

## REGULAR CITY COUNCIL MEETING

December 14, 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, Mallory, Darling, Mills, and Hocquard.

Absent:

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

- Councilman Kwiatkowski moved to approve the agenda and receive and file all communications, seconded by Councilwoman Mills. Motion carried unanimously.

### Approval of Prior Meeting Minutes:

- Councilwoman Raab to approve the Regular City Council meeting minutes of November 9, 2021, as presented, seconded by Mayor Pro Tem Mallory. Motion carried unanimously.

### Public Hearings:

- Consideration to approve the 2021 DDA Development Plan and Tax Increment Financing Plan
  - Mckenna consultants Danielle Bouchard and Paul Lippens joined via Zoom to present to council. Bouchard was experiencing some technical difficulties.
  - DDA Chair member, Eric Villanueva, spoke to council asking to approve the financing plan. Villanueva discussed the importance of passing the plan, how the DDA has helped improve Cheboygan and downtown businesses.
  - Mckenna consultant, Danielle Bouchard, presented a slideshow presentation to council. Presentation discussed the past and future projects for enhancement to Cheboygan. Bouchard said the estimate tax increment revenue would be just over 7.8 million from 2022 to 2041. Bouchard then shared the next steps/adoption process of the plan to go into action.
  - Public Hearing opened at 7:17pm
  - Councilwoman Mills asked to DDA chair member, Eric Villanueva, to discuss property tax increase via the tax increment financing plan.
  - Villanueva responded that the plan will not cause a property tax increase.
  - John Costin spoke on behalf of Main Street. He discussed how he is impressed with what they have accomplished since becoming Main Street certified in 2019. Discussed the importance of the DDA how vital it is. Asked for council support to continue the DDA.
  - Community Assistant Specialist for the Michigan Economic Development Corporation for all Northeast Michigan, Lindsey Miller, expressed the importance of investing into your cities downtown. Miller thanked the DDA for their continued efforts and looks forward to continued downtown success.

- Councilwoman Darling discussed that her constituents have some concerns about wanting more input on what's happening since their tax dollars are help funding the DDA. Councilwoman Darling suggested the money DDA receives go to things such as handicapped parking and infrastructure improvements. Councilwoman Darling would like the DDA to work with more people and city council so they can be more informed. She then discussed the money invested into the footbridge and how money put into the footbridge maintenance should not come out of city budget.
- Mayor Tebo responded that the DDA has a public meeting the first Tuesday of every month. Mayor Tebo discussed that since he and Mayor Pro Tem Mallory are on the DDA board, he will report back to council on DDA information. Mayor Tebo commented that DDA Interim Director, Katie Duczkowski, does a great job communicating and advising what's happening with the DDA. Mayor Tebo suggested the public come to the DDA meetings to stay more informed. Mayor Tebo then explained that the money funded to the DDA can only be used in the DDA district.
- Councilwoman Darling clarified that she was suggesting fixing the infrastructure within the DDA limits.
- Mayor Tebo discussed that it will take time to get all these projects done.
- Comment from Treasurer, Bridget Brown, that the DDA has paid for most of the ongoing maintenance for the footbridge.
- Mayor Tebo said if the public would like to know the what's happenings of any other commissions, to find the information online to attend their meetings.
- Public Hearing closed at 7:28pm
- Councilman Kwiatkowski moved to approve the 2021 DDA Development Plan and Tax Increment Financing Plan pursuant to Public Act 57 of 2018, as presented. Seconded by Councilwoman Raab. Roll was taken and motion carried unanimously.
- Consideration of a Request from Tom Bishop to Vacate a Portion of an Alley (now known as Antoine Street) between Block 3 and Block 7 of McArthur Smith & Comps, First Addition to Cheboygan Village
  - City Manager Sabolsky explained why this public hearing was back in front of council again. That a policy was not followed last time for the pubic hearing and not enough notice was provided.
  - Public Hearing opened at 7:30pm
  - Ray Lofgren spoke on half of Tom Bishop. Discussed that Tom Bishop has and wants to continue to improve Cheboygan.
  - Citizen, Michelle Borowicz, spoke in favor of the alley vacation and the positive changes there. Borowicz lives in the only house on the block not owned by Mr. Bishop.
  - Public Hearing closed at 7:36pm
  - Councilwoman Mills moved to approve Consideration of a Request from Tom Bishop to Vacate a Portion of an Alley (now known as Antoine Street) between Block 3 and Block 7 of McArthur Smith & Comps, First Addition to Cheboygan Village. Seconded by Councilman Hocquard. Roll was taken and motion was carried unanimously.

**Departments, Board and Commissions:**

- Office of Emergency Management, November Monthly Report
- Cheboygan Department of Public Safety Monthly Staff, October 2021

**Bills and Disbursements:**

- Prepaid Bills and Disbursements for the Month of November 2021.
  - Treasurer, Bridget Brown, explained that she had a corrected report for council, different than the one originally sent.
  - Councilwoman Mills moved to approve the prepaid bills and disbursements for the month of November 2021 in the amount of \$1,297,848.46. seconded by Councilman Kwiatkowski. A roll call vote was taken, motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of ~~October~~ November 2021.
  - Councilwoman Mills moved to approve the unpaid bills and disbursements for the month of ~~October~~ November 2021 in the amount of \$90,677.52, seconded by Councilwoman Darling. A roll call vote was taken, motion carried unanimously.

**General Business:**

- Consideration of City Council 2022 Regular Meeting Schedule.
  - Mayor Pro Tem Mallory moved to approve City Council 2022 Regular Meeting Schedule, seconded by Councilwoman Mills. Motion carried unanimously.
- Consideration of Exemption from Senate Bill 7 – Publicly Funded Health Insurance Contribution Act for the year 2022.
  - Mayor Pro Tem Mallory moved to approve Consideration of Exemption from Senate Bill 7 – Publicly Funded Health Insurance Contribution Act for the year 2022. Seconded by Councilman Kwiatkowski. A roll call was taken, motion carried unanimously.
- Consideration of School District Annual Tax Collection Request.
  - Councilwoman Raab moved to approve School District Annual Tax Collection Request. Seconded by Mayor Pro Tem Mallory. A roll call was taken, motion carried unanimously.
- Consideration of Traffic Orders
  - Chief mentioned to council a change in the 17.21 street sign.
  - Councilman Hocquard moved to approve traffic control orders for the City of Cheboygan Street Signs as presented. Seconded by Councilman Kwiatkowski. Motion carried unanimously.
- Consideration of Bids for Fishing Access Project
  - City Manager Sabolsky discussed with council regarding entering a contract after review with Maverick Construction for the Fishing Access Project. Sabolsky explained that this is a full grant project, half from the Great Lakes Fisheries Trust and then other half from the State.
  - Pro Tem Mallory motioned to approve the City Manager to enter into an agreement with Maverick Construction Inc in the amount of 597,000 for the Fishing Access Project, upon completion of due diligence on behalf of the City of Cheboygan. Seconded by Councilwoman Raab. A roll was taken, motion carried unanimously.

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

- Introduction of new clerk, Alyssa Singles.
- Revenue & Expense by Fund as of November 30, 2021.

**City Manager's Report:**

- City Manager Sabolsky updated Council on several ongoing projects including: Kmart project, the real estate was transferred. Discussed the different types of housing. Trying to secure funding to repair roof. Working with the County to adopt something called PACE. City Manager Sabolsky then moved to the Purple Tree Project that they will have a development agreement to be cautious of our expenses. He attended the McLaren Conference as they are investing 7 million dollars into their establishment here in Cheboygan and creating about 50 new jobs. Discussed with council that we are completely staffed in the City Hall office. A cyber crime task force has been created with the Sheriff. Thanks to Police and Fire Chief in regards to recent house fire. Request to cancel council meeting for 12/28/2021 due to the holiday and staff taking time off. Charging stations should be ready to present to council come next meeting. Recently working on legal agreements for charging stations. Regarding Hometown Heros, the matter should be between the DDA and Hometown Heros. The City will send in a letter of support to the DDA that we are in favor of the Hometown Heros project. Planning commission meeting next week. Wanting to bring staff members to meetings to be familiar with each other. Big development projects in the works, will be reaching out to council members to discuss.
- Mayor Tebo cancelled meeting for 12/28/2021.

**Public Comment:**

- Curt Chambers, Commissioner from District One. Wanted to introduce himself and stated he will try to be at as many meetings as possible.
- Richard Sangster, Commissioner from District Two. Would like the city to send a letter of support in buying the school.
- Louis Vallance, Cheboygan citizen. Proposed for the to build a shelter for bus services. Water/sewer grant for water on East side of town. Objects to meeting cancellation. Would like to extend public comment. Discussed drain issues.

**Council Response to Public Comments:**

- Mayor Tebo explained that we can't do anything about a bus shelter unless the bus-line themselves presents something to the city. The water/drainage issue has been discussed many times with the same answer. In regards to the 4 week meeting gap, a special meeting can always be called if something needs discussed.
- City Manager Sabolsky informed Mayor Tebo that he did meet with County to discuss drainage commission. Looking for solution County wide to address these drainage issues.
- Councilman Kwiatkowski asked City Manager Sabolsky about setting up the drain commission.
- City Manager Sabolsky explained that there is a drain commission but needs to be officially set up so they can start collecting resources to fix the ditches. They have a commission but no districts set up just yet.

**Committee Updates:**

- Councilwoman Mills went to the housing meeting on November 17<sup>th</sup>. Public housing is fully leased. Applicants want to get in for HUD housing, however, landlords don't want to participate since they won't make enough money. Working on a Housing Annual Plan.

**Adjournment:**

- Councilwoman Raab moved to adjourn the meeting at 8:20pm, seconded by Mayor Pro Tem Mallory. Motion carried unanimously.

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Mayor Leslie A. Tebo

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Clerk/Treasurer Bridget E. Brown

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Mayor Pro Tem Brett Mallory

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Councilwoman Diane Mills

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Councilman Ken Kwiatkowski

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Councilman Kasey Hocquard

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Councilwoman Diane E. Raab

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Councilwoman Mary Darling