

## REGULAR CITY COUNCIL MEETING

April 13, 2021

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

### Roll Call:

Present: Raab, Hocquard, Tebo, Mallory and Brandt

Absent:

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

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

### Approval of Prior Meeting Minutes:

- Councilwoman Brandt moved to approve the Regular City Council Meeting minutes of March 23, 2021 as presented, seconded by Councilwoman Raab. Motion carried unanimously.
- Councilwoman Brandt moved to approve the Special City Council Meeting minutes of March 25, 2021 as presented, seconded by Councilwoman Raab. Motion carried unanimously.
- Councilwoman Raab moved to approve the Special City Council Meeting minutes of April 6, 2021 as presented, seconded by Councilwoman Brandt. Motion carried unanimously.

### Public Hearings:

- Consideration of an Application for a Commercial Rehabilitation Exemption Certificate as Authorized by Public Act 210 of 2005.
  - The Public Hearing was opened at 7:04 p.m.
  - City Manager Eustice explained that Nicki Kryska is in the process of purchasing the building located at 215 North Main Street to move her hair salon and boutique and plans on investing \$210,000 into the renovations. The sale is contingent upon her being approved for a Commercial Rehabilitation Exemption Certificate. Based on her scoring criteria, he is recommending a ten year abatement.
  - Ms. Nicki Kryska thanked council for their time and consideration.
  - Ms. Sherry Nelson inquired what type of business would open at this location. Ms. Nicki Kryska responded that she would be moving her hair salon and clothing boutique and plans on expanding the services offered.
  - Councilman Kwiatkowski joined the meeting at 7:09 p.m.
  - Ms. Trudy Lofgren congratulated Nicki on her move to Main Street.
  - Ms. Connie Rieger commented that she thinks the businesses would be wonderful downtown.
  - The Public Hearing was closed at 7:14 p.m.
  - Councilwoman Raab moved to approve the application for Commercial Rehabilitation Exemption Certificate for 10 years as authorized by Public Act 210 of 2005 for 215 North

Main Street Cheboygan, MI. A roll call vote was taken. Yes votes: Kwiatkowski, Raab, Hocquard, Tebo, and Mallory. Abstained: Brandt. Motion carried.

- Consideration of a Request from Blaine Lavigne to Vacate an Alley in Block 4 of Patterson's Addition 1.
  - City Manager Tom Eustice explained that Mr. Lavigne's request for the alley and street vacation was initially denied and Council requested additional information. Mr. Lavigne has provided additional information regarding his development and is requesting Council reconsider the alley vacation.
  - The Public Hearing was opened at 7:18 p.m.
  - Mr. Tim McArthur explained the Lavigne Family owns the entire block surrounding the alley and the alley is currently undeveloped.
  - Mr. Blaine Lavigne commented that the alley vacation would help their business.
  - The Public Hearing was closed at 7:23 p.m.
  - Councilman Hocquard moved to approve the request from Blaine Lavigne to vacate an alley in Block 4 of Patterson's Addition 1 via Resolution, described as follows: 20-foot-wide alley right-of-way in the PLAT of PATTERSON'S ADDITION TO CHEBOYGAN VILLAGE (NOW CITY), Block No. 4. The alley is 20- wide by 488' long, seconded by Councilwoman Brandt. A roll call vote was taken, motion carried unanimously.
- Consideration of a Request from Big Water-334-336 North Main Street-5 Apts for a Community Development Block Grant.
  - City Manager Eustice explained that Big Water has been approved for a Rental Rehabilitation Grant through the MEDC but the program requires the City of Cheboygan to manage the grant. This public hearing was scheduled for any public input on the application.
  - The Public Hearing was opened at 7:28 p.m.
  - The Public Hearing was closed at 7:30 p.m.
  - Councilman Kwiatkowski moved to approve the Community Development Block Grant Application for Big Water-334-336 North Main Street-5 Apts in the amount of \$321,000.00, seconded by Councilwoman Brandt. A roll call vote was taken, motion carried unanimously.

**Bills and Disbursements:**

- Prepaid Bills and Disbursements for the Month of March 2021.
  - Councilwoman Brandt moved to approve the prepaid bills and disbursements for the month of March 2021 in the amount of \$441,594.54, seconded by Councilwoman Raab. A roll call vote was taken, motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of March 2021.
  - Mayor Pro Tem Mallory moved to approve the unpaid bills and disbursements for the month of March 2021 in the amount of \$46,405.50, seconded by Councilwoman Brandt. A roll call vote was taken, motion carried unanimously.

**Proclamations/Resolutions:**

- Consideration of a Notice of Intent to Issue Bonds Resolution.

- City Manager Eustice explained that this is part of the process for the Wastewater Treatment Plant Improvements. Bids should be received in June and we will know at that time the actual cost of the project.
- Councilman Kwiatkowski moved to approve the Notice of Intent to Issue Bonds in the amount not to exceed \$20 million for wastewater treatment and system improvements, seconded by Councilwoman Raab. A roll call vote was taken, motion carried unanimously.
- Consideration of a Resolution Authorizing a Risk Reduction Grant Application.
  - Clerk/Treasurer Brown explained that the grant application would be used to purchase 20 masks for the Fire Department.
  - Mayor Pro Tem Mallory moved to approve the Resolution Authorizing the Application for a Risk Reduction Grant with the Michigan Township Participating Plan in the amount of \$4,000 for SCBA Face Mask Replacement, seconded by Councilman Hocquard. A roll call vote was taken, motion carried unanimously.
- Consideration of a Resolution Authorizing the Application for a Downtown Liquor License, Class C.
  - City Manager Eustice explained that the DDA is eligible for six Class C Liquor Licenses and Melissa Beaubian has requested approval from the Local Unit of Government so she can apply for one.
  - Ms. Melissa Beaubian explained that she would like to have entertainment in the front of the building in the evenings with pop up vendors during the day. They will also be adding a hair salon behind the entertainment section.
  - Council inquired about her split in business activities and her anticipated hours of operation. Ms. Beaubian responded that she believes the focus will really be on the entertainment portion and plans to be open five days a week with extended hours.
  - Councilman Hocquard asked how many licenses were available. City Manager Eustice responded that there are six in total and three currently in use.
  - Mayor Pro Tem Mallory moved to approve the Resolution Authorizing the Application for a Downtown Liquor License, Class C for Beau est Beau of 220 North Main Street, Cheboygan, seconded by Councilman Kwiatkowski. A roll call vote was taken. Yes votes: Kwiatkowski, Raab, Hocquard, Tebo and Mallory. No votes: Brandt.
- Consideration of a Mayoral Proclamation.
  - Councilwoman Raab moved to approve the Proclamation declaring April 2021 to be Sexual Assault Awareness Month in the City of Cheboygan, seconded by Councilman Hocquard. Motion carried unanimously.

**General Business:**

- Consideration to Schedule a Public Hearing for April 27, 2021 at 7:00 p.m. regarding a \$25,000 Grant Application with the United States Department of Agriculture.
  - Councilman Kwiatkowski inquired on the total cost of the vehicle. City Manager Eustice responded that the total cost is approximately \$38,000.
  - Councilwoman Brandt inquired about the cost of other types of vehicles.

- Councilman Kwiatkowski inquired if the equipment from the old vehicle would be transferred to the new vehicle. Chief Jones responded that yes the equipment would be transferred.
- Councilman Kwiatkowski moved to schedule a Public Hearing for April 27, 2021 at 7:00 p.m. to consider a grant application to the United States Department of Agriculture in the amount of \$25,000.00 for a Police Patrol Vehicle, seconded by Councilwoman Raab. A roll call vote was taken, motion carried unanimously.
- Consideration of an Extension of Contract for Maintenance and Interments Services at Pinehill Cemetery.
  - Clerk/Treasurer Brown explained that the contract for the Maintenance and Interment Services at Pinehill Cemetery was up for renewal. She is recommending that the contract be extended with Ms. Grace Larson for an additional three years.
  - Councilman Hocquard inquired if bids were collected. Clerk/Treasurer Brown explained that it has not gone out for bids since 2015.
  - Council discussed some concerns that were presented via email from a resident regarding the dates of the contract. Clerk/Treasurer Brown responded that the contract does allow for burials outside of the normal dates of operation.
  - Councilman Kwiatkowski moved to approve the Extension of Contract for Maintenance and Interments Services at Pinehill Cemetery with Ms. Grace Larson, Digger Maintenance in the amount of \$30,000/year, effective April 1, 2021, seconded by Councilwoman Raab. A roll call vote was taken. Yes votes: Hocquard, Tebo, Mallory, Kwiatkowski and Raab. No votes: Brandt.

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

- Revenue and Expense by Fund as of March 31, 2021.

**City Manager's Report:**

- City Manager Eustice reported that the Great Lakes Lighthouse Keepers have installed live cameras to view activities along the river.
- City Manager Eustice reported that City Attorney Stephen Lindsay is setting up a meeting with Todd Presseau regarding the plat issues along Mackinaw Avenue.
- City Manager Eustice reported that he is working with Mr. Greg Elliott regarding the Bunny Wall. He believes the City should pay for repairs to the Northeast corner of the building.
- City Manager Eustice discussed potential changes to the contract with Mr. Daniel Sabolsky. Council agreed to six months of severance pay, forty hours of earned time off payout, and \$11,000 in relocation fees to reimburse for a flight here.

**Public Comments:**

- Ms. Nicki Kryska thanked council for their consideration tonight, she is excited to be moving downtown.
- Ms. Ron Williams commented that it was a productive meeting and he thanked everyone.
- Ms. Sherry Nelson appreciated the shout out regarding the Great Lakes Lighthouse Keepers Association.

- Ms. Jennifer Ostwald commented on the draft Rental Registration Ordinance. She had a number of inquiries including what the desired outcome was in drafting the Ordinance, what methods Council will use to determine if the Ordinance is effective and whether other types of properties, including commercial properties will be required to register.
- Mr. Todd Presseau inquired when the meeting would be scheduled with Stephen Lindsay.

**Council Response to Public Comments:**

- Mayor Tebo commented that he would have a response for Ms. Ostwald at the April 27<sup>th</sup> meeting.
- City Manager Eustice commented that Ms. Ostwald may be a good candidate to add to the committee that is reviewing the Rental Registration Ordinance.

**Committee Updates:**

- Councilwoman Raab reported that the Historic Resource Commission met and appointed officers. They will be meeting with Mr. Jim Conboy at the next meeting.

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

- Councilman Hocquard inquired if the city dump is open on the weekends. He also commented that he believes Tom should be compensated at the same rate of the new City Manager for any time he works beyond his retirement date.
- Council discussed the appointment process for the new council member.

**Adjournment**

- Meeting adjourned at 9:07 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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Councilman Kasey Hocquard

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Councilwoman Diane E. Raab