

**VILLAGE OF GRAND BEACH  
REGULAR COUNCIL MEETING  
APRIL 20, 2005**

President Jim Bracewell called the regular scheduled meeting of the Grand Beach Village Council to order at 7:30 PM EDT. Present in addition to Bracewell were Pete Carroll, Debbie Lindley, John Boden Jr. and Bob Grim.

B. Grim/J. Boden moved to approve the minutes of the regular council meeting of March 16, 2005. Passed unanimously 5-0.

Committee reports:

Building: J. Boden reported that he had met with the Michigan Historical and Preservation Committee and he had received literature from them.

Parks & Beaches: P. Carroll reported that the parks look great with lots of fresh paint and sand. He was concerned with the condition of the beaches and addressed that later in the meeting.

Streets & Water: B. Grim reported that he would like to do paving of village streets every year. He has a list of streets that need paving. He estimates \$20.00 a foot for paving and he would like to see money generated by the general fund to help cover the costs of the paving. He stated that we have not done any paving in two years and some of the streets are beginning to deteriorate. Concerning the water, he stated that he and Bob Dabbs will be meeting with Merritt Engineering next week to go over the water project. They will present the information to the council to see if the council wants to move forward on the project.

Police: Nothing to report.

Pro-Shop & Golf Course: J. Bracewell reported that we continue to have problems with the old water system.

B. Grim left the meeting at 7:45 due to a prior commitment.

Clay Putnam of ServiScape reported that they have a full crew working on the golf course now. They plan to aerate the greens, do root pruning and install the drainage for the number 4 & 5 fairway soon.

The village superintendent, police chief and building inspector had nothing to add to their written reports.

A motion by J. Bracewell/D. Lindley was approved unanimously 4-0 to approve a request for a payment to Pagel & Frey in the amount of \$11,745.00.

Bills to be paid with written additions were approved unanimously 4-0 on a motion by J. Bracewell/D. Lindley.

The first item on the agenda was a request to widen East McKean near the Scaletta property. The village vacated 15' of East McKean in front of the Kerhoulas property many years ago. The Scalettas are building a new home at the end of East McKean, next to the Kerhoulas home. The access to their home is limited to 5' of paved road, because 15' of the paved road was vacated years ago. The Scalettas would like the village to widen the road. The plat map shows the road to be 40' wide and 15' of that is the section that was vacated.

Village Attorney Lou Desenberg was present and explained that his firm represents the village and he suggested that the Scalettas seek their own counsel for help with this matter. He explained that once the village vacated this section of the road, the village was taken out of the equation and the matter is between the two neighbors. If they can not reach an agreement, the Scalettas may have to file a lawsuit in order to be able to drive on this vacated section of the road to gain access to their property.

Sue Scaletta told the council that they only have a 5' paved area in which to enter their property. They have been very concerned with this issue and even discussed this with the former clerk before purchasing this property. She suggested that if the village was not willing to pay to widen the street, they would pay for it. She presented the attorney with a copy of an estimate they had received to widen the street.

Mike Kerhoulas explained to the council that he has been having a problem with the contractor that is building the Scaletta property. He has been unsuccessful in getting the problems resolved. He did seek help from the building inspector on a few of the issues, but he feels that the contractor has not been treating him properly.

After much discussion on widening of the road, it was mentioned that there is a critical dune located near the area in question. The Superintendent and the clerk will find out if it is necessary to obtain a DEQ permit in order to widen the street. Once this decision has been made, the council will again discuss this matter.

The council next discussed the possibility of identifying streets that are shown on the village plat maps that are undeveloped and will never be developed. J. Bracewell would like to identify them as foot paths or something similar to that in order to help the building inspector make decisions on set back requirements on undeveloped, platted streets. It was noted that there are three dead end streets in the old section of the village that are platted as through streets when they are actually dead ends. D. Lindley was concerned that the action of this council might cause problems for village councils 20 years from now. She would prefer to add something to the zoning ordinance.

Attorney Desenberg stated that while working on the zoning ordinance, they have addressed the definition of streets. This should help clarify some of the issue regarding platted, undeveloped streets. J. Bracewell asked the Attorney to draft a resolution

regarding these streets. Lou felt that a resolution would make it much easier for Bill Owens to make a determination regarding set backs when approving building permits. This item will be discussed again at next month's meeting.

J. Boden and B. Owens have identified items to be deleted on the zoning ordinance and have forwarded these comments to Lou Desenberg for his approval. Lou stated that he has gone through the high density areas of the ordinance and plans to do the same with the medium and low density sections. The intent of amending the zoning ordinance is to make it user friendly. He hopes to have something ready for the next council meeting.

Village auditor Don Jackson presented a review of the fiscal year 03/04 audit. He explained that the accounting methods for government audits have changed, so the financial reports are very different from prior years. He explained the different areas of the report and told the council that some parts of the new format will probably change over the next few years to make the report more user friendly. The new statements show more summaries and less detail. He reported that revenues were up in every fund this year over last year. He explained that property tax collections are increasing as homes are being sold and new homes are built. He stated that 41% of the revenue comes from property taxes. Overall the village is generating more revenue than expenses, not including capital purchases. The village has recently spent a lot of money on capital purchases such as a new squad car, new dump truck and renovations to the hall. He added that the Village of Grand Beach does a good job of handling finances and planning.

At 9:25 the meeting adjourned for a five minute break on a motion by P. Carroll.

The meeting reconvened at 9:30. The New Buffalo Schools presentation regarding elections was moved to the next item on the agenda. Lisa Werner, of the New Buffalo School Board and a resident of Grand Beach addressed the council and audience concerning the upcoming school board election and bond issue. She explained that if the community votes to renew the operating millage, the schools will be able to renovate the 1956 wing of the elementary school, build tennis courts, possibly add an integrated technology lab and do repairs at Slater Field. If the current millage is renewed, it will not cost the taxpayer any additional money. If not renewed, a person owning a home with a taxable value of \$100,000 would save \$27 per year. Grand Beach residents were reminded to vote on May 3<sup>rd</sup> for the school election and for all future elections at the New Buffalo Township Hall.

Next on the agenda were budget reviews for fiscal year 05/06. The clerk told the council that she would like to add \$500 to public works to cover the cost of holding a storm water discharge permit annually. She also asked to add funds to the budget to include a fire alarm in the maintenance garage as suggested by the village insurance company. After she receives a bid from a security company she will include that figure in the budgets. The council discussed several items on the proposed budgets. J. Bracewell suggested increasing the hall rental cost to the social club for 2006 to \$2500

from \$1500. He stated that there has not been a rent increase since 1983. He announced that there will be a public hearing held on May 18<sup>th</sup> regarding the budgets. There will be a truth in taxation hearing and a special meeting to adopt the budgets on May 25<sup>th</sup>.

J. Bracewell/J. Boden moved to accept a bid from Current Electric in the amount of \$3813 for electrical work in the pump house, and to accept a bid from City Heating for \$844 to relocate the furnace in the pump house and to accept a bid from Peerless-Midwest in the amount of \$4,950 to replace two valves in the pump house. This was approved unanimously 4-0.

P. Carroll spoke to the council regarding the replenishment of the beach sand. He has located a firm that will cut holes into the jetties to allow the sand to flow through them. The Army Corp of Engineers told Pete that they had suggested cutting holes in the jetties years ago, but nothing was ever done. Pete also suggested hauling 5 truck loads of sand at 18 yards per load to replenish the beaches. He estimated the total cost to be close to \$2000. A motion by P. Carroll/J. Bracewell to pursue sand replenishment from the pump house and south and to cut the jetties to allow sand to flow through was approved unanimously 4-0.

A motion by J. Bracewell/P. Carroll to hire David Santana as the new pro-shop manager was approved unanimously 4-0. The previously hired manager decided to pursue other avenues.

A motion by J. Bracewell/J. Boden to revise the hall rental agreement to include a \$25.00 key deposit and a standard \$100 clean-up fee to be administered by the village was approved unanimously 4-0. The key deposit will be refunded once the keys have been returned to the village office. The \$100 clean-up fee will now be charged for all rentals and the village will make arrangements for all cleaning.

A motion by J. Bracewell/D. Lindley to approve hall rental requests for Kenneth Bye on 6/26/05 and Frank Stone on 9/10/05 was passed unanimously 4-0.

A motion by J. Bracewell/P. Carroll to have a tree removed in front of Sally Stewart-Guzaldo's home was approved 3-1. J. Bracewell, P. Carroll and J. Boden voted in favor of the motion with D. Lindley voting nay.

With no further business, the meeting was adjourned at 10:35 p.m. EDT.

Respectfully Submitted,

Mary J. Robertson  
Clerk/Treasurer