

REGULAR CITY COUNCIL MEETING

February 13, 2024

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

Roll Call:

Present: Kwiatkowski, Dodd, Bedwin, Raab, Mallory, Darling, and Mills.

Absent:

Public Comments on Agenda Items Only:

- Jordan Hogg inquired regarding agenda item 10-A: Consideration of Contract for the City Manager. Hogg expressed that he hopes Council will elaborate on how the City Manager's position was evaluated, how the contract was crafted and that Council will share their decision-making process regarding the contract.

Approval of Agenda and Receive and File all Communications:

- Councilman Kwiatkowski moved to approve the agenda, with the exception of item 10-A being discussion only, and receive and file all communications. Seconded by Councilwoman Raab. Nays from Mayor Pro Tem Bedwin. Motion carried.

Approval of Prior Meeting Minutes:

- Councilwoman Mills moved to approve the Regular City Council meeting minutes of January 23, 2024, as presented. Seconded by Councilman Kwiatkowski. Mayor Pro Tem Bedwin abstained from voting. Motion carried.

Communications and Petitions:

- Presentation by Michael Birchmeier, Rehmann Group.
 - Michael Birchmeier discussed Rehmann Group's current service plan and what they have done working with the City such as cleaning up financial records, providing financial leadership and long-range financial planning, updating work processes and reviewing internal control policies and procedures. Birchmeier discussed Rehmann Group continuing to assist the City.
 - Councilwoman Mills moved to authorize the City Manager to enter into a contract with Rehmann Group. Seconded by Councilwoman Dodd.
 - Council, Birchmeier and Treasurer Clear addressed the continued service plan. Council asked questions and discussed Rehmann's current involvement, preparing Clear for after Rehmann has finished working with the City, how Clear has felt regarding working with Rehmann, the cost regarding the contract, BS&A software, the journal entries Rehmann posted, and the City's bank accounts.
 - A roll call was taken. Motion carried unanimously.

Departments, Board and Commissions:

- Cheboygan Fire Department, January Report.
- Cheboygan Police Department, January Report.

Bills and Disbursements:

- Prepaid Bills and Disbursements for the Month of January 2024.
 - Councilwoman Dodd moved to approve the prepaid bills and disbursements for the month of January 2024 in the amount of \$951,442.84. Seconded by Councilman Kwiatkowski.
 - Council asked questions regarding check numbers 36331: Bay Street Orthopedics for an MDOT physical, 36340: NCL of Wisconsin for lab supplies, 36241: Charter Communications for the elevator.
 - Councilman Kwiatkowski asked regarding the healthcare premium checks for retirees.
 - A roll call vote was taken. Motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of January 2024.
 - Councilman Kwiatkowski moved to approve the unpaid bills and disbursements for the month of January 2024 in the amount of \$37,318.01. Seconded by Councilwoman Mills
 - A roll call vote was taken. Motion carried unanimously.

General Business:

- Consideration of Contract – Discussion Only.
 - Mayor Mallory talked about how him, Mayor Pro Tem Bedwin and Sabolsky discussed the contract months ago. Mayor Mallory discussed the different factors that went into the contract such as comparing salaries of other City Managers working in cities similar to Cheboygan, the size of the City of Cheboygan and population.
 - Mayor Pro Tem Bedwin discussed the timeline regarding the City Manager's contract. Mayor Pro Tem Bedwin went through the contract paragraph by paragraph. Mayor Pro Tem Bedwin went through the changes in the contract such as an Evergreen Clause in the terms section, Sabolsky's compensation, increasing the multiplier for his retirement pension, Sabolsky's performance evaluation, resignation/termination changes, and the addition of the indemnification section.
 - Council discussed the changes in the contract. Councilwoman Darling expressed her disagreement of the indemnification section being added. Councilwoman Darling also asked how much this contract would cost the City as a total. Council was provided a City Manager salary and wages survey from the Michigan Municipal League. City Attorney Lindsay did review the contract, he stated there is nothing illegal in the contract. Councilwoman Raab discussed how the contract should have been presented to Council sooner and how all of Council should have been involved. Council had discussion regarding the Open Meetings Act (OMA) and how Council can only go into closed session for a number of specific reasons, but discussion of City Manager's contract is not a permitted reason to go into closed session. Council further discussed Sabolsky's contract and the contracting composing process.

City Manager's Report:

- Sabolsky told Council that him and Executive Assistant Martin have been working with NEMCOG. We have applied for a grant for \$50,000 from MSHDA. That money was granted to us. It will be used to update our Master Plan to include options for housing. Sabolsky discussed the Master Plan document.
- Sabolsky updated Council regarding the Spark Grant received for paving the Children's Trail, making handicapped accessible parking, and adding more fishing piers. Sabolsky and Martin have been working with our architect to put together the bid packet for that project.
- Sabolsky told Council that he has been talking with department heads regarding purchases and budgeting for those large purchases. Sabolsky discussed the equipment that is needed, such as a brush chipper, mini excavator, etc. There is a lot of equipment that we currently have that needs replacing or fixed up. Sabolsky discussed the pricing of those future purchases.
- Sabolsky updated Council regarding the Labor and Economic Development Grant that we applied for for the Recreation Center. Sabolsky said that we did not get that grant. There is talk that they may do another round.
- Sabolsky reported that he and DDA Executive Director Schneider met with the Cheboygan Community Foundation regarding the Crib Light project.
- Sabolsky reported that there is a vacancy in the Water/Wastewater Department since there is an employee leaving for another job.
- RFQs for the Prosecuting Attorney are due the 19th of February. Sabolsky informed Council we have not received any RFQ packets yet, but we will reach out to some local attorneys to see if they will submit a bid.

Public Comments:

- Mark Bronson, President of the Cheboygan Housing Commission spoke. Bronson gave Council an update regarding the Cheboygan Housing Commission's project. Since Bronson last spoke to Council, there was a conference call with HUD, MSHDA and ETHOS. Discussion was had regarding where the Commission is regarding the project and what pieces need to be worked on. Bronson discussed the 'hiccup' regarding the deed on Cleveland Avenue. Bronson discussed Mr. Tom Lapka and the question of if he was hired by the Commission. Bronson provided documentation to Council that Lapka was hired by the Housing Commission. Bronson discussed how the Housing Commission is moving forward with their project and discussed a letter needing to be written by the Housing Commission. Bronson told Council about the upcoming Housing Commission meeting next Tuesday at 3:00pm.

Committee Updates:

- Councilwoman Dodd reported on the DDA. The DDA had a visioning meeting where they discussed topics such as past projects, improving their committees, future events they may want to do, etc. There will be a Saint Patrick's Day Parade on the 16th of March.
- Councilwoman Mills said that Commissioner Bronson gave her report. Councilwoman Mills also discussed that the next meeting is the 27th, which is Election Day. Council discussed the moving of the Council meeting.
- Councilwoman Mills moved to change the February 27th meeting to February 28th due to Election Day. Seconded by Councilwoman Darling. Motion carried.

- Councilwoman Darling asked Chairperson, Dale Rieger, to give the Parks and Recreation Commission report. Rieger reported that the Commission has a new Commissioner, Lyndee Ziegler. Rieger reported on the money donated from Leadership Cheboygan to the Children's Trail. At the library on March 19th at 6:00pm, there will be a meeting regarding the dog park for anybody who is interested.

Messages and Communications from Mayor and Council Members:

- Councilwoman Raab discussed an email received from Amanda Tanner that all of Council received.
- Sabolsky discussed the issue regarding the fence with Council. Council and Sabolsky discussed the email chains, Facebook posts, the zoning code and problems regarding this particular fence situation. Councilwoman Darling commented that she would like Council to be informed when problems that they get emailed about get resolved.
- Councilman Kwiatkowski commented on the MML and how they are a great resource.
- Councilwoman Darling commented regarding Sabolsky's contract and voiced her concerns as to why she doesn't want the indemnification section in the contract.

Adjournment:

- Mayor Mallory adjourned the meeting at 8:59pm.

Mayor Brett Mallory

Clerk Alyssa Singles

Mayor Pro Tem Adam Bedwin

Councilwoman Diane Mills

Councilman Kenneth Kwiatkowski

Councilwoman Mary Darling

Councilwoman Diane E. Raab

Councilwoman Hayley Dodd