

REGULAR CITY COUNCIL MEETING

July 23, 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:

- Mayor Mallory stated that he would like to amend the agenda and add DPW Director Jason Karmol to the agenda under Communications and Petitions.
- Mayor Pro Tem Bedwin moved to approve the agenda with the addition of Jason Karmol as item 7-A, and receive and file all communications. Seconded by Councilwoman Dodd. Motion carried.

Approval of Prior Meeting Minutes:

- Councilman Kwiatkowski moved to approve the Regular City Council meeting minutes of June 25, 2024, as presented. Seconded by Councilwoman Mills. Motion carried.

Communications and Petitions:

- DPW Director Jason Karmol – Project Updates.
 - Karmol explained item 9-C – request for contract amendment with Council. Karmol stated that the wastewater treatment plant is now complete and has been in operation for almost a year. Karmol stated that we have not had any violations since the plant opened and have handled all the storms that have come in. Karmol discussed the three projects of the USDA loan we received. One project is done with the completion of the Mill Street project, but the other two projects that need to be completed are the water tower and the well improvements. Karmol stated that Court Street is completed as of today. That same contractor is now working on Huron Street. Karmol discussed the work that will start on Cuyler, Ball and Bailey. Karmol also updated Council on the Lincoln Street culvert. Council and Karmol discussed the Court Street project. Councilwoman Darling asked Karmol about the payments for Well #5 VFD replacement and Rock Solid Asphalt. Karmol discussed those payments.
- Cheboygan Fire Department, June Report.
- Cheboygan Police Department, June Report.
- Office of Emergency Management, June/Quarterly Report.

Bills and Disbursements:

- Prepaid Bills and Disbursements for the Month of June 2024.
 - Councilwoman Mills moved to approve the prepaid bills and disbursements for the month of June 2024 in the amount of \$1,386,076.18. Seconded by Councilman Kwiatkowski.
 - Councilwoman Darling and Councilwoman Dodd inquired about some of the bills. Sabolsky addressed all questions.
 - A roll call vote was taken. Motion carried unanimously.

General Business:

- Legal Counsel Contract.
 - Councilwoman Mills moved to authorize the City Manager to negotiate and sign a contract with Cummings, McClorey, Davis and Acho, P.L.C. for legal services. Seconded by Councilman Kwiatkowski.
 - Council discussed the legal contract, the amount we are paying for legal services, and Stephen Lindsay's involvement regarding the Great Lakes Tissue fire. Sabolsky discussed how we have worked with this firm in the past on a few issues. They were great to work with and have recommendations from other municipalities.
 - A roll call vote was taken. Motion carried unanimously.
- Consideration to Schedule Public Hearings.
 - Mayor Pro Tem Bedwin moved to schedule public hearings for Tuesday, August 13, 2024 at 7:00pm to consider establishing an Obsolete Property Rehabilitation District and consideration of granting an Obsolete Property Rehabilitation Exemption Certificate for 400 N. Main Street, Cheboygan MI 49721. Seconded by Councilwoman Mills.
 - Sabolsky discussed a Council policy that was approved years ago regarding these obsolete property rehabilitation district requests. Council discussed different tax abatement programs.
 - A roll call vote was taken. Motion carried unanimously.
- Request for Contract Amendment – Court Street.
 - Councilwoman Darling moved to approve the presented contract amendment for Hubbell, Roth and Clark, Inc for the Court Street Water, Sewer and Street Project. Seconded by Councilwoman Dodd.
 - A roll call vote was taken. Motion carried unanimously.

City Manager's Report:

- Sabolsky updated Council on the concession stand project. Sabolsky stated that the black foundation is in. We need to adjust the outside layout a bit. Sabolsky is scheduling a meeting with the contractor to discuss finishing this project. Sabolsky told Council that we are looking into the DNR boat ramp that is located on Garfield Avenue over by the fairgrounds near the soccer fields as it will become available to local government entities.
- Sabolsky mentioned that during his conference in Marquette, he met with a MiGrant specialist and they discussed various projects. That MiGrant representative should be getting back with Sabolsky with some grant opportunities.

- Regarding the Taco Bell/KFC project, all Planning Commission, Zoning Board of Appeals and Council actions have been completed. The franchisee and their engineers hope to have the project complete by the end of the year.
- Sabolsky discussed the Western/Stempky apartment complex. Sabolsky believes he has the final plans for that project. Sabolsky stated that the ZBA needs to approve a variance to have a rear yard setback of 5 feet along the DNR trail area. Sabolsky discussed the proposed variance. Planning Commission and Council will need to approve the site plan and rezoning of two of those parcels.
- Ice rink manager, Craig Coxe and Sabolsky are meeting with the Hockey Association tomorrow to discuss the Hockey Association taking over operations of the concession stand. They will then pay us a yearly lease payment. Sabolsky discussed some current and future improvements to the ice rink.
- Sabolsky discussed the Firefighters' annual kid's picnic and the success that event had. Sabolsky reported that one of our firetrucks needs some repair due to the engine overheating. Sabolsky discussed the reading program Lt. White and some of the teachers in the area started and how all the kids were talking to Lt. White at the picnic.
- Council asked Sabolsky some questions regarding the Taco Bell/KFC project.

City Clerk's Comments:

- Councilwoman Raab asked Clerk Singles regarding petitions and how many were received. Singles answered one petition was filed for Mayor and four were filed for the Council seats. Councilman Kwiatkowski inquired about the proposals on the ballot.

Public Comments:

- Jessie Moulder commented that nothing still has been done regarding the ditch in his backyard or alleyway that is not maintained. Moulder was wondering if there has been any progress made on purchasing the mini-excavator and brush chipper. Moulder commented on the placement of the curbs on Court Street.

Committee Updates:

- Councilwoman Darling reported that the Parks and Recreation meeting was cancelled. Councilwoman Darling reported on the County Board of Commissioners meeting. They had an audit presentation, discussed Straits Regional Ride, discussed a tax foreclosure property the County is interested in buying, and talked about the upcoming fair. The dog park has almost \$26,000 in pledges.
- Councilwoman Mills reported on the Housing Commission. Councilwoman Mills reported that the Commission plans on having a special meeting sometime soon before July 31st, but nothing has been set yet. At that special meeting, discussion will be had regarding Mosaic consulting and what they can bring to the table. They are still looking for a fifth Commissioner. Their meetings are the third Thursday of the month at 6:00pm in Council chambers.
- Councilwoman Dodd reported that the DDA meeting was cancelled for July.

Messages and Communications from Mayor and Council Members:

- Councilwoman Darling stated that she has been trying to get the full budget report with all the amendments included. Sabolsky and Councilwoman Darling discussed the reports that Council has received, stating the budget and the amendments have been given to Council. Council further discussed Councilwoman Darling’s inquiry.
- Councilwoman Mills inquired about the Cleveland Avenue and Garfield Avenue projects. Sabolsky responded that we have not heard anything yet. The City was asked to prioritize one over the other and Garfield Avenue was chosen. Sabolsky explained and discussed the potential project.
- Councilman Kwiatkowski discussed the importance of using the BS&A software and contacting them if we need assistance.
- Council discussed Rehmann Group and the agreement that was approved by Council.
- Mayor Mallory addressed Moulder’s comment regarding the curbs on Court Street, he was informed that the curbs were placed where they were before.
- Councilwoman Raab addressed Moulder and his concerns. Councilwoman Raab informed Moulder that if doesn’t get an answer to his questions, to contact City Hall or Council directly.
- Mayor Pro Tem Bedwin commented that we are having a great summer and are on the right path. Mayor Pro Tem Bedwin discussed the importance of order and structure at Council meetings. Ray Lofgren addressed Council.
- Sabolsky asked Sergeant Dan Loder to introduce himself.
- Councilwoman Darling addressed a letter sent to Council from Don Schappacher. Sabolsky said that he responded to Schappacher’s email. Council and Sabolsky discussed. Sabolsky informed Mr. Schappacher that we need to enter into a 425-agreement amendment, enter into a developer’s agreement, a site plan, and approval from EGLE and Council to extend infrastructure out to the township. Sabolsky said Schappacher has been communicated that before. Councilwoman Raab discussed communication.

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