

**VILLAGE OF GRAND BEACH
REGULAR COUNCIL MEETING
MARCH 15, 2023**

CALL TO ORDER

Council President Harry Walder called the regular council meeting to order at 7:00 p.m. EST. Present in addition to Walder were Edward Brandes, Peter Doerr, James Bracewell, and Blake O'Halloran.

ADOPT AGENDA

O'Halloran moved, seconded by Brandes to adopt the March 15, 2023 agenda as presented. Motion carried unanimously 5-0.

ADOPT CONSENT AGENDA

- a. Approve Village Council Minutes:
 - i. Regular Council Meeting Minutes – February 15, 2023
- b. Pay Bills with Written Additions

Brandes moved, seconded by O'Halloran to adopt the consent agenda as presented. Motion carried unanimously 4-0 with Brandes, Doerr, O'Halloran and Walder voting aye and Bracewell abstaining as he was not in attendance at the February 15, 2023 meeting.

PUBLIC COMMENTS ON AGENDA ITEMS

None

PUBLIC HEARING

None

PRESENTATIONS/RECOGNITION

GENERAL CODE – ORDINANCE AND CHARTER CODIFICATION

Justin Olson of General Code gave a presentation to the Council regarding the codification of all Village ordinances. He said codification makes it easier to look up a specific word across all ordinances. He said they have editors that will review all the ordinances, look at state statutes, look for conflicting ordinances or other issues within the ordinances. They will then provide a list of questions to be answered for specific sections of the code.

He said the cost of the codification project would be \$9,995, and that there is a module for the zoning ordinance and zoning map that could be added which he estimated to cost \$7,000 to \$9,000. He said there are annual storage and support fees, and additional costs for updating.

He said the process is not easy and will take 12-24 months, but usually 15-20 months. He said they need people involved in the process who are knowledgeable about the ordinances. He said the clerk would head up the project and be the go-to person, and estimated that the clerk would need to work on the project for two hours a day for the first month or so, and less after that.

He said that they get updates they receive from the Village inputted within 1-2 days. He said some clients update quarterly or annually, and they charge a per page fee for the updates.

COMMISSION REPORTS

BUILDING & ZONING: Walder had nothing to report.

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PARKS & BEACHES: Doerr said the Parks and Recreation Committee held a meeting in February, and as a group decided they would like to put in an ADA compliant beach platform/viewing area at the Ely Avenue beach access. He said that Superintendent Bob Dabbs is getting bids. They will be holding another meeting on March 23 and will put together their thoughts on the master plan.

STREETS & WATER: Bracewell said he had a meeting with Bob Dabbs and they talked about the future water needs with the 20 new homes that are under construction. He said the Council should determine if our present source of water can be expanded and to make sure that we have the capability to pump enough water during the summer months.

POLICE: Brandes read a letter of appreciation for the Grand Beach/Michiana police department from Michiana resident Barbara Macudzinski regarding the way the police handled an investigation when her jewelry was stolen. Brandes said that Michiana has appointed one of their residents to the newly created Police Board. He said that Police Chief Ryan Layman has 34 short-term rentals that he is working on, and that 13 are compliant and he is trying to get the 21-remaining rentals compliant.

PRO SHOP & COURSE: O'Halloran said that a situation came up regarding the irrigation booster pump. He said that the Village paid \$7,940 to rebuild the existing pump and found out that the impellor needs to be replaced, and is back ordered until June. He said a new pump is \$3,652 which is \$800 more than replacing the impellor. Clay Putnam of ServiScape said that it will probably be three weeks before it is installed if ordered now.

SERVISCAPE REPORT

Clay Putnam said that the snowmobile stakes have been removed, winter equipment maintenance continues and spring clean-up has started.

PERSONNEL REPORTS

SUPERINTENDENT: In addition to his written report, Superintendent Bob Dabbs said that the generator for the Village Hall will be delivered in mid-May and will require that the electric be shut off to the building for the day.

POLICE CHIEF: In addition to his written report, Police Chief Ryan Layman said the new car is ready and they hope to pick it up on Monday. He said that he and Building Inspector Chad Butler have been reaching out to owners of a couple of properties in the Village that are in disrepair. They are giving the owners 30 days to bring an action plan back to them.

BUILDING INSPECTOR: In addition to his written report, Building Inspector Chad Butler said there are 34 total active permits with 20 of them for new houses. He said the Village has received a donation of good, clean sand from a property owner who is building a new home.

UNFINISHED BUSINESS

DISCUSS BEACH ACCESS USE AND FEE OF \$10,000

Doerr went over a fee schedule that the Parks & Recreation Committee created at their last meeting. There was discussion among Council members regarding the use of heavy equipment, sliding fees and flat fees, challenges in getting work done quickly and completed between Labor Day and Memorial Day and possible emergency work.

Brandes moved, seconded by Doerr to approve the "Use of Village Property Fees" as follows:

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From time to time, homeowners or their contractors need to use our beach access property for the work that they are doing. The work falls into three general categories.

1. Minimal disturbance to the Village property. Storing materials for a short time, conducting minimal work which does not disturb, damage, or disrupt the Village property, or traveling over Village property with light equipment. All for the purpose of repairing, adding an addition or accessing the homeowner's property.
2. Disturbance and damage to the Village property because of the use of heavy equipment due to work being conducted on the homeowner's property.
3. Disturbance and damage to the Village property because of the need by the contractor to access the beach/lake for work being done in an area outside of Grand Beach.

In all cases, the homeowner and/or contractor will be required to return to the Village the property in the same or better condition compared to the condition at the commencement of their project. In addition, the homeowner and/or contractor will be required to execute our Village's hold harmless document.

The fees will be as follows:

For item #1 above, there will be no fees.

For items #2 and #3 above, homeowner/property owner will pay a fee of \$1,000 per day for the first two weeks with excusable events. After two weeks, there will be a daily fee of \$1,500 per day with excusable events.

Motion carried 4-1 with Brandes, Doerr, O'Halloran and Walder voting aye and Bracewell voting nay.

NEW BUSINESS

Brandes moved, seconded by Doerr to add Item m. to the agenda "*Purchase of an Irrigation Booster Pump for the Golf Course*". Motion carried 4-1 with Brandes, Doerr, O'Halloran and Walder voting aye and Bracewell voting nay.

RELEASE AND HOLD HARMLESS AGREEMENT

Brandes moved, seconded by Doerr to approve changes to the Release and Hold Harmless Agreement as presented subject to Village Attorney Sara Senica's review. Motion carried unanimously 5-0.

EGLE SPECIAL EXCEPTION – 50005 HIGH POINT

Walder explained that since the revetment project at 50005 High Point is in the critical dune area, Michigan Department of Environment, Great Lakes, and Energy (EGLE) requires the Council to review and make comments or choose not to make comments on the project.

Brandes moved, seconded by Doerr to inform EGLE that the Village of Grand Beach has no comments on the special exception request for 50005 High Point. Motion carried unanimously 5-0.

REQUEST APPROVAL FOR USE OF LAKE AVENUE BEACH ACCESS FOR REVETMENT WORK

Walder said that there was a request from Arie Donkersloot to use the Lake Avenue beach access for revetment work at 51013 Lake Park Drive. He said that a portion of the work is on Grand Beach Boulevard. A representative of Edgewater Resources who was working on the project said that the placement of Grand Beach Boulevard was laid out on the survey in relation to the property. There was discussion regarding the toe stone being placed on Grand Beach Boulevard.

Donkersloot said this will be a 4-week project, and they will either do the work before Memorial Day or after Labor Day depending on the weather.

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Doerr moved, seconded by Bracewell to approve the use of the Lake Avenue beach access for revetment work at 51013 Lake Park Drive. Motion carried unanimously 5-0.

MERS MULTIPLIER

The Council discussed the possibility of changing the employee pension plan (MERS) multiplier from a 1.5 to 2 multiplier.

Bracewell moved, seconded by Doerr to spend \$400 to obtain a certified valuation from MERS for the actual costs associated with moving from a 1.5 to 2 multiplier for all years of service. Motion carried unanimously 5-0.

PURCHASE 2017 FORD INTERCEPTOR EXPLORER FROM VILLAGE OF MICHIANA

O’Halloran moved, seconded by Bracewell to approve the purchase of a 2017 Ford Interceptor Explorer from the Village of Michiana at a cost of \$7,000 and to pay for it from the General Fund. Motion carried unanimously 5-0.

PURCHASE TREES FOR GRAND BEACH ROAD AND MAINTENANCE BUILDING

O’Halloran moved, seconded by Doerr to purchase 30 pine trees that are 7’ tall at a cost of \$150 each with 20 trees to be placed along Grand Beach Road and 10 trees in front of the maintenance garage using fund balance in the General Fund. Motion carried unanimously 5-0.

STREET SIGN PROPOSAL

Police Chief Ryan Layman spoke to the Council about a street sign proposal. He said that the Village has a lot of street signs that are non-reflective and the state is requiring reflective street signs, although there is no specific deadline for the reflective signs. He said there are signs that are bent and in bad shape. He said the goal is to place all street signs on stop signs in order to minimize the number of signs in the Village. He said he received three bids for the street signs with the lowest bid at \$10,923 for signs, hardware and posts.

He showed pictures of addressing problems on homes in the Village, and said that many homes do not even have their house numbers posted, which makes it very difficult for emergency services to find the correct address. He said he would like to get address signs for each residence in the Village. He said the cost for the address signs would be approximately \$10,000, and he proposed adding a one-time charge of \$40 on each water bill to cover the costs of all the signs. Clerk-Treasurer Mary Robertson said that the street name signs could be paid for from the Major and Local Street Funds, although it would reduce the amount of money available for future street paving. She said that the address signs could not be paid for from the street funds.

Brandes moved, seconded by Walder to purchase street signs, hardware and brackets with funding from Major and Local Streets at a cost of \$10,923. Motion carried unanimously 5-0.

Brandes moved, seconded by Bracewell to purchase signs with address numbers, posts and hardware at a cost of \$9,982.98 to be funded through Fund Balance in the General Fund. Motion failed 3-2 with the following roll call vote.

Roll Call Vote

O’Halloran	Nay
Brandes	Aye
Doerr	Nay
Bracewell	Aye
Walder	Nay

BUILDING INSPECTOR/ZONING ADMINISTRATOR RESIGNATION

Walder stated that Building Inspector/Zoning Administrator Bill Lambert has resigned. He said he hoped that Lambert would be in attendance, although he was not. He said the Village has a certificate of recognition for him.

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Doerr moved, seconded by Brandes to appoint Chad Butler as the Village's Building Inspector/Zoning Administrator. Motion carried unanimously 5-0.

HIRE TEMPORARY BUILDING OFFICIAL

Walder said that Chad Butler does not have the Building Official certification, but he should have it in approximately 18 months. He said he has spoken with Brad Mattner who works for the City of Bridgman and he has agreed to work as a temporary Building Official for Grand Beach until Butler gets his certification which should be in September 2024.

O'Halloran moved, seconded by Doerr to hire Brad Mattner as a temporary part-time Building Official until Butler receives his certification. Motion carried unanimously 5-0.

FUNDING TEAM

Walder said that he has created a funding team for people in the Village to seek out grants or other available funding. He said that currently Joe Farwell and Peter Doerr are on the team.

SOCIAL CLUB HALL RENTAL CONTRACT DISCUSSION

Walder said that the Village is not making any changes to the Social Club Hall Rental Contract this year, but would like to talk at some time about how to restructure the contract for next year.

NEW BUFFALO HIGH SCHOOL REQUEST TO USE GOLF COURSE

Bracewell moved, seconded by Doerr to extend the use of the golf course to New Buffalo High School at a cost of \$600. Motion carried unanimously 5-0.

PURCHASE OF AN IRRIGATION BOOSTER PUMP FOR GOLF COURSE

O'Halloran moved, seconded by Doerr to purchase an irrigation booster pump from Peerless Midwest at a cost of \$3,800 with a bid from Peerless Midwest that breaks down all of the costs. Motion carried unanimously 5-0.

PUBLIC COMMENTS

Village resident Laurie Roche commented about the street name and number signs. She also said there could be a grant available for tree restoration.

Village resident Debbie Lindley commented on the sliding scale for use of Village property, enforcement of ordinances and the increase in cost to New Buffalo High School for use of the golf course.

CORRESPONDENCE

BARBARA MACUDZINSKI – POLICE APPRECIATION

Brandes read the letter during his police report.

ADJOURNMENT

O'Halloran moved, seconded by Doerr to adjourn the meeting. Motion carried unanimously 5-0.

With no further business, the meeting was adjourned at 9:35 p.m. EST.

Respectfully submitted,

Mary J. Robertson
Clerk-Treasurer