

## **SPECIAL CITY COUNCIL MEETING**

**October 20, 2020**

The Regular City Council meeting was called to order by Mayor Bronson via teleconference at 7:00 p.m.

### **Roll Call:**

Present: Couture, Johnston, Bronson, Mallory, Ptasnik, Temple, and Raab

Absent:

### **Public Comments:**

- Mr. Brandon Wier introduced himself, he is on the agenda tonight to be appointed to the Main Street DDA Board.
- Ms. Trudy Lofgren thanked Chief Jones and the City Manager for their effort in getting extra pedestrian signage on Main Street. She also commented that the bare cement block above the entrance to City Hall did get painted but that the color choice was debatable. Lastly, she inquired whose job it was to clean up the intersection of State Street and Water Street after the contractors finished their work.
- Mr. Louis Vallance expressed his displeasure with the muting of his phone at the last Council meeting. He also discussed the issue of the weeds in the ditches on east side of town, he is concerned about flooding in the spring. Lastly, he inquired about the prepaid expense for the Comfort Inn Suites for the Department of Public Safety.
- Mr. Blaine Lavigne commented that he was disappointed the Planning Commission did not approve the rezoning of the State Street property for potential storage units.

### **Council Response to Public Comments:**

- City Manager Tom Eustice responded that the intersection of State Street and Water Street is scheduled to be repaved still this fall, it was torn up so a new water main could be ran to the Cheboygan Hardware Project.

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

- Councilwoman Johnston moved to approve the Agenda and receive and file all communications, seconded by Councilman Mallory. Motion carried unanimously.

### **Approval of Prior Meeting Minutes:**

- Councilwoman Raab moved to approve the Regular City Council Meeting Minutes of September 22, 2020, seconded by Councilwoman Johnston. Motion carried unanimously.

### **Bills and Disbursements:**

- Prepaid Bills and Disbursements for the Month of September 2020.

- Motion by Councilwoman Johnston to approve the prepaid bills and disbursements for the month of September 2020 in the amount of \$527,337.58, seconded by Mayor Pro Tem Couture. A roll call vote was taken, motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of September 2020.
  - Motion by Councilwoman Johnston to approve the unpaid bills and disbursements for the month of September 2020 in the amount of \$99,728.47, seconded by Councilman Mallory. A roll call vote was taken, motion carried unanimously.

**Resolutions:**

- Consideration of Bid Award-Wastewater Treatment Improvements, Influent Screen Replacement Project.
  - Mr. Trevor Wagenmaker, project engineer with Hubbell, Roth & Clark explained that the Influent Screen Replacement Project was scheduled to be part of the entire Wastewater Improvement project but the existing screen is broken and needs to be replaced as soon as possible. He discussed the various bids that were received and explained that the State agreed this expense could be retroactively funded with the rest of the project next year and would still be eligible for the 25% principal forgiveness through the State Revolving Fund Program.
  - City Manager Eustice read the Resolution into the record.
  - Councilwoman Raab moved to adopt the resolution to award the bid for the Influent Screen Replacement Project to J.F. Cavanaugh Co. in the amount of \$433,000.00 seconded by Councilwoman Ptasnik. A roll call vote was taken, motion carried unanimously.

**General Business:**

- Consideration to rezone the property at 740 W. State Street from (R-1) One-Family Residential to (L-1) Light Industrial, described as follows: PATTERSONS ADDITION TO CHEBOYGAN VILLAGE NO 1, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16, BLK 4. (SEC 30, T38N, R1W). Parcel ID# (16-053-P34-004-001-00).
  - City Manager Eustice explained that the request was from Allen & Blaine Lavigne for a vacant lot, adjacent to the trail on State Street. The back 25% of the lot adjoins other light industrial zoned properties and he believes that the property's highest and best use is commercial purposes. The proposed development is for storage units that would be set back from the road. The developers have also discussed adding other commercial uses like a coffee shop or bike repair shop. City Manager Eustice commented that the Planning Commission voted 6-0 not to rezone the property but went on to state that he believes this is a good development for the location and that the lot would likely never be developed for residential usage.
  - Mayor Bronson explained that some members of the Planning Commission were concerned with the light industrial zoning and that the property would be sold and a manufacturing component would be added.
  - Councilman Temple moved to rezone the property at 740 W. State Street from (R-1) One-Family Residential to (L-1) Light Industrial, described as follows: PATTERSONS ADDITION TO CHEBOYGAN VILLAGE NO 1, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14,

15 & 16, BLK 4. (SEC 30, T38N, R1W). Parcel ID# (16-053-P34-004-001-00), no support. Motion failed.

- Councilmembers discussed their concerns with a manufacturing component being added and also various zoning options including rezoning that strip of State Street to B-3 zoning or conditional zoning for this particular parcel.
- Mr. Allen Lavigne explained how successful storage units have been along the trail in the Gaylord area. Vacationers can store their snowmobiles or boats up north rather than trailer them north every weekend.
- Mayor Pro Tem Couture inquired if there were any concerns from residents during the public hearing at the Planning Commission. City Manager Eustice responded that all residents within 300 feet of the property were notified of the potential change and there were no negative comments from residents regarding the change.
- Councilmembers discussed the size of the property compared to the size of the proposed building along with how many units are being proposed.
- City Manager Eustice explained that some uses under the light industrial zoning category require special use permits including most types of manufacturing and would have to meet multiple standards.
- Councilmembers discussed the special use permit process and how that would help the Council and Planning Commission retain some control over how the property is utilized.
- Councilwoman Raab moved to rezone the property at 740 W. State Street from (R-1) One-Family Residential to (L-1) Light Industrial, described as follows: PATTERSONS ADDITION TO CHEBOYGAN VILLAGE NO 1, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16, BLK 4. (SEC 30, T38N, R1W). Parcel ID# (16-053-P34-004-001-00), seconded by Councilwoman Johnston. A roll call vote was taken, motion carried unanimously.
- Consideration to Schedule a Public Hearing for November 10, 2020 at 7:00 p.m. for a Commercial Rehabilitation Tax Abatement as Authorized by Public Act 210 of 2005 for 409 & 411 N Main Street.
  - Councilwoman Johnston asked about the bunny wall. City Manager Eustice stated that the wall is currently owned by the Downtown Development Authority but that he is working with the developers and a structural engineer to determine the cost to take down the wall, they are hoping they can include a portion of the cost in the grant.
  - Mayor Pro Tem Couture moved to schedule a Public Hearing for November 10, 2020 at 7:00 p.m. for a Commercial Rehabilitation Tax Abatement as Authorized by Public Act 210 of 2005 for 409 & 411 N Main Street, seconded by Councilwoman Raab. A roll call vote was taken, motion carried unanimously.
- Consideration to Appoint Casandra Clear Deputy Treasurer effective September 28, 2020.
  - City Clerk/Treasurer Bridget Brown explained that both she and Tom were making the recommendation to appoint Casey Clear Deputy Treasurer.
  - Councilwoman Raab moved to appoint Casandra Clear Deputy Treasurer effective September 28, 2020, seconded by Councilman Mallory. A roll call vote was taken, motion carried unanimously.
- Consideration to Appoint Brandon Weir to the Main Street Downtown Development Board of Directors.

- Councilwoman Raab moved to appoint Brandon Weir to the Main Street Downtown Development Board of Directors, term to expire September 13, 2022, seconded by Councilwoman Johnston, motion carried unanimously.

**Clerk/Treasurer's Report:**

- Revenue & Expense by Fund as of September 30, 2020.
- Clerk/Treasurer Brown reported that the election equipment for the Absentee Voter Counting Board was delivered the end of September. The equipment has been programmed and tested and will be used in the November 2020 presidential election. She also reported that an additional candidate has filed their Declaration of Intent to run for the partial-term City Council seat, with a total of two candidates.

**City Manager's Report:**

- City Manager Eustice reported on the temporary layoffs at Great Lakes Tissue, the market is difficult for the company's vendors but they are hoping this will only be temporary.

**Committee Updates:**

- Councilwoman Johnston reported that the Recreation Commission is scheduled to meet this week and she plans on discussing her introductory call with the LIAA about the formation of a Recreation Authority.
- Mayor Bronson reported that the Planning Commission met and reviewed the rezoning request from the Lavignes.
- City Manager Eustice reported that the next Main Street DDA meeting has been moved from Tuesday, November 3<sup>rd</sup> to Wednesday November 4<sup>th</sup> to accommodate for the election.
- The Organizational/Search Committee met and determined that it would be best to move forward with hiring a City Manager rather than an Assistant City Manager. Mayor Bronson commented that he had noted some changes that would need to be made to the current job description, specifically duties relating to the Main Street designation. Council discussed the timeline for posting the job and scheduling interviews. Mayor Pro Tem Couture suggested resumes be accepted until November 15<sup>th</sup>. Mayor Bronson suggested letting the new Mayor determine the scheduling of the interviews. Resumes will be forward to the City Clerk and the job posting will be published as soon as possible.

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

- Councilman Mallory commented on the candidate meet and greet that was arranged Monday night.
- Councilwoman Raab commented that she is ready to meet face to face again.
- Councilwoman Johnston inquired if the training for the new Councilmembers had been scheduled. Clerk/Treasurer Brown responded that she is working with Lindsey Gardner through the MSU Extension to get training scheduled. Councilwoman Johnston asked Council about a letter from a Mr. Preseau referencing missing property. City Manager Eustice explained that there was an error with the property lines in Mr. Preseau's neighborhood but that he is working with City Engineer Jim Granger, the County, and the Title Company to get the lines corrected.

Lastly, Councilwoman Johnston inquired about the status of the Recreation Center’s roof. City Manager Eustice responded that Doyle Roofing recently did an inspection of a few leaks on the roof at the, Recreation Center and the roof needs to be replaced before winter for a total cost between \$85,000.00 and \$90,000.00.

- Mayor Bronson commented that he has met with the potential new mayor, Les Tebo and is looking forward to a good transition.

**Adjournment**

- Meeting adjourned at 9:08 p.m.

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Mayor Mark C. Bronson

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Clerk/Treasurer Bridget E. Brown

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Councilman Brett Mallory

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Councilwoman Sara Johnston

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Councilman Vaughn Temple

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Mayor Pro Tem Nicholas C. Couture

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Councilwoman Diane E. Raab

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Councilwoman Ashley Ptasnik