

REGULAR CITY COUNCIL MEETING

January 25, 2022

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: None

Approval of Agenda and Receive and File all Communications:

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

Approval of Prior Meeting Minutes:

- Mayor Pro Tem Mallory moved to approve the Regular City Council meeting minutes of January 11, 2022, as presented, seconded by Councilwoman Raab. Motion carried unanimously.
- Councilman Hocquard moved to approve the Closed Session meeting minutes of January 11, 2022, as presented, seconded by Mayor Pro Tem Mallory. Motion carried unanimously.

Communications and Petitions:

- Presentation of Annual Financial Report Year Ended June 30, 2021, Mr. Richard Neihardt, Gabridge and Company
 - Mr. Richard Neihardt reported that the City of Cheboygan received an unmodified opinion which is the highest opinion you can receive on a financial statement.
 - Mr. Neihardt discussed key parts of the Annual Fiscal Report.
 - Councilman Kwiatkowski moved to approve the Annual Financial Report for the year ended June 30, 2021 as presented by Mr. Richard Neihardt of Gabridge and Company, seconded by Councilwoman Mills. A roll call was taken, motion carried unanimously.

Resolutions:

- Resolution to Adopt Poverty Exemption Income Guidelines and Asset Test
 - City Manager Sabolsky explained that they needed to document how we look at poverty exemptions. Wanted to make sure the guidelines were clear next time Board of Review met that they have a documented standard to go by.
 - Councilwoman Mills asked if this was in line with the recent Board of Review training, City Manager Sabolsky answered yes.
 - Mayor Pro Tem Mallory moved to approve the Resolution to Adopt Poverty Exemption Income Guidelines and Asset Test as presented, seconded by Councilwoman Darling. A roll call was taken, motion carried unanimously.

General Business:

- Consideration to Schedule a Public Hearing
 - Councilwoman Mills moved to approve scheduling a Public Hearing for Tuesday, February 22th, 2022 to Approve and Adopt an Ordinance for the 2021 Development Plan and Tax Increment Financing Plan for the City of Cheboygan Downtown Development District, seconded Mayor Pro Tem Mallory. A roll call was taken, motion carried unanimously.
- Consideration to Schedule a Public Hearing
 - Mayor Prom Tem Mallory moved to approve scheduling a Public Hearing for Tuesday, February 8th, 2022 to Amend Sewer Ordinance 51.15 as recommended, seconded by Councilwoman Raab. A roll call was taken, motion carried unanimously.
- Consideration to File an Intent to Apply
 - Director of Public Works, Jason Karmol, spoke regarding the intent to apply and hiring Hubbell, Roth & Clark
 - City Manager Sabolsky explained that we are trying to plan ahead, trying to make sure we have these descriptions to get into these CWSRF and DWSRF programs so if money becomes available, we will be ready.
 - Councilman Kwiatkowski moved to approve the authorization of Hubbell, Roth & Clark Inc to file the “Intent to Apply” for CWSRF and DWSRF Programs, and Authorize the City Manager to Retain Hubbell, Roth & Clark Inc to complete said task and not exceed \$30,000, seconded by Councilman Hocquard. A roll call was taken, motion carried unanimously.

City Clerk’s and Treasurer’s Comments:

- Clerk Singles said to Council that she has been contacting other Cities who have used the application developer “GoGov” and has not heard back a response at this time. No comments from treasurer Brown.

City Manager’s Report:

- City Manager Sabolsky discussed regarding the 220 Water Street property, he has met with the real estate agent and our attorney, will be scheduling a meeting soon with the property owners for further discussion. Did have discussion with some environmental firms to do the phase one and phase two, also had some discussion regarding appraisals with the bank. City Assessor, Doug Keipert, helped look at some of the tax issues. Overall moving forward and will hopefully have more information at the next meeting. Meeting last Thursday with the DDA Board and Council. Pretty good attendance and discussed various City concerns such as infrastructure, sidewalks, snowplowing, the foot bridge, etc. The DDA Board is very excited about the potential purchase of 220 Water Street and they expressed interest working with the City on the property, what “working with us” means will be discussed at the next DDA Board meeting. Sabolsky discussed a commercial project being worked on in town. Met with the property owner and his representatives on and off for the last few months. Doing research to determine the best way to develop some of these properties in terms of infrastructure (water, sewer, roads) and impact of neighborhood. Jason and Doug have been

helping with that as well. Hopefully will have more details on that coming up. Inverness Sewer contract, Sabolsky said we are currently waiting on the sewer and water study from the consultants. Currently trying to get a meeting with rural water to get another set of data and looking at those water and sewer rates for what we would have to charge since we are adding a wastewater treatment upgrade of 20 million dollars. With the funding we are able to obtain it would actually be 15 million dollars that we would be paying, 5 million would be forgiven. Regarding PACE (property access and clean energy improvements), had a meeting with County staff regarding this program. Had a discussion, questions and currently doing research to determine if the County is going to move forward with this program and what the role of the City would be with this program. Started reviewing the AFSME Union contract. Sabolsky then moved to the Cares Act Funds in the budget, says he read a 48 page document on it and discussed it with Treasurer Brown regarding the funds. She has been reaching out to different communities to make sure we are interpreting this correctly and using the funds correctly. Sabolsky discussed how Deputy Clerk/Secretary Judy Sanders is retiring. We have advertised her position and have had 9 responses thus far.

Committee Updates:

- Councilman Hocquard discussed the Finance Committee. Saying most of it has been covered approving the Intent to Apply with Hubbell, Roth & Clark. Also waiting on the results for the sewer and water study.
- Councilwoman Mills had an update on Housing Commission. Last Housing Commission meeting was last week January 19th. Housing director applied for a Choice Neighborhood grant and was denied. Housing Commission is currently looking for different options for funding. The housing director is persistent on improving the quality of life, which includes building new housing. Commission thought they had a possibility for a piece of property to use, but once looking into the property, they are not sure who owns the piece of property. Some documents say the property is apart of the housing authority and others say other wise. Attorney, Steve Lyndsey, is working on the clarification.
- Regarding the Parks and Recreation Commission, Councilwoman Darling was appointed the Council representative. Sabolsky said under Dale Reiger's leadership, they are going to look at what is their mission, what do they want to do at the next meeting so they have a clear direction on proceeding over the next year. Regarding the 5 year Parks and Recreation Plan, board members were asked to look it over to discuss at the next meeting. The board is also looking for a secretary. Discussed 220 Water Street property as well as the pocket park and ideas for that. Also discussed the ice rink and problems with the Zamboni and chillers that will need to be addressed soon.

Messages and Communications from Mayor and Council Members:

- Councilwoman Darling commented that she very much enjoyed the meeting with DDA and said it was very productive. She would like these meetings to happen more often.

Adjournment:

- Councilman Hocquard moved to adjourn the meeting at 7: 46pm, seconded by Councilwoman Mills. Motion carried unanimously.

Mayor Leslie A. Tebo

Clerk Alyssa Singles

Mayor Pro Tem Brett Mallory

Councilwoman Diane Mills

Councilman Ken Kwiatkowski

Councilman Kasey Hocquard

Councilwoman Diane E. Raab

Councilwoman Mary Darling