

**VILLAGE OF GRAND BEACH
REGULAR COUNCIL MEETING
FEBRUARY 16, 2022**

CALL TO ORDER

Council President Pro Tem Blake O'Halloran called the regular council meeting to order at 7:00 p.m. EST in the upper level of the Village Hall.

ROLL CALL – IN ATTENDANCE

James Bracewell
Peter Doerr
Blake O'Halloran

Paul Leonard Jr. and Deborah Lindley were not in attendance.

ADOPT AGENDA

Bracewell moved, seconded by Doerr to adopt the February 16, 2022 agenda as presented. Motion carried unanimously 3-0.

ADOPT CONSENT AGENDA

- a. Approve Village Council Minutes:
 - i. Regular Council Meeting January 19, 2022
- b. Pay Bills with Written Additions

O'Halloran moved, seconded by Bracewell to adopt the consent agenda as presented. Motion carried unanimously 3-0.

PUBLIC COMMENTS ON AGENDA ITEMS

Village resident Rebecca Morrissey told the Council that she represents the Village on the New Buffalo Shoreline Alliance (NBSA) and is trying to encourage lakefront owners to join the lawsuit in regards to damage to the beaches. She said there is only a certain amount of time to file the necessary paperwork showing the deed and ownership as well as any evidence of damages. She said this is a critical thing for our community and beaches, and she hopes to get everyone on board to protect the beaches and protect them from future harm. She asked that any lakefront owners that are interested in joining the lawsuit contact her.

PRESENTATIONS/RECOGNITION

None

PUBLIC HEARING

None

COMMISSION REPORTS

BUILDING & ZONING: Bracewell said there has been a judgment filed instructing the property owner (Hunter) on Rohde Court to clean up his property. The Village had to wait 30 days to see if he would clean it up and after that, the Village could have it cleaned up. He said that Roger's Wrecker removed the backhoe and will store it and will return it to the owner once the towing and storage fees are paid.

Bracewell said there are four pools and 10 new homes being constructed, along with two aggressive remodels.

Regular Council Meeting – February 16, 2022

PARKS & BEACHES: Doerr said that he and Harry Walder attended workshops for beachfront communities on the western side of the state, and the biggest thing that came out of the workshops was the importance of having a master plan. Doerr

said that Superintendent Bob Dabbs obtained a bid of \$6,000 to survey the Lake Avenue/Jensen Court beach access. Doerr will get additional bids for the March meeting. He said a property owner is using the Lake access area for private parking and have had the snow plowed, and posted a private no trespassing sign.

STREETS & WATER: Leonard was not in attendance.

POLICE: Lindley was not in attendance.

PRO SHOP & COURSE: O'Halloran said that Carpet Town will begin installing new flooring in the pro shop on March 16 and should be finished by March 31. He has had commercial painters look at the counters and cabinets to see if they can be painted since the quote to have new ones installed was \$20,000. They will also paint the doors. He said he will use funding of \$8,500 that was set aside to purchase golf carts to pay for the painting. He is also working on getting electrical bids in order to charge more golf carts.

O'Halloran said that EZ-Go is behind on manufacturing golf carts, so if they don't have the carts available that the Village is leasing from them, they will rent carts from somewhere else for the Village. The Village should have rental carts available by April 15.

SERVISCAPE REPORT

Clay Putnam said that winter equipment maintenance is ongoing and the majority of the tree work is complete. He told the Council that within the golf industry, the cost of materials is increasing, with some things going up as much as 70%. In addition to increased costs, he will also need to increase wages because of the current job market.

PERSONNEL REPORTS

SUPERINTENDENT: In addition to his written report, Superintendent Bob Dabbs said that in between snowplowing, the guys picked up the materials for the bathroom floors and they will get them painted before the pro shop flooring goes in.

POLICE CHIEF: Assistant Police Chief Jamie Flick reported that there were 18 calls in January. He said that on Monday morning, a resident of Michiana had a catalytic converter stolen off a car and he suggested that if you park outside, that you keep an outside light on to deter thieves. He said that former Grand Beach police officer Patrick Meyers will be coming back to work for the Michiana Police Department, and his brother Matt Meyers will be going to part-time.

BUILDING INSPECTOR: In addition to his written report, Building Inspector Bill Lambert said that the property owner (Ruffner) on West McKean has finally had a new roof, fascia and new gutters put on the house. He said they wanted a permit to rebuild the garage on the property, but he told them that once they bring the property into compliance, he will issue a building permit.

Lambert said that the State of Michigan does not require a fence around a pool that has a locking hard cover on it. He said that some lakefront owners were complaining because they don't want to block their view with a fence. Clerk Mary Robertson stated that a 6' fence is a requirement of the Village's zoning ordinance, and will be required unless there is an amendment to the ordinance. She added that some lakefront owners install glass fences so that they still have the view.

UNFINISHED BUSINESS

DEPUTY CLERK POSITION

O'Halloran moved, seconded by Bracewell to hire Kathie Butler as the deputy clerk at an hourly rate of \$22 with two weeks' vacation to start. Motion carried unanimously 3-0. O'Halloran added that Kathie Butler has 18 years of experience as deputy clerk at New Buffalo Township and will be a great addition to Grand Beach. The Council welcomed her to Grand Beach.

DISCUSS LIST OF PROJECTS FOR MILLAGE INCREASE

O'Halloran said that Council members were asked to put together a list of things to be considered for the proposed millage increase to try to firm up needs and costs. He said a millage increase would be voted on by the registered voters in the Village. He said if the Council decides to move forward, one of the next steps will be to hold public meetings to let the people know what they would be voting on.

He spoke about items that were submitted on the list and said that one of them is the golf course irrigation system which has been estimated to cost \$350,000, and another is the clubhouse repairs to the roofing and balcony at \$190,000, adding that he doesn't think there is anyone that wouldn't agree that the clubhouse needs repairs. Doerr said that they had approximately \$600,000 on the list that the parks and recreation committee put together, but it was really a wish list with some of the things coming out of the budget. O'Halloran said that there is \$400,000 on the list for roads, and that Leonard wasn't in attendance to discuss those needs.

Bracewell said that the Village has set aside much of the money needed for the clubhouse repairs, and he thinks that other things can be paid for through regular budgeting. Doerr feels that there should be a new master plan completed before knowing exactly what the needs are. Doerr said he doesn't think the Village can go forward with a millage increase proposal without taking a lot into consideration and having all of the details needed. O'Halloran said that Bob Dabbs has wanted a salt storage building for years, but different needs come up and the money is always spent on something else.

The Council asked Clerk Mary Robertson to give them a list of funds that have been set aside for various items.

NEW BUSINESS

KRUGGEL LAWTON AUDIT PROPOSAL

O'Halloran moved, seconded by Bracewell to accept the 3-year proposal from Kruggel Lawton to continue as the Village auditors at a cost of \$9,500 per year plus \$500 to file the ACT 51 report and \$500 to file the F-65. Motion carried unanimously 3-0.

GOLF FEES

GOLF CART PARKING FEES

O'Halloran said that we are seeing inflation all across America and there is probably more inflation in golf because golf play has increased over the last couple of years with people wanting to get outside due to Covid. He said suppliers are increasing their costs and the Village has had to increase pro shop wages. He said fees need to increase due to the increased cost of supplies and wages. He said that he does not propose raising the senior pass prices, and has increased the resident golf cart parking sticker by \$5.

O'Halloran moved, seconded by Bracewell to approve the 2022 golf and golf cart parking sticker fees as presented. Motion carried unanimously 3-0.

PUBLIC COMMENTS - GENERAL

Village resident Harry Walder said that he thinks the Council is on the right track with the millage and the Village should

Regular Council Meeting – February 16, 2022

see a large increase in the Village tax base with 10 new homes being built as shown on the building inspector's report.

Village resident Joe Farwell said there are many people in the Village that might be willing to help work on a new master plan. He expressed family concerns that the documents that were sent to Village Attorney Sara Senica regarding the water line easements were not on the agenda for this month. He said that time is crucial since Superintendent Bob Dabbs said that it could take three months to get the necessary EGLE permit.

Kathie Butler thanked the Council for hiring her and the opportunity to work for the Village. She said she looks forward to starting with Clerk Mary Robertson and looks forward to meeting everyone.

CORRESPONDENCE

None

ADJOURNMENT

O'Halloran moved, seconded by Doerr to adjourn the meeting. Motion carried unanimously 3-0.

With no further business, the meeting was adjourned at 8:06 p.m. EST.

Respectfully submitted,

Mary J. Robertson
Clerk-Treasurer