 1, 2020** – Mayor Bronson asked the same questions he had regarding Mr. Sheldon. City Manager Eustice commented Mr. LaLonde has been a regular attendee of the meetings and certainly is willing to continue serving. He noted that both Mr. Sheldon and Mr. LaLonde have some background in the Cheboygan Hockey Association and are good members. As Councilman King will talk about later, we need to focus on how the Ice Rink/Pavilion is going to operate in the future and thinks Mr. LaLonde and Mr. Sheldon can help. When he attended the Hockey Association meeting last night, there were probably 40 people in attendance, and they have some concerns about how the City is going to manage that facility going forward. There are some minor rumors that the City is going to close the Rink, but as he looked around the room no one in attendance has ever been to a Recreation Commission meeting or a Council meeting, nor was there any City parent in the Hockey Association that sits on the Recreation Commission. If we have an opening, we ought to entertain a Hockey Association parent to sit on the Recreation Commission. He also told the Hockey Association that last night. City Manager Eustice then stated there is a Recreation Commission meeting tomorrow night and he asked members of the Board and parents to be in attendance at that meeting.

Councilwoman Riddle moved to reappoint Michael LaLonde to the Parks & Recreation Commission, term to expire July 1, 2020; supported by Councilman Temple. Motion carried unanimously.

■ **Discussion – Michigan Main Street Application for Select Level –**

City Manager Eustice stated Ms. Kirsten Guenther, Downtown Enhancement Administrator, and Mr. John Costin, who is our Chairman of the Michigan Main Street Committee will speak on the Program and give us an update on what we need to do going forward.

Ms. Guenther said they want to give Council an update on the Program since the City was admitted into the Associate Level in 2017. The next step is to apply for the Select Level and to do that we have a couple things we need to get in place. Before she talks about that she wants to give an update on everything they have done thus far. She informed Council they meet every other Wednesday in the Council Chambers and she e-mails the Council the minutes from

## **Regular City Council Meeting – August 14, 2018**

those meetings so they are kept informed. From the Steering Committee there are five sub-committees. Some of those Committee Chairs and community people are here tonight. The Communications Team has come up with a monthly calendar and you will see those calendars in any of the downtown restaurants on the tables, as well as in stores and banks for people to take. Another thing the Communications Team is going through is a new website development, as well as a brochure to highlight the highpoints of the Main Street Committee and what our efforts are. Ms. Guenther went on to state the Design & Beautification Committee is probably the one Council is seeing the most of because that has been very active this summer. This group has come up with a silhouette bike rack design that has been purchased and they are going to be installed next week. Also, the circular racks have been refurbished and painted the same blue color as the wayfinding signage. Ms. Guenther then stated other things the Design & Beautification Committee has done is collaborate with Seedums Garden Club to plant flowers in the planters in Festival Square. The Seedums Garden Club purchased the flowers on Main Street and then three businesses donated the money to fund the ones on Huron Street, which were Judicial Management System, Mulligans and Nauti Inn Barstro and about a \$400.00 commitment for the flowers. A new addition to Festival Square was some really pretty flower pots along the Bunny Wall side of Festival Square; we had a pot drive for two days in June and those pots were donated and Mr. Vince Lumetta, who is our Design & Beautification Chair crafted the wooden planters and we placed three pots per planter, which are screwed down. The flowers were then donated by Pat's Posey Patch. This was a huge community effort. The funding for the materials came from the excess from FallFest. Ms. Guenther then mentioned the FallFest is an inaugural event of this Events Committee. They are looking for events that may be fundraisers for the Main Street Project and they are also looking at amping up more events. This is a working Committee and will be a collaborative effort with their first meeting next Tuesday. Ms. Guenther went on to state another Committee is the New Business Development Committee and in June they held a Real Estate Open House, which was a very powerful event to have, and because of that event we have some properties that were vacant that are no longer vacant. They will be doing another event either in the fall or early spring. Additionally, this group is coming up with a new business information resource packet to send out to all of the new businesses that will include sign permit regulations, who to call if there is a problem with their water, etc. Ms. Guenther went on to state the last Committee is Historic Preservation and Mary Hebert is the Chair. This Committee is in the process of completing the giant inventory of property information within the Main Street boundaries. This is one of the most important pieces of the Main Street application for the Select Level. They are about 85% done with the help of Ms. Mali Thomas.

Ms. Guenther went on to inform Council a big part of Main Street is volunteerism and Bring It Cheboygan is the volunteer arm of this whole Program and to date they almost 400 e-mail addresses and phone numbers of people that are ready and willing to volunteer, and a lot of them are in the audience. She reached out to them for the Music Festival and had over 30 Bring It Cheboygan volunteers.

## **Regular City Council Meeting – August 14, 2018**

Ms. Guenther then introduced Mr. John Costin who will speak on the funding plan because in order to apply to the Select Level there are two dates involved; September 7, 2018 the City has to provide a Letter of Intent to the State saying that we are formally applying for the Select Level. After the State receives that Letter then they will call and schedule a site visit to see what Cheboygan is all about and what our strengths and weaknesses are. From there we then have a deadline for the Application, which is December 7. After that point we would then go on to a stage and make our formal pitch/presentation and then we would know in February or March if we are selected. They only select three communities; right now there are five that could apply. We have a really good chance.

Mr. John Costin commented he is the Chair of the Steering Committee and as Ms. Guenther mentioned many of the task force team leaders are working for Main Street and he would like to publicly say what a great team they are and what great work they are doing. The fact that we have a volunteer force of 400 people which is remarkable for a community the size of Cheboygan. Obviously they are not all active all the time but when we need people they step forward. He then stated they have been working for the last year and one-half as an Associate Member for Main Street and the next level is the Select Level and he thinks we have an excellent chance of being accepted. It is not automatic and not something where you fill in a document and turn it in and do a presentation. You actually have to earn it and show that you have the resources, the team and the backing of the City Council to actually move forward. Once you are, in fact, at the Select Level, a lot more additional resources become available to Cheboygan, so there is a reason to want to get to the Select Level. We want those resources that come free of charge. One key element of becoming a Select Level Main Street Organization is that you show you can actually raise money because raising money is a bit of a challenge. We, as a team, believe that we do have the resources and the opportunity to raise \$20,000.00 or more as our Main Street Committee and they want to come with that funding program to the City Council at the next meeting. Mr. Costin went on to say they are trusting and hoping that the City Council support them in the way the community is for making sure that Main Street Cheboygan is a thriving and developing neighborhood. They truly believe they have momentum and hope the Council feels it. The Committee thinks it is very, very visible but, of course, they are very close to it. For the time being he is asking Council to please consider that the Committee wants to come back to Council, they want Council to write a letter of endorsement that we actually have to submit by the 7<sup>th</sup> of September and they will do everything in their power to get Council all the information they need prior to Council having to write that letter. Mr. Costin then asked for any questions.

Mayor Bronson commented that a year ago we had 16 empty storefronts on Main Street and at the beginning of this summer we had 6. City Manager Eustice commented this was in a four block area. Mayor Bronson stated this is a testament that we are seeing some positive movement. Mr. Costin commented there is a lot of really good results for the properties that are for sale or lease. Some of them are still in the process of going through, but there is a lot of interest. The change in ownership is promising because the new owners want to do something quickly and immediately. Mayor Bronson asked if there needs to be a public hearing for the

## Regular City Council Meeting – August 14, 2018

Letter of Intent or is this something that the City staff writes and presents to the Council for a resolution. City Manager Eustice stated yes; it needs to be done at the next meeting and approved by a motion of Council; no public hearing is required. He clarified it is basically a pre-application and has to be in September 7<sup>th</sup>. Mr. Costin commented it shows the City's intent. There is another phase in December and they, as a team, have to make a presentation in March to the National Main Street Committee and they will need to be very, very creative because they don't want the application to be rejected. They have looked at some of the prior presentations and people did an excellent job and they did logos and team shirts and chants and all sorts of things and Mr. Costin thinks we have the resources to do that. Mayor Bronson asked with the next level what the City needs to have prepared. Do we need to have the Master Plan ready? City Manager Eustice answered for the Michigan Main Street we do not. We have to have the Master Plan to be redevelopment ready certified, which would help us. If we could get that designation prior to the application in December, that would be a bonus without a doubt. Mr. Costin asked if we are close to it. City Manager Eustice replied yes.

Ms. Guenther commented the Redevelopment Ready Communities Program (RRC) mirrors the Main Street Program, which is why they changed their wording. We were originally in the Michigan Main Street Program Associate Level and now we are considered engaged, which is exactly what we are with the RRC Program. They mirror each other and work hand-in-hand together. One of the questions in the Application is how far we are in the RRC Program. Councilwoman Riddle asked how far are with the RRC Program. City Manager Eustice said he thinks we are fairly close and would say we are at 75% to 80% of the policies and procedures that we need to complete. The Master Plan is the big one; we need to get that approved before we get certified. Many of the plans that are required, like the Capital Improvement Plan and new Zoning Ordinance, which is on-line, are things that they requested be done. Actually from a customer service point of view the credit cards was a line item they wanted to see be done and that is in place. We are pretty close and we have a Public Participation Plan that still needs to be approved, but it is completed. We have had public participation, which they like to see. We had a public forum at the Opera House and we sent out surveys to the public and so forth. City Manager Eustice went on to state much of the tactical things are complete. Councilwoman Riddle asked what our deadline is with the RRC and would assume it would be December and in place before the Main Street. City Manager Eustice answered if we get it done; we have to go through an audit process also and they do an actual investigative process and it is going to be tight to do that but we don't have to be RRC certified to apply for the Michigan Main Street but it would certainly be beneficial. There are certain communities that are RRC certified, like Traverse City and Petoskey, that aren't applying for Michigan Main Street, but may eventually. Councilwoman Riddle said it would be nice to have the RRC in place.

Mayor Bronson inquired as to what we are fundraising for. Mr. Costin replied one would be for the leader of the Main Street Program to a full-time employee of the City. Mayor Bronson stated that has been sort of a hiccup as to where the funding source for another full-time position. He then asked if the DDA has talked about this and helping with the funding of that.

## Regular City Council Meeting – August 14, 2018

City Manager Eustice replied yes. Mr. Costin stated there are more discussions to have with the DDA and he would not say it is all tied up yet, but certainly when they come with their funding plan and make a large contribution towards the cost, they feel certain that the DDA will actually be behind it. Mayor Bronson asked if Mr. Costin has estimates of what the cost would be. City Manager Eustice replied roughly; it is a position that is going to be in the \$50,000.00 range for a salary and then there would have to be benefits attached to it, so it would be a \$70,000.00 cost. Mayor Bronson said he is thinking when they talk about this at the next meeting the Council would like to have some more information because he thinks that is where we are going to have some difficulty. City Manager Eustice agreed. Ms. Guenther commented Council will have the Fund Development Plan at the next meeting. City Manager Eustice stated if we get to the Select Level in March, once we make the pitch, we do not immediately have to hire somebody as they will give you a little bit of time and we can always back out of it at some point if it does not look like we can fund it. He thinks we need to move forward to get to the Select Level and we may not get approval. Mayor Bronson stated he wants to be prepared when Council has this discussion that they have answers to questions that are going to come up. Councilman King commented he has seen in the past from working with a lot of non-profits and volunteering is you get momentum and then it kind of dies out pretty quick. He commended the Main Street Committee and DDA for working together on this because his biggest concern was getting the stakeholders of our community that want to be a part of this and it is really optimistic at this point. Councilwoman Riddle stated one of the reasons we want to go forward for the Select Level is the momentum is going and we don't want it to stall. Mr. Costin commented Councilwoman Riddle has a really good point; why would we want to stand still with all the work they are doing. They want to progress and have great ideas for Cheboygan and we want to see them fulfilled. He reiterated there are a lot of resources that come with the Select Level that either come automatically or by request. Mayor Bronson stated part of that is evidenced by the hardware building that he believes came from this program and we have better access to advertising those kind of properties. City Manager Eustice replied sure. Mayor Bronson then stated at the next Council meeting there will be Resolution for Council in order to get the application there by September 7.

▪ **Consideration to Schedule a Public Hearing for Tuesday, September 11, 2018 at 7:00 p.m. for Consideration of Adoption of Amended Downtown Development Authority Plan-** City Manager Eustice stated for the record the DDA formed a sub-committee to review the Development Plan, noting the other part of the Plan is the Tax Increment Financing. The Development Plan deals with projects the DDA would like to work on and unless those projects are in the Plan you can't get grant funding. We have about six new projects that we want to put in the Plan, one of which is the Michigan Main Street Program. In order to amend the Plan we have to have a public hearing and the Statute requires the Public Hearing be noticed 20 days out and posted in 20 inconspicuous places in and around the City. It is kind of a detailed process and we cannot schedule the public hearing until the September 11 meeting because of the 20 days requirement. City Manager Eustice went on to state they are requesting to schedule the public hearing and let the public view the new Development Plan and ask questions. The Council will see the Development Plan prior to the public hearing. Councilwoman Riddle asked what is in the Plan on Gordon Turner Park. City Manager

## Regular City Council Meeting – August 14, 2018

Eustice replied there is actually quite a bit in the Plan, including an open-air pavilion that has been in the Plan for some time. Councilwoman Riddle if there is anything regarding the boardwalk leading up to the Park, which is unsafe and in disrepair. City Manager Eustice asked if she is talking about the boardwalk that goes out into the marsh. Councilwoman Riddle replied along Durocher's. City Manager Eustice noted that is in the Plan but the City is going to repair it because it is something that just needs to be repaired, not redeveloped. She then inquired about Project Playland. City Manager Eustice replied this is in the Plan along with equipment and improvements. Councilwoman Riddle said she just does not want it overlooked because it is a nice area for a lot of people being right at the end of Main Street. Councilman Temple asked if it is in the Plan in the near future or in the next ten years. City Manager Eustice stated it is in the DDA Development Plan until it is removed. Councilwoman Riddle added or until we get the funds to do it. City Manager Eustice explained once the Plan is approved, the DDA will then prioritize what they want to work on and fund. Mayor Bronson commented some of that follows grant money; when grants are available things get moved up in the list, but they have to be on the list to be considered. He thinks some of the things have been in the Plan since the DDA was formed like the open air pavilion. Councilman Temple said the trouble is things keep going ahead of it, adding it is the busiest place in Cheboygan in the summertime. City Manager Eustice stated the Park is a very valuable asset to our community and we need to promote it more. Councilman King commented on the nice newly paved road to the Park. Councilwoman Riddle stated if we had the trail go all the way down to Gordon Turner Park that would make the Park accessible in the wintertime and year round. An event could be planned in the middle of the winter benefiting snowmobilers. They would not have to go on the roads; they would be on trails and it could be a pretty nice event.

Councilman King moved to Schedule a Public Hearing for Tuesday, September 11, 2018 at 7:00 p.m. for Consideration of Adoption of Amended Downtown Development Authority Plan; supported by Councilwoman Kwiatkowski. A roll call vote was taken; motion carried unanimously.

**City Clerk's and Treasurer's Comments:** Clerk/Treasurer Brown stated she reached out to the auditors this past week and we have a tentative date for the audit, being the last week of September and will let Council know when that is firmed up. It is still being discussed right now. She noted the Primary Election went really smooth thanks to Deputy Clerk Gahn, adding Deputy Clerk Sanders was there helping out, too. Councilman King asked for the total number of people who voted. Clerk/Treasurer Brown stated there were about 615 voters in Precinct 2 and a combined total of about 800 with all three precincts. City Manager Eustice commented Precinct 2 is about 80% of the voters (being the center of the City of Cheboygan), with Precinct 1 and 3 being combined with a Township for a County Commissioner District. Councilman King inquired as to equipment failures. Clerk/Treasurer Brown explained we had new equipment for this election and had one tabulator go down, but luckily the County had one back-up so we were able to swap it out pretty early in the morning, so it did not impact the voters at all because the new ballot boxes have a slot to slide in the ballots where you can pull them out later with two people and run them through the tabulator.

## Regular City Council Meeting – August 14, 2018

### City Manager's Report:

▪ **Thank You from J35 North American Championship** - City Manager Eustice said Council should have a thank-you note from Mr. Dean Fitzpatrick of the J35 North American Championship (Sailboat Race) held in July, the same weekend of the Music Festival. Unfortunately he was not here because he had a death in the family and could not attend. He did a lot of work to put that event on and sent the thank you. There was an award ceremony in the Opera House on Sunday of that weekend, which was attended by 60 to 70 people. The attendees were impressed with our community and the cooperation and help they got. They love sailing in this area, noting they were delayed for the ceremony on Sunday somewhat because of the wind. It was very much appreciated and does not know if they will be back next year, but they will be back in two years for certain. City Manager Eustice stated they were impressed with the activity going on in and around the City. He then informed Council that Mr. Jim Miller who helped put this together with Mr. Fitzpatrick is a good friend of Ms. Mary Hebert's.

▪ **Huron Street Project** – City Manager Eustice reported the Huron Street Project is still being worked on, noting if everything goes okay they will begin paving tomorrow, put a couple of coats on, and probably will not topcoat it until next Monday or Tuesday. He hopes the project will be done next week and out of the way. City Manager Eustice then informed Council even with the extension we are under the bid by Wilkinson, but we will use all of the grant funding. Councilman King said he was curious by the corner of Bishop and the lumber company asking if we ran into something underground where they had to be concrete poured into it. City Manager Eustice replied there were a couple issues there but mainly it was the storm sewer, but in front of Bernard's they had a sign that was basically in the right-of-way and they wanted it out anyway, but there was probably 14 to 18 inches thick of concrete that was about 8 feet x 12 feet underground so it took a couple days to get it all out of there. Closer to Mackinaw Avenue and First Street they had trouble with the storm sewer and had to dig it up a couple times. Also, they had an issue at Speedway because we thought Speedway was getting their water from State Street (back of building) and when they turned off the old water line and turned on the new water line, Speedway lost water. This had to be dug back up to put in a lead to Speedway off the new water line. He then noted most of the pipes sticking up were storm sewers. Councilman Temple said they have some big holes they just dug closer to Mackinaw Avenue, but wondered if there is going to be enough time to compact that so down the road we don't get dips in the blacktop. City Manager Eustice stated he is not sure why they dug it back up, unless they are backfilling it again and compressing it down as far as they can. Councilwoman Riddle asked if that is why they put water on it, too. City Manager Eustice answered that does help.

▪ **Drop Off Site for Brush & Leaves, etc.** – City Manager Eustice informed the Council we are having an issue with our service we provide for brush and leaves, etc. Our taxpayers, citizens and business owners can take tree limbs, brush and so forth in behind the DPW facility, which is fenced in and it used to be left open. A couple of weeks ago we decided to close it other than during business hours (7:00 am to 3:30 pm) because we were getting a large of garbage in there, i.e. sofas, mattresses, etc. after hours. We still have an issue with so much brush, which we will remove to the Lincoln/Eastern Avenue site, but even after we closed the after-hours (gates open during the day) we had so many people bringing in brush to that site and not all of them are City taxpayers. We are getting contractors that are doing brush work outside the City. City Manager Eustice went on to state we still want to provide that service

## Regular City Council Meeting – August 14, 2018

but it has just been a nightmare. We have not had a lot of wind and do not know why it is so much different this year other than more and more people know that they can clean brush there, not just City residents. They think a lot of people outside the City are bringing brush there. DPW Director Karmol and he talked about this today about how to manage it better because we can't put somebody there to check and see if they are a City resident all day long. Councilman King inquired about a security camera. City Manager Eustice replied that was DPW Director Karmol's suggestion and a note there is a surveillance camera and if you are not a City resident or citizen it is a \$1,500.00 fine for dropping brush. Councilman Temple stated the problem with 7:00 am to 3:00 pm that is when most people work. City Manager Eustice said he knows there are citizens that utilize that service after 5:00 p.m. Councilman Riddle stated there was a lot of brush out behind the facility and DPW Director Karmol said they chipped or were going to chip a lot of it down and they have used that at the Community Garden. She asked if there is enough where it needs to be chipped. City Manager Eustice said yes, but right now there is so much it has to be moved as it is a hazard back there right now. You can't get to well 7 & 8 very easily and we need to get it moved out of there. One of the issues was we had a problem with the front-end loader and it may be fixed today, so we did not have a loader to load dump trucks to get it out of there. City Manager Eustice noted the City does not have a chipper. Councilwoman Riddle said she is going to contact Dodd's Tree Service to see if they will dump one of their chipped loads at the Community Garden, which makes it a good place for some of it to go to keep it from behind the DPW. City Manager Eustice informed Council he and DPW Director Karmol are going to work on how to manage that service because it is a service that many citizens like to use. Councilman King said he still thinks having a camera there would stop a lot of people. Councilman Temple said the drop off ended down where it is at because the City had a spot on Eastern Avenue closer to Vanyea Road and then people starting throwing washing machines and everything else in there so they had to move it. City Manager Eustice said we need to do something to manage it better because what will happen if we don't provide that service then people are going to out to Eastern Avenue and that area where it is inconspicuous and dump it in the road. Councilwoman Riddle commented that is what has happened on Alpena State Road.

- **Trails Town Master Plan** – City Manager Eustice stated a couple years ago we developed a Trails Town Master Plan. Mr. Harry Burkholder from the LIAA and Mr. Jim Conboy were very instrumental in putting together this Master Plan for Trails Town so we could be a designated Trail Town. The State never really had a process to do that, but they do now. They just came out with an application to become a designated Trail Town and we are going to apply and have everything in place; we are the ideal trail town because the North Central Michigan Trail and Northeastern Michigan Trail that intersect in the City and there is probably no other City that has two trails that intersect within their community. City Manager Eustice went on to state we just built the bike route from the Cheboygan State Park to downtown; we still have to put up a couple signs downtown to direct people to Festival Square. It is not going to be done until Huron Street is completed because we want to bring them in on the backside on Huron Street. He noted the application is through Pure Michigan and it may open up some grant funding opportunities for us and get us on the map for a designated trail town. We have great bicycle trails through here along with walking trails and Dale and Connie Rieger are working diligently on walking trails in Major City Park. Also, we just made application to the Community Foundation for \$5,000.00 to help with that. We hope to eventually make the walking trails bicycle friendly as we are always health conscious and trail conscious and

## Regular City Council Meeting – August 14, 2018

recreational conscious, which are things talked about at the Recreation Commission. City Manager Eustice went on to state we have a lot of recreational opportunities in this community. The Little Traverse Conservancy is planning on building some bike trails through the property purchased from the City on the east side next to the Coast Guard Station and we still hope they are going to do it this year. They will be boardwalk trails do you could either walk or bicycle, along with an observation deck on Lake Huron as it is a big bird watching area for eagles and so forth. This will be part of our Trails Town Plan.

### **Messages and Communications from Mayor and Council Members:**

- **Committee Reports** – Mayor Bronson mentioned Council had talked at their last meeting about putting a line for Committee Reports on the Agenda. It was determined there have been no committee meetings, with the City Manager asking Chief Jones to put together a Blight Committee Meeting. Chief Jones replied he is shooting for this month yet, but it might not be until September. Mayor Bronson noted the Main Street Committee minutes are received either the same day or next day from Downtown Enhancement Administrator Guenther and thanked her.

- **Recreation Fee on Licenses** - Councilwoman Riddle asked if there is ever any availability of money from the recreation \$10.00 fee paid on licenses and could there be money from that to purchase the railroad property to complete our trail down to Lake Huron. City Manager Eustice said what she is referring to is the Passport Program for the State of Michigan. There is available funding but does not know if land acquisition would qualify, but there are other programs out there for land acquisition. Councilwoman Riddle said that would be a good way to extend the trail down to Lake Huron and recreational access to that would be really nice to have. City Manager Eustice informed Council he is working with the Tip of the Mitt Watershed Council on a couple of grant opportunities; there is a non-profit organization called the Great Lakes Fisheries and we are going to write a grant for that, which is going make amenity for the River bank along the Major City Park and may extend some fishing piers in behind Great Lakes Tissue along that bank. Part of the walking paths will also be down there. We are going to see if we can get some grant monies to improve those banks because right now it is basically a dirt bank and kind of unsafe as there are people that go down and fish.

- **Ice Rink/Pavilion** – Councilman King informed Council he has been fielding some calls and questions from the Cheboygan Hockey Association because he is the Liaison to the Recreation Commission and am a hockey player himself. There is a rumor that the ice is not going to go down until October. He was talking to Rink Manager Coxe at the Rink last week and he went through a lot of the numbers with him and the big thing is the ice time – to be able to sell the ice that we put down which is needed to generate the money to keep that facility operational. We have had roof repairs and other repairs that had to be done to the building that we did not foresee, but these things cost money. The reality of it is that the numbers overall is due to the lack of a young community, a lack of jobs, a lack of industry and a lack of young professionals. He sees the same thing in school, noting this town has always been famous for its football program and only 25 kids are out for Varsity Football this year, and \_\_\_\_\_ for the Freshman team, and 17 out for JV's. All the other sports programs are getting down to where there is no longer a JV team because they are having trouble getting the Varsity sport going. Some of that is \_\_\_\_\_ generational and a pay to play fee. Councilman King said his worry is we can't sell the ice time and it doesn't justify that Rink operating with the ice down noting we put it down last August and had a camp in and then it kind of sat there during the

## Regular City Council Meeting – August 14, 2018

holiday months with running power to it and when it comes down to finances it doesn't make sense to do that. He was not able to attend the \_\_\_\_\_ meeting because they kept switching the dates, but he did get a report on some of the things going on and there are some ideas coming from people outside, like the City Manager said. It is the City's Rink technically, but it really is everybody's Rink; everybody in the County uses it. He thinks that yes the people get upset about it but having that discussion of what can we do County wide to keep this thing going, because his fear is once these things start to shut down they won't be back again and it makes us less attractive in the future if you want to raise a family in this town if something does open up. With all the momentum we have going we need really to be proactive and get everybody to come together on that. As a Recreation Commission should we not be planning but instead look at what we have and how can we keep these things functioning and keep them in good shape. Councilman King then commented on extra funding to be able to build a facility and expand. This is a major concern of his and he thinks through that meeting he hopes to keep the momentum going on ideas because it is going to continue to be a problem. He then stated in the Men's League there is really no loss in revenue there; high school is our biggest buyer of ice throughout the year and that is going to remain pretty consistent but it is getting to the point now with enrollment and kids coming out for hockey where there is less and less that it might not be a thing we can take for granted. Rink Manager Coxe told him there are two levels that probably won't be able to field a team this year, so that is ice time if they are unwilling as an Association to co-op with other communities to be able to field a team; we have to open our minds sometimes and be an outside observer. Councilman King then asked when the ice is going down. City Manager Eustice replied the Hockey Association has a skating clinic the 21<sup>st</sup> through the 23<sup>rd</sup> of September, so it will be on that Monday before. Clinics like that sell ice so it brings in money. That is why Jarod Nightengale's Clinic was beneficial because we sold like \$2,800.00 worth of ice for the week so that is why it was put on earlier because it helps pay for the cost of the ice. In September it was warm and just the electricity cost for the ice is \$5,000.00 a month. Councilman King commented on the expenses coming up down the pike because several things are working overtime. Hopefully if we can milk those things out as long as we can until we can find some more financing so that we are not dipping into the General Fund. We as a City, County, and the Townships needs to work together on this, not just complain but actually step up. City Manager Eustice informed Council he made a pitch for a Recreational Authority at the Hockey Association Meeting last night and he thinks it hit home to a few people who don't live in the City. He told them they need to help run that facility because they are users of that facility. When the research was done on that, it is 50/50 – 50% of the kids that play hockey in Cheboygan don't live in the City. It was 65% of the kids that play Little League, baseball and softball, do not live in the City.

▪ **The Development** – Councilwoman Kwiatkowski asked if there is any news on the Development. City Manager Eustice informed Council the he, County Administrator Lawson and Inverness Township supervisor Neumann had a meeting yesterday to basically discuss whether we should continue mediation or not and we don't believe that what we have done so far has made any difference, so they did not think they should continue mediation. We do have a new Sewer Agreement that could be considered by the Township and County, because the County has some involvement there. The Township does not have this second Agreement, but City Attorney Stephen Lindsay drafted a second Agreement just for the Sewer System, which is basically time and materials cost. We would bill them for our services for time and

## Regular City Council Meeting – August 14, 2018

materials. They would have to take care of everything else as far as billing the sewer customers and so forth and that would be a more accurate cost analysis. We would bill labor, for any services we provided, just to give them an option to see if that is something they would consider. It is at a standstill right now, noting Inverness Township has a meeting tonight. Our Committee speaking for the Council believe that a 425 Agreement and editing the Sewer Agreement is the best thing to do for everybody, but we can't get it by the Township. Councilwoman Riddle said the second agreement the City is offering to the Township, is it for the new sewer area and would not address the other one. This would be time and materials to build the new one to go the Development. City Manager Eustice clarified this is to replace the existing Sewer Agreement that we have. Councilwoman Riddle stated that one she agrees with and would not go into anything more with the Township until we get it straightened out because we can't continue to subsidize the Township. City Manager Eustice said obviously we passed a motion to start billing operation and maintenance to all the users in the Township, which starts as of July 1 but they will not get a bill until October because they are billed quarterly. This is only for people who were not paying it, so the existing users of the sewer system will not see any difference. Councilwoman Riddle stated the rate hike that goes into effect for everyone also goes into effect for the Township, correct? City Manager Eustice stated it does in some respects; it has to be approved by the Township legally, so we have a letter going to the Township notifying them that the rate hike is in place, but they have to draft a resolution to agree to the rate hike. Councilwoman Riddle asked what happens if they don't agree. City Manager Eustice stated then they are probably in breach of the Contract if they don't have a good reason not to agree to it. The Contract says we can give them 90 day's notice and get out of the Contract. The Contract says they will pay the same rate that sewer users in the City pay and it also says that they will not unreasonably deny rate increases. There is no reason for them to deny a rate increase because the Contract says they will pay the same rate as the City taxpayers. Councilwoman Riddle asked when the City Manager expects to receive that back from the Township. City Manager Eustice replied it will go to their September meeting, the first Tuesday in September. It is just a process, but it really is State law that we cannot arbitrarily raise their rates because it is not our system, but by Contract they have to abide by it, but it has to be done by their Board and pass a resolution to do it. Mayor Bronson asked if the County Board needs to pass that resolution, also. City Manager Eustice answered they don't. He did talk to County Administrator Lawson about that because the County gave the Township permission to be their agent the Township can approve it.

- **Former Gold Front Property** – Mayor Bronson inquired on the former Gold Front property as it appears they are getting close to getting the black dirt leveled there. City Manager Eustice said it is pretty much done, noting they are going to hydro seed it either tomorrow or Thursday once they get it leveled and cleaned up. Mayor Bronson asked if the County will work with the Main Street people to get it on the next list of available properties. City Manager Eustice replied absolutely; that is the plan. Councilwoman Riddle asked if there was any damage done to either of the joining businesses, as there was a concern it could adversely affect the adjoining wall between the two businesses and how did that turn out. City Manager Eustice replied it turned out very well, especially the building to the south the wall was surprising in better condition than what they thought. They were very careful and did a lot of manual work to take bricks off. They are putting caps on the walls that are there and should be done with that now. The former K of C Building the County is still going to try and paint that this year so that it is all one color, but it really doesn't look bad the way it is with a

**Regular City Council Meeting – August 14, 2018**

hodgepodge of colors. It is pretty clean. He went on to state Mr. Dennis Lindeman is going to put aluminum siding on his wall, but he may not do that until spring. It all has been sealed and there were some gaps and the gaps were sealed. It took a longer than we expected but in the end it is a successful project.

- **Memorial Park** - Mayor Bronson asked the City Manager on Memorial Park, saying he noticed the County has been talking about that. A lot of people think it is a City Park, but it County property. City Manager Eustice commented it is a County Park and they maintain it and do all the maintenance on it. Unfortunately for Memorial Day the grass was long and there were some trees that had dead limbs. He did talk to Recreation Director Hancock about that and we need to make the County aware of that because we are in and around the City all the time and help them out for those occasions because it really happened two years in a row. Mayor Bronson said it sounds like there is a citizens group putting some pressure on them to clean that up and do some maintenance work. Councilwoman Riddle commented she noticed they had to take down at least one if not more than one of the World War II Memorial trees that are around the perimeter of that Park. It is one of those things that the trees were put there as a memorial to the fallen soldier from WWII, and now that the tree is gone the memorial to that soldier is also gone. Mayor Bronson those are a lot of the questions the citizens were bringing to the Commissioners, as well as the maintenance of the name plaques that are there.
- **Library Millage** – Mayor Bronson announced the Library Millage passed and it is going to be transformative for the Library and increases their budget by one-third and they have been plowing ahead with all the ideas they have had for a long time now and can start implementing them. He already took the tax thing down to the County Clerk so it will be on the winter roll. He then said thank you for the support.

**Adjournment:**

Councilman King moved to adjourn the meeting at 9:23 p.m.; supported by Councilman Temple. Motion carried unanimously.

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Mayor Mark C. Bronson

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Clerk/Treasurer Bridget E. Brown

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Councilman Joseph Lavender

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Councilwoman Winifred L. Riddle

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Councilman Vaughn Temple

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Councilman Nathan H. King

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Mayor Pro Tem Nicholas C. Couture

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Councilwoman Betty A. Kwiatkowski