

## REGULAR CITY COUNCIL MEETING

February 9, 2021

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

### Roll Call:

Present: Johnston, Tebo, Mallory, Kwiatkowski, Raab, Brandt and Hocquard

Absent:

### Public Comments:

- Ms. Kathy Johnson reported that the Cheboygan Area Arts Council and Art Vision Cheboygan voted to replace the steel beam sculpture in front of the Opera House. The replacement sculpture will be dedicated to the Bronson family for their service to the community.
- Ms. Trudy Lofgren commented on an issue with the Community College under Emmet County instead of Cheboygan County causing students to pay extra fees.
- Mr. Louis Vallance commented that he is not pleased with the hiring process. He also commented that the information for wifi is still not on the City website. He would also like public comments at the end of the meeting.

### Council Response to Public Comments:

- Mayor Tebo responded that there will be an opportunity for public participants to comment at the end of the meeting.
- City Manager Eustice responded that he would turn over the mapping to the DDA so the information can be added to the website.
- Councilwoman Raab responded that for the sake of expediency, Council cannot always answer all the public comments in one meeting.
- Councilwoman Brandt added that the City Manager has the authority to delegate duties.
- Councilman Hocquard commented that some of the information from potential City Manager candidates has been kept private to protect the candidate's privacy.

### Approval of Amended Agenda and Receive and File All Communications:

- Councilwoman Raab moved to approve the amended agenda, with the addition of the Enbridge presentation, the addition of public comments following the City Managers Report and a motion to go into closed session, seconded by Councilwoman Brandt. Motion carried unanimously.

### Approval of Prior Meeting Minutes:

- Councilwoman Raab moved to approve the Regular City Council Meeting minutes of January 26, 2021 as presented, seconded by Councilman Mallory. Motion carried unanimously.
- Councilwoman Raab moved to approve the Special City Council Meeting minutes of January 29, 2021 as presented, seconded by Councilman Mallory. Councilman Kwiatkowski abstained from the vote due to his absence at the meeting. Motion carried unanimously.

**Communications and Petitions:**

- Ms. Emma Cook, Enbridge Update
  - Ms. Emma Cook presented to Council an overview of the company with specifics of Line 5 tunnel. Enbridge is moving forward with the construction of the utility tunnel and is in the process of applying for permits.

**Bills and Disbursements:**

- Prepaid Bills and Disbursements for the Month of January 2021.
  - Councilwoman Raab moved to approve the prepaid bills and disbursements for the month of January 2021 in the amount of \$704,945.36, seconded by Councilwoman Brandt. A roll call vote was taken, motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of January 2021.
  - Councilwoman Raab moved to approve the unpaid bills and disbursements for the month of January 2021 in the amount of \$51,486.14, seconded by Councilman Kwiatkowski. A roll call vote was taken, motion carried unanimously.

**Resolutions:**

- Resolution to Allow City Residents to Protest in Writing to the City of Cheboygan Board of Review.
  - Councilwoman Brandt requested that this information be added to the website for residents.
  - Councilwoman Raab moved to adopt a Resolution to allow City of Cheboygan residents to protest in writing to the City of Cheboygan Board of Review, seconded by Councilwoman Brandt. A roll call vote was taken, motion carried unanimously.

**General Business:**

- Consideration to appoint David Martin to the Parks & Recreation Commission.
  - Councilwoman Raab moved to appoint David Martin to the Parks & Recreation Commission, term to expire April 24, 2022, seconded by Councilman Kwiatkowski. Motion carried unanimously.
- Consideration to Schedule a Public Hearing for Tuesday, March 9, 2021 at 7:00 p.m. for a Commercial Rehabilitation Tax Abatement as authorized by Public Act 210 of 2005 for 409 & 411 North Main Street.
  - Councilwoman Raab moved to schedule a Public Hearing for Tuesday, March 9, 2021 at 7:00 p.m. for a Commercial Rehabilitation Tax Abatement as authorized by Public Act 210 of 2005 for 409 & 411 North Main Street, seconded by Councilman Mallory. A roll call vote was taken, motion carried unanimously.
- Consideration of a Request from Blaine Lavigne to Schedule a Public Hearing for Tuesday, March 9, 2021 at 7:00 p.m. for a Street Vacation of a portion of Benton Street via Resolution.
  - Councilwoman Raab moved to schedule a Public Hearing for Tuesday, March 9, 2021 at 7:00 p.m. to consider a street vacation of a portion of Benton Street via Resolution, seconded by Councilman Mallory. A roll call vote was taken, motion carried unanimously.

- Consideration of a Request from Blaine Lavigne to Schedule a Public Hearing for Tuesday, March 9, 2021 at 7:00 p.m. for an Alley Vacation in Block 4 of Patterson's Addition No 1 via Resolution.
  - Councilman Kwiatkowski moved to schedule a Public Hearing for Tuesday, March 9, 2021 at 7:00 p.m. to consider an alley vacation in Block 4 of Patterson's Addition No 1 via Resolution, seconded by Councilman Mallory. A roll call vote was taken, motion carried unanimously.
- Councilwoman Raab moved to go into closed session for the purpose of City Manager Contract discussions, seconded by Councilman Mallory. Motion carried unanimously.
- Councilwoman Raab moved to reconvene, seconded by Councilwoman Brandt. Motion carried unanimously.
- Councilwoman Brandt moved to authorize the City Manager to renegotiate a work agreement with Mr. Cramer, seconded by Councilwoman Brandt. A roll call vote was taken, motion carried unanimously.
- City Manager Eustice reported that he will send a finalized agreement once the terms have been negotiated with the candidate.

**City Clerk's and Treasurer's Comments:**

- Revenue & Expense by Fund as of January 31, 2021.
- Clerk/Treasurer Brown reported that the Extraordinary Governance Training is scheduled for February 11, 2021 from 5:30-7:30 p.m. via Zoom.

**City Manager's Report:**

- Rental Registration Ordinance Discussion
  - City Manager Eustice reported that the ordinance provided to Council is a draft copy, the fee amount still needs to be set. The purpose of this ordinance is to protect the renters and maintain a database of property owners with contact information.
- Vacation Home Rental Ordinance Discussion
  - City Manager Eustice reported that the Vacation Home Rental Ordinance has been adopted but he is concerned about enforcing the ordinance. He is recommending that this ordinance get sent back to the Planning Commission for amendments.
- Assessor's Plat Update
  - City Manager Eustice reported that Jerry Malloy, owner of Cheboygan Title, has taken the lead on this project and will make a recommendation to Council.
- Bunny Wall Update
  - City Manager Eustice reported that there was a letter received from Mr. Greg Elliott regarding the Bunny Wall. At the February 2<sup>nd</sup> DDA meeting, the Board agreed to transfer the Bunny Wall property to the investors with no additional compensation. The investors believe that the DDA and or the City should pay for repairs to the damaged wall. Council discussed who's responsible for repairs to the wall. Mayor Tebo added that this is a DDA issue and is being handled at the DDA level. Councilwoman Brandt requested that the DDA call a special meeting to address this issue again.

**Public Comments:**

- Mr. Roger Kopernik is looking forward to reviewing the Vacation Home Ordinance at the Planning Commission. He would also like to review the Rental Registration Ordinance.

**Committee Updates:**

- Councilman Mallory reported that the DDA is looking into a platform through MSU Sustainable Built Environment. He also reported that the tax abatement for 409/411 N Main Street was approved. The DDA is also looking into contracting a consulting service to review the Tax Increment Financing Plan.
- Councilman Kwiatkowski is concerned with the cash reserves in the Sewer Fund and the amounts that have been paid to Hubbell Roth & Clark. Mayor Tebo recommended that this issue be discussed at the Finance Committee meeting.
- Councilwoman Raab reported that she will go through the Historic Resource Commission applications with Mayor Tebo. She also reported that the CCE 911 Board meeting is scheduled for February 10<sup>th</sup>.

**Adjournment**

- Meeting adjourned at 9:58 p.m.

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Mayor Leslie A. Tebo

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Clerk/Treasurer Bridget E. Brown

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Councilman Brett Mallory

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Councilwoman Ashley Brandt

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Councilman Ken Kwiatkowski

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Mayor Pro Tem Sara Johnston

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Councilwoman Diane E. Raab

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Councilman Kasey Hocquard