

REGULAR CITY COUNCIL MEETING

February 23, 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, and Brandt

Absent: Hocquard

Approval of Agenda and Receive and File All Communications:

- Councilwoman Raab moved to approve the Agenda and receive and file all communications, seconded by Councilwoman Brandt. Motion carried unanimously.

Approval of Prior Meeting Minutes:

- Mayor Pro Tem Johnston moved to approve the Regular City Council Meeting minutes of February 9, 2021 as presented, seconded by Councilman Mallory. Motion carried unanimously.

Departments, Board and Commissions:

- Department of Public Safety Monthly Statistics, January 2021.

Resolutions:

- Resolution to Approve the Deficit Elimination Plan for the Ice Pavilion Fund for Fiscal Year End June 30, 2021.
 - Clerk/Treasurer Bridget Brown explained that the original Deficit Elimination Plan that was submitted to the State only addressed the deficit for fiscal year end June 30, 2020. The State requested a projected plan be submitted that addressed the potential deficit for fiscal year ending June 30, 2021. This plan represents the changes requested by the State. The actual contribution amount could be more or less depending on actual activity.
 - Councilwoman Raab moved to adopt a Resolution to approve a Deficit Elimination Plan for the Ice Pavilion Fund for Fiscal Year End June 30, 2021 as presented, seconded by Mayor Pro Tem Johnston. A roll call vote was taken, motion carried unanimously.
- Resolution to Allow Board of Review to Change Meeting Dates.
 - Councilwoman Brandt moved to adopt a Resolution to Allow the City of Cheboygan Board of Review to Change Meeting Dates for the July and December Meetings, seconded by Councilman Kwiatkowski. A roll call vote was taken, motion carried unanimously.
- Resolution to Waive Penalties, Interest, and Fees for Failure to Timely File a Property Transfer Affidavit.
 - Councilwoman Brandt moved to adopt a Resolution to Waive Penalties, Interest, and Fees for Failure to Timely File a Property Transfer Affidavit, seconded by Councilwoman Raab. A roll call vote was taken, motion carried unanimously.

- Resolution to Authorize the Transfer of Medical Marihuana and Recreational Marijuana Permits.
 - City Manager Eustice explained that he had received a request from Attitude Wellness LLC of 300 N Main Street and DNVK1 LLC of 1116 E State Street to transfer their Medical and Recreational Marihuana Provisioning Permits. They are in the process of swapping locations and would like to transfer the permits to the correct locations.
 - Mayor Pro Tem Johnston moved to adopt a Resolution to Authorize the Transfer of Medical and Recreational Marihuana Permits for 1116 E State Street and 300 North Main Street, seconded by Councilwoman Raab. A roll call vote was taken. Yes votes: Johnston, Tebo, Mallory, Kwiatkowski, and Raab. No votes: Brandt. Motion passed.

General Business:

- Consideration to appoint Wendy Fleming to the Historic Resource Commission.
 - Councilwoman Raab moved to appoint Wendy Fleming to the Historic Resource Commission, term to expire March 25, 2024, seconded by Councilman Mallory. Motion carried unanimously.
- Consideration to appoint RJ Archambo to the Historic Resource Commission.
 - Councilman Mallory moved to appoint RJ Archambo to the Historic Resource Commission, term to expire March 25, 2023, seconded by Mayor Pro Tem Johnston. Motion carried unanimously.
- Consideration to appoint Sherry Nelson to the Historic Resource Commission.
 - Councilman Kwiatkowski moved to appoint Sherry Nelson to the Historic Resource Commission, term to expire March 25, 2024, seconded by Councilman Mallory. Motion carried unanimously.
- Consideration to appoint Noreen Keating to the Historic Resource Commission.
 - Councilwoman Raab moved to appoint Noreen Keating to the Historic Resource Commission, term to expire March 25, 2022, seconded by Mayor Pro Tem Johnston. Motion carried unanimously.
- Consideration to appoint Sherie Gekiere to the Historic Resource Commission.
 - Councilman Mallory moved to appoint Sherie Gekiere to the Historic Resource Commission, term to expire March 25, 2022, seconded by Mayor Pro Tem Johnston. Motion carried unanimously.
- Consideration to appoint Eric Villanueva to the Main Street Downtown Development Authority Board of Directors.
 - Councilwoman Raab moved to appoint Eric Villanueva to the Main Street Downtown Development Authority Board of Directors, term to expire September 14, 2021, seconded by Councilman Kwiatkowski. Motion carried unanimously.
- Consideration to allow the City Manager to negotiate a new Sewer Contract with Inverness Township.
 - City Manager Eustice explained that he would like to open up negotiations with Inverness Township Officials regarding the Sewer Contract to help fund the improvements that need to be made at the Wastewater Treatment Plant, to condense the original contract with the three contract amendments and to address billing for the sewage that is flowing through the meter.

- Mayor Pro Tem Johnston moved to allow the City Manager to negotiate a new Sewer Contract with Inverness Township, seconded by Councilwoman Raab. A roll call vote was taken, motion carried unanimously.
- Consideration to Temporarily Transfer \$500,000 from the General Fund to the Sewer Fund for the Bar Screen Replacement Project.
 - Councilwoman Brandt moved to temporarily transfer \$500,000 from the General Fund to the Sewer Fund for the Bar Screen Replacement Project until the State Revolving Fund Loan has been disbursed, seconded by Mayor Pro Tem Johnston. A roll call vote was taken. Yes votes: Mallory, Brandt, Raab, Johnston, and Tebo. No votes: Kwiatkowski. Motion passed.
- Consideration to Approve a Land Division and Take Bids to Sell City Owned Property on Western Avenue.
 - City Manager Eustice explained that the parcel is zoned Light Industrial and is located across from the Industrial Park. He has parties who are interested in purchasing the property. He would like to split the parcel and collect sealed bids. City Manager Eustice recommended the City set the minimum bid at \$3,000/acre.
 - Council and City Manager discussed the value of the property and setting the minimum bid along with the process for accepting bids.
 - Councilwoman Brandt moved to table this request until the March 9, 2021 Council Meeting so the City Manager can discuss the property value with a minimum of three realtors, seconded by Councilman Mallory. A roll call vote was taken. Yes votes: Brandt, Kwiatkowski, Johnston, and Mallory. No votes: Raab and Tebo. Motion passed.
- Discussion-Police & Fire Special Assessment.
 - City Manager Eustice explained that additional funding is needed for the General Fund Police Department and that a Police & Fire Assessment can be implemented to help fund those services. He recommends that the City levy at least 2 mils, per the act municipalities can levy up to ten mils without a referendum. He will forward the Public Act to Council to review.
- Discussion-City Manager Job Posting.
 - City Manager Eustice explained that the City Manager Job Posting has been listed with the Michigan Municipal League.
 - Council discussed the hiring process going forward. City Manager Eustice will get cost estimates from three different recruiting organizations and email that information on to Council.

City Manager's Report:

- City Manager Eustice commented that the March Board of Review Schedule has been provided. At this time, the meeting will be held electronically via Zoom but that could change if the restrictions are lifted by the State.
- City Manager Eustice discussed the temporary closure of Pine Street and development of Social Districts.

Public Comments:

- Mr. Ron Williams commended everyone for their thoughtfulness in their decision making.

- Ms. Mary Hebert thanked the Mayor and Council for reactivating the Historic Resource Commission.
- Ms. Sherry Nelson thanked the Mayor and Council for reactivating the Historic Resource Commission and the appointment.
- Mr. Louis Vallance commented that he feels something is going on with the Sewer Fund, the City can transfer money to replace the bar screen but not to extend water services. He inquired about the Rural Development Tax Millage that he pays but yet he does not receive water services. He is concerned that the City is being mismanaged.

Council Response to Public Comments:

- Mayor Tebo responded to Mr. Vallance that he is sorry he feels that way and that everyone is doing the best they can.
- Mayor Pro Tem Johnston inquired if we could look into his tax bill comment and clarify if he is in fact paying on water bonds.
- Councilman Kwiatkowski responded that yes it is a bond that the City took out approximately 25 years ago for water system upgrades.
- City Manager Eustice responded that it is State law if a bond is voted on all taxpayers must pay not just those who benefit from the service.

Committee Updates:

- Councilman Kwiatkowski commented that the Finance Committee met and discussed the police and fire special assessment millage. He mentioned that they are expecting to receive the bids for the Wastewater Treatment Plant Improvements within the next month.
- Councilwoman Raab reported that the CCE 911 board is still in negotiations with software companies.
- Councilman Mallory reported that the Main Street DDA Board is working with a marketing firm on a redesign of logos.

Messages and Communications from Mayor and Council Members:

- Councilman Kwiatkowski inquired if it was a contract year for the AFSME Union. Councilman Kwiatkowski also inquired if the contract for the Cemetery Sexton was up for renewal this year. City Manager Eustice responded that yes, the AFSME contract expires June 30, 2021 and the Cemetery Sexton contract is also up for renewal this year.
- Mayor Tebo commented that he is speaking with a potential investor and plans to set up a meeting with him
- Councilwoman Raab thanked all the business that have survived the last year and their patrons.

Adjournment

- Meeting adjourned at 8:59 p.m.

Mayor Leslie A. Tebo

Clerk/Treasurer Bridget E. Brown

Councilman Brett Mallory

Councilwoman Ashley Brandt

Councilman Ken Kwiatkowski

Mayor Pro Tem Sara Johnston

Councilwoman Diane E. Raab

Councilman Kasey Hocquard