

**REGULAR CITY COUNCIL MEETING**

**August 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: Bedwin, Raab, Dodd, Mallory, Darling, Mills.

Absent: Kwiatkowski

**Public Comments on Agenda Items Only:**

- No comments.

**Approval of Agenda and Receive and File all Communications:**

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

**Approval of Prior Meeting Minutes:**

- Councilwoman Mills moved to approve the Regular City Council meeting minutes of July 23, 2024, as presented. Seconded by Mayor Pro Tem Bedwin. Motion carried.

**Public Hearings:**

- A Public Hearing to consider an Obsolete Property Rehabilitation District for 400 N Main Street, Cheboygan, MI 49721.
- A Public Hearing to consider an Obsolete Property Rehabilitation Exemption Certificate for 400 N Main Street, Cheboygan, MI 49721.
  - City Manager Sabolsky explained to Council that staff did not have all the necessary paperwork for this. We received some yesterday and today. Sabolsky also explained some incorrect information on the application, leading to inaccurate information in the newspaper posting. Sabolsky explained that these public hearings would have to be done again at the next meeting.
  - Councilwoman Mills moved to reschedule items 7-A and 7-B from today's agenda to August 27<sup>th</sup>, 2024. Seconded by Councilwoman Dodd. A roll call vote was taken. Motion carried unanimously.

**Communications and Petitions:**

- Cheboygan Fire Department, July Report.

**Bills and Disbursements:**

- Prepaid Bills and Disbursements for the Month of July 2024.
  - Councilwoman Mills moved to approve the prepaid bills and disbursements for the month of July 2024 in the amount of \$2,937,033.63. Seconded by Councilwoman Darling.
  - Councilwoman Raab inquired about the payments made to Thomas Hungerford and Stephen Lindsay. Councilwoman Darling inquired about the payment to Michigan CAT and what a CAT Loader is. Councilwoman Darling also inquired about the payment for a Bobcat Compact Excavator. Sabolsky addressed all of Council's questions.
  - A roll call vote was taken. Motion carried unanimously.
- Unpaid Bills and Disbursements for the Month of July 2024.
  - Councilwoman Mills moved to approve the unpaid bills and disbursements for the month of July 2024 in the amount of \$16,146.06. Seconded by Councilwoman Darling.
  - Councilwoman Mills inquired about Munetrix, LLC. Sabolsky explained.
  - A roll call vote was taken. Councilwoman Dodd abstained from voting on invoice number 07172024 for Dodd's Tree Service. Motion carried.

**General Business:**

- Consideration to Rezone the Properties (Parcel ID # 055-006-300-001-06 and 055-006-300-001-05) from Local Business (B-1) to Multi-Family Residential (R-M).
  - Councilwoman Mills moved to rezone the properties (Parcel ID # 055-006-300-001-06 and 055-006-300-001-05) from Local Business (B-1) to Multi-Family Residential (R-M). Seconded by Mayor Pro Tem Bedwin.
  - Sabolsky told Council that the Planning Commission recommended approval of this rezone. Discussion was had regarding the property and the location of the property. Councilwoman Raab asked about traffic flow, speeding concerns, and infrastructure concerns. Sabolsky addressed the concerns.
  - A roll call vote was taken. Motion carried unanimously.
- Consideration to approve a Site Plan for 912 S Huron St (Parcel ID # 055-006-100-001-06, 055-006-100-001-04, 055-006-300-001-06 and 055-006-300-001-05).
  - Mayor Pro Tem Bedwin moved to approve a site plan for 912 S. Huron St (Parcel ID #055-006-100-001-06, 055-006-100-001-04, 055-006-300-001-06 and 055-006-300-001-05). Seconded by Councilwoman Mills.
  - Sabolsky discussed the site plan with Council. There was a Zoning Board of Appeals variance approved regarding the rear yard setback. The Planning Commission recommended approval of the site plan, contingent upon a landscaping plan be submitted and approved by City staff. A drainage plan also needs to be submitted and approved by our City engineer (Hubbell, Roth and Clark). Sabolsky and Council further discussed the site plan.
  - A roll call vote was taken. Motion carried unanimously.
  - Mayor Mallory noted that the drainage and landscaping plans were not included in the motion.
  - Mayor Pro Tem Bedwin moved to approve the site plan for 912 S Huron St (Parcel ID # 055-006-100-001-06, 055-006-100-001-04, 055-006-300-001-06 and 055-006-300-001-05) based on the recommendations of the Planning Commission for drainage and landscaping plans. Plans need to be submitted to the City and approved by staff.

Seconded by Councilwoman Mills. A roll call vote was taken. Motion carried unanimously.

- Approval for a Temporary Sandwich Board Sign Policy Pending the Zoning Ordinance Update.
  - Councilwoman Darling moved to approve a temporary sandwich board sign policy until the Zoning Ordinance is updated. Seconded by Councilwoman Mills.
  - Sabolsky explained the current issue of sandwich board signs in the City. Sabolsky would like Council's approval regarding this policy so the issuing of permits for sandwich board signs can be done correctly. Sabolsky and Council discussed the sign ordinance and zoning code.
  - A roll call vote was taken. Motion carried unanimously.

**City Manager's Report:**

- Sabolsky reported on the concession stand project. The foundation is in. Plumbing was being worked on today. Electrical work will be next.
- Regarding the Children's Trail and fishing piers, the design work on the final looks for the piers and the paving of the Children's Trail are being worked on right now.
- Sabolsky met with Consumers Energy to get an easement, the ability to purchase or a donation from them regarding a piece of property that is theirs on the south end of the Children's Trail. If this is successful, parking would be available on both ends of the Children's Trail.
- The DNR received a complaint from someone regarding a set of stairs that goes down to the river. They are now closed off. Sabolsky said we will be working with the DNR to see what needs to be done to get those back open.
- The parking at Veteran's Park is done.
- Sabolsky reported on a parcel that was sold to the DNR a few years ago. The DNR wanted to purchase the parcels above and below the one that was sold. Sabolsky is working with the DNR to swap parcels. The DNR would get those two parcels on Western Avenue and the City would receive land located on the Cheboygan River right off of Garfield Avenue, adjacent to the soccer fields. Sabolsky discussed with Council.
- There is a Master Plan and Zoning Code survey that will be coming out. Sabolsky discussed the survey and how we will advertise the survey.
- Sabolsky discussed the US Energy Project. They will be adding another storage tank. It will give us more storage for gas supply. Sabolsky discussed how gas is brought to us in the wintertime. The NLEA assisted the City with this. They are hoping to start this project this fall.
- Sabolsky discussed various improvements at the ice rink, such as painting, replacement of toilets and fixing and/or replacement of sinks. Sabolsky discussed the privatization of the concession stand at the ice rink.
- Sabolsky discussed Washington Park and Water Street needing to be surveyed. Sabolsky described another piece of property near Water Street that will be surveyed.
- Sabolsky discussed issues and complaints about Airbnb/VRBO's. Sabolsky discussed the short-term rental ordinance that was approved back in 2010. The City has sent out letters to the short-term rentals we are aware of that are in the wrong zoning district. Sabolsky discussed updating that ordinance.
- Sabolsky reported that he has a meeting tomorrow with Inverness Township. Our consultant and Jason Karmol will also be in attendance. They will be discussing the sewer contract.

**City Clerk's Comments:**

- Clerk Singles reported on the August 6<sup>th</sup> Primary Election. Singles thanked all her election inspectors for their hard work and help on election day. Council asked Singles about election certification, posting of election times, and closed primaries.

**Public Comments:**

- Don Schappacher, the owner of the vacant parcel near Walmart addressed Council. Schappacher was inquiring about receiving a possible timeline regarding when development can start for the vacant property. Schappacher also inquired about the 425 agreement.
- Ray Lofgren discussed how it is important to stay humble and kind. Lofgren stated that it is very hard to address the Council and not get an answer. Lofgren made a suggestion for addressing public comments. Lofgren addressed being transparent.

**Committee Updates:**

- Councilwoman Darling informed Council about the County Board of Commissioners meeting she attended. Discussing topics such as the County needing a new generator, Veteran's Park, getting a new central dispatch system, and recycling. Councilwoman Darling also reported on the progress of the dog park. Councilwoman Darling stated that they have received almost \$30,000 in pledges and they need \$35,000. There is now a website for the dog park. Councilwoman Darling also discussed the details of the Cheboygan Labor Day Bridge Walk event.
- Councilwoman Mills stated that the Housing Commission will meet Thursday.
- Councilwoman Dodd commented that the DDA meets next week on Tuesday.

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

- Councilwoman Darling expressed her gratitude regarding being on Council.
- Mayor Mallory asked Sabolsky regarding the Ball/Bailey timeline and if the fishing piers are still accessible with the stairs being blocked off. Councilwoman Dodd asked about Huron Street construction. Sabolsky addressed Council's questions.
- Councilwoman Raab voiced her concerns regarding the pedestrian yield signs on Main Street and their importance, noting that some are missing/were damaged. Councilwoman Raab discussed people speeding down Main Street. Councilwoman Raab inquired about the Bodman building. Sabolsky said that the building is back in our control. Executive Assistant Martin and Sabolsky are working on a proposal to post to see if we can get any developers that would be interested in doing something.
- Mayor Mallory stated that sometimes Council is unable to answer questions in Council meetings because they don't know the exact answer. Mayor Mallory is hoping to have some guidelines regarding public comment. If citizens have questions or concerns, to please submit them to Clerk Singles. Councilwoman Raab addressed Lofgren and feels Council has a responsibility to address the questions or get back to citizens if they don't know the answer.

**Adjournment:**

- Mayor Mallory adjourned the meeting at 8:11pm.

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Mayor Brett Mallory

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Clerk Alyssa Singles

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Mayor Pro Tem Adam Bedwin

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Councilwoman Diane Mills

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Councilman Kenneth Kwiatkowski

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Councilwoman Mary Darling

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Councilwoman Diane E. Raab

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Councilwoman Hayley Dodd