

# CITY OF MACKINAC ISLAND

## REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, October 16, 2024 at 4:00 PM

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

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### 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. Approval of Minutes

- Minutes of the Regular City Council Meeting, held on October 2, 2024 were presented
  - o Mayor Doud stated that the minutes stood approved as presented

### V. Approval of the Treasurer's Report

- The October 16, 2024 Treasurer's Report was presented
  - o Mayor Doud stated that the Treasurer's report stood approved as presented
  - o The Lakeshore Heritage grant disbursement for the Courthouse roof was received - \$75,935.00
  - o Thank you to Rick Linn for his donation in the amount of \$1,000.00 to the flower basket fund

### VI. Approval of Payments for:

Motion made by St. Onge, seconded by Sehoyan, to approve the payroll and payables as presented

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

### VII. Additions to / Adoption of Agenda

Motion made by Moskwa, seconded by Corrigan, to adopt the agenda as presented

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

### IX. Correspondence

- Letter from James Murray regarding the draft Master Plan
  - o Attorney Evashevski informed the Council that most of Mr. Murray's concerns were addressed by Adam Young at the October 8<sup>th</sup> Planning Commission meeting
  - o Mr. Murray requested a special meeting with the Master Plan Committee to further discuss his concerns with the draft master plan
    - Special meeting has been set to Tuesday, October 22, 2024 at 10:00 am

Motion made by Chambers, Seconded by Moskwa, to place letter on file.

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

- Email from Kevin Doyle regarding the use of Manor V property, formerly lot 10, by O'Boyle & Co. for materials storage during the Forest Way duplex construction
  - o Dennis Dombroski informed the Council that he had referred Mr. Doyle's letter to Sean O'Boyle and they have added the Pulte Foundation to O'Boyle's insurance. Sounds like Pulte Foundation is satisfied
  - o Mr. Dombroski further noted that he has confirmation from the Pulte Foundation that what has been done by O'Boyle is satisfactory and he will get that to the Clerk for the file

Motion made by Moskwa, seconded by Corrigan, to send Pulte Foundation a formal request for the use of their property, formerly known as Manor V lot 10, for the storage of materials during the construction of the Forest Way Duplexes, assuring them that the property will be restored to its original condition at the end of the project, and thanking them in advance for the use of the property.

- o Kyle O'Boyle of O'Boyle & Co. informed the Council that he has been in contact with Mark Pulte and Kevin Doyle in the last few days regarding this. Will send communications to the Clerk for the file.

### X. Old Business

- (2) trailer permits, submitted by Eric Bauer, for the storage of building materials and snowmobile storage
  - o Mr. Bauer responded to an email with questions from the Council
    - The property is family owned (2 yellow houses on the water side before MPR putt-putt golf course)
    - Trailers will be parked between the small yellow house and the shed
    - Building materials will be for both houses and the shed

Motion made by St. Onge, seconded by Sehoyan, to approve the trailer permits.

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

- (3) vehicle permits, submitted by Belonga Excavating, to excavate a foundation for Andrew Doud at 1274 Mission St.
  - Attorney Evashevski will be providing Mr. Doud with a statement for the withdraw of special land use which was granted to the previous property owner
    - This will be taken care of as soon as possible and does not believe this should be a reason to hold the vehicle permits any longer
  - Councilman Moskwa inquired if the lot split should be approved prior to the approval of these vehicle permits
    - Attorney Evashevski responded that the Council can approve the vehicle permits contingent upon the lot split being approved and the paperwork being completed for the withdraw of the special land use which had been granted to the previous property owner
  - Vehicles will arrive the week of November 4<sup>th</sup> and will be in use for one (1) week.

Motion made by Moskwa, seconded by Corrigan, to approve three (3) vehicle permits, submitted by Belonga Excavating, to excavate the foundation for Andrew Doud at 1274 Mission Street, contingent upon the lot split for the property located at 1274 Mission Street being approved and the paperwork being completed for the withdraw of the special land use which was granted to the previous property owner.

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

Voting Abstaining: Sehoyan

- (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.
  - The fully executed Sewer Line Agreement between GHMI Resort Holdings, LLC and CCHVI Housing, LLC was received by the City Clerk's office on October 8, 2024.

Motion made by Sehoyan, Seconded by Corrigan, to approve the vehicle and trailer permits.

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

Motion made by Myers, seconded by Sehoyan, to place the Sewer Line Agreement between GHMI Resort Holdings, LLC and CCHVI Housing, LLC on file.

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

- Request for approval of three (3) quotes from Otis Elevator for Code Required Testing - CAT 1 Hydro Package (Community Hall, Stuart House, Courthouse)
  - Dennis Dombroski voiced concerns regarding the City's liability – holding the City liable if an Otis worker was injured during testing
  - Page 6, paragraph 11 has language regarding the "sole negligence" of Otis
    - Attorney Evashevski spoke with an Otis rep and they are willing to remove the word "sole" before negligence
    - Attorney Evashevski instructed that, whoever signs the agreements should cross out the word "sole" and initial the page, and she will follow up with Otis on that part of the agreement.

Motion made by Moskwa, Seconded by Chambers, to accept all three (3) agreements with Attorney Evashevski's suggestion to strike the word "sole" on page 6, paragraph 11 of each agreement.

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

- Winter Service Agreement Deviation
  - Shepler's will be running their fleet under the Mackinac Island Ferry Company (MIFC) Winter Service Agreement.
  - Amendments that were agreed to at the last meeting have been added
  - Arnold Transit Co. will step in to winter service after December 1st
  - Would like to further add the Hope under Shepler's assets and Isle Royal Queen III under Sip n' Sale's assets to the Winter Service Agreement
  - If Arnold is not ready by Dec. 1st, Shepler's is willing to stay on as long as they can, weather permitting
  - Arnold's Ottawa - many repairs being done but working hard to get it ready for winter service
    - (2) weeks out on the generator, which has to be installed before the engines can go in
  - Arnold's Huron - started blasting the decks – Coast Guard is checking in regularly
  - Councilwoman Myers requested that the updated schedule be posted as soon as possible
    - Many concerns with the red line for Sunday service - maybe it should read "No first boat on Sundays" to be a bit more clear

Motion made by Sehoyan, Seconded by Moskwa, to approve the Winter Service Agreement Deviation Amendment with the discussed changes and additions.

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

## **XI. New Business**

- Councilman Moskwa inquired if there had been any progress on the issue with Maple Trail in Trillium?
  - Allen Burt noted that the Trillium HOA President had a meeting with Matt McCarty today and discussions are moving in a positive direction for everyone
- Councilman St. Onge inquired about speed limit signs
  - The Police Department and State Park had a meeting regarding the speed limit signs and the State Park is working on getting them made and placed
- Maintenance Department to purchase a new Poly Wafer kit (power broom) for John Deere tractors to perform street cleaning  
Motion made by Myers, Seconded by Sehoyan, to approve to purchase.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- Authorization to distribute the draft Master Plan for review in accordance with the Michigan Planning Enabling Act
  - To distribute to the draft Master Plan to the surrounding communities, county, and other specified entities for review. These entities will then have 63 days to provide comment back to the City in writing
  - Changes can be made to the Master Plan up until the time of adoption
  - The Master Plan Committee will meet again before the Master Plan is adopted
  - Councilman Moskwa inquired if there are any objections to proposed changes, how is that to be resolved?
    - After the comment period, the draft plan has to go back through both the Planning Commission and the City Council, which have to concur on the implementation of the changes
    - Approval today is simply to send the draft out for comment
    - Attorney Evashevski will look in to the exact procedures for this

Motion made by Corrigan, Seconded by Chambers, to distribute the draft master plan to surrounding communities, county, and other specified entities for review in accordance with the Michigan Planning Enabling Act.  
Voting Yea: Chambers, Corrigan, Myers  
Voting Nay: Moskwa, Sehoyan, St. Onge

  - Councilman Moskwa would prefer to table for (2) weeks until after the Master Plan Committee meeting on October 22<sup>nd</sup>
- Mayor Doud voted yes to move forward with the distribution of the draft master plan for comment in accordance with the Michigan Planning Enabling Act.
- Lot Split Application, submitted by James Murray, on behalf of Mission Street, Mackinac Island, LLC & Mission Street Cottage, LLC
  - No change to the actual platted lots, they were combined for tax purposes, and in order for County Equalization to split the lot in to (2) tax ID numbers, a resolution is needed from the City
  - Attorney Murray presented a draft conveyance as the lots will be separated to new ownership

Motion made by Moskwa, Seconded by Corrigan, to approve the lot split and to adopt the resolution.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, St. Onge  
Voting Nay: Sehoyan
- Off-Island business license application for RNC Paint Systems  
Motion by St. Onge, seconded by Moskwa, to approve the Off-Island business license application  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- (2) vehicle permits, submitted by Mission Point, for (2) CAT telehandlers for new shingles on the west end of the hotel  
Motion made by Moskwa, Seconded by Sehoyan, to approve the (2) vehicle permits submitted by Mission Point. Telehandlers will arrive on November 1<sup>st</sup> and will be in use for 10 days.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- (1) vehicle & (2) trailer permits, submitted by Enterprise Vending, to remove arcade games from the Mission Point arcade. Vehicle & trailers will arrive between October 28<sup>th</sup> and October 31<sup>st</sup> and will be in use for one (1) day.  
Motion made by Sehoyan, Seconded by Moskwa, to approve the vehicle and trailer permits.  
Voting Yea: Corrigan, Moskwa, Sehoyan, St. Onge  
Voting Nay: Chambers, Myers

- (1) vehicle & (1) trailer permit, submitted by Robert Benkendorf, to move household goods to their new house in Stonebrook North

Motion made by Myers, Seconded by Sehoyan, to deny the vehicle permit for a moving van. Van can be brought to the dock, but must be off loaded on to a dray to be hauled to the home.

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

Motion by Myers, seconded by St. Onge, to approve the trailer permit. Trailer will arrive on October 27<sup>th</sup> and will be in use until October 31<sup>st</sup>.

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

- (1) vehicle and (1) trailer permit, submitted by Belonga Plumbing & Heating, to move a job trailer to the Forest Way Townhomes for work on the new duplexes. Trailer will be delivered on October 22<sup>nd</sup> or 23<sup>rd</sup>. Truck will leave the same day, trailer will remain until work is completed.

Motion made by Moskwa, Seconded by Chambers, to approve the vehicle and trailer permit and waive the fees.

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

- Off-Island business license application for Northern Bear Inc. dba Stanley Steamer Northern Michigan

Motion made by Myers, Seconded by Chambers, to approve the Off-Island business license application.

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

- (1) vehicle permit, submitted by Northern Bear Inc. dba Stanley Steamer Northern Michigan, for carpet cleaning at 1366 Church Street, 7300 Main St., & 1493 Astor St.

Motion made by Myers, Seconded by Sehoyan, to table the permit for (2) weeks for more information - requesting photos showing that equipment cannot be removed from the van.

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

- (1) trailer permit, submitted by Bob Hoffman, to haul counter tops to his residence at 8704 Stonecliffe Dr. (Hoffman Haus). Trailer will arrive on October 17<sup>th</sup> and will be on site for (4) days.
- Motion by St. Onge, seconded by Chambers, to approve the trailer permit.

- (1) Preapproved vehicle permit, submitted by Belonga Excavating, for emergency sewer repairs at 7707 Mahoney Ave. (Callewaert). Vehicle was on site October 10<sup>th</sup> for one (1) day.

Motion made by St. Onge, seconded by Moskwa, to approve the preapproved vehicle permit.

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

- Approval of a Temporary Sidewalk Obstruction Permit & a Vehicle Permit, submitted by RNC Paint Systems, for painting at Mission Church located at 6670 Main St. Lift will arrive on November 4<sup>th</sup> and will be in use for eight (8) days.

- Company has assured that the lift will be stored on church property overnight
- No headphones can be worn during operations
- Lift cannot be parked on the street / sidewalk when it is not in use – must be parked on Church property

Motion by Myers, seconded by Corrigan, to approve the side walk and vehicle permits and to waive the fees as this is work for the State Park.

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

- (7) trailer permits, submitted by Fabcon Precast, for the mobilization of precast concrete panels to be installed at the Wastewater Treatment project

- Working with Dennis Dombroski & Dave Lipovsky on the load limits
- Requested that no runs are made on October 26<sup>th</sup> due to the marathon
- Will need to speak with Allen Burt regarding runs on Halloween

Motion made by St. Onge, seconded by Moskwa, to approve trailer permits and waive the fees.

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

- (1) vehicle permit, submitted by O'Boyle & Co, to haul trusses to the Forest Way Townhomes for the duplex project. Vehicle will arrive on October 1<sup>st</sup> and will be in use for one (1) day.

Motion made by Myers, seconded by Moskwa, to approve the permit and waive the fees.

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

- Off-Island Business License application for Crosscut Concrete Cutting, Inc.

Motion made by Moskwa, seconded by Corrigan, to approve the Off-Island business license application.

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

- (2) vehicle & (2) trailer permits, submitted by Cupps Masonry, for work at the Hoban Hill & School housing projects

Motion made by St. Onge, seconded by Sehoyan, to approve the permits and waive the fees for the school permits.

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

- (3) vehicle & (1) trailer permit, submitted by Belonga Excavating, for work at the school for new housing

Motion made by Myers, seconded by St. Onge, to approve the permits and to waive the fees.

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

- (2) vehicle permits, submitted by Chippewa Hotel, for Schwab Contracting to install a new roof at the Millennium, located at 6918 Main St.

- Councilman St. Onge requested that the lifts be as far away from the road as possible on October 26<sup>th</sup> during the marathon

Motion made by Sehoyan, seconded by St. Onge to approve the vehicle permits.

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

- Approval to enter in to closed session to discuss a written attorney opinion regarding pending litigation

Motion made by Myers, seconded by Moskwa, to enter in to closed session at 5:25pm to discuss pending litigation.

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

Motion made by Myers, seconded by Moskwa, to leave closed session at 5:37 pm.

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

Motion made by Chambers, seconded by Moskwa, to enter in to open session at 5:38 pm.

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

Motion by St. Onge, seconded by Moskwa, to authorize Attorney Evashevski to reach out to Kate Tomaski with Adkison, Need, Allen, & Rentrop, PLLC, to inquire about her representing the City in the lawsuit that was brought by James Azzar.

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

## **XII. Miscellaneous / General Council Discussion / Additional Agenda Items**

- Dennis Dombroski brought up a request made to him by Jason Wiley of Shepler's Ferry to allow Shepler's to put up some sort of winter protection at Island Shepler dock
  - Proposing vinyl curtains - expensive but would consider it if they can keep them for future use, but this would be considered a change to the structure
  - Shades would be on rolls and would be rolled up for the majority of the time, but during this time of year they would be rolled down to create an enclosed structure - technically requires HDC approval but would like to have it in place before the next HDC meeting
  - Mr. Dombroski and Mr. Wiley have been discussing this idea for a while, and Mr. Dombroski has passed it along to Rick Neumann who gave tentative OK
  - Mayor Doud has discussed this with Chris and feels that it is a health, safety, welfare issue
  - Maybe consider approving with the caveat that if Shepler's is not providing winter service, then they cannot have the curtains

## **XIII. Adjournment**

There being no further business, motion made by Myers, seconded by Sehoyan, to adjourn the meeting at 5:40 pm.

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

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Margaret M. Doud, Mayor

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Danielle Leach, City Clerk