

REGULAR CITY COUNCIL MEETING

September 24, 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, Bedwin, Raab, Dodd, Mallory, Darling, 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:

- Councilman Kwiatkowski moved to approve the Regular City Council meeting minutes of September 10, 2024, as presented. Seconded by Councilwoman Mills. Motion carried.

General Business:

- Consideration of Equipment Installment Loan.
 - Councilwoman Mills moved to authorize the City Manager to accept Citizen National Bank Installment Loan Proposal, as attached in the packet, and allow for the City Manager to sign documents associated with the loan. Seconded by Mayor Pro Tem Bedwin.
 - Councilman Kwiatkowski stated that money from the General Fund goes into the Equipment Fund. That the Equipment Fund doesn't generate its own revenue. Sabolsky explained that during the budget discussions, receiving this loan to purchase equipment was discussed and part of the budget. Councilwoman Raab expressed her concerns regarding the loan and the loan amount of \$540,000.00. Sabolsky explained how this loan was discussed at budget workshops and the budget hearings, as was the purchasing of these pieces of equipment (besides the Police Truck). Sabolsky discussed why these pieces of equipment need to be purchased for the City, explained to Council the problems we are having with the current equipment the staff is using and discussed saving money for future purchases. Council further discussed the loan, the budget, City revenues, and the use of the Police truck. Councilwoman Darling expressed her concern about the City's finances and the installment of this loan. Sabolsky addressed Councilwoman Darling's concerns and discussed the City's finances and budget.

- A roll call vote was taken. Ayes from Mayor Mallory, Councilwoman Mills, Councilman Kwiatkowski, Mayor Pro Tem Bedwin, and Councilwoman Dodd. Nays from Councilwoman Darling and Councilwoman Raab. Motion carried.
- Consideration of Equipment Purchase and Trade In.
 - Councilwoman Mills moved to authorize the City Manager to purchase a 2024 John Deere 524P Wheel Loader for \$191,540.25 and trade-in the City's 2009 CAT 928H Wheel Loader (Installment Loan Purchase). Seconded by Mayor Pro Tem Bedwin.
 - Sabolsky brought this to Council because of the equipment trade-in, otherwise, this purchase was approved with the budget. Sabolsky discussed and explained Mi Deals to Council.
 - A roll call vote was taken. Ayes from Mayor Mallory, Councilwoman Mills, Councilman Kwiatkowski, Mayor Pro Tem Bedwin, and Councilwoman Dodd. Nays from Councilwoman Darling and Councilwoman Raab. Motion carried.
- Consideration of Purchasing a 2024 Chevrolet Silverado for the Police Department.
 - Councilwoman Mills moved to purchase a 2024 Chevrolet Silverado for a cost not to exceed \$60,000.00 for the City of Cheboygan Police Department (Installment Loan Purchase). Seconded by Councilman Kwiatkowski.
 - Councilwoman Darling wondered if the truck needed to be purchased right now and if we could wait for Police and Fire Levy funds. Sabolsky explained that it would be much easier to purchase everything at once with the funds from this loan. Council and Sabolsky discussed purchases from the Police and Fire Levy funds.
 - A roll call vote was taken. Ayes from Mayor Mallory, Councilwoman Mills, Councilman Kwiatkowski, Mayor Pro Tem Bedwin, Councilwoman Raab and Councilwoman Dodd. Nays from Councilwoman Darling. Motion carried.
- Consideration of a five-year contract with Axon.
 - Councilman Kwiatkowski moved to allow the Police Chief to enter into a contract with Axon, starting October 1st, 2024, to provide body-worn cameras, tasers, and training/operating equipment for a five-year period at \$23,826.02 per year (Police and Fire Levy Funds). Seconded by Councilwoman Dodd.
 - Sabolsky explained why this was brought back to Council. Explaining funds for body cams were budgeted, but since this is for a five-year contact, Sabolsky wanted to bring it to Council for approval. Discussion was had about the body cameras. Police Chief Rifenberg discussed that he has worked with this company before. If they upgrade their cameras, tasers, etc., we receive the new ones and they would take back the old ones. Axon would also train two officers to be instructors for the equipment. Chief Rifenberg further discussed the contract, what is included in that contract and how this would benefit the Police Department. Council further discussed.
 - A roll call vote was taken. Motion carried unanimously.
- Consideration of a five-year contract with Axon.
 - Councilwoman Mills moved to allow the Police Chief to enter into a contract with Axon, starting October 1st, 2024, to provide four in-car camera systems for a five-year period at \$9,827.52 per year (Police and Fire Levy Funds). Seconded by Councilman Kwiatkowski.
 - Councilwoman Raab asked Chief Rifenberg if he looked at any other companies for this equipment. Chief Rifenberg explained the benefits of having Axon for both body cameras and car cameras. Chief Rifenberg discussed that he has looked at other companies, and in his research, some are too expensive or difficult to work with. Chief

Rifenberg believes this is the best option for his department. Councilwoman Dodd inquired about the footage backup if the server were to go down. Councilwoman Darling asked about our current body cameras and when they were purchased. Chief Rifenberg addressed Council's questions.

- A roll call vote was taken. Motion carried unanimously.

City Manager's Report:

- Sabolsky reported that the Great Lakes Initiative Project team came into town today and walked the river. DPW Director Karmol, Assistant DPW Director Dailey, Executive Assistant Martin and Sabolsky were with the Great Lakes Initiative Project team. They looked at possible solutions for problems that we have down by the river. They will be starting design work soon and they will be back to do more inspections in the spring.
- Letters have been sent to all the businesses in town regarding the new sandwich board sign policy. DDA businesses were notified by Executive Director Schneider. The policy change has also been posted on the website and the Facebook page. Sabolsky discussed the expirations of the permits.
- Sabolsky discussed the parcel swap with the DNR. The property that we own is going to be split into three parcels. One of the parcels will be included in the deal with the DNR, one for the drainage ditches, and the last parcel will be a residential parcel. Sabolsky should have more information regarding the parcel trade soon.
- Regarding the 52-apartment unit development on Western, all of the properties were under contract until November and that has been extended until April. The funding application for that project is due to MSHDA by October 1st. A payment in lieu of taxes (PILOT) ordinance needs to be approved at the Special City Council meeting being held on September 30th. Sabolsky discussed the PILOT.
- Sabolsky told Council that there is a Master Plan and Zoning Code meeting this Thursday at 3:00pm. So far, 471 people have responded to our survey. The draft of the economic development chapter is pretty solid. In this upcoming meeting, they will be looking at some of the possible areas for future development.
- Sabolsky has been working with our lawyer regarding a development agreement template that we can use on all our upcoming projects. That way the developer and the City know what their responsibilities are.
- Sabolsky said that the City was able to pair up the developer for the Western Avenue apartment project with the Sioux Tribe. The Sioux Tribe will be partnering on that project with them.
- Councilman Kwiatkowski asked about the 52-apartment unit development and what they consider affordable. Sabolsky responded that it is 120% of the median household income, so around \$60,000.00. Councilwoman Mills asked about the Special Council meeting scheduled for Monday, September 30th. Councilwoman Raab asked about the contract extensions regarding the 52-apartment unit development properties, she thought they were extended until February of 2025. Billy Jewell confirmed that the contracts have been extended until February of 2025.

Clerk's Comments:

- Clerk Singles reported that absentee voter ballots will not arrive Thursday due to printing issues and ballot changes. They should be here next week.

Public Comments:

- Louis Vallance commented that he was on the Indian Trails bus that was coming into town on Saturday the 21st. Vallance described his experience getting off the bus that day, saying the police were blocking Huron Street preventing the bus from coming into the parking lot. Vallance also commented on the brush condition on the corner of Gerow Street and Lafayette Avenue.
- Susan Kailey inquired about the revenue the marijuana shops bring in for the City.

Committee Updates:

- Councilwoman Darling discussed the Parks and Recreation Commission meeting that was held on September 18th. They discussed fundraising for the dog park and other parks such as the Majestic Riverview Park and the Children’s Trail. Councilwoman Darling reported on a grant that was submitted for the dog park. Darling inquired about the Joanna McNeil rock that is by the Lincoln Bridge being moved to the Children’s Trail. A culvert needs to be fixed at the fairgrounds before the dog park can go in. Councilwoman Darling reported on numerous things that were presented at the Board of Commissioners meeting she attended.
- Councilwoman Mills reported on the Housing Commission meeting. The Executive Director and the Compliance Manager are still in training and are working with HUD. They should have a big update for the commissioners at the October meeting by the consultant on the Rivertown project.
- Councilwoman Dodd reported that the DDA met on the 17th. The Coast Guard Connections Committee sent out another round of care packages and a call for Christmas cards will go out in the fall. The DDA Board voted to follow the same policy the Council uses for public comment. Councilwoman Dodd gave an update on the elevators on the footbridge. Saturday the 28th is Michigan Downtown Day. Mayor Mallory reported that many DDA Directors from around the State came to Cheboygan and met in the Opera House for the past two days. Councilwoman Dodd and Mayor Mallory discussed the approval of taking the pine tree out at Festival Square and the improvements that will be made to make it more inviting.

Messages and Communications from Mayor and Council Members:

- Councilwoman Darling stated that she would like to see what the starting and ending balances are in our bank accounts every month when unpaid and prepaid bills are presented.
- Councilwoman Mills discussed the Rehmann bill from last month and the “Council Call” in the invoice description. Councilwoman Mills referenced sections of the charter stating how Council cannot spend funds without authorization, and since all Council members stated that they did not contact Rehmann directly, an investigation should be done by the Mayor, pursuant to charter. Councilwoman Mills moved that the Mayor form a committee to find out what's going on, who made this expenditure and to authorize you (Mayor Mallory), in accordance with the charter, to spend the funds that it's going to take. Seconded by Mayor Pro Tem Bedwin. A roll call vote was taken. Ayes from Councilman Kwiatkowski, Councilwoman Raab, Mayor Pro Tem Bedwin, Councilwoman Dodd, Mayor Mallory and Councilwoman Mills. Nays from Councilwoman Darling. Motion passed.

- Councilman Kwiatkowski stated the importance of supporting Clerk Singles through this upcoming General Election. Councilman Kwiatkowski addressed Councilwoman Darling’s comment and discussed all the different funds the City has. Councilwoman Darling expressed she would like to know how much money is in the bank accounts each month. Councilwoman Raab commented on fund accounting. Council discussed.
- Councilwoman Raab addressed Vallance’s comment regarding his incident with the Indian Trails bus, expressing the importance of public transportation and her sympathy to him. Chief Rifenberg commented that the State Street entrance was open for the bus and he is not sure why they didn’t enter into the parking lot using that entrance.
- Mayor Mallory asked about the marijuana revenues. Sabolsky explained. Councilwoman Darling asked Councilwoman Dodd about the elevator. Councilwoman Dodd explained the steps being taken regarding the footbridge elevator problems.
- Mayor Pro Tem Bedwin said he will not be at the Special City Council meeting on Monday. Mayor Pro Tem Bedwin also commented on the upcoming General Election.
- Mayor Mallory will not be in attendance for the second meeting in October.

Adjournment:

- Mayor Mallory adjourned the meeting at 8:14pm.

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

