

REGULAR CITY COUNCIL MEETING

December 10, 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: Martin, Oliver, Ormsbee, Dodd, Mallory, Darling, Mills.

Absent:

Public Comments on Agenda Items Only:

- None

Approval of Agenda and Receive and File all Communications:

- Mayor Pro Tem Mills moved to amend the amended agenda to include item 10-D – Discussion of City Calendar and receive and file all communications. Seconded by Councilwoman Dodd. Motion carried.

Approval of Prior Meeting Minutes:

- Councilman Martin moved to approve the Regular City Council meeting minutes of November 26, 2024, as presented. Seconded by Councilman Ormsbee. Motion carried.

Public Hearing:

- An Ordinance to Repeal and Replace Sections 40, 41, and 42 and add new Sections 43 and 44 to Chapter 52 of the City of Cheboygan Codified Ordinances.
 - Mayor Mallory opened the public hearing at 7:03 pm.
 - No comments from the public.
 - Mayor Mallory closed the public hearing at 7:03 pm.

Departments, Boards, and Commissions:

- Cheboygan Police Department, November Report.
- Cheboygan Fire Department, November Report.

Bills and Disbursements:

- Prepaid Bills and Disbursements for the Month of November 2024.
 - Councilwoman Dodd moved to approve the prepaid bills and disbursements for the month of November 2024 in the amount of \$1,120,692.45. Seconded by Mayor Pro Tem Mills.

- Councilwoman Darling and City Manager Sabolsky discussed multiple payments on the prepaid report.
- A roll call vote was taken. Councilwoman Dodd abstained from voting on check number 37376 to Dodd's Tree Service. Motion carried.
- Unpaid Bills and Disbursements for the Month of November 2024.
 - Mayor Pro Tem Mills moved to approve the unpaid bills and disbursements for the month of November 2024 in the amount of \$37,037.49. Seconded by Councilwoman Oliver.
 - Multiple bills on the unpaid report were discussed by Council and Sabolsky.
 - A roll call vote was taken. Motion carried unanimously.

General Business:

- An Ordinance to Repeal and Replace Sections 40, 41 and 42 and add new Sections 43 and 44 to Chapter 52 of the City of Cheboygan Codified Ordinances.
 - Mayor Pro Tem Mills moved to approve an Ordinance to Repeal and Replace Sections 40, 41 and 42 and add new Sections 43 and 44 to Chapter 52 of the City of Cheboygan Codified Ordinances. Seconded by Councilwoman Dodd.
 - Sabolsky discussed the current ordinance, the proposed ordinance and how the proposed changes to Chapter 52 will help the City accomplish the goal of installing new and improved meters. Council had numerous questions for Sabolsky regarding the proposed ordinance changes, water meters, expenses and revenue, penalties, etc.
 - A roll call vote was taken. Ayes from Mayor Mallory, Mayor Pro Tem Mills, Councilman Martin, Councilman Ormsbee, Councilwoman Oliver, and Councilwoman Dodd. Nays from Councilwoman Darling. Motion carried.
- Resolution Regarding Chapter 52 Updates.
 - Councilwoman Dodd moved to approve the Resolution Establishing Fees for Non-Compliance with Chapter 52. Seconded by Councilman Martin.
 - Sabolsky discussed the proposed resolution with Council.
 - A roll call vote was taken. Ayes from Mayor Mallory, Mayor Pro Tem Mills, Councilman Martin, Councilman Ormsbee, Councilwoman Oliver, and Councilwoman Dodd. Nays from Councilwoman Darling. Motion carried.
- Water Meter Replacement (Discussion Only).
 - Sabolsky discussed a quote he has received for 1,300 water meters. This quote only covers the cost of the meters and not the installation of said meters. Sabolsky estimates that the cost for meter installation will be around \$600,000.00. Sabolsky reported to Council that he has had finance discussions with ETNA, USDA and Citizens Nation Bank regarding this project. Sabolsky further discussed the finances of this project. Council and Sabolsky further discussed.
- Discussion of City Calendar.
 - Mayor Mallory cancelled the December 26th, 2024 Council meeting. Mayor Mallory stated that if something of importance comes up, he will schedule a Special meeting.

City Manager's Report:

- Sabolsky updated Council on the US Oil/US Energy project. Sabolsky has another meeting with the parties involved. Sabolsky re-wrote the contract and it is now awaiting State approval. Hopefully, that project can start in the spring.
- RFPs are out for the water meter replacements and assessing services.
- The Police Department is still looking for a Police Officer to fill Office Engler's position due to his retirement.
- Sabolsky reported that engineering efforts and coordination are taking place for the Garfield Avenue project. Regarding the Lincoln Avenue culvert project, we are still pushing to get that started as soon as possible next year. The State has given a start time of July.
- Sabolsky reported that our health insurance premiums have increased by 10.8%. Sabolsky discussed some possible solutions. Discussion will be had during the union contract negotiations.
- Regarding the Master Plan and Zoning Updates, the Economic Development chapter is done for the most part. The Housing chapter has been started. Some new data from the Federal government is coming out soon about housing. The Zoning rewrite will be happening in January. The Recreation Master Plan also needs to be updated.
- Treasurer Clear has been working on the audit.
- Sabolsky discussed the downtown parking solution. Sabolsky has discussed this issue with Council, and he will be bringing his proposed solution to the Planning Commission.
- Sabolsky discussed the Bodman building and if the Council is interested in seeing the RFP he has created for that building.
- Sabolsky gave the Council an update on the possible land swap with the Department of Natural Resources.
- Sabolsky also discussed the sale of the K-Mart building. Sabolsky will try to get in contact with the company that bought the building and report back to Council.

City Clerk's Comments:

- Clerk Singles did not have anything to report to the Council.

Public Comments:

- Louis Vallance expressed his concerns and opinions regarding the lack of water and sewer service in certain areas on the east side of town.

Committee Updates:

- Councilwoman Dodd reported that the adult coco crawl is this Friday Downtown.
- Councilman Ormsbee reported on the Board of Commissioner meeting he attended this morning.
- Mayor Pro Tem Mills reported that the next Housing Commission meeting will be on the 19th. They are no longer looking for a new Executive Director, but are still looking for two more Commissioners.
- Councilman Martin reported that the Parks and Recreation Commission will meet next year in January.

Adjournment:

- Mayor Mallory adjourned the meeting at 7:54 pm.

Mayor Brett Mallory

Clerk Alyssa Singles

Mayor Pro Tem Diane Mills

Councilwoman Sierra Oliver

Councilman David Martin

Councilwoman Mary Darling

Councilman Leroy Ormsbee

Councilwoman Hayley Dodd