

REGULAR CITY COUNCIL MEETING

June 25, 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: Bedwin, Kwiatkowski, Dodd, Raab, Mallory, Darling, and Mills.

Absent:

Public Comments on Agenda Items Only:

- None.

Approval of Agenda and Receive and File all Communications:

- Councilwoman Dodd moved to approve the agenda and receive and file all communications. Seconded by Councilwoman Mills. Motion carried.

Approval of Prior Meeting Minutes:

- Councilwoman Mills moved to approve the Regular City Council meeting minutes of June 11, 2024, as presented. Seconded by Councilwoman Darling. Motion carried.
- Mayor Pro Tem Bedwin moved to approve the Work Session meeting minutes of June 11, 2024, as presented. Seconded by Councilwoman Mills. Motion carried.

Public Hearing:

- Comments from the public regarding the proposed adoption of the 2024-2025 Fiscal Year Operating Budget for all Funds of the City of Cheboygan.
 - Mayor Mallory opened the public hearing at 7:03pm.
 - No comments.
 - Mayor Mallory closed the public hearing at 7:03pm.

Resolution:

- Resolution to Adopt the 2024-2025 Fiscal Year Operating Budget.
 - Mayor Pro Tem Bedwin moved to approve the Resolution to adopt a budget for the general municipal purposes of the City of Cheboygan for the 2024-2025 Fiscal Year, to set the millage rates to be levied, and to appropriate funds for said purposes. Seconded by Councilwoman Dodd.
 - Councilwoman Darling inquired about the funds the Police and Fire Department will receive from the levy. City Manager Sabolsky explained. Mayor Pro Tem Bedwin stated the Police and Fire levy will be on the winter tax bill. Sabolsky extensively discussed and explained the budget with Council. Councilwoman Darling, Sabolsky and Treasurer Clear

discussed the budget for the City Manager. Councilwoman Mills shared her appreciation for this detailed budget, Rehmann Group and Clear's work.

- A roll call vote was taken. Ayes from Mayor Mallory, Mayor Pro Tem Bedwin, Councilwoman Dodd and Councilwoman Mills. Nays from Councilman Kwiatkowski, Councilwoman Raab and Councilwoman Darling. Motion carried.

General Business:

- Consideration of Budget Amendments (Fiscal Year 2023-2024).
 - Councilwoman Mills moved to authorize City staff to make the necessary budget amendments as presented. Seconded by Councilman Kwiatkowski.
 - Councilwoman Raab and Clear discussed budget amendments and the frequency of how often those should come to Council. Council also discussed the purchasing policy and the prepaid and unpaid reports.
 - A roll call vote was taken. Ayes from Councilwoman Mills, Councilwoman Raab, Councilman Kwiatkowski, Mayor Mallory, Mayor Pro Tem Bedwin and Councilwoman Dodd. Nays from Councilwoman Darling. Motion carried.
- Letter of Contract Termination.
 - Councilman Kwiatkowski moved to accept with extreme regret the contract termination letter from Attorney Stephen E. Lindsay. Seconded by Councilwoman Darling.
 - Councilwoman Raab stated she would have liked to have been informed about this prior to finding out via Council packet/agenda. Council discussed.
 - A roll call vote was taken. Motion carried unanimously.
- Request for Proposals for Legal Services.
 - Councilwoman Darling moved to authorize the City Manager to advertise for a Request for Proposals (RFP) for Legal Services. Seconded by Councilwoman Mills.
 - Councilman Kwiatkowski inquired about a Prosecuting Attorney. Sabolsky discussed with Council how we are trying to find one firm to handle all legal matters for the City.
 - A roll call vote was taken. Motion carried unanimously.
- Site Plan Approval.
 - Mayor Pro Tem Bedwin moved to approve a site plan for 245 W. Mill Street (former Family Video) – Parcel Number #055-0060300-005-00. Seconded by Councilman Kwiatkowski.
 - Sabolsky discussed the proposed site plan. Sabolsky stated that it was approved for recommendation from the Planning Commission with the condition of the second drive-thru getting a variance approved by the Zoning Board of Appeals. Council and Sabolsky further discussed the site plan.
 - A roll call vote was taken. Motion carried unanimously.

City Manager's Report:

- Sabolsky commented on the notice about Court Street that went out the other day. The contractors were working on the curbs and other cement surfaces today. They should be done within a week if weather permits. The final coat of asphalt will be applied over the next couple of weeks if weather permits.

- The footers were poured for the concession stand and the DPW will be running the water and sewer lines to it tomorrow. The cement block should be coming in there soon and that project is estimated to be complete about mid-summer.
- Regarding equipment purchases, Erik has been getting quotes for a mini excavator, a dump truck, a bucket truck, two DPW trucks, a front-end loader and a brush chipper. Erik has been using MiDeals when he can and has also been looking for used equipment. Sabolsky discussed the purchasing of this equipment and future equipment purchases.
- Sabolsky reported that he has a meeting with Jim Conboy regarding the Bodman building. Executive Assistant Martin and Sabolsky have put together an RFP for developers to propose reuse options for the building.
- A work group for the Master Plan has been formed and they will be meeting on Thursday. Sabolsky discussed the group and what they will be doing for the Master Plan.
- EGLE notified us that we might be getting a grant to do more lead pipe testing for the community. That grant could be anywhere from \$600,000 – \$800,000.
- Regarding Gordon Turner Park, Sabolsky stated that new equipment has come in and will be installed and some structures have been demolished. Scott Hancock and his crew have been working to improve the park with some staining and painting. After they have completed painting at the park, they will be going to the ice rink to improve the lobbies and restrooms.
- DDA Executive Director Schneider and the DDA are applying for a grant through T-Mobile. If those funds are awarded to us, some of that money will go into the parks.
- The water tower on the east side of town is coming along.
- Sabolsky informed Council that the restaurants going into the old Family Video is Taco Bell and KFC (if the variance is approved). They anticipate on opening this fall.
- Councilwoman Darling voiced concerns regarding a picnic table close to a grill at Gordon Turner Park. Councilwoman Darling inquired about who our sewer consultant is and who our economic development person is. Sabolsky responded. Councilwoman Darling and Sabolsky discussed economic development. Councilwoman Raab inquired about the Hubbell, Roth and Clark notification regarding lead service line verification. Sabolsky responded regarding the line verification.

City Clerk's Comments:

- Clerk Singles informed Council that nominating petitions and affidavits of identity are due Tuesday, July 23rd by 4:00pm to appear on the November ballot for Council/Mayor.

Public Comments:

- Edwin Nyhus informed Council of an ongoing noise conflict with Pub 27. Nyhus also expressed his concerns about Pub 27 customers coming and urinating in the Water Street condos parking lot. Nyhus discussed what cops told him when they were called out and the noise ordinance.

Committee Updates:

- Councilwoman Darling asked Parks and Recreation Commission Chair, Dale Rieger, to give the report. Rieger informed Council the Commission members went out to the parks in town and noted what needs to be addressed or approved at the parks. Rieger gave an update about the

amount of pledges for the dog park. A dog park website is in development. Rieger is meeting with County Administrator Lawson tomorrow to see if he is in agreement with the website.

- Councilwoman Mills reported on the Housing Commission. There was a meeting last week on Wednesday. They have hired an Executive Director and an Intake Specialist. Councilwoman Mills reported that the consulting contract is going. On July 9th, more information should be available. Housing Commission meetings are now the third Thursday of the month at 6:00pm. They are still looking for a fifth commissioner.
- Councilman Kwiatkowski said that Finance Committee has not met.
- Councilwoman Dodd stated that the DDA met last week Tuesday. Board Members discussed the Summer Concert series and the Fourth of July Parade. Bryan from Hubbell, Roth and Clark came and discussed the footbridge. Coffee Roasters received a micro-grant and new officers were elected.

Messages and Communications from Mayor and Council Members:

- Councilwoman Darling expressed her excitement about the Cheboygan Commons. Councilwoman Darling suggested having Bob Pulte on the agenda.
- Councilman Kwiatkowski addressed why he voted ‘no’ on the budget resolution. Councilman Kwiatkowski voiced that he is okay with the budget and likes the idea of a millage for Police and Fire but believes 5 mills is too high.
- Councilwoman Raab voiced her concern and she believes that this is an unsustainable budget. Councilwoman Raab expressed that she would like to see revenue-producing businesses to come into town to help get more taxes. Councilwoman Mills mentioned developers coming and asking for tax credits.
- Mayor Pro Tem Bedwin expressed his agreement with Councilwoman Raab. Mayor Pro Tem Bedwin further discussed the budget, revenues and expenditures. Mayor Pro Tem Bedwin addressed the Police and Fire Levy and how the millage rate needs to be voted on again by Council. Council and Sabolsky discussed tax abatements. Council also discussed some downtown buildings and businesses.

Adjournment:

- Mayor Mallory adjourned the meeting at 8:06pm.

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