

REGULAR CITY COUNCIL MEETING

October 12, 2021

The Regular City Council meeting was called to order by Mayor Tebo in the Council Chambers at City Hall at 7:00 p.m.

Roll Call:

Present: Kwiatkowski, Tebo, Raab, and Mallory

Absent: Mills and Hocquard

Councilman Archambo joined the meeting at 7:22 p.m.

Approval of Agenda and Receive and File all Communications:

- Mayor Pro Tem Mallory moved to approve the agenda and receive and file all communications, seconded by Councilwoman Raab. Motion carried unanimously.

Approval of Prior Meeting Minutes:

- Councilman Kwiatkowski moved to approve the Special City Council meeting minutes of September 28, 2021 as presented, seconded by Mayor Pro Tem Mallory. Motion carried unanimously.
- Councilwoman Raab moved to approve the Regular City Council meeting minutes of September 28, 2021 as presented, seconded by Mayor Pro Tem Mallory. Motion carried unanimously.

Public Hearing:

- Consideration to Establish an Obsolete Property Rehabilitation District.
 - Public Hearing opened at 7:02 p.m.
 - Public Hearing closed at 7:03 p.m.
 - Councilwoman Raab moved to establish an Obsolete Property Rehabilitation District via Resolution for Big Water Developments, LLC at 334 & 336 North Main Street, pursuant to PA 146 of 2000, seconded by Councilman Kwiatkowski. A roll call vote was taken, motion carried unanimously.
- Consideration to Approve an Obsolete Property Rehabilitation Exemption Certificate.
 - Public Hearing opened at 7:04 p.m.
 - Ms. Sherry Nelson inquired where the property was located and why they would be exempt from taxes.
 - City Manager Sabolsky responded the property was located at the old Purple Tree Bookstore and the property would be exempt from taxes on the improvements so the money can be reinvested in the rehabilitation.
 - Public Hearing closed at 7:05 p.m.
 - Councilwoman Raab moved to approve the Application for Obsolete Property Rehabilitation Exemption Certificate for 12 years via Resolution for Big Water Developments, LLC at 334 & 336 N Main Street, Cheboygan, MI, pursuant to PA 146 of

2000, seconded by Mayor Pro Tem Mallory. A roll call vote was taken, motion carried unanimously.

- Consideration to File an Application for Federal Financial Assistance.
 - City Manager Sabolsky gave an overview of the project which includes a new water tower on the east side of the river and improvements to wells. Total project cost is \$7.2 million.
 - Public Hearing opened at 7:08 p.m.
 - Louis Vallance requested that the application be redone to include water hookups for all city residents.
 - City Manager Sabolsky responded that the application matches the City's needs according to the State of Michigan. He added that the wells located near Mr. Vallance's property have been sampled and are not violating any standards.
 - Public Hearing closed at 7:13 p.m.
 - Councilman Kwiatkowski moved to approve the application for financial assistance with the United States Department of Agriculture, Rural Development, Rural Utilities Service for Improvements to the water system, seconded by Mayor Pro Tem Mallory. A roll call vote was taken, motion carried unanimously.

Departments, Board and Commissions:

- Department of Public Safety Monthly Statistics, September 2021.
- Office of Emergency Management, September Monthly Report
- Fire Department Update, Fire Chief Donald Dailey

Communications and Petitions:

- Cheboygan Economic Development Group/Economic Development Committee Update, Ms. Sharen Lange.
 - Ms. Sharen Lange reported they are engaged in a NTIA Broadband Grant Application and have been selected for the second level. She also reported that Cheboygan County has created a favorable solar energy ordinance for residential, commercial, and municipal application. She discussed the recent announcement of funding for development downtown Cheboygan at the old Purple Tree Bookstore. Lastly, she encouraged the City to consider reviewing their Housing Ordinance to be proactive with housing needs.

Bills and Disbursements:

- Prepaid Bills and Disbursements for the Month of September 2021.
 - Mayor Pro Tem Mallory moved to approve the prepaid bills and disbursements for the month of September 2021 in the amount of \$481,146.20, seconded by Councilwoman Raab. A roll call vote was taken, motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of September 2021.
 - Councilman Kwiatkowski moved to approve the unpaid bills and disbursements for the month of September 2021 in the amount of \$57,330.56, seconded by Mayor Pro Tem Mallory. A roll call vote was taken, motion carried unanimously.

General Business:

- Consideration of Traffic Control Orders.
 - Councilwoman Raab moved to approve the Traffic Control Orders for the City of Cheboygan Street Signs as presented, seconded by Mayor Pro Tem Mallory. Motion carried unanimously.
- Consideration to Schedule a Public Hearing.
 - City Manager Sabolsky explained he is recommending a public hearing due to the solar panels being owned by a commercial entity with the energy sold back to the school.
 - Councilwoman Raab moved to schedule a Public Hearing for Tuesday, November 9, 2021 to consider approving a Site Plan and Special Use Zoning Land Use Application for Harvest Energy Solutions LLC (Cheboygan Area Schools), seconded by Mayor Pro Tem Mallory. Motion carried unanimously.
- Consideration of Salary Increases.
 - Councilwoman Raab moved to approve the salary increase for non-unionized employees as presented, effective October 25, 2021, seconded by Councilman Kwiatkowski. A roll call vote was taken, motion carried unanimously.

City Clerk's and Treasurer's Comments:

- Revenue and Expense by Fund as of September 30, 2021.
- Ms. Casey Clear reported that the Clerk has received paperwork for one write in candidate on the November ballot.
- Ms. Casey Clear reported the first draw of the SRF loan has been received by the City in the amount of \$2,000,000 with all HRC invoices paid to date.

City Manager's Report:

- City Manager Sabolsky reported he, Katie Duczowski, Anna Sangster, and Casey Clear met with Consumers Energy regarding charging stations in Cheboygan and available grants. A private developer has been contacted with a contract to be submitted and reviewed prior to the next council meeting.
- City Manager Sabolsky reported he toured the Great Lakes Tissue Plant and he will be meeting with the NLEA and a recycling partnership for assistance in developing a plan for the space.
- City Manager Sabolsky reported the Plans and Specs for the fishing Piers are complete and will be submitted to the State for approval with the job to be bid out likely in the Spring.
- City Manager Sabolsky updated Council on the status of hiring of vacant positions. The utility billing clerk interviews are currently being held. Casey has received over 50 applications for the clerk position to date. Wastewater lab technician job interviews will be held next week. He is also moving forward with hiring part time parks and recreation employees.
- City Manager Sabolsky reminded Council that Board of Review Training is required for all members at the expense of the City.
- City Manager Sabolsky reported on the various projects he is working on including annual reports, grants for the Children's Trail, Zoning Board of Appeals, and the Inverness Sewer Agreement.

- City Manager Sabolsky discussed with Council the purpose of tax abatement programs and the need for a policy to outline those approvals.

Public Comments:

- Ms. Connie Rieger thanked the City Manager for the forward thinking and movement. She also thanked Council for approving the wage increase.
- Mr. Dale Rieger echoed what Connie said.
- Ms. Sharen Lange discussed the potential meeting with NLEA and a more aggressive approach due to a long period of a lack of quantifiable and qualifiable results. She also agrees with the City Manager regarding a policy for tax abatements.

Committee Updates:

- Mayor Pro Tem Mallory reported the DDA approved a \$1,000 grant for the Hive North building to replace windows. The DDA has decided to get technical assistance from the MEDC for asset mapping to help implement their transformation strategy. He also reported the TIF plan should be complete in February 2022.
- Councilwoman Raab requested a synopsis of the Finance Committee meetings.

Messages and Communications from Mayor and Council Members:

- Mayor Pro Tem Mallory inquired if the City Manager was still planning on writing a letter to the Army Corp of Engineers. He also discussed the Government for Tomorrow program to allow a high school student on a City Board as a nonvoting member, he will forward the information to the City Manager.
- Councilman Kwiatkowski inquired about the timeline for hiring the new Clerk.

Adjournment:

- Councilwoman Raab moved to adjourn the meeting at 8:14 p.m., seconded by Mayor Pro Tem Mallory. Motion carried unanimously.

Mayor Leslie A. Tebo

Clerk/Treasurer Bridget E. Brown

Mayor Pro Tem Brett Mallory

Councilwoman Diane Mills

Councilman Ken Kwiatkowski

Councilman Kasey Hocquard

Councilwoman Diane E. Raab

Councilman RJ Archambo