

**VILLAGE OF GRAND BEACH
PUBLIC HEARING**

December 19, 2002

Council President John Deaner called the public hearing to order at 6:40 PM. In attendance in addition to Deaner were Walter Carroll, Debbie Lindley and Charles Joyce.

James Bracewell was absent.

The purpose of the public hearing was to hear comments from the public concerning an amendment to the Zoning Ordinance. The amendment will designate Golfmore Estates II as "LDR-Low Density Residential District". Golfmore Estates Phase I is also designated as "LDR".

There were no comments from the audience.

There being no further business, the hearing adjourned at 6:42 PM EDT.

Respectfully submitted,

Mary J. Robertson
Clerk/Treasurer

**VILLAGE OF GRAND BEACH
REGULAR COUNCIL MEETING
DECEMBER 19, 2002**

President John Deaner called the regular scheduled meeting of the Grand Beach Village Council to order at 7:00 PM EDT. Present in addition to Deaner were Walter Carroll, Deborah Lindley, and Charles Joyce. James Bracewell arrived at 7:12 PM.

Minutes from the November 21, 2002 regular meeting were approved on a motion by

C. Joyce/W. Carroll. Unanimous 4-0. Minutes of the ZBA Hearing-Allen of November 21, 2002 were approved on a W. Carroll/C. Joyce motion unanimously 4-0. James Bracewell was not in attendance for the approval of the minutes.

Commission reports were as follows; Building and Zoning, Beaches and Water, Police, Pro-Shop & Course had nothing to report. Parks Commissioner C. Joyce thanked the maintenance department for a job well done on the leaves in the parks.

Police Chief Dan Schroeder introduced the full time police officers Jamie Flick, George Keeler and Patricia Mattson to those in attendance.

In addition to the Superintendent's Report, Bob Dabbs added that his department has done a great job on leaf pick-up and they are finally caught up. Police Chief and Building Inspector had nothing to add to their written reports.

In his President's report, John Deaner thanked Suburban Mechanical and Heating for donating a used furnace to the maintenance garage. He also made the Council aware that the Village has a large brush pile that needs to be taken care of, either by hauling the pile away or a controlled burn.

Bills to be paid as presented with written additions were approved on a D.Lindley/C. Joyce motion. Unanimous 4-0. James Bracewell was not in attendance to approve the payment of bills.

Rob Andrew of Merritt Engineering addressed questions concerning the recent Water Reliability Study. Merritt Engineering estimates that the system demand is going up by about 1 ½% per year, roughly 5 extra homes per year. He said that capacity is not based on the number of customers, but on the amount of water used. Based on this estimate, Grand Beach will exceed the state limit by 2006 if nothing is done. He said that the top priority is to add a third pump, which would increase the pumping capacity from 300 gallons of water per minute to 450 gallons per minute. It would cost approximately \$25,000 to install the third pump and make it operational. He stated that this project should be done alone and

the rest of the improvements could be done as one large project or separately depending on finances available.

In Merritt Engineering's opinion, additional water storage will not be necessary for the next 10 years.

He stated that there is an emergency interconnect between Grand Beach and New Buffalo Township. The water is able to flow from New Buffalo Township to Grand Beach in an emergency, but not from Grand Beach to New Buffalo. He believes this may have something to do with the water contract between Grand Beach and Michigan City. Merritt Engineering has informed New Buffalo Township of this situation.

Merritt Engineering and Superintendent Bob Dabbs believe there is a valve broken (near closed) near the base of Sky-Hi. Flow tests show this to be very likely. Rob stated that the public works department should try all of the valves to find out which valves are working properly and which valves are not working.

He discussed the situation on July 7, 2002 when the low water pressure alarm sounded. He felt there were several things that contributed to this problem. The high demand for water over the holiday weekend contributed to the problem and another probable cause was that there was a fire in Michiana, therefore there was less water coming from Michiana. Another reason was that the Village used to inject phosphate into the water system to reduce rusty water. The apparatus used to inject the phosphate was still in the system, which reduced the pumping rate. Since then, the apparatus has been removed and the system is now pumping properly.

After much discussion, the Council asked Merritt Engineering to forward the report to the DEQ for their review.

A motion by J. Bracewell/D. Lindley to take steps to obtain an engineering study to have plans prepared for the extension of water to four homes on Grand Beach Road and to put the plans out to bid, with the cost not to exceed \$50,000. Unanimous 5-0.

Building Inspector, Bill Owens issued a stop work order on the installation of patio paving bricks around Kevin and Julie Killerman's swimming pool for a zoning code violation of the maximum allowable lot coverage. At the November Council meeting, Larry Frankle asked that the Council give Mr. & Mrs. Killerman an additional month to have an engineering study done to see how this issue could be resolved. Mr. Frankle has not heard from his client regarding this matter. Motion by J. Deaner/J. Bracewell to adopt a resolution to proceed with legal action against Kevin and Julie Killerman for code violations. Motion passed 4-1. Voting aye were D. Lindley, J. Deaner, J. Bracewell and C. Joyce. W. Carroll voted nay.

Building Inspector Bill Owens presented a job description to the Council for the Building Department Document Specialist. He asked to table the matter until the January meeting when he will have more information available.

For several months, the Council with the help of Steve Waigand and John Boden Jr. have been investigating the idea of hiring an outside maintenance company to take care of the Golf Course. The only bid received was from ServiScape at a cost of \$110,300 for the first year, which would cover a 10-month period. ServiScape has prepared a three-year contract, which either party may cancel with four months written notice. The Council received a letter from resident Thom Schmidt stating that he is not in favor of the Village subsidizing the golf course. Councilman C. Joyce stated that he had spoken with approximately 15 people who did not want their tax dollars used to subsidize the Golf Course. Several audience members spoke in favor of hiring an outside firm to do the Golf Course maintenance. A motion by J. Deaner/J. Bracewell to approve hiring ServiScape for the year 2003 and increasing the green fees as presented was approved on a 4-1 vote with D. Lindley casting the only nay vote. J. Deaner, W. Carroll, J. Bracewell and C. Joyce voted in favor of the motion.

A motion by D. Lindley/J. Bracewell to purchase two Dell computers for the Clerk's office was approved unanimously 5-0. The cost is not to exceed \$3000.00.

A motion by J. Deaner/J. Bracewell to accept a bid from Villa Environmental Consultants in the amount of \$2,050 to begin an asbestos study of the Village Hall and Maintenance Garage as required by the State of Michigan was passed unanimously 5-0.

J. Deaner explained a resolution and ordinance for the Metro Act, which entitles the Village to receive money that is collected by the State of Michigan from telecommunication providers who run their lines on public right-of-ways. A motion by C. Joyce/J. Bracewell passed unanimously 5-0 to adopt the Metro Act Resolution.

A motion by J. Deaner/J. Bracewell to adopt the Metro Act Ordinance was approved unanimously 5-0.

The Land Division Act Ordinance was created to allow property to be divided in the Village with proper documentation and to give Building and Zoning Inspector Bill Owens the authority to approve these divisions if the parcels meet all requirements of the Zoning Ordinance. Properties adjoining each other are exempt from the Land Division Act. The Land Division Act Ordinance was adopted on a motion by C. Joyce/D. Lindley. Unanimous 5-0.

A Public Hearing was held prior to the regular meeting to hear comments from the public concerning an amendment to the Zoning Ordinance. There were no comments made at the hearing. The amendment would amend the Zoning Map to include Golfmore Estates II as "LDR-Low Density Residential District". A motion to adopt the amendment to the Zoning Ordinance was approved unanimously 5-0 on a motion by J. Deaner/C. Joyce.

A motion by J. Bracewell/J. Deaner to approve a hall rental request for Laretta Kenny on 11/27/03 passed unanimously 5-0.

The Council received a thank you letter from New Buffalo High School for the donation of a hot dog warmer to the school.

Larry Frankle requested a one-year extension to the preliminary plat of the Hamburger-Mathias plat. He presented to the Council a study of the property, which was required by the DEQ due to the potential of there being rare plants on the property. The DEQ gave approval for the development as long as the plan presented to them is followed. The area will consist of a maximum of 12 lots with a large nature preserve in the center. A motion by D. Lindley/C. Joyce to give preliminary plat extension for one year was approved unanimously 5-0.

With no further business to discuss, the meeting adjourned at 8:55 PM EST.

Respectfully Submitted,

Mary J. Robertson
Clerk/Treasurer