

REGULAR CITY COUNCIL MEETING

August 27, 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, Mills.

Absent:

Public Comments on Agenda Items Only:

- None.

Approval of Agenda and Receive and File all Communications:

- Councilwoman Darling 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 Work Session meeting minutes of August 13, 2024, as presented. Seconded by Mayor Pro Tem Bedwin. Councilman Kwiatkowski and Councilwoman Dodd abstained from voting. Motion carried.
- Mayor Pro Tem Bedwin moved to approve the Regular City Council meeting minutes of August 13, 2024, as presented. Seconded by Councilwoman Mills. Motioned carried.

Public Hearings:

- Public Hearing to consider an Obsolete Property Rehabilitation District for 400 N Main Street, Cheboygan, MI 49721.
 - Mayor Mallory opened the public hearing at 7:03pm.
 - No comments.
 - Mayor Mallory closed the public hearing at 7:03pm.
- Public Hearing to consider an Obsolete Property Rehabilitation Exemption Certificate for 400 N Main Street, Cheboygan, MI 49721.
 - Mayor Mallory opened the public hearing at 7:03pm
 - An audience member inquired about the location of the building. Mayor Mallory explained.
 - Mayor Mallory closed the public hearing at 7:04pm.

Departments, Board and Commissions:

- Cheboygan Police Department, July Report.

General Business:

- Consideration to approve an Obsolete Property Rehabilitation District for 400 N Main Street, Cheboygan, MI 49721.
 - Mayor Pro Tem Bedwin moved to approve an Obsolete Property Rehabilitation District for 400 N Main Street, Cheboygan, MI 49721. Seconded by Councilman Kwiatkowski.
 - Councilwoman Darling confirmed that this is just for 400 N. Main Street.
 - A roll call vote was taken. Motion carried unanimously.
- Consideration to approve an Obsolete Property Rehabilitation Exemption Certificate for 400 N Main Street, Cheboygan, MI 49721.
 - Councilwoman Mills moved to approve an Obsolete Property Rehabilitation Exemption Certificate for 400 N Main Street, Cheboygan, MI 49721. Seconded by Councilwoman Dodd.
 - City Manager Sabolsky noted that Council needs to add how many years they would like the exemption to be to the motion. It can be up to 12 years and that is what Mr. Fleming requested. Discussion was had regarding the motion.
 - Sabolsky and Council discussed the policy approved by Council back in 2004 regarding OPRAs and how many years are to be granted to the applicant by Council. Council discussed the amount of tax revenue the City would not collect if this property was granted a 12-year tax exemption and previous OPRAs. Council asked Sabolsky different questions regarding OPRAs. Further discussion was had about taxes on the building, the Council policy and the appropriate number of years for this project.
 - Councilwoman Mills rescinded her motion.
 - Mayor Pro Tem Bedwin moved to approve an Obsolete Property Rehabilitation Exemption Certificate at 100% for 5 years for 400 N Main Street, Cheboygan, MI 49721. Seconded by Councilwoman Dodd.
 - A roll call vote was taken. Motion carried unanimously.
- Consideration of Appointment.
 - Councilwoman Darling moved to appoint Anna Sangster to the Main Street Downtown Development Board of Directors, term to expire September 13, 2026. Seconded by Councilwoman Mills.
 - A roll call vote was taken. Motion carried unanimously.
- City of Cheboygan Ice Rink/Ralph G. Cantile Arena Fee Schedule.
 - Councilman Kwiatkowski moved to approve the 2024/2025 fee schedule for the City of Cheboygan Ice Rink/Ralph G. Cantile Arena. Seconded by Councilwoman Mills.
 - Sabolsky told Council that he and rink manager Craig Coxe met with the Hockey Association on a few occasions to discuss the fee schedule. Sabolsky also discussed the financial status of the ice rink.
 - A roll call vote was taken. Motion carried unanimously.
- City of Cheboygan Zoning/Planning Fee Schedule.
 - Councilwoman Mills moved to approve the presented Zoning, Planning and Development Fee Schedule. Seconded by Mayor Pro Tem Bedwin.
 - A roll call vote was taken. Motion carried unanimously.

City Manager's Report:

- Sabolsky reported on a letter received from Mr. Louis Vallance and his concerns about the ditches. Sabolsky told Council that we do have some DPW workers going around and cleaning out ditches and trimming trees. Most of the issues in Vallance's letter have been addressed.
- Sabolsky discussed the elevators at the pedestrian bridge. Some time ago, the City and the DDA received quotes from contractors to make a temporary fix to the elevators at the pedestrian bridge. The temporary fix quote is \$300,000.00. Permanent fixes are anywhere between 3-5 million dollars. Sabolsky addressed some complaints that have been received about the elevators. Sabolsky discussed how the elevators have been shut down due to the issues and working towards either the temporary or permanent fix.
- Sabolsky discussed the land swap with the DNR (property on Western Avenue). Sabolsky discussed some easements that need to be obtained because we do have some drainage ditches on the property. By giving the DNR this piece of land, we would receive a piece of property off Garfield Avenue, adjacent to the soccer fields.
- Regarding the Master Plan and Zoning Code project, the survey for that is complete and available online. Sabolsky discussed some of the topics of the survey and the progress of the Master Plan and Zoning Code Update Committee.
- About 2 years ago, discussion was had regarding water meter upgrades. We need to upgrade about 1,500 meters within the next few years. Sabolsky discussed some issues the City has run into getting these new meters installed. Sabolsky discussed the importance of putting an RFP out for meter replacement to help us replace those meters faster.
- Sabolsky discussed various equipment that will be purchased for our Department of Public Works and our Police Department.
- Sabolsky also updated Council on the Lincoln Avenue culvert replacement. That project should be starting in June of 2025 as soon as school is out for the year.
- Regarding the 52-unit housing project on Stempky/Western, everything has been approved planning/zoning-wise. Next Council will be presented with their payment in lieu of taxes (PILOT). Sabolsky further discussed the project.
- KFC/Taco Bell have signed the lease for the building. The engineering plans are being worked on. They hope to have both restaurants open by the end of the year.
- Sabolsky also addressed some complaints received regarding VRBOs/Airbnbs. Letters have been sent out to those short-term rentals operating within the wrong zoning district. Sabolsky also discussed updating our short-term rental ordinance.
- Council asked Sabolsky some questions regarding the housing project on Western/Stempky and the purchase of the mini-excavator. Sabolsky addressed Council's questions.

Public Comments:

- Susan Kailey asked about the location of 52-unit housing project. Kailey inquired about the turbine activity of the tissue plant and if there is any update regarding painting/repairing the Lincoln Bridge. Kailey also discussed the blighted building across the street from Subway. Sabolsky addressed Kailey's questions.

Committee Updates:

- Councilwoman Darling reported that she was not able to attend the Board of Commissioners meeting today. The Parks and Recreation Commission will be meeting September 18. Councilwoman Darling also discussed the Labor Day Bridge Walk event on Labor Day.
- Councilwoman Mills reported on the Housing Commission. Councilwoman Mills said the new Executive Director and Compliance Manager are training with HUD.
- Councilwoman Dodd reported that the DDA met last Tuesday. The Board of Directors discussed the footbridge. The report from the engineers regarding the bridge is on the DDA website. Councilwoman Dodd reported on the care packages made by the Coast Guard Connections Committee.

Messages and Communications from Mayor and Council Members:

- Councilwoman Darling discussed Mr. Don Schappacher's property and his intent to build a Marshalls on said property. Councilwoman Darling discussed the duties of Council regarding the City and economic development. Councilwoman Darling would like a report regarding projects when they don't get moved along.
- Councilwoman Mills addressed Councilwoman Darling's comments regarding the Schappacher property and Sabolsky's management of the property/potential project.
- Councilman Kwiatkowski inquired about the temporary fix of the elevators, asking if the State needs to give us approval before proceeding. Sabolsky explained that whenever something is done with one of our elevators, an OTIS representative needs to be present. Plans would need to be submitted and approved. Sabolsky asked Councilman Kwiatkowski about a possible railroad lease the City might have been involved in.
- Councilwoman Raab discussed the temporary elevator fix cost. Sabolsky discussed the elevators and staff trying to find grants to help fix the elevators. Council discussed the elevator issues and the potential temporary fix.
- Mayor Pro Tem Bedwin stated he is looking forward to Schappacher turning in a site plan and other paperwork so Sabolsky can further assist with the property plans.
- Councilwoman Darling asked for a picture of the mini excavator.

Adjournment:

- Mayor Mallory adjourned the meeting at 8:05pm.

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