

CITY OF MACKINAC ISLAND
REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, August 07, 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

Richard Chambers
Tom Corrigan
Steven Moskwa

Anneke Myers
Alan Sehoyan
Jason St. Onge

IV. Approval of Minutes

- Minutes of the July 24, 2024 Regular City Council Meeting were presented.
 - o Councilman Corrigan requested a correction to his comments about the Internet Study Committee – correction was attached to the minutes.

Mayor Doud stated that the minutes stood approved as corrected.

V. Approval of the Treasurer's Report

- The August 7, 2024 Treasurer's Report was presented.

Motion by Moskwa, second to the motion by Chambers, to accept the Treasurer's Report as presented. All in favor. Motion carried.

VI. Approval of Payments for:

Motion by Myers, second to the motion by Moskwa, to approve the payroll and payables as presented. All in favor. Motion carried.

Motion by Moskwa, second to the motion by Corrigan, to adopt the agenda with the addition of Ferry Boat Matters to the request to enter in to closed session to discuss written opinions from the City's attorney. All in favor. Motion carried.

IX. Correspondence

- A letter of resignation was received from Dennis Bradley
 - o Member of the Mackinac County 911 board, Cemetery Board, Fire Marshall, GLIA, and Cheboygan Life Support
 - Became a member of the Fire Department in 1976
 - Will remain working at the Cemetery

Motion by Myers, second to the motion by St. Onge, to accept Mr. Bradley's letter of resignation and to direct the City Clerk to write Mr. Bradley a letter of appreciation on behalf of the City of Mackinac Island. All in favor. Motion carried.

X. Old Business

- Consultation with Warren Creamer regarding bonds for Forest Way Townhomes Ph III
 - o Deviated from direct placement with financial institutions as we did with Phases I & II, and went to public offering – should save roughly 1.25%
 - o Received a AA- (double A minus) scoring from S&P
 - There are some things the City can do to improve this rate, but it is an overall good rating
 - One negative is the seasonal nature of the Island's economy
 - o The City will have three (3) options in the event it receives a higher amount of bond proceeds
 - Resize the bond amount down by the amount of the premium so that the deposit remains at about \$2,966,000.00, or other lower amount if less funds are needed
 - Keep the bond size at \$3,100,000.00 and retain the premium for additional project costs, if needed
 - Keep some premium but limit the total proceeds for the project to an amount determined by the Council as on the current estimates for the project, resizing the Bond amount down by any additional premium
 - Council members preferred option 2

Motion by Myers, second to the motion by Sehoyan, to move forward with Option 2, keeping the bond size at \$3,100,000.00 and retain the premium for additional project costs, if needed.

Ayes: Chambers, Corrigan, Moskwa, Myers, Sehoyan, St. Onge

Nays: None. Motion carried.

- Discussion and / or action regarding the (2) vehicle permit and (1) trailer permit for Pro Surfaces – Pickle Ball Court at Turtle Park
 - o Due to the nature of the funding that the City received, the project needs to be completed in one calendar year - that date is September 1, 2024. If the project is not completed by the end date, the City loses \$50,000.00
 - o The sports coating needs to be installed while the weather is consistently over 40 degrees, including overnight temperatures
 - o Currently, the incomplete court is used daily by both youth and adults
 - o Project was not able to be finished in the spring due to the wait for asphalt from Bacco as well as weather issues
 - o Installation will take three (3) to four (4) days with the use of the courts a week after work is complete
 - o The State Park has given permission to move the trucks and materials as long as it is done prior to 8:00 am
 - Vehicles will move from British Landing to Turtle Park and will remain on site until the project is completed

Motion by Myers, second to the motion by Corrigan, to approve the two (2) vehicle and one (1) trailer permit for Pro Surfaces. Vehicles and trailer will arrive on August 19th and will be in use for four (4) days.

Ayes: Chambers, Corrigan, Moskwa, Myers

Nays: Sehoan, St. Onge. Motion carried.

- Councilwoman Myers inquired when the contract with O'Boyle for phase III of the Forest Way Townhomes will be presented to the Council?
 - o Attorney Evashevski noted that the contract was not ready for today's meeting but that she and Dennis Dombroski have been working on it and they are close to finalizing the document.
- Councilman St. Onge touched on Winter ferry service
 - o The Huron is currently in dry dock – where are we at on repairs and will she be ready to provide winter service?
 - o Jenny Gezella of Hoffman Marine noted that they are actively working on the boat but are behind schedule. They have a winter plan and are close to being able to present that to the Council and Community

XI. New Business

- Off Island Business License Application for Costal Construction Group LLC
Motion by Myers, second to the motion by St. Onge, to approve the Off-Island business license for Costal Construction Group. All in favor. Motion carried.

- Mackinac Straits Hospital to rental agreement for the 5th Street house
 - o Rental will be for the period of August 7, 2024 through July 31, 2025
 - o Rental amount is \$850.00 per month, plus utilities

Motion by Moskwa, second to the motion by Corrigan, to approve the rental lease agreement with Mackinac Stratis Hospital.

All in favor. Motion carried.

- Vehicle permit for Z Mix USA at the Wastewater Treatment Plant
 - o Vehicle is to replace a truck already on site
 - o Ken Peterson will inform the Clerk's office of the actual arrival date
 - o Truck will remain on site for the remainder of the project

Motion by Moskwa, second to the motion by Chambers, to approve the vehicle permit application, Z Mix USA, to replace a truck at the Wastewater Treatment Plant and to waive the permit fee as this is work for the Department of Public Works. All in favor. Motion carried.

Councilman Sehoan noted that he has received multiple complaints from residents in the Stonecliffe condo area about the Inn at Stonecliffe running their annually permitted vehicles on Eckel Dr. and Stonecliffe Rd.

- o Councilman Sehoan noted that he had talked to Ben Horn about this, but that the vehicle use outside of the permitted area was still happening
- o It was suggested that Chief Gruits compare what Stonecliffe has permitted to what is being used on the property and to remind Stonecliffe of the limit of their permits

Councilwoman Myers noted the traffic near the Shepler's dock

- Chief Gruits noted that the area is very busy and they are doing their best to handle it
 - PSA's will all be leaving mid / late August
 - Will be looking for more PSA's to help finish out the season

Mayor Doud noted that Mackinac Island Carriage Tours will begin flushing the village tonight

David Jurcak of the Grand Hotel inquired if they could use their golf carts / annually permitted vehicles to move people between areas of their property as it was mentioned that Stonecliffe was doing.

- Mr. Jurcak also inquired what was happening with the boat lines as he has not been able to get a direct answer
- Council members noted that they cannot speak on behalf of a private company and that they were hoping to have a special meeting soon to discuss the plan moving forward

Tom Sullivan

- Inquired if there could be a summary of changes for the Master Plan update
- Thanked the Shepler St. Ignace crew for how they have been handling the current issues

Motion by Myers, second to the motion by Moskwa, to enter in to closed session at 5:00 pm to discuss a written attorney opinion regarding electric bikes and ferry boat matters.

Ayes: Chambers, Corrigan, Moskwa, Myers, Sehoian, St. Onge

Nays: None. Motion carried.

Motion by Moskwa, second to the motion by Corrigan, to leave closed session at 6:41 pm.

Ayes: Chambers, Corrigan, Moskwa, Myers, Sehoian, St. Onge

Nays: None. Motion carried.

Motion by Myers, second to the motion by Moskwa, to enter in to open session at 6:42 pm.

Ayes: Chambers, Corrigan, Moskwa, Myers, Sehoian, St. Onge

Nays: None. Motion carried.

Motion by Myers, second to the motion by Chambers, to set a special Council meeting for Monday, August 12, 2024, with a time to be determined, with Hoffman Marine and Shepler's Ferry regarding ferry boat service for the remainder of the year.

Ayes: Chambers, Corrigan, Moskwa, Myers, Sehoian, St. Onge

Nays: None. Motion carried.

XIII. Adjournment

There being no further business, motion by Myers, second to the motion by Moskwa, to adjourn the meeting at 6:44 pm. All in favor. Motion carried.

Margaret M. Doud, Mayor

Danielle Leach, City Clerk

