

CITY OF MACKINAC ISLAND

MINUTES

CITY COUNCIL

Wednesday, February 21, 2024 at 3:00 PM

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

I. Call to Order

Mayor Doud called the regular City Council meeting to order at 3:05 pm.

II. Roll Call

PRESENT

Brian Bailey

Richard Chambers

Tom Corrigan

Steven Moskwa

Anneke Myers

Alan Sehoyan

Richard Linn, Treasurer

Doug Topolski, Chief of Police

III. Pledge of Allegiance

IV. Approval of Minutes

a.

Mayor Doud stated that the minutes stood approved as presented.

V. Approval of the Treasurer's Report

a. To approve the February 21, 2024 Treasurer's Report as presented.

Motion made by Moskwa, Seconded by Chambers.

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

VI. Approval of Payments for:

Motion made by Chambers, Seconded by Moskwa to approve the payroll & payables

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

VII. Additions to / Adoption of Agenda

Motion made by Moskwa, Second made by Sehoyan, to appoint Officer Justin Bradford to the position of Corporal for the Mackinac Island Police Department.

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

Motion made by Moskwa, Second made by Bailey, to adopt the agenda with the addition of Jason St. Onge's discussion regarding the new housing the school would like to put up.

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

VIII. Committee Reports

IX. Correspondence

X. Old Business

Councilwoman Myers reminded the Mayor's Assistant of the budgeted \$30,000.00 to send to the Medical Center for their annual support.

Made by Myers, Second made by Bailey, to send the money to the annual support money to the medical center.

XI. New Business

a. Approval for the Mayor's Assistant to apply for a grant through the Mackinac Island Community Foundation for Phase III of the Forest Way Townhomes

Motion made by Myers, Seconded by Chambers.

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

- b. Discussion regarding hiring the engineering firm Wiss, Janney, Elstner Associates Inc. to inspect the Red House, owned by Cheryl Jaquiss, located at 6948 Main Street. Ms. Jaquiss has requested to demolish the house and replace it with a manufactured home. The owner has asserted that the basis for demolition is that keeping and repairing the home creates a financial hardship, a standard required for demolition.
- Gary Rentrop
 - The Historic District Commission (HDC) has asked the City Council to approve the hiring of Cheryl Early structural engineer, who was used for the review of the Iroquois Bike Shop, to inspect the foundation of Ms. Jaquiss' home to determine if it is structurally sound or not.
 - Red House is a contributing historic building
 - Built in 1850
 - Significant for architecture
 - Contributing to the east end district
 - Would anticipate that this will come before the April HDC meeting
 - Councilwoman Myers inquired if a motion had been made and supported by HDC to commission this study
 - Attorney Rentrop confirmed that there had been a motion made and supported to commission this study and hire Ms. Early to do so.
 - Councilman Sehoan inquired if the home owner had given permission for the City to conduct this study?
 - Ms. Jaquiss' attorney, Jim Murray, has objected to the study due to Ms. Early's background in historic preservation – assuming she will have a bias to preserving an historic building
 - Attorney Rentrop feels that the \$6,000.00 option should be sufficient, which covers a three (3) day total effort to conduct a site visit and to create a report of her findings
 - Councilman Moskwa inquired if the state of foundation and structure is unknown at this time
 - Rick Neumann noted that he does not know much about the house at this time. Only looking to have the front, original portion of the house preserved. Back side is not of concern.
 - Attorney Evashevski noted that the City can get an administrative warrant to have the foundation inspected if necessary, but would like to discuss further with Attorney Rentrop.
 - Need to determine what the repairs to the foundation will cost, then determine what the demolition application can afford
 - Councilman Bailey inquired why the City is paying for the engineer and not the home owner?
 - Attorney Rentrop noted that this was because the engineer would be the City's witness. This is what was done for the Iroquois bike shop as well.
 - Applicant has stated that the foundation is not sound, but City needs to have their own determination on that
 - Councilwoman Myers noted that the applicant informed the HDC that the manufactured home company was who told them they would need to replace the foundation.

Motion made by Sehoan, Second made by Chambers, to hire Cheryl Early with Wiss, Janney, Elstner Associates, Inc., and to go with the \$6,000 option covering three days of effort to conduct a site visit and generate a report of her findings.

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

- c. Approval to extend the Tolling Agreement with the Jaquiss Trust for the property known as the Thuya Building located at 6948 Main Street.
- Agreement is to allow the owner to defer the time available to them for an appeal of any decision regarding Thuya by the City
 - Requesting another (1) year extension until February 21, 2025.
 - Attorney Evashevski noted that she sees no issue with continuing to extend the agreement
- Motion made by Chambers, Seconded by Corrigan.
Voting Yea: Bailey, Chambers, Corrigan, Moskwa, Myers, Sehoan
- d. Shepler's Ferry 2024 Rates & Schedules
- Received February 20, 2024 at 10:05 am, which is one day after Feb. 19, 2024 deadline.
 - Have not received anything from Star Line.
 - Councilwoman Myers noted that the rates, fees, and schedules are normally due by November per the Franchise Agreements. The deadline was extended by the City Council until February 15th, then extended to February 19th by the Clerk as that was the regular agenda deadline for the February 21, 2024 City Council meeting.
- Motion made by Myers, Seconded by Moskwa.
- Shepler's is in breach of their Franchise Agreement for failure to submit their rates, fees, and schedules on time. Subsequently, the submitted rates and schedule were submitted prior to the City Council meeting. The City is not accepting the validity of these rates, but will grant Shepler's a hearing at which they can submit evidence and arguments in support of their proposed rates and fees. At the hearing, other interested parties and the public can also present their arguments concerning Shepler's proposed rates and fees. The hearing has been scheduled for March 26, 2024 at 10:00 am.
- Voting Yea: Bailey, Chambers, Corrigan, Moskwa, Myers, Sehoan
- e. Star Line Mackinac Island Ferry's 2024 Rates & Schedule
- 2024 Rates and Schedules have not been received as of today's meeting.
- Motion made by Myers, Seconded by Corrigan.
- City of Mackinac Island is not in receipt of the proposed 2024 rates, fees, and schedules from Star Line for. The City of Mackinac Island finds that Star Line is in breach of their Franchise Agreement at this time, and further action may be taken in the future.
- Voting Yea: Bailey, Chambers, Corrigan, Moskwa, Myers, Sehoan
- f. Approval to send Officer Gruits to Schools, Educators, Police Liaison Association training Premier school officer course. Schooling expenses in the amount of \$525.00.
- Motion made by Moskwa, Seconded by Chambers.
Voting Yea: Bailey, Chambers, Corrigan, Moskwa, Myers, Sehoan
- g. Approval for the following Fire Department purchases:
- 1.) New hose in the amount of \$2,711.45
 - 2.) SCBA masks - amount not to exceed \$1,500.00
 - should purchase between (5) – (8) masks, need (7)
 - 3.) (3) sets of turnout gear in the amount of \$10,116.00 (may be able to get (4) sets)
- Motion made by Sehoan, Seconded by Myers.
Voting Yea: Bailey, Chambers, Corrigan, Moskwa, Myers, Sehoan

- j. (3) requests for Streets & Right of Way Permits for AT&T to place fiber at Fort Street & Market Street, 1256 Truscott Street for Bob Benser's project, and 7363 Main Street (Murdick's & Northwinds) and 7389 Main Street (DeLanglade building)
- Mr. Dombroski noted that he is not in favor of any of these applications
 - Mr. Dombroski has a meeting scheduled with AT&T engineer on March 7th to discuss these projects
 - concerned about fiber under sidewalks without some kind of agreement to indemnify the adjacent property owner and the city
 - Sidewalks are narrow - bigger chance to run into fiber line when things need to be dug up
 - Councilwoman Myers inquired if the City could ask for an escrow agreement
 - AT&T back charges the City or property owner if damage occur to their lines
 - City is doing AT&T a service by letting them place the fiber lines in the sidewalks
 - Councilman Moskwa noted that fiber is needed in the downtown business area. Mr. Dombroski agrees, but thinks it is important to have these agreements in place for the future.
- Motion made by Moskwa, Second made by Corrigan, to table until the March 20th City Council meeting so that Mr. Dombroski has time to discuss this further with AT&T's engineer at their March 7th meeting.
- m. Discussion of upcoming Astrea projects
- For Green Shed (boarding house) & Stonecliffe Manor V
 - Mr. Dombroski noted that he has no major problem with any of this work
 - Extending from the Forest Way Townhomes
 - Astrea does not need to file any permits, but Belonga Excavating will apply for their necessary permits for digging
- n. Approval of an Off-Island Business License application for Family Entertainment Group
- Partnering with Grand Hotel and will be leaving games on Island year-round. Games will only be moved off island if they need to be replaced or if the game is damaged.
 - Potentially opening during off season
- Motion made by Moskwa, Seconded by Bailey.
Voting Yea: Bailey, Chambers, Corrigan, Moskwa, Myers, Sehojan
- o. Request for approval of two (2) vehicle permits for Family Entertainment Group at the Carousel Arcade (Market Street)
- Councilman Moskwa noted that most of these could be via dray or by hand
 - Councilwoman Myers stated that the Grand hotel needs to obtain letter from Mackinac Island Carriage Tours' corporate office stating that they cannot or will not move the games via dray.
 - David Jurcak of Grand Hotel attended the meeting via Zoom and stated that he would work on obtaining the requested letter from Mackinac Island Carriage Tours.
- Motion made by Moskwa, Seconded by Corrigan to table the applications until the March 6th meeting.
Voting Yea: Bailey, Chambers, Corrigan, Moskwa, Myers, Sehojan
- p. Request for approval of two (2) vehicle & two (2) trailer permits for Chicago Yacht Club for the 2024 Yacht Race awards ceremony at Mission Point and the finish line trailer at Windermere Point.
- Trailers need to be moved either early morning or late evening - before 7:00 am or after 7:00 pm
- Motion made by Sehojan, Seconded by Moskwa.
Voting Yea: Bailey, Chambers, Corrigan, Moskwa, Myers, Sehojan

XII. Miscellaneous / General Council Discussion / Additional Agenda Items

- Allen Burt – Dept. of Public Works (DPW)
 - Belonga Excavating has a long trailer they would like to bring in to the Coal Dock to deliver steel and other materials to the WWTP project
 - o Hoping to get into the State dock, but there has been quite a bit of ice
 - Mr. Dombroski and Larry Belonga have spoken about the load limits. Belonga will break the loads apart in St. Ignace and bringing over as half loads
 - Worried about corner coming off Astor and Chambers corner
 - o PD will need to escort and assist with corners
 - Ken Peterson noted that they have been trying to get into the State Dock, but have been rerouted to the Coal Dock. Has a message into the Superintendent to see if this is a necessary item or if it can be postponed until the State Dock is open.
 - o Ken will keep the council updated

Motion made by Myers, Second made by Moskwa, to authorize the Mayor's office to work with the DPW and Belonga on this issue. If the item being delivered is critical, then the Mayor can approve the delivery through the Coal Dock. Hauler is required to schedule an escort through the Police Department.

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

Jason St. Onge, President of the Mackinac Island School Board, approached the Council about the School's upcoming duplex project.

- The school board is pushing forward with their plan to build two (2) duplexes where the old "mobile" classroom building and current shop / garage are behind the main school building
- At their meeting last Thursday, the school board hired a project manager to get this moving
- Plan to demolish the portable classroom this spring or fall
- The portable classroom has not been used as a classroom since 2000 and is currently used for junk storage
- Hoping to pull in utilities in the spring
- Plan to set one duplex in the fall
- Planning to move the storage area across the alley where two small storage sheds are now
- Would like to appoint a committee of the council and work with attorneys to hammer out the details and develop a site plan for the Planning Commission
- Property is currently zoned Recreational Outdoor Space, might be best to re-zone to R3
 - Mr. St. Onge noted that there is a possibility that this project is exempt from local zoning requirements, but Attorney Evashevski would like to speak further with the school's attorney
 - Mr. St. Onge noted that the school did not have to go through this with the gym extension, but this is housing and not an extension to the school building

Motion made by Myers, Second made by Chambers to authorize Attorney Evashevski to work with the Mackinac Island Public School attorney to determine the status of the subject property and the proposed duplex project.

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

Dennis Dombroski gave an update on the proposed duplexes at Forest Way Townhomes:

- City needs to get the architect back involved in the project now that we are not doing modular. O'Boyle has some things they would like to see on the drawings. Also need final site plan to include storage buildings.
- Councilwoman Myers inquired if the Architect should be hired to conduct site inspection as they did last time.
 - Mr. Dombroski noted that he felt this was a good idea, and the Council agreed

Motion made by Myers, Second made by Sehoyan, to hire Brad Williams to do the final drawings for Forest Way Townhomes Phase III, and to provide architectural services for the duration of the project including job monitoring and site inspections. Council would also like to engage the services of Neil Hill for further surveying needs.

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

Dave Jurcak of Grand Hotel shared update on earth retention wall

- Still waiting for the weather to warm up to be able to repave the section of road – may have to remain gravel for a little while
 - retaining wall project will add roughly 9 feet at the corner turn by the end of the hotel
- Façade work is moving along well also

XIII. Adjournment

Motion made by Myers, Seconded by Moskwa, to adjourn the meeting at 4:10 pm.

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