

REGULAR CITY COUNCIL MEETING

September 10, 2019

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: Johnston, Temple, Bronson, Mallory, O'Brien, Couture, & Kwiatkowski

Absent: None

Public Comments:

- Ms. Susan Cheli inquired about the Lincoln Ave Bridge and the status of the repainting. She also followed up on a comment from last month when she discussed the number of auto parts stores in town.
- Ms. Molly Thomas thanked Director of Public Safety, Kurt Jones, and his officers for addressing the blight issues in town.
- Mr. Ray Lofgren discussed the curb appeal of the City, specifically the weeds along the river across from the hospital and the weeds in front of Walgreens.

Approval of Agenda and Receive and File all Communications:

- Councilwoman Johnston moved to approve the Agenda and receive and file all communications, supported by Councilman O'Brien. Motion carried unanimously.

Approval of Prior Meeting Minutes:

- Councilwoman Johnston moved to approve the Regular City Council Meeting Minutes of August 27, 2019 as presented, supported by Councilman Temple. Motion carried unanimously.

Public Hearings:

- Consideration of Planned Unit Development (PUD) for Hope Network Housing and Community Development/Cheboygan One LDHA LP located at 420 and 422 S. Huron Street, Cheboygan, Michigan.
 - The Public Hearing was opened at 7:10pm.
 - Mr. Ray Lofgren inquired about the purpose of the public hearing.
 - Ms. Sharen Lange, local business owner and CEDG member, provided additional information on the project including maps and offered her support for the project.
 - Ms. Mandy Martin, Executive Director of Habitat for Humanity voiced her support for the project.
 - Mr. Steve Brisson, neighborhood resident, offered his full support for the project.
 - Ms. Kate Schulz, Director of the Cheboygan Housing Commission, voiced her support for the project and discussed the low income housing program.
 - Ms. Lynette DePeter-Schulz, Forward Path Counseling, discussed the positive outcome of removing barriers to housing and voiced her support for the project.

- Mr. Clarence Roznowski, Great Lakes Tissue Company owner, discussed his concerns for the project including inadequate parking and green space. He agrees that additional housing is needed but questions if this is best location.
- Sheila Campbell, architect for the project, discussed the density of the housing for the project and also the reasoning for fewer parking spaces.
- Ms. Lisa Brisson, neighborhood resident, voiced her support for the project
- Public Hearing was closed at 7:40 pm.
- Councilman Mallory moved to approve a Planned Unit Development (PUD) for Hope Network Housing and Community Development/Cheboygan One LDHA LP located at 420 and 422 S. Huron Street, Cheboygan, Michigan described as follows: CHARLES BRANNACK'S ADDITION TO VILLAGE OF CHEBOYGAN, LOTS 4, 5, 6 & S 40FT OF LOT 7, BLK 2 (SEC 31, T38N, R1W) Property ID No. 055-B51-002-001-00; PLAT OF MCARTHUR SMITH & CO' S SECOND ADDITION TO THE VILLAGE OF CHEBOYGAN, LOTS 1 & 2, BLK 2. (SEC 31, T38N, R1W) Property ID No. 055-M30-002-001-00; PLAT OF MCARTHUR SMITH & CO'S SECOND ADDITION TO THE VILLAGE OF CHEBOYGAN, N 66FT OF E 165FT LOT 3, BLK 2. (SEC 31, T38N, R1W) Property ID No: 055-M30-002-003-00; PLAT OF MCARTHUR SMITH & CO'S SECOND ADDITION TO THE VILLAGE OF CHEBOYGAN, S 66FT OF E 165FT LOT 3 BLK 2. (SEC 31, T38N, R1W); Property ID No: 055-M30-002-004-00, supported by Councilwoman Johnston. A roll call vote was taken, motion carried unanimously.
- Consideration of an Ordinance to Provide for a Payment in Lieu of Taxes (PILOT) for a Multiple Family Dwelling Project for Persons of Low Income to be Financed or Assisted Pursuant to the Provisions of the State Housing Development Authority Act of 1966, as Amended.
 - Public Hearing was opened at 7:46 pm.
 - City Manager Tom Eustice discussed the proposed PILOT program and compared the proposed payment with ad valorem taxes.
 - Kate Schulz, Director of the Cheboygan Housing Commission, discussed the correlation between the success of the residents and the proposed payment amount. She also discussed the proposed changes HUD will be making by taking approximately 150,000 public housing units offline.
 - Mr. Clarence Roznowski, Great Lakes Tissue Company owner, discussed the potential PILOT program and how the taxpayers will be subsidizing this project.
 - Mr. Ray Lofgren also discussed the taxpayers subsidizing the project.
 - Ms. Sheila Campbell, lead architect for the project, clarified the rent rolls and the basis for the PILOT program.
 - Ms. Sharen Lange discussed the PILOT program as part of the mandate by the Michigan State Housing Development Authority in order to receive funding. She also discussed that the need for low income housing was identified by local census statistics.
 - Ms. Lisa Brisson discussed her property value and that she is happy to subsidize the project.
 - Public Hearing was closed at 8:15 pm.
 - Council discussed the pros and cons of the tax incentive and how it will impact the project and the City.
 - Councilwoman Johnston moved to adopt an Ordinance to Provide for a Payment in Lieu of Taxes (PILOT) for a Multiple Dwelling Project for Persons of Low Income to be

Financed or Assisted Pursuant to the Provisions of the State Housing Development Authority Act of 1966, as Amended, supported by Councilwoman Kwiatkowski. A roll call vote was taken, motion carried unanimously.

Bills & Disbursements:

- Prepaid Bills and Disbursements for the Month of August 2019.
 - Councilman Mallory moved to approve the prepaid bills and disbursements for the month of August 2019 in the amount of \$1,295,343.28, supported by Councilman O'Brien. A roll call vote was taken, motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of August 2019.
 - Councilman Mallory moved to approve the unpaid bills and disbursements for the month of August 2019 in the amount of \$88,727.10, supported by Mayor Pro Tem Couture. A roll call vote was taken, motion carried unanimously.

Department, Boards and Commission Reports:

- Regular Parks & Recreation Commission Meeting, August 21, 2019.
- Special Main Street Downtown Development Authority Meeting, July 22, 2019.
- Regular Main Street Downtown Development Authority Meeting, August 6, 2019.
- Special Main Street Downtown Development Authority Meeting, August 14, 2019.

City Clerk's and Treasurer's Comments:

- Revenues & Expenses by Fund as of August 31, 2019.

City Manager's Report:

- City Manager Eustice reported that he is working with Rowe Engineering to get the specifications and requests for proposals for the painting of Lincoln Avenue Bridge in the spring.
- City Manager Eustice reported that "F" Street & Sixth Street are closed and "A" Street and "B" Street will have one lane open through Friday the 13th while the sanitary sewer project is being finished. West First Street will also be closed until Friday the 13th while the bridge repairs are completed.

Committee Updates:

- The Organizational Committee met and continued their discussion on updating job descriptions. A closed session will be scheduled for the first council meeting in October for council input.
- The Main Street Downtown Development Authority is focusing on family friendly arts and entertainment with a focus on the Cheboygan River.
- The Marijuana Facilities Committee is in the process of compiling a packet of information together to make a recommendation to council. The committee will meet on September 16th.

Messages and Communications from Mayor and Council Members:

- Mayor Pro Tem Couture inquired about the appraisal on the property north of the County Marina. City Manager Eustice reported that it should be available the third week in September,

Tony Piazza was here the first week of September gathering all of the information to complete the appraisal.

- Councilman Temple discussed the weeds in front Kmart building and the rocks along the river. City Manager Eustice responded that he would talk to Parks and Recreation Director Scott Hancock to see if they can remove the weeds along the river. Councilman Temple also asked for an update on the old hardware store. City Manager Eustice discussed the interior work being done and the status of the Army Core of Engineers seawall permit.
- Mayor Bronson discussed that residents can report blight by contacting the Department of Public Safety. Councilwoman Johnston requested a regular Blight Committee meeting schedule be established.

Adjournment

- Meeting adjourned at 9:15 p.m.

Mayor Mark C. Bronson

Clerk/Treasurer Bridget E. Brown

Councilman Brett Mallory

Councilwoman Sara Johnston

Councilman Vaughn Temple

Mayor Pro Tem Nicholas C. Couture

Councilwoman Betty A. Kwiatkowski

Councilman Michael C. O'Brien