

COUNCIL PROCEEDINGS

May 02, 2022

The Municipal Council of the City of Alpena met in regular session in person on the above date and was called to order at 6:00 p.m. by the Mayor.

Present: Mayor Waligora, Mayor Pro Tem Johnson, Councilmembers Nowak, Mitchell and Walchak.

Absent: None.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF THE AGENDA

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Walchak, to approve the agenda.

Motion carried 5-0.

MODIFICATION TO THE AGENDA

Moved by Mayor Waligora, seconded by Councilmember Nowak, to pull consent agenda item B and move to unfinished business.

Motion carried 5-0.

MINUTES

The minutes of the regular and closed sessions of April 18, 2022, were approved as printed.

PUBLIC HEARING FOR BROWNFIELD PLAN

A public hearing was conducted for a Brownfield plan to support the development of a Marriott Fairfield Inn by Pranvay, Inc. at the former Alpena Power Company site

located at 123 Water Street and 310 N. Second Avenue. A report was given by Mac McClelland, Manager of Brownfield Redevelopment, for Otwell Mawby, P.C. in Traverse City, Michigan. A public comment made by Angie Skiba was in support of the project and also inquired the number of parking spaces. No written comments were received by the Clerk. The public hearing was then closed, and council discussed the plan.

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to approve Resolution 2022-10, which adopts the Brownfield Plan for 123 Water Street Redevelopment.

Motion carried 5-0.

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to approve Resolution 2022-11, which authorizes a Michigan Department of Environment, Great Lakes and Energy Brownfield grant and loan application for 123 Water Street Redevelopment.

Motion carried 5-0.

CONSENT AGENDA

Moved by Councilmember Nowak, seconded by Councilmember Walchak, that the following Consent Agenda item be approved:

Bills to be allowed, in the amount of \$242,656.09.

Motion carried 5-0.

PROCLAMATIONS

Mayor Waligora proclaimed May 2022, as Older Americans Month in the City of Alpena.

2022-23 PRELIMINARY BUDGET

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Mitchell, to receive and file the 2022-23 preliminary budget.

Motion carried 5-0.

ENTERPRISE LEASING PROGRAM

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Nowak, to approve the Enterprise Fleet Management Master Equity Lease Agreement.

Motion carried 5-0.

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Mitchell, to authorize City Manager Rachel Smolinski to sign the Enterprise Fleet Management Master Equity Lease agreement to lease vehicles.

Motion carried 5-0.

ORDINANCE 22-473

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to approve Ordinance 22-473, which amends the City of Alpena Zoning Map.

Motion carried 5-0.

ORDINANCE 22-474

Moved by Councilmember Nowak, seconded by Mayor Pro Tem Johnson, to approve Ordinance 22-474, which amends the City of Alpena Zoning Ordinance Article 3 (General Provisions), Article 4 (Signs), Article 5 (Zoning Districts), and Article 7 (Supplemental Development Regulations).

Motion carried 5-0.

ORDINANCE 22-475

City Attorney Pfeifer delivered the first reading of Ordinance 22-475, which amends Chapter 14 – Buildings and Building Regulations, Article XI – Floodplain Management, Sec. 14-215 – Designation of Regulated Flood Prone Hazard Areas.

ABSTENTION

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Walchak, to allow Councilman Nowak to abstain from the vote on the revised lease agreements.

Motion carried 4-0, 1 abstention.

REVISED LEASE AGREEMENTS

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Walchak, to approve the revised lease agreements with All Marine and Storage LLC, and Cochon LLC for the Alpena Marina store and shop areas.

Motion carried 4-0, 1 abstention.

MICHIGAN SMALL BUSINESS DEVELOPMENT CENTER PROPOSAL

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Mitchell, to postpone a decision on the Michigan Small Business Development Center proposal to the May 16, 2022, Council Meeting.

Motion carried 5-0.

DOWNTOWN STAMPED CONCRETE BID RECOMMENDATION

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Walchak, to approve the bid to Zann Brothers to replace the brick pavers with stamped concrete along Carter Street and entering the Carter Street parking area.

Motion carried 5-0.

HOT MIXED ASPHALT PATCHING PROGRAM

Moved by Councilmember Nowak, seconded by Councilmember Mitchell, to award the 2022 HMA Patching Contract to Goodrich Trucking for the unit prices totaling \$100,350.

Motion carried 5-0.

WATER AND SEWER RATES RECOMMENDATION

Moved by Mayor Pro Tem Johnson, seconded by Councilmember Walchak, to postpone a decision, on the water and sewer rates for fiscal year 2022-23, to the time of budget approval.

Motion carried 5-0.

ADJOURN

On motion of Councilmember Mitchell, seconded by Mayor Pro Tem Johnson, the Municipal Council adjourned at 8:53 p.m.

Matthew Waligora
Mayor

ATTEST:

Anna Soik
City Clerk