

**REGULAR CITY COUNCIL MEETING**

**January 14, 2025**

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:**

- Ray Lofgren asked for clarification regarding the Council policy on public comments. Lofgren wanted to discuss agenda items 9-B, 9-C, 9-D, 9-E and 9-F. Lofgren discussed his background as a contractor and his knowledge about contracts and bonds. Lofgren voiced his concerns about the amount of money for the proposed agenda items. Lofgren encouraged the Council to vote these items down.

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

- Councilman Martin moved to approve the agenda and to receive and file all communications. Seconded by Mayor Pro Tem Mills. Motion carried.

**Approval of Prior Meeting Minutes:**

- Mayor Pro Tem Mills moved to approve the Regular City Council meeting minutes of December 10, 2024, as presented. Seconded by Councilman Ormsbee. Motion carried.

**Departments, Boards, and Commissions:**

- Cheboygan Police Department, December Report.
- Cheboygan Fire Department, December Report.
- Office of Emergency Management, Quarterly Report.

**Bills and Disbursements:**

- Prepaid Bills and Disbursements for the Month of December 2024.
  - Councilwoman Dodd moved to approve the prepaid bills and disbursements for the month of December 2024 in the amount of \$689,206.14. Seconded by Councilwoman Oliver.
  - Councilwoman Darling asked City Manager Sabolsky about payments on the presented report and inquired about previous payments.
  - A roll call vote was taken. Ayes from Councilman Martin, Councilwoman Oliver, Councilman Ormsbee, Mayor Mallory, Mayor Pro Tem Mills and Councilwoman Dodd.

Councilwoman Dodd abstained from voting on check number 37476 to Dodd's Tree Service due to family relations. Nays from Councilwoman Darling. Motion carried.

**General Business:**

- Consideration of School District Annual Tax Collection Request.
  - Mayor Pro Tem Mills moved to approve the School District Annual Tax Collection Request pursuant to the Cheboygan Area Schools Annual Summer Tax Resolution, Dated December 16, 2024. Seconded by Councilwoman Dodd.
  - A roll call vote was taken. Motion carried unanimously.
- Consideration of the HRC Proposal for Engineering Design Services for the Garfield Avenue Rehabilitation project, in an amount not to exceed \$45,620.00 (City Funds).
  - Mayor Pro Tem Mills moved to approve the HRC Proposal for Engineering Design Services for the Garfield Avenue Rehabilitation project, in an amount not to exceed \$45,620.00.
  - Director of Public Works, Jason Karmol, discussed the Garfield Avenue project with Council. Council asked Karmol some questions pertaining to HRC, the funding for this project, and the contract and guidelines for this project.
  - 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.
- Consideration of the HRC Proposal for the Construction Engineering Services for the Garfield Avenue Rehabilitation project, in an amount not to exceed \$62,600.00 (Grant and City Funds).
  - Mayor Pro Tem Mills moved to approve the HRC Proposal for Construction Engineering Services for the Garfield Avenue Rehabilitation project, in an amount not to exceed \$62,600.00. Seconded by Councilwoman Dodd.
  - Councilwoman Darling requested more information and more time to research.
  - 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.
- Consideration of Contract Amendment for HRC regarding the Lincoln Avenue Improvements, increasing the total contract amount by \$25,500.00 (Grant and City Funds).
  - Councilman Martin moved to approve the Contract Amendment for the Lincoln Avenue Improvements, increasing the total contract amount by \$25,500. Seconded by Councilwoman Oliver.
  - Karmol discussed the proposed contract amendment for this project, describing what he is adding and why. Karmol discussed the project's July start date 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.
- Consideration of the Contract Amendment for HRC regarding the Water System Improvements specifically for the portion of the Mill Street water main east of M-27, increasing the total amount by \$19,286.22 (Grant and City Funds).

- Councilwoman Dodd moved to approve the Contract Amendment for HRC regarding the Water System Improvements specifically for the portion of the Mill Street water main east of M-27, increasing the total amount by \$19,286.22. Seconded by Mayor Pro Tem Mills.
- Karmol discussed this improvement project of increasing the size of our water main between the two water towers. Karmol informed Council of the unexpected issues that occurred while working on this project. Karmol addressed Council's questions.
- A roll call vote was taken. Motion carried unanimously.
- Consideration of the HRC Proposal to assist in the preparation of a Non-Motorized Transportation Plan, in an amount not to exceed \$39,840.00 (City Funds).
  - Mayor Pro Tem Mills moved to approve the HRC Proposal to assist in the preparation of a Non-Motorized Transportation Plan, in an amount not to exceed \$39,840.00 Seconded by Councilwoman Oliver.
  - Karmol discussed the Non-Motorized Transportation Plan. Karmol explained how having studies such as this one helps us receive grant funding and how we often get denied grant funding because we don't have the proper plans/studies.
  - A roll call vote was taken. Motion carried unanimously.
- Consideration of Exemption from PA No. 152, MCL 15.563 – Publicly Funded Health Insurance Contribution Act for the Year 2025.
  - Mayor Pro Tem Mills moved to accept the recommendation of Option 3 – Exemption Option regarding PA No. 152, MCL 15.563 – Publicly Funded Health Insurance Contribution Act for the Year 2025. Seconded by Councilman Martin.
  - A roll call vote was taken. Motion carried unanimously.
- Consideration of an update to the Zoning/Planning Development Fee Schedule.
  - Councilwoman Dodd moved to approve the updated Zoning/Planning Development Fee Schedule. Seconded by Councilwoman Oliver.
  - Sabolsky explained the changes in the fee schedule to Council.
  - A roll call vote was taken. Motion carried unanimously.
- Department of Environment, Great Lakes, and Energy Deficiency Violation Notice (Discussion Only).
  - Karmol discussed the violation notice that we have received. Karmol explained that we need more residents to participate in our sampling because when they don't, it causes us to have a violation. Karmol discussed the violation in further detail with Council.
- Administrative and Organizational Update (Discussion/Action).
  - Sabolsky informed Council about the office rearrangements. Sabolsky also reported to Council that we have hired David Sullivan as our Assessor. Sabolsky thanked Martha Brandau and her crew for all their help in the office moving process. Sabolsky discussed that there is potential room for one more employee in this building and there have been discussions on what that position should be. Sabolsky discussed the restructuring of health benefits, health insurance rates and health insurance opt-out payments. Sabolsky discussed restructuring the ETO system/policies. Sabolsky gave Council an update on the Master Plan, Zoning Code revisions, and the Recreation 5-Year Plan. Sabolsky also discussed updating our ordinances. Sabolsky reported that Officer Hartman has re-

retired and the open police officer position has been filled. Sabolsky gave an update to Council regarding the water meter replacements.

- Mayor Pro Tem Mills addressed the topic of Sabolsky receiving a job offer from a different municipality. Mayor Pro Tem Mills discussed increasing the City Manager wage scale to the average amount for a City Manager. Mayor Pro Tem Mills moved to increase the City Manager's wage scale to an immediate \$112,000.00, in June of this year up to \$116,000.00, then in 2026 up to \$122,000.00 a year. Seconded by Councilman Ormsbee.
- Mayor Pro Tem Mills discussed her research regarding this motion. Mayor Pro Tem Mills discussed other City Manager salaries in Michigan, along with their budget, manager experience and population and why our City Manager wage scale needs to be increased. Councilwoman Darling expressed her opposition to the motion on the floor, stating that the City cannot afford it.
- There was much back-and-forth between the members of the Council and the public.
- Councilwoman Dodd moved to break for five minutes. Seconded by Councilwoman Oliver. Motion carried. 8:23 pm.
- Council returned from their break and resumed the meeting.
- A roll call vote was taken for the motion on the floor. Ayes from Mayor Mallory, Mayor Pro Tem Mills, Councilman Martin, Councilman Ormsbee, Councilwoman Oliver, and Councilwoman Dodd. Nays from Councilwoman Darling. Motion carried.
- Mayor Pro Tem Mills discussed the current City Manager Automobile Expense Policy and how it should be rescinded. Mayor Pro Tem Mills moved to rescind the City Manager Automobile Expense Policy. Seconded by Councilwoman Darling.
- A roll call vote was taken. Motion carried unanimously.

**DPW Director Report:**

- Karmol wanted to come and update Council on past, present and future projects. Karmol discussed the completion of the Wastewater Treatment Plant and its satisfactory rating. Karmol reported that the yearly spring tour of the Wastewater Treatment Plant will be May 3<sup>rd</sup> at 10:00 am. Karmol also updated Council on the USDA Divisions A, B, C and D to fix the deficiencies in the water system. These system improvements will bring us up to satisfactory/State standards. Karmol also discussed the water meter replacement RFP with Council and the benefits of upgrading all the water meters. Karmol reported that EGLE has created a new division called the Collection System. Wastewater licenses will be relevant to the Collection System, but training will need to be had on Collection System. Karmol discussed Storm Water, Wastewater and Collection System testing. Karmol addressed the City streets and the PASER study to determine what streets will be worked on next. Karmol explained that he is running out of streets to pave without doing the infrastructure underneath. Karmol will be representing the City in Frankenmuth at the Michigan Water Environment Association Conference and presenting on all the work that has been done here. Karmol addressed the Council's questions.

**City Clerk's Comments:**

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

**Public Comments:**

- Ray Lofgren thanked Karmol for his work. Lofgren discussed the water rates, past Councils, the current Council and the funds that pay for all City projects.
- Brian Brandau spoke about Sabolsky's character, sharing his positive experience.
- Ralph G. Cantile Ice Rink Manager Craig Coxe spoke positively about Sabolsky and all the things that have been accomplished for the ice rink since Sabolsky has been manager.
- Louis Vallance discussed his opinion regarding water and sewer on the east side of town. Vallance also addressed Mayor Pro Tem Mills' discussion regarding Sabolsky's job offer.
- Martha Brandau inquired about the motion regarding the City Manager wage scale increase.
- Councilwoman Darling voiced her opinions regarding agenda items, City contract renewals, bills and disbursements and Council payroll.
- Brad Ormsbee discussed establishing truck routes within the City and the benefits of establishing those routes. Ormsbee suggested hiring a City engineer.

**Committee Updates:**

- Mayor Pro Tem Mills reported on the Housing Commission's December meeting.
- Councilman Ormsbee reported on the Board of Commissioners meeting he attended this morning and discussed some of the financial issues regarding the Humane Society that were addressed.
- Mayor Mallory expressed his disappointment that not everyone could respectfully voice their opinions regarding Council matters tonight. If comments are not respectful, they will be stopped.

**Adjournment:**

- Mayor Mallory adjourned the meeting at 9:10 pm.

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Mayor Brett Mallory

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Clerk Alyssa Singles

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Mayor Pro Tem Diane Mills

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Councilwoman Sierra Oliver

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Councilman David Martin

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Councilwoman Mary Darling

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Councilman Leroy Ormsbee

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Councilwoman Hayley Dodd