

CITY OF MACKINAC ISLAND

REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, October 02, 2024 at 4:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Mayor Doud called the meeting to order at 4:00 pm

II. Roll Call

PRESENT

Richard Chambers

Tom Corrigan

Steven Moskwa

Anneke Myers

Alan Sehoyan

Jason St. Onge

IV. Additions to / Adoption of Agenda

Motion made by Moskwa, Seconded by Sehoyan, to adopt the agenda as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

V. Approval of Minutes

- Minutes of the Regular City Council Meeting, held on September 18, 2024
 - Mayor Doud stated the minutes stood approved as presented.
- Minutes of the Special Joint Meeting of the Mackinac Island State Park Commission and Mackinac Island City Council, held on September 27, 2024
 - Mayor Doud stated the minutes stood approved as presented.
- Minutes of the Special City Council Meeting, held on September 27, 2024
 - Mayor Doud stated the minutes stood approved as presented.

VI. Approval of the Treasurer's Report

- The October 2, 2024 Treasurer's Report was presented.
 - Mayor Doud stated that the Treasurer's Report was placed on file as presented.

VII. Approval of Payments for:

- Hold the bill from Northern Power Electric for the scoreboard at Turtle Park - \$730.50 – until they can be contacted for further information.
- Community Hall freezers shipped out today.
- MIFD October 2024 bi-annual payroll included.

Motion made by Myers, Seconded by Corrigan, to pay the bills and payrolls and to hold the Northern Power Electric bill.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

VIII. Committee Reports

- The Great Lakes Alliance 2024 conference report was presented.

Motion made by Sehoyan, Seconded by Moskwa, to place the report on file.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

X. Old Business

- Trailer and vehicle permit, submitted by Mackinac Landscape and Garden, for work at the McCarty residence located in Trillium
 - Dennis Dombroski noted that this is not mapped as a road, but rather a pedestrian easement
 - When Trillium was developed, City ordinance stated all roads needed to be hard paved, and this was not done as it is a pedestrian pathway - problem is it is being used as a road
 - Councilwoman Myers commented that it is the HOA's responsibility to guarantee the 10-foot easement – this was part of the approved site plan when Trillium was developed.

- Councilman St. Onge noted that he agrees with Councilwoman Myers - original plotting shows a 10-foot easement and that needs to remain. Don't want this to be closed off to taxis, drays, emergency response vehicles
- Mr. McCarty commented that he does not want to shut off public access. Livery's & carriages are a danger to bikes and pedestrians on this pathway as it is not large enough for passing. Have talked to many neighbors, and they don't like Maple Trail being used as a transient road. Unmaintained trail - horse manure, ruts, holes - no one cleans it. Would simply like to move his landscaping to designate where his property ends and where the easement starts. Have also seen multiple vehicles using this as a pass-through road.
- Councilman St. Onge commented that the road should not be constricted to less than 10 feet - concern as a councilman and fire chief
- Liz Burt, HOA president - met with Mr. McCarty and shared her concerns about emergency response vehicles not being able to get through. Also concerned about rocks being moved and people traversing at night and causing an accident
- Councilman Moskwa commented that he was sympathetic to the property owner's rights, but on a civic level, legally what can the City do since this is an HOA
- Attorney Evashevski inquired if this was a private road, if there were easements, and if it is open to the public – at this point we need more information. Potential safety issue.
- Mr. McCarty commented that he does have landscape lighting along the pathway, and would put further ones where the new landscaping would be moved to.
- Mayor Doud commented that she would like to let Attorney Evashevski take a closer look at this, and would like to send the matter to the Streets Committee for further review

Motion made by Moskwa, Seconded by Corrigan, to table the issue for further information and to send to the Streets Committee.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

XI. New Business

- Presentation from Arnold Transit regarding Winter Service
 - Veronica Dobrowolski
 - Plenty of continued work to do on fleet of vessels
 - Shepler's will be extending their season for the month of November, but will run under the Mackinac Island Ferry Company (MIFC) Winter Service Agreement (WSA)
 - In everyone's best interest for Shepler's to continue as they are now - their employees, vessels, and docks
 - Will be operating the Captain Shepler and the Wyandot will be operated, Shepler's dock St. Ignace and Mackinac Island 11/1/24 - 11/30/24
 - Schedule will be the same as what was approved for MIFC with the exception of the 4:00 departure becoming a 4:30 departure.
 - Tickets will be the same as what was approved in the MIFC WSA
 - Parking lots and rates
 - No valet options
 - Shepler's St. Ignace dock has 740 spots
 - Free day parking / \$20.00 overnight parking
 - Lot behind the Driftwood, McGregor, & Railroad Dock lots are free
 - Shepler will be shuttling to all lots
 - Will continue with the MIFC text alerts / updates
 - Councilman Corrigan noted that the Sunday after Thanksgiving is December 1st - would like a known schedule for that day - easiest would be for the November schedule to go through 12/1 rather than 11/30
 - Ms. Dobrowolski commented that she was ok with making that change
 - Councilman St. Onge inquired what the plan was if scum ice forms before November 30th?
 - Ms. Dobrowolski responded that there is a back up vessel in place through Arnold Transit / MIFC – there will be no interruption to service if the Shepler fleet has to be pulled

Arnold Transit Cont.

- Chris Shepler noted the possible problem of accessing the Mackinaw City harbor where the Shepler's fleet is stored for the winter – so if ice begins to form, Shepler will need to pull their boats from both ports
- Huron Update
 - Had an environmental assessor out last Saturday - waiting for those results
 - Some asbestos and possibly lead paint
 - Once results are received, the plan is to blast the entire boat will be blasted – If the Coast Guard ok's, then repairs can continue
 - Coast Guard may allow the work to be done in phases - as long as there is a plan the Coast Guard may give some concessions.
- Continuing work on the Ottawa - reduction gears should be in this week, one motor almost in and the other should follow shortly, insulated wall to go up, looking at electric heat via a generator
 - Working on the Straits II as a backup - insulated wall and new windows, addition of heat
- Thanksgiving Day schedule
 - Councilman St. Onge noted that the 2:30 St. Ignace and 3:30 Mackinac Island departures could be changed to a 12:30 St. Ignace and 1:00 Mackinac Island departure – same as last year, lines up with holiday events happening that day
 - Ms. Dobrowolski & Mr. Shepler both agreed to that
- For the November 8th – November 27th schedule
 - Councilwoman Myers requested that if Shepler's is not hauling UPS, that they add an additional boat between the 8:00 am and 12:00 pm Island (7:30am & 11:30 am St. Ignace) departures
 - Ms. Dobrowolski agreed to run a 9:30 am Island departure through November 27th
- Ms. Dobrowolski informed the Council & public that, if they are utilizing the parking lot behind the Driftwood, there will be a 10-day grace period after December 1st to remove vehicles out of that lot
- Councilwoman Myers noted that both the Captain Shepler and the Wyandot have steps down in to lower level – what is the plan for handicap guests & the transporting of patients
 - Mr. Shepler noted that the aft decks on these vessels are enclosed, but there is no heat
 - Councilman Moskwa inquired about Shepler utilizing some of their newer boats that had even level access to avoid this issue
 - Mr. Shepler noted that they have some maintenance issues on those boats that need to be addressed. They also do not have the electrical infrastructure on the newer boats to keep the motor blocks warm during November weather
- Councilwoman Myers suggested starting to look in to the transfer of Shepler's to Arnold Transit tickets for those who previously bought larger amounts of commuter tickets and such
- Secondary boat available for morning commuter overflow
 - Council members are concerned about the current morning commute capacity and how that will be handled going forward, especially with colder weather guests should not be expected to ride on the top level and be exposed to the weather
 - Ms. Dobrowolski noted that she has been researching and looking at numbers, and it is obvious that two (2) boats are needed for the 7:30 am departure. Plan is to always have another boat online to pick up overflow
- Councilman Moskwa inquired about the freight boats Maverick & Senator
 - Ms. Dobrowolski is requesting to add these vessels to the Winter Service Agreement fleet - not advertising as passenger / scheduled boats, but would like to have them available if needed
- Councilman St. Onge inquired if Arnold holds the Winter Service Agreement (which begins service November 1st) but Shepler's assets are being used - who do we call when there is an issue?

Arnold Transit Cont.

- Ms. Dobrowolski responded that since the Winter Service Acontract is with Arnold Transit, to please contact them rather than Shepler's.
- The Winter Service Agreement was recently assigned to the Mackinac Island Transportation Authority (MITA) for management with caveat that the City Council approves any changes
 - All deviations from what was assigned to MITA should be put in writing and presented for approval at the October 16th City Council meeting
 - Councilwoman Myers requested that all schedule changes discussed today need to be included in the amendment / deviation
- Current capacity issue with the 7:30 am St. Ignace departure
 - City Council would like to see two (2) boats run for the 7:30 St. Ignace departure
 - Mr. Shepler noted that they do not have the appropriate staffing in St. Ignace to run two (2) 7:30 am departures
 - Mr. Shepler's solution to the problem would be to take the 8:00 am St. Ignace departure off of the schedule to give the ability to run two (2) 7:30 am departures out of St. Ignace – this would not disrupt the current schedule of departures from Mackinac Island

Motion made by St. Onge, Seconded by Myers, to amend the Shepler's St. Ignace schedule, beginning October 7th, to have two (2) 7:30 am departures / boats leaving St. Ignace to the Island, and for the Island departures to remain the same.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

- Discussion of 2025 Ferry Rates, Fees, & Schedules deadline
 - Deadline is firm at November 15, 2024 per the Franchise Agreement
- Increased haul times for the Wastewater treatment project
 - Request that haul times be increased to 10:00 am (currently run 5:00 am to 8:00 am)
 - Have a large stockpile of rock that needs to be moved from the project to the airport pit
 - Would like to take two (2) days and haul from 10:00 pm to 6:00 am – some time Monday through Friday, not on the weekend
 - Extended time really allows for the vehicles to get back to the dock to leave the island / not holding them up from other projects

Motion made by Myers, Seconded by Moskwa, to allow the increase hauling time, Monday through Friday, from 5:00 am to 10:00 am, (originally 5:00 am to 8:00 am)

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan

- Two (2) days rock hauling
 - Need to consider the operations of the Stonecliffe and Woods shuttles - may need to push back to 11:00 pm or 12:00 am – would rather see it done in the (2) days than (6) days. Work with taxi stand on times the shuttles are coming out.
 - Need to make sure this is announced to the public – can work with the Clerk's office and the Police Department

Motion made by Moskwa, seconded by Sehoyan, to authorize the hauling of gravel on Monday October 7th and Tuesday October 8th from 10:00 pm to 6:00 am from the Wastewater Treatment Plant to the gravel pit at the east end of the airport

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

- Architectural Solutions for Forest Way Townhomes Phase 3
 - Dennis Dombroski noted that this is the same service that was provided on Phases 1 & 2
 - They will be sending an additional contract for site visits

Motion made by Moskwa, Seconded by Corrigan, to approve the contract as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

- 2025 Forest Way Townhome Budget
 - Correction to be made - page 11, line 7208 - plumbing - amend from \$10,000.00 to \$2,000.00
 - KMG will send a new copy with the above amendment

Motion made by Myers, Seconded by Chambers, to adopt the 2025 Forest Way Townhome budget with the above-mentioned plumbing amendment.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

- 2025 Hanging Basket proposal - St. Ignace In Bloom
 - Councilwoman Myers noted that she would like to see definitive dates / time ranges for the baskets
 - Mayor's Assistant Trista France will reach out to St. Ignace in Bloom to get the datesMotion made by Corrigan, Seconded by Chambers, to approve the proposal for the 2025 hanging baskets from St. Ignace in Bloom
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- Street Cut Permit, submitted by GFAK LLC, for a cut on 7th Street for the installation of a sprinkler system for the house located at 2827 Cadotte Ave.
Motion made by Moskwa, Seconded by Sehoan.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- Trailer permit, submitted by Advanced Inc., for awning cleaning and transportation at the Grand Hotel
Motion made by St. Onge, Seconded by Myers, to approve the trailer permit.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- Six (6) trailer permits, submitted by Fettig's Landscaping, to winterize sprinkler systems
Motion made by Moskwa, Seconded by Myers, to approve the trailer permits with the start date of October 21, 2024.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- Three (3) quotes from Otis Elevator for Code Required Testing - CAT 1 Hydro Package (Community Hall, Stuart House, Courthouse)
 - Mr. Dombroski has concerns and questions regarding the City's liability if an Otis worker gets hurt while doing testing on City elevators
 - Attorney Evashevski is of the opinion that the City should not be liable for thisMotion made by Moskwa, Seconded by Corrigan, to table the three (3) Otis contracts for (2) weeks for further review by the City attorney.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- (2) trailer & (1) vehicle permit for O'Boyle & Co. at the Forest Way Townhomes
 - Councilwoman Myers questioned if Mackinac Island Service Company was able to haul the trusses (proposed to be hauled by a vehicle)
 - Kyle O'Boyle stated that he has checked with the Service Company and they will not haul the trusses
 - Councilman Moskwa inquired if the trusses are being put in place or if they are just being brought to site?
 - Mr. O'Boyle noted that they are hoping to set them the middle of next week on the first duplexMotion made by Chambers, Seconded by St. Onge, to approve the trailer and vehicle permits and to waive the fees as this is work for the City.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- (3) vehicle permits, submitted by Belonga Excavating, to excavate a foundation for Andrew Doud at 1274 Mission St.
 - Contingencies were set by the Planning Commission that have not yet been met
 - Approval of lot split – to be done by the Council
 - Withdrawal of the Special Land Use granted to the previous owner – can be done between applicant and attorney EvashevskiMotion made by Myers, Seconded by Corrigan, to table the permits for two weeks while the contingencies are met.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- (4) vehicle and (1) trailer permit, submitted by Belonga Excavating, to backfill and power trench at Hoban Hill – 2269 Cadotte Ave. Vehicles will arrive the week of October 14th and will be in use for (2) weeks.
Motion made by St. Onge, Seconded by Sehoan, to approve the vehicle and trailer permits for Belonga Excavating at Hoban Hill.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge

- (3) vehicle permits, submitted by Belonga Excavating, to clean the corral and haul waste to landfill for Mike Young at 8143 Algonquin. Vehicles will arrive the week of November 4th and will be in use for (1) to (3) days.
Motion made by Moskwa, Seconded by Sehoyan, to approve the vehicle permits.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- (5) vehicle and (1) trailer permit, submitted by Belonga Excavating, to excavate the foundation for Harbour View housing at located at 7596 7th Street. Vehicles will arrive the week of October 14th and will be in use for (1) to (3) days.
 - Councilman Moskwa inquired what time of the day work will this start?
 - Chad Belonga responded that they planned to start around 8:00 am
 - Councilwoman Myers noted that Belonga should not be running on the weekends
 - Chad Belonga responded that they are not planning to work weekends for this projectMotion made by Myers, Seconded by Sehoyan, to approve the vehicle and trailer permits for Belonga Excavating at 7596 7th Street.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- (2) trailer permits, submitted by Eric Bauer, for the storage of building material and snowmobiles
 - Cannot be visible from the street
Would like the following information from Mr. Bauer - specific location, property owner name, what are building materials being used for (interior work, new building)Motion made by St. Onge, Seconded by Moskwa, to table the permits for two weeks for further information.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- (3) vehicle and (4) trailer permits, submitted by Action Service Construction, for the construction of workforce housing for the Harbour View Inn at 7596 7th Street
 - Council questioned if the sewer agreement for the use of the Grand Hotel's sewer line was in place
 - Dave Jurcak of the Grand Hotel responded that the agreement was not yet in place, but he is working with Sam to get things together
 - Attorney Evashevski commented that, last she knew, the revised agreement had been sent to the Grand for their review
 - Mr. Jurcak noted that the letter for approval of the connection will be issued prior to the October 14th start date of the permits applied for
 - Attorney Evashevski commented that it would be best to wait until there is a signed agreement as it has been in discussion for a whiletable vehicles for 2 weeks to get letter from Grand to Sam
Motion made by Myers, Seconded by Moskwa - to approve the (4) trailer permits but to hold the (3) vehicle permits until the October 16th meeting and the presentation of the signed agreement.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- (4) vehicle and (4) trailer permit, submitted by Action Service Construction, for the construction of emergency stairs and site repairs for the Harbour View Inn at 6876 Main Street. Vehicles will arrive on November 1st and will be in use until May 2025.
 - Dennis Dombroski commented that building permits have not been issued yet, just got final construction drawings this week, but has been approved by the Historic District Commission and the Planning Commission
 - Belonga Excavation will stage on site, lift will be on Bogan Lane for roof access
 - Will work with neighbors
 - For the dumpsters - need to work with Fire Department for staging area, will do walkthrough
 - Cement truck will only be on site (1) to (3) daysMotion made by Sehoyan, Seconded by Moskwa, to approve the vehicle and trailer permits.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- Vehicle permit, submitted by Mackinac Island Fire Department, for Premier Safety to complete annual air pack testing at Fire Stations 1 & 2. Van will arrive on October 14th and will be in use for (1) day.
Motion made by Moskwa, Seconded by Sehoyan, to approve the permit and waive the fee.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

- Vehicle permit, submitted by Cloverland Electric, for dielectric testing of their utility trucks. Truck will arrive on October 8th and will be in use for one (1) day.
Motion made by Sehoan, Seconded by Moskwa, to approve the permit.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- Off-Island Business License Application submitted by Up North Stone Masonry
Motion made by Moskwa, Seconded by Chambers, to approve the business license application.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- (3) vehicle permits, submitted by Belonga Excavating, for the installation of a sprinkler line and to excavate for new fire escape foundation at the Harbour View Inn, located at 6860 Main St. Vehicles will arrive the week of November 4th and will be in use for (2) to (3) days.
Motion made by St. Onge, Seconded by Moskwa, to approve the vehicle permits.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
- Vehicle permit, submitted by UP North Construction, for a Skytrack at the Gromley lot in Stonebrook
 - Materials are currently stored on the Coal Dock and would like to get them to the job site
 - Would like to use the sky track for a day or two to unload materials
 - Sky track would come to the British Landing dock and move to site at Stonebrook - would move early or late, whenever most convenient
 - Willing to approve the start date of October 14th through November 1st. Permit needs to be resubmitted every 30 days after November 1st

Motion by made by Myers, seconded by Moskwa, to approve the permit from October 14th through November 1st, with the application being resubmitted every 30 days for approval.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge

Motion made by Myers, Seconded by Moskwa, to enter in to closed session at 5:45 pm to discuss a written attorney opinion regarding electric bikes.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan

Motion made by Myers, Seconded by Moskwa, to leave closed session at 6:54 pm.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge

Motion made by Moskwa, Seconded by Corrigan, to enter in to open session at 6:55 pm.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge

XII. Miscellaneous / General Council Discussion / Additional Agenda Items

XIII. Adjournment

There being no further business, motion made by Myers, seconded by Chambers, to adjourn the meeting at 6:55 pm.

Margaret M. Doud, Mayor

Danielle Leach, City Clerk