

**REGULAR CITY COUNCIL MEETING**

**May 24, 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, and Mills.

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 Mills commented regarding a typo in the City Managers report.
- Mayor Pro Tem Mallory moved to approve the Regular City Council meeting minutes of May 10, 2022, as corrected. Seconded by Councilwoman Darling. Motion carried unanimously.

**General Business:**

- Consideration of Appointment to the City Council to Temporarily Fill the Vacated City Council Seat.
  - Councilman Kwiatkowski moved to temporarily appoint Adam Bedwin to fill the vacated City Council seat. Seconded by Councilwoman Raab.
  - Mayor Pro Tem Mallory complimented both Bedwin and LeMarble and encouraged both of them to run for the seat come November.
  - A roll call vote was taken. Ayes from Councilman Kwiatkowski, Councilwoman Raab, Councilwoman Darling, Mayor Tebo and Mayor Pro Tem Mallory. Nay from Councilwoman Mills. Motion carried.
  - Councilman Bedwin took his Oath of Office administered by Clerk Singles.
  - Mayor Tebo appointed Councilman Bedwin to the Finance Committee.
- Consideration to reappoint John Gravlin to the Recreation Commission.
  - Councilwoman Raab moved to reappoint John Gravlin to the Recreation Commission, term to expire April 24, 2024. Seconded by Mayor Pro Tem Mallory. Motion carried unanimously.
- Consideration to schedule a Public Hearing for June 28, 2022 for Adoption of the Fiscal Year 2022-2023 Operating Budget.
  - Mayor Pro Tem Mallory moved to schedule a Public Hearing for June 28, 2022 for adoption of the Fiscal Year 2022-2023 Operating Budget for all Funds of the City of Cheboygan. Seconded by Councilwoman Mills. A roll call vote was taken, motion carried unanimously.

- Consideration to Approve a Land Division of City Owned Property on Cleveland Avenue, Parcel ID: 052-031-204-007-00.
  - City Manager Sabolsky explained that this is part of the process we have been discussing for months. That there was a Declaration of Trust from a while back that made it appear the Housing Commission owned the entire City park. Officials from the Housing Commission, the City and from HUD all discussed the situation. HUD is going to have some deeds issued. In order to do deeds, you need a legal description of the property. We will be splitting that property off so the strip with housing will be one parcel and the rest of the City park will be a second parcel.
  - Councilwoman Raab asked regarding a letter of support Housing Commission asked of Council.
  - Sabolsky responded that they sent a letter back to the Housing Commission explaining that once everything is taken care of, the letter of support will be provided. Until this is taken care of, it is difficult to provide a letter of support.
  - Discussion was had regarding the Declaration of Trust.
  - Councilwoman Mills voiced her support for the parcel division. Councilwoman Mills proposed the question of what happens to the property if HUD were to no longer exist.
  - Sabolsky explained that there is a Clawback Provision and what would happen to the property. Wanting to make sure that everything is done correctly.
  - Mayor Pro Tem Mallory moved to approve the division of City Owned Property on Cleveland Ave, Parcel ID: 052-031-204-007-00. Seconded by Councilwoman Darling. A roll call vote was taken, motion carried unanimously.

**City Manager's Report:**

- Sabolsky reported on Union contract negotiations. The public works department will be working four 10-hour shifts this summer again. They did change something in the Union contract to make sure someone was here on Fridays. Water and sewer will be doing the same. Sabolsky did put in the contract that if this doesn't work, they will be put back to the five 8-hour shifts. They did change some outdated things in the contract.
- Police Chief and Police Sergeant have developed and implemented a comprehensive professional development program for all our officers. We are trying to get our officers as much training as possible. There will be a new schedule implemented on June 1<sup>st</sup>. The union has requested a meeting with Chief, Sabolsky and the Sergeant. In the contract there is a labor management meeting held every once in a while, and that meeting will happen soon. Sabolsky commented that he enjoys seeing the officers at school events.
- The Opera House inspection occurred last Thursday and Friday. We should have a preliminary report by the end of the month. The building that is underneath, the metal sheeting is in good shape, what is giving us issues is the wooden supports that support the metal sheeting and also the wood supports that were put on for the flat roof that's over the section of the building. They did say that our HVAC system needs millions worth of repair. Moisture in the basement is causing damage to some of the metal supports.
- Regarding the pedestrian bridge, we have a proposal from Hubbell, Roth and Clark (HRC) for \$14,000 to come up with alternative solutions to see how we can get those elevators fixed. The

DDA will be discussing this at their next meeting. Since Sabolsky has been here, almost \$40,000 has been spent on the footbridge. The elevators have been shut down.

- Councilwoman Raab asked regarding the proposal.
- Sabolsky said this proposal would tell us how to find other solutions besides fixing those elevators. Can we move the mechanicals from below to up top? Can we put a ramp? We have an elevator hydraulic shaft in there that needs to be redone and the price tag is \$42,000.
- Councilwoman Raab asked if we have ever talked to Ryba or other companies that regularly work with water to see what their recommendation would be to fix the problem.
- Sabolsky said that we did have someone come in and seal the one pit so no water could come into that pit. Once that happened, the hydraulic shaft busted and filled it up with oil. Thankfully the oil stayed in there and did not go out. The pits are below the water level of the river. Hopefully some reasonable solutions can come about.
- Councilwoman Mills asked about the Army Corps of Engineers.
- Councilwoman Raab commented on how hard it is to get to work with the Army Corps of Engineers.
- Sabolsky said we are waiting on the Corps of Engineers to give us permission to proceed with the fishing piers.
- Regarding the Safe Routes to School Program, there is a significant amount of funds out there available regarding safety concerns, infrastructure issues in or around schools. There was some talk about the Stempky/Loomis extension; that would be perfect for this grant. Sabolsky and Jason Karmol did meet with the school superintendent. They would be interested to partner in this program. Right now they are struggling with funds. We did some research on this grant and we would need a non-motorized traffic plan. This non-motorized traffic plan also needs to be done in order for Cheboygan DDA to be RRC certified. Sabolsky asked Karmol to get a proposal from HRC on what it would take to do this particular traffic plan so it could open up more doors for funding for us. Sabolsky said this would be a good proposal to get done because then when the State does US-23 from Duncan Ave to Black River bridge, if we have that plan done, we can put some of those improvements in there and get grant funding for it.
- Regarding 220 Water Street, we are waiting on the final environmental reports. We got the official word on the bonds for bond counsel. We got the DDA registered so they can issue bonds. Citizens National Bank said that they would purchase the bonds and gave us a good rate on that. We extended the date to close to August 1<sup>st</sup>.
- Councilwoman Raab commented on the Finance Committee. She would like to stay more in the loop.
- Sabolsky responded that he will get all of Council the packets that go out for the Finance Committee.
- Councilman Kwiatkowski said at recent meetings, they have been mostly discussing the rate study.
- Sabolsky said they do have some of the final numbers for our rates study. He just got it today and he and Karmol will go through it together to make sure everything is correct.
- Mayor Pro Tem Mallory asked about the entryway project.
- Sabolsky said they met with the Community Foundation last week to discuss the grant and how we are going to use that grant to come up with designs. Sabolsky needs to give a phase one of

the project to the Foundation and once they approve that, they will move into phase two as they have cut this process into phases.

- Councilwoman Raab asked who are we working with to make the designs.
- Sabolsky responded that he thinks they need to bid that out to come up with some ideas. Whoever is selected will work with a group of folks in town. An MOU is in place with the Community Foundation.
- Mayor Pro Tem Mallory asked about the Hometown Heroes.
- Sabolsky said Schneider has been working with a veteran's group to figure out how to get the brackets onto the poles.

**City Clerk's Comments:**

- Clerk Singles told Council that those who are running for the upcoming seats will need their affidavits of identity and nominating petitions into her by July 26<sup>th</sup>. They still need to file with the County clerk.

**Public Comment:**

- Connie Rieger asked if Sabolsky had heard any more information on the charging stations.
- Sabolsky said we are the first ones scheduled to be done sometime in July. We are supposed to have the fastest charging stations available in Michigan. We have requested the company we are working with to come up and walk the parking lot so we can map out where they need to be.
- Mrs. Rieger is on the Housing Commission and she wanted to thank Council on the support of the land division. Thanked everyone who worked on this for their time.
- Dale Rieger told Council about the June 11<sup>th</sup> event happening on the Children's Trail.
- Councilwoman Raab asked regarding the fish bench.
- Mrs. Rieger said that Pat Gildner is working with the fish bench.

**Committee Updates:**

- Councilwoman Raab reported that she had to miss the last HRC meeting due to family troubles. She said that the CLG is moving right along.
- Councilwoman Mills told Councilwoman Raab about an email she received about some historical letters someone had found and was wondering if our HRC would like the letters.
- Councilwoman Raab responded that they indeed would. Councilwoman Raab also commented on some old pictures of the hospital and to compare the pictures of the hospital back in the day to now is fascinating to look at.
- Councilwoman Darling reported on the Recreation Commission. The commissioners went out and talked to different businesses/people about parks and rec to get feedback. The Recreation Commission asked Sabolsky what they should be focusing on as a commission.

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

- Councilman Kwiatkowski commented that our committees and commissions are on a volunteer basis. He has never seen someone come in and become apart of a committee without committing to it.

- Councilwoman Darling commented that she did with Recreation Commission.
- Councilman Kwiatkowski said that he welcomes Councilman Bedwin to the committee but wants to make sure he wants to do it.
- Councilman Bedwin commented that he does indeed want to be apart of the Finance Committee and he can find the time to attend meetings.
- Sabolsky even suggested to move the Finance meetings to 3:00pm if need be, instead of earlier in the day.
- Mayor Pro Tem Mallory asked if there has been any word since our meeting with Representative Bergman.
- Sabolsky said we have not heard anything back about appropriations which was through the Senator. With Representative Bergman, we did follow up with some additional information that we did send to him. Sabolsky thinks that Bergman knows that we need help and he will help us where he can.

**Adjournment:**

- Councilman Kwiatkowski moved to adjourn the meeting at 7:59pm. Seconded by Mayor Pro Tem Mallory. Motion carried unanimously.

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Mayor Leslie A. Tebo

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Clerk Alyssa Singles

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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 Adam Bedwin

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Councilwoman Diane E. Raab

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Councilwoman Mary Darling