

**MINUTES OF THE SPECIAL MEETING OF THE MACKINAC ISLAND CITY COUNCIL, HELD IN
THE COUNCIL CHAMBERS, CITY HALL, 7358 MARKET STREET, MACKINAC ISLAND,
MICHIGAN, ON WEDNESDAY, SEPTEMBER 21, 2017, AT 9:00 AM**

Mayor Doud called a Special Meeting of the Mackinac Island City Council to order at 9:00 am, followed by the pledge of allegiance.

MEMBERS PRESENT: D. Bradley, K. Hoppenrath, A. McGreevy, A. Myers, & J. St. Onge

MEMBERS ABSENT: S. Moskwa

CITY ATTORNEY: ABSENT

POLICE CHIEF: ABSENT

TREASURER: ABSENT

DEPT. OF PUBLIC WORKS: Mike Olson

Motion by Bradley, second to the motion by McGreevy, to adopt the agenda as presented. All in favor. Motion carried.

Former Hoppenrath House:

-Being given to the City by Bob Benser and Andrew Doud as they plan to build a new hotel on the property (which they purchased from Kay Hoppenrath) and would rather see the house put to good use than demolished.

-City would cut the house in half and move it to their lot on Third Street for City and possibly Department of Public Works (DPW) housing.

-If this went through, the house would need to be brought up to code and have some remodeling done such as new electrical and some windows.

-The house would be kept as a duplex, providing one, one (1) bedroom apartment as well as one, two (2) bedroom apartment.

-To get the house up to code and moved, along with all electrical and construction costs, the City was quoted \$238,000.00 total. The cost may drop some, but should not go any higher.

+ Councilman St. Onge

-With the numbers provided thinks that the City should look at building a brand new structure. What about unforeseen issues creating a larger cost?

-Mike Gamble of Gamble Construction stated that everyone aired their quotes on the high side to help prepare for unforeseen issues.

-Mike Olson, DPW, mentioned that it may be a good idea to set aside 10% of the overall costs for unforeseen issues.

+Councilman McGreevy asked Mike Gamble how much he thought it would cost the city to build a brand new house on the same lot:

-Estimated around \$400,000.00 for construction costs

-Mr. Gamble stated that from a construction stand point, the former Hoppenrath house seemed like a good deal.

+ Councilwoman Myers and Councilman Moskwa posed the idea of possibly splitting the overall cost with the DPW.

-Some council members saw this as a possible concern and thought it might be better for the City to pay in full and then rent one side to the DPW.

+DPW Mike Olson – The DPW currently has funds set aside for housing

-Councilwoman Myers stated that it should also kept in mind that the Housing Committee is currently working on implementing the construction of a twelve (12) unit housing development.

+This development however still needs property bought for it and won't be put up as immediately as the former Hoppenrath house could be.

-Councilman Bradley questioned the feasibility of going through with the former Hoppenrath house

+Councilwoman Myers stated that funds could be pulled from a few different City accounts to make this happen and that the accounts that could be utilized will replenish plenty of funds within the next year.

-Possible Funds:

1.) Post Office Account - \$100,000.00 (typically generates \$38,000.00 per year)

2.) Housing Account - \$70,000.00

3.) Capital Millage Fund - \$70,000.00 (typically generates \$90,000.00 per year)

-Should be kept in mind that money spent on the house from these accounts will also eventually be replenished by the collection of rent for both sides of the house.

-Construction on the house is estimated to be finished by spring of 2018.

-Mr. Gamble suggested moving forward with getting the lot cleared and beginning on the foundation work so that things will be ready to set the house when it is moved on or after November 1st.

Motion by Bradley, second to the motion by McGreevy, to proceed with the Hoppenrath house at the estimate of \$238,000.00.

Ayes: Bradley, Hoppenrath, McGreevy, Myers

Nays: St. Onge. Motion carried.

-Councilman St. Onge suggested appointing a person that can authorize construction decisions without having to bring everything to council first

+Councilwoman Myers agreed but also asked that this person give updates and submit needed permits every two (2) weeks at the regular council meetings.

Motion by McGreevy, second to the motion by Hoppenrath, to authorize Dennis Dombroski to make construction decisions on behalf of the council for the former Hoppenrath house project, and to report and update every two weeks to council.

Ayes: Bradley, Hoppenrath, McGreevy, Myers, St. Onge

Nays: None. Motion carried.

Annex Road Repair Proposal – Belonga Excavating:

-Currently have 400 yards worth of road that needs to be repaired on Park Ave. and Lakeview Blvd. in the Annex

-Leftover materials from the State Park's paving project at the airport were donated for this project (crushed cement)

-Belonga will lay down the material for \$7,300.00

-Dennis Dombroski advised the council to move quick on this decision as the materials will continue to harden as they sit (in a pile) out in the sun

+Councilwoman Myers would like to wait until the next council meeting for public input

+Councilman St. Onge would like the roads fixed as soon as possible. Gravel previously used to repair the road continuously is not holding. Needs to be paved. Too much money is being spent by the City every year to repair these roads.

+Dennis Dombroski stated that the material used for previous fixes was soft crushed limestone. The new material is crushed pavement and will knit together better than the limestone used previously.

-Councilman McGreevy asked for a rough estimate to pave these roads needing repair

+Dennis Dombroski estimated roughly \$200,000.00 to pave both of the roads

+It was suggested that if this were to happen – pave one road, wait one year, then pave the second road.

-Councilman St. Onge stated that there had recently been a possible sink hole found at the corner of Park Ave. The bottom could not be reached when he stuck his arm in it.

Motion by Myers, second to the motion by Hoppenrath, to have the crushed pavement left over from the repaving of the airport laid by Belonga in the Annex at the cost of \$7,300.00.

Ayes: Bradley, Hoppenrath, McGreevy, Myers, St. Onge

Nays: None. Motion carried.

Coal Dock Paving – Bacco Construction:

-A portion of the Coal Dock needs to be repaired / repaved

+Dennis Dombroski took a call from City Attorney Tom Evashevski before the meeting.

Tom advised that the repaving should be done and paid for by the City.

-Dennis Dombroski provided a quote of \$6,500.00 for the repaving from Bacco Construction

Motion by Myers, second to the motion by McGreevy, to go ahead with the paving needed to repair the Coal Dock at the price of \$6,500.00 from Bacco Construction.

Ayes: Bradley, Hoppenrath, McGreevy, Myers, St. Onge

Nays: None. Motion carried.

2017 City Road Paving Project – Bacco Construction:

-Benjamin hill paving will take place the week of October 2nd

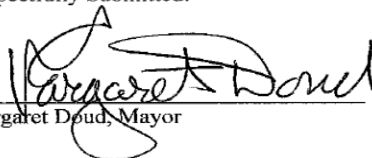
-Wendell Street project will go ahead and is scheduled to take place the same week as the Benjamin Hill paving. (Paid for by Mission Point Resort)

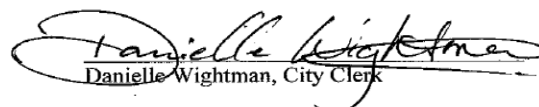
Motion by St. Onge, second to the motion by Myers, to allow the office representing Bob Young for U.S. Senate to hang placards, measuring 10" x 14", in local stores around town. All in favor. Motion carried.

-Councilman Bradley suggested creating a permit with a fee for the banner requests for next year as it seemed to have taken a lot of work this year.

There being no further business, motion by St. Onge, second to the motion by Bradley, to adjourn the meeting at 10:05 am. All in favor. Motion carried.

Respectfully Submitted:


Margaret Doud, Mayor


Danielle Wightman, City Clerk