

REGULAR CITY COUNCIL MEETING

March 12, 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:

- 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.

Approval of Prior Meeting Minutes:

- Councilwoman Darling moved to approve the Regular City Council meeting minutes of February 28, 2024, as presented. Seconded by Councilwoman Mills. Motion carried.

Departments, Board and Commissions:

- Cheboygan Fire Department, February Report.

Bills and Disbursements:

- Prepaid Bills and Disbursements for the Month of February 2024.
 - Councilwoman Dodd moved to approve the prepaid bills and disbursements for the month of February 2024 in the amount of \$1,041,369.79. Seconded by Councilman Kwiatkowski.
 - Council asked questions regarding check numbers 36440, 36447: Lindsay and Lindsay Law Partners, 36386: Rehmann, 36379: Fishbeck.
 - Council and Sabolsky discussed the City's budget.
 - A roll call vote was taken. Motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of February 2024.
 - Councilman Kwiatkowski moved to approve the unpaid bills and disbursements for the month of February 2024 in the amount of \$21,945.21. Seconded by Councilwoman Mills.
 - Council asked regarding the payment to Thomas Hungerford.
 - A roll call vote was taken. Motion carried unanimously.

Proclamations/Resolutions:

- Consideration of Recommendation of Certified Resolution for a Special License to Serve Alcohol on April 19th – 21st, 2024 at 480 Cleveland Ave (Ice Rink/Pavilion).
 - Councilwoman Raab moved to recommend the issuance of a special license to serve alcohol on April 19th – 21st, 2024 at 480 Cleveland Ave (Ice Rink/Pavilion). Seconded by Councilwoman Dodd.
 - A roll call vote was taken. Motion carried.

General Business:

- Master Plan and Zoning Update Proposal - NEMCOG.
 - Councilwoman Mills moved to authorize the City Manager to enter into a contract with the Northeast Michigan Council of Governments (NEMCOG) regarding the City of Cheboygan’s Master Plan and Zoning Code. Seconded by Mayor Pro Tem Bedwin.
 - Sabolsky discussed a grant that was received through MSHDA to go towards updating our Master Plan. Sabolsky discussed the importance of updating our Master Plan and Zoning code at the same time. Sabolsky discussed the proposals presented to Council. Sabolsky commented that he is proceeding through the steps for Cheboygan to be a Redevelopment Ready Community. If that gets done and granted to the City, we could possibly get another grant for this. If the grant is not received, the amount will be budgeted. Sabolsky and staff are recommending Option #2 – the proposal to redo the Master Plan and Zoning Code.
 - A roll call vote was taken. Motion carried unanimously.

City Manager’s Report:

- Sabolsky informed Council that the City will be applying for Federal appropriations again for the 2025 budget. Sabolsky discussed the projects that would use the Federal funds if we were to receive them.
- Sabolsky reported that he had a conversation with Rod LaHaie, Inverness Township Supervisor, regarding the 425 Agreement for Meijer as it expires soon. Sabolsky has reached out to Meijer as well because a 425 agreement does require participation of the property owner.
- Regarding the Bodman building, there are multiple parties interested in the building. Sabolsky and Stephen Lindsay are looking at all options regarding the building; whether that is leasing, selling, donating, etc. and the legality of those options. Sabolsky said he is near final negotiations with Jim Conboy regarding the building.
- Sabolsky said that we are currently working with the Northern Lakes Economic Alliance on a few different projects.
- Sabolsky and DDA Executive Director Schneider met with a business in town regarding some façade improvements.
- Interviews are next week for the Wastewater Treatment Plant Operator.
- Sabolsky informed Council that some updates are going to be done to the small building by the men’s baseball diamond at Major City Park. Sabolsky reported that the dugouts will also be redone on the fields. Sabolsky reported that the baseball organizations are trying to raise money for some improvements.

- Sabolsky met with the President of the Hockey Association. Possibilities of a partnership are being explored with them regarding the concession stand. Sabolsky will inform Council when he has more information.
- Councilwoman Raab inquired regarding the Meijer and Inverness 425 agreement. Asking about the taxes for the property and Meijer coming to Cheboygan. Council and Sabolsky discussed Meijer and how Sabolsky has reached out to representatives at Meijer inquiring about their development plans and if they will come to Cheboygan.
- Mayor Pro Tem Bedwin asked about the water/sewer projects coming up this year. Sabolsky responded that we have the Huron Street project, Ball Street and Bailey Street project, and finishing Court Street. Sabolsky discussed how weather does impact the start of Court Street. Sabolsky reported on other projects that will be worked on, such as the second water tower and repaving Division Street. Sabolsky reported regarding the culvert near the school. Councilman Kwiatkowski asked regarding available PA 51 funds for road projects. Sabolsky discussed the use of those funds for Huron Street. Council and Sabolsky discussed the Huron Street sewer and sewer collapses that occurred last year.
- Mayor Pro Tem Bedwin brought up the topic of water meter replacements being done throughout the City. Sabolsky discussed water leak problems and water meter replacements. Sabolsky reported that a Water/Wastewater employee will start installing more meters this spring/summer time, but the replacement of the meters will take some time.
- Mayor Pro Tem Bedwin asked regarding the tissue plant. Sabolsky gave an update to Council, reporting that the EPA will be removing the poly within the next couple of weeks. Sabolsky doesn't know all the legality regarding the clean-up, but reported what he knows regarding the clean-up efforts. Council and Sabolsky discussed the tissue plant.
- Councilwoman Darling asked regarding the possible housing development that was supposed to go in by the school. Sabolsky explained that that specific project fell through, however the gentleman is looking at other properties for housing. Council discussed.

Public Comments:

- Lisa Holbern discussed her frustration regarding the Police and Fire Special Assessment District tax of 5 mills that was passed by Council back in December. Holbern expressed that she feels the City Manager should also be paying this tax. Council and Holbern discussed the Special Assessment District. Holbern discussed the City Manager residency. Sabolsky responded commenting on the residencies of the previous City Managers. Sabolsky discussed the State law that allows him to not live within the City limits. Holbern discussed the contract of the City Manager.
- Louis Vallance expressed his frustration regarding how some parts of the East side of town do not have City services.

Committee Updates:

- Councilwoman Dodd reported that there will be a Saint Patrick's Day Parade on the 16th of March.
- Councilwoman Mills commented that the Housing Commission should be meeting next week.

- Councilwoman Darling reported on the County Board of Commissioners meeting. Councilwoman Darling reported that a grant has been received for the Cheboygan County Airport Authority to reconstruct the airport terminal. Councilwoman Darling discussed the dog park that has been proposed and discussed the new location at the fairgrounds. Councilwoman Darling also told Council that there is a meeting on March 19th regarding the dog park at the library. Councilwoman Darling discussed different Veteran social events happening soon.

Messages and Communications from Mayor and Council Members:

- Councilwoman Raab expressed her appreciation for those who speak during public comment.
- Councilwoman Mills asked regarding the Court Street project effecting Memorial Day events at Veterans Park. Sabolsky said that he met with some Veterans and discussed the timeline with them.
- Councilwoman Darling inquired about Council members living in town.
- Mayor Pro Tem Bedwin discussed the expectation regarding public comment.

Adjournment:

- Mayor Mallory adjourned the meeting at 8:13pm.

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