

# CITY OF MACKINAC ISLAND

## REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, September 18, 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. Additions to / Adoption of Agenda

Motion made by Sehoyan, Seconded by Moskwa, 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 4, 2024
  - Mayor Doud stated that the minutes stood approved as presented.
- Minutes of the Special Training Session with the Michigan Municipal League, held on September 12, 2024
  - Mayor Doud stated that the minutes stood approved as presented.

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

- The September 18, 2024 Treasurer's Report was presented.
  - Mayor Doud stated that the Treasurer's Report stood approved as presented and it was placed on file for the audit.

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

### VII. Approval of Payments for:

- Councilman St. Onge commented that the next time a large project, like the current Community Hall roofing project, takes place the City needs have a contract. Any State of Michigan contract over \$50,000.00 requires bonding, and maybe that is something the City should consider as well.
  - Mayor Doud responded that, between Attorney Evashevski and the Contracts and Policies Committee, this can be discussed further for future projects

Motion made by Myers, Seconded by Moskwa, to approve the payroll and payables.

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

### X. Old Business

- Councilwoman Myers noted that the Pickleball court opening went well. Good attendance. Community is very excited to have the courts and they are already well used.
- Mackinac Island Bike Shop, located at 7421 Main Street, being sold to KSL with the transfer of 263 commercial rental bicycle licenses - Request for approval of the transfer of commercial rental bike licenses
  - A letter was received from KSL Capital on September 10, 2024 with the required information for the transfer of commercial rental bicycle licenses, per the City's Rental Bicycle Ordinance.
  - Attorney Evashevski has reviewed the submission and has spoken with Mr. Jurcak. Did not need to list each shareholder of KSL (as required). Satisfied with the information presented.
  - Looking to transfer on or about November 1, 2024. Will be operated by current owner until the sale is made.

Motion made by Myers, Seconded by Moskwa, to approve the transfer of 263 commercial rental bicycle licenses, remaining for use at 7421 Main Street, from Mackinac Island Bike Shop to KSL Capital on or about November 1, 2024.

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

Voting Abstaining: Chambers

- Discussion of the location transfer of 20 commercial rental bicycle licenses from Mackinac Island Bike Shop located at 7421 Main Street (Ira Green), to Main Dock Bikes located at 7271 Main Street (Melanie Libby & Ira Green) & the location transfer of 36 commercial rental bicycle licenses from Mackinac Island Bike Shop located at 7421 Main Street (Ira Green) to the newly formed Mackinac Island Mobility and Bicycle Rental Company located on Hoban Street / Lakeview Hotel “Turret” (Ira Green & Melanie Libby).
  - o Councilwoman Myers inquired what the ownership percentage would be if all 56 of Mr. Green’s licenses were transferred to this location
    - Mr. Green responded that it would bring the ownership up to 22%
    - Ms. Libby noted that she has the capability to house all 56 licenses if granted
  - o Mr. Green reminded the Council that he had 25 licenses at the Hoban Street location for nine (9) years from 2005 – 2014.
  - o If the Council would be more comfortable transferring 25 to this location rather than the originally requested 36, he would be willing to do that. The remaining 11 would go to Ms. Libby at Main Dock Bikes / Mackinac Cycle - all 36 would still be owned by Mr. Green.
  - o Bikes at the Hoban Street location will not be staged or parked on the sidewalk - rentals will go directly from the building, through the curb cut, and on to Hoban Street
    - Councilwoman Myers commented that she was not comfortable issuing any licenses to the Hoban Street location, and would rather see all 56 at Main Dock
    - Mr. Green proposed his compromise of requesting the location transfer of 25 licenses instead of 36
      - Would be willing to do a one (1) year trial period to show that this will not cause and further congestion on the street or sidewalk. Will be more of a reservation-based service
  - o Mayor Doud inquired if there was an issue with relocating the licenses to a different operation / location
    - Attorney Evashevski responded that this was not a problem as long as the Council is satisfied with the requirements to make sure the space the licenses are being transferred to is adequate for the service it is providing

Motion by Sehoyan, second to the motion by Moskwa, to authorize the location transfer of 31 commercial rental bicycle license from Mackinac Island Bike Shop located at 7421 Main Street to Main Dock bikes located at 7271 Main Street, and to authorize the location transfer of 25 commercial rental bicycle licenses from Mackinac Island Bike Shop located at 7421 Main Street to Mackinac Island Mobility and Bicycle Rental Company located on Hoban Street, Lakeview Hotel turret. The 25 licenses being transferred to the Lakeview Turret location will be held to a one (1) year review, to be reviewed by the City Council on or after November 1, 2025. The purpose of the one (1) year review is to determine if the Lakeview Turret location is adequate for operating with the 25 licenses and to review the impact the business will have on Hoban Street traffic.

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

Voting Nay: Myers

## **XI. New Business**

- a. The City of Mackinac Island audit findings for fiscal year 2023 / 2024 was presented. Motion made by St. Onge, Seconded by Corrigan, to accept the audit draft as presented and to place it on file. Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- b. Purchase of two (2) new standing freezers for the Community Hall, to authorization of the quote from Northern Power Electric to install a new outlet for the freezers Motion made by Moskwa, Seconded by Sehoyan, to authorize the purchase of two (2) standing freezers for the Community Hall, and to authorize the quote for related electrical work from Northern Power Electric. Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- c. Forest Way Townhomes new four (4)-bedroom unit pricing - \$1,325.00 per month Motion made by St. Onge, Seconded by Sehoyan, to approve the proposed rate of \$1,325.00 per month for the 4-bedroom townhomes. Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- d. Forest Way Townhomes budget proposal to raise 2025 rental rates by 2.7%
  - o Committee does not recommend raising the rates for the 2025 year due to disruption with the construction of the new, and KMG agrees.
  - o Did not raise rental rates during the Phase II constructionMotion made by Myers, Seconded by Corrigan, to keep the rental rates the same for 2025 budget year  
Voting Yea: Corrigan, Moskwa, Myers, Sehoyan, St. Onge  
Voting Abstaining: Chambers

- e. Assignment of Agreement for Winter Ferry Service with the Mackinac Island Transportation Authority  
Motion made by St. Onge, Seconded by Myers, to approve the Assignment of Agreement for Winter Ferry Service to the Mackinac Island Transportation Authority  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- f. Request from Stonecliffe Properties, LLC for a lot combination on parcel ID#s 051-763-013-00 & 051-762-001-00, located at 8593 Cudahy Cr.  
o Approved by the Planning Commission at their September 10, 2024 meeting  
o Mr. Dombroski noted that he is working with Attorney Evashevski on an application dealing with lot combinations and splits to mainstream the process  
o County Equalization still wants approval of splits and combinations to go through the governing body  
o Attorney Evashevski commented that she had reviewed the request and has no issue with it  
Motion made by Sehoyan, Seconded by Chambers, to approve the combination of parcel ID#s 051-763-013-00 & 051-762-001-00, located at 8593 Cudahy Cr.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- g. Street Cut permit, submitted by John Dennany, for sewer repairs at his residence located at 6784 Main St.  
o Dennis Dombroski commented that he is ok with application as presented  
o Plugged sewer, so should be taken care of sooner rather than later due to health, safety, welfare  
Motion made by St. Onge, Seconded by Chambers, to approve the Street Cut Permit for the Dennany residence located at 6784 Main St.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge  
  
Motion made by St. Onge, Seconded by Myers, to preapprove any vehicles needed by Belonga Excavating for the Dennany project located at 6784 Main St.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- h. Off-Island Business License Application, submitted by Fabcon Precast.  
Motion made by Myers, Seconded by Moskwa, to approve the application for Off-Island Business License for Fabcon Precast.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- i. Off-Island Business License Application, submitted by R. Industries Contracting, LLC  
Motion made by Myers, Seconded by Corrigan, to approve the Off-Island Business License for R. Industries Contracting, LLC.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- j. Preapproved - two (2) vehicle & eight (8) trailer permits, submitted by Fabcon Precast, for continued work at the Wastewater Treatment Plant. Vehicles & trailers arrived on September 9<sup>th</sup>.  
Motion made by Myers, Seconded by Moskwa, to approve the vehicle and trailer permits and to waive the fees as it is work for the Dept. of Public Works.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- k. Vehicle permit, submitted by Family Entertainment Group, to remove arcade games from the Carousel Arcade, located on Market St. Vehicle will be on site November 4<sup>th</sup> and will be in use for one (1) day.  
o Fork lift needed to load games on to the dray  
o Not removing all games  
Motion made by Myers, Seconded by Corrigan, to approve the vehicle permit.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- l. Vehicle permit, submitted by Mr. Clean Septic Service, for septic tank pumping at various residential locations. Vehicle will arrive on October 15<sup>th</sup> and will be in use for five (5) days.  
Motion made by St. Onge, Seconded by Moskwa, to approve the vehicle permit.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge
- m. Vehicle permit, submitted by DLD Environmental Service, for annual hazardous waste removal. Vehicle will arrive on October 11<sup>th</sup> and will be in use for three (3) days.  
Motion made by Sehoyan, Seconded by Myers, to approve the vehicle permit and waive the fee.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

- n. Two (2) vehicle permits, submitted by Mission Point Resort, for propane deliveries. Deliveries will occur on September 25<sup>th</sup> and October 15<sup>th</sup>.  
Motion made by St. Onge, Seconded by Chambers, to approve the vehicle permits.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
  
- o. Trailer & vehicle permit, submitted by Mackinac Landscape & Garden, for a mini stand up skid steer to move boulders at the Rowe Apartments on Church Street – vehicle was transported & used, unpermitted, from September 13<sup>th</sup> – September 16<sup>th</sup>.  
Motion made by St. Onge, Seconded by Moskwa, to take no action on the permits and to return the collected permit fees.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
  
- p. Trailer & vehicle permit, submitted by Mackinac Landscape & Garden, for a mini stand up skid steer to move boulders at the McCarty residents located in Trillium. Vehicle will be moved to site on October 14<sup>th</sup> and will be in use until October 18<sup>th</sup>.
  - o The McCarty residence is located in vehicle zone 2, so the start date is acceptable
  - o Councilwoman Myers voice concern with further narrowing Maple Trail
  - o This is a private property issue, but moving the boulders further on to Maple Trail will only leave a five (5) foot entrance
  - o Would like to further review this plan with the developer of Trillium to see what the actual easement is for Maple Trail – this is a trail that has been heavily traveled by the community for a very long time and it seems the new owner is wanting to shut off the public access
  - o Need to be cautious with allowing the movement of the boulders – may need to have a Streets Committee meeting to review this before approving
  - o Dennis Dombroski noted that he believes the site plan shows a 10 ft easement for Maple Trail – 5 ft on either property on either side (other side belongs to Grand Hotel)
  - o Liz Burt is the President of the Trillium HOA (per Allen Burt)
  - o Mayor Doud also suggested discussing this with Trillium developer Brad ChambersMotion made by St. Onge, Seconded by Moskwa, to table the vehicle and trailer permits for further information.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
  
- q. Trailer permit, submitted by O’Boyle & Co, for the storage of masonry tools at the Forest Way Duplex project. Trailer will arrive on September 19<sup>th</sup> and will remain on site for three (3) months. Motion made by Myers, Seconded by Chambers, to approve the trailer permit and waive the fee. Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
  
- r. Vehicle & trailer permit, submitted by Mackinac Island Fire Dept., for annual hose and ladder testing conducted by FireCatt. Vehicle and trailer will arrive on September 23<sup>rd</sup> and will be in use for one (1) day. Testing will take place at the airport. Motion made by Myers, Seconded by Moskwa, to approve the vehicle & trailer permit and to waive the fee.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge

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

- Councilman St. Onge reminded the Council that the Fire Department still has their old white pickup
  - o This was previously put up for bid, but no bids were received
  - o Would like to put the truck back up for bidMotion made by Myers, seconded by Chambers, to authorize the Fire Department to put the old pick-up truck back up for bid.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, Sehoan, St. Onge
  
- Councilman Moskwa commented that he would like to discuss the policy on renting the Community Hall
  - o Mayor’s Assistant Trista France will schedule a Buildings and Grounds meeting to discuss this
  - o Would also like to set up Public Safety Committee meeting in the next few weeks

- Mary Dufina, resident and business owner, commented on Mr. Green’s new bike and mobility rental to be located at the Lakeview Hotel Turret on Hoban Street
  - Ms. Dufina commented that Hoban Street is a very busy and congested area. There are shuttles, trash drays, regular drays, tourists on foot & bikes, employees on bikes - any further business is going to add to the existing congestion. Ms. Dufina is happy to hear that the Council will be keeping an eye on the area and hope that will continue to happen throughout the one (1) year review period to keep an eye on what is happening in the area.
  
- Dennis Dombroski – Forest Way Duplex project update
  - A bit of concern on how the site is organized
  - Fence around the construction site is tight and causes worry for emergency responses
  - Property Manager Emma Motz is ok with the fence location for now
    - Once the foundations are in, backfilled, and framing is done Dennis would like O’Boyle to look at tightening up the fence toward the duplexes to open the driveways back up
  - At this time a dray and small fire truck could fit down the drive – ladder truck would be a tight squeeze if possible
    - Chief St. Onge commented that, if needed, the department could get a ladder truck behind the phase II buildings rather than using the front drive
  - Excavation for the first two (2) units is well under way. O’Boyle plans to pour footings at the end of this week - taking advantage of the weather.
  - Mr. Dombroski noted that the site seems to be progressing quickly and he is happy with the progress so far

### **XIII. Adjournment**

There being no further business, Motion made by Myers, Seconded by Moskwa, to adjourn the meeting at 5:10 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