

**VILLAGE OF GRAND BEACH
RESCHEDULED REGULAR COUNCIL MEETING
OCTOBER 23, 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 James Bracewell, Edward Brandes, Peter Doerr, and Blake O'Halloran.

ADOPT AGENDA

Brandes moved, seconded by Doerr to adopt the October 23, 2023 agenda as presented. Motion carried unanimously 5-0.

ADOPT CONSENT AGENDA

- a. Approve Village Council Minutes:
 - i. Regular Council Meeting – September 20, 2023
- b. Hall Rental Request – Village Potluck, December 2, 2023
- c. Pay Bills with Written Additions

O'Halloran moved, seconded by Doerr to adopt the consent agenda as presented. Motion carried unanimously 5-0.

PUBLIC COMMENTS ON AGENDA ITEMS

The Council heard comments from the following Village property owner regarding agenda items:

Frank Dolan – Pay bills with written additions and hire consultant to review and edit new master plan.

PRESENTATIONS/RECOGNITION

None

PUBLIC HEARING

None

COMMISSION REPORTS

COUNCIL PRESIDENT'S REPORT

Walder reported:

- New Buffalo Township Planning Commission is holding two public hearings on November 7 at 6:30 EST at township hall for Adult-Use Marihuana Retail Establishments.
- Tree grant application has been submitted and should hear back in November.
- There are 20 people interested in volunteering for the committee Walder wants to create. Will decide who to put on the committee and ask others if interested in serving on the charter commission or beach committee.
- Followed up on suggestion to put elevator in hall, and still verifying cost estimated at \$250,000.

REPORT ON NEW BUFFALO TOWNSHIP MEETING

Doerr attended the township meeting on October 16, and said there were 24 approved cannabis facilities and will probably be more. He said they voted for a special assessment on property near US 12 and I-94, but it will not affect Grand Beach.

BUILDING & ZONING: Walder had nothing to report on building and zoning.

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PARKS & BEACHES: Doerr reported on items that were discussed at the Parks and Recreation Committee meeting held last week, including the Grand Beach Nature Preserve, ADA accessibility, White Creek and the playground equipment. He said they will be meeting quarterly on the second Tuesday of the month in January, April, July and October.

STREETS & WATER: Bracewell had nothing to report.

POLICE: Brandes said the short-term rentals are going fine. He said the Police Board will be meeting on Monday with Michiana to begin discussing the joint police contract that expires in 2024.

PRO SHOP & COURSE: O'Halloran said September was down a little in golf, but overall, this has been a very good year. He said there have been divers looking at the water intake line in the lake, and the Village might not know the outcome until spring due to the weather. He said they want to replace the old benches on the course to include ball washers and a map, and those people who have donated benches in the past will have the first option to purchase new benches or have their loved ones names placed on a plaque in the pro shop.

SERVISCAPE REPORT

Clay Putnam said they repaired an irrigation leak on #5 by the red tee. He said aerification is complete and leaf clean up has started. He said the divers were in the lake three weeks ago and were able to vacuum out 10' of the water intake line, but will need to fabricate something to use to clean out the remainder of the line.

PERSONNEL REPORTS

SUPERINTENDENT: In addition to his written report, Superintendent Bob Dabbs said the state inspector should be here next week to check the generator. He said after the inspection, they will schedule the shutdown of the electric and the office will be closed for a day.

POLICE CHIEF: In addition to his written report, Police Chief Ryan Layman said there were 48 calls in September. He said they are starting the winter house checks, so if you are interested, please fill out the form that was emailed out. He said Michiana has an officer retiring on July 1, and they have found a qualified candidate who will go to the police academy beginning in January, and when finished, she should be able to move into the retiring officer's position. He said the state is giving grants in the amount of \$24,000 to pay for the academy which costs approximately \$10,000 and part of the wages. Layman said he wants her to work 24 hours a week to shadow an officer, and get used to the police radio, and then she will begin working for Michiana after she finishes the academy.

BUILDING INSPECTOR: In addition to his written report, Building Inspector Chad Butler said there are 53 building permits on the report with five more permits issued since the report was completed. He said there are permits for nine pools and two demolitions.

UNFINISHED BUSINESS

HIRE CONSULTANT TO REVIEW AND EDIT NEW MASTER PLAN

Walder said the Task Force Chair Diane Cody was only able to get two proposals for a consultant to review and edit the master plan. Walder said Diane Cody recommended hiring Becket & Raeder. Brandes moved, seconded by Doerr to hire Becket & Raeder at \$130 per hour to review and edit the master plan, with the cost not to exceed \$4,000. Motion carried 4-1 with Brandes, Doerr, O'Halloran and Walder voting aye and Bracewell voting nay. A second proposal was received from Southwest Michigan Planning Commission.

NEW BUSINESS

REQUEST USE OF LAKE AVENUE BEACH ACCESS FOR REVETMENT REPAIRS

Arie Donkersloot of Donkersloot & Sons asked the Council for approval to use the Lake Avenue beach access in order to complete revetment repairs on property located on Lake Park and Lake View. He said it will involve adding more armor stone at both sites and he expects the projects to take 15 days, with weather days anticipated since they will be using the barge. He said they hope to set up within 2 weeks. Doerr moved, seconded by Brandes to allow Donkersloot & Sons to use the Lake Avenue access for revetment repairs at property owned by the Lorraine Fox Trust on Lake View and Ed Burke on Lake Park with Donkersloot to pay \$1,000 a day for 15 days use of the access prior to starting. Motion carried unanimously 5-0.

HONEYBEE GARDENS PARKLET

Walder said the Keeley Family Foundation is very generous in donating property and building the Honeybee Gardens Parklet, The Barbara G. & John L. Keeley, Jr. Memorial Park. Walder said he met with John Keeley and reviewed a draft agreement which still needs a little work.

Architect Jon Rubel addressed the Council and went over the plans for the park which will include an upper walking path with a lawn in the center for people to enjoy the lake view. He said this area will be surrounded by native prairie and there will be a few trees planted in the area. Kevin Keeley said they are trying to bring in the old historic Grand Beach feel with the white posts and white chains. He said their family foundation wanted to create a way to honor their parents and this is their way of giving back and creating a green space that will never be developed or sold.

The Council thanked the Keeley family for the wonderful gift to the Village.

EMPLOYEE PAY INCREASES

O’Halloran moved, seconded by Brandes to approve employee pay increases as presented and to increase the starting wage for golf and pro shop employees to \$14.00 per hour. Motion carried unanimously 5-0.

MERS PAYMENT

O’Halloran moved, seconded by Doerr to make an additional payment of \$11,500 as budgeted to the Municipal Employees’ Retirement System (MERS). Motion carried unanimously 5-0.

DEPUTY CLERK WAGES

Walder said Clerk Mary Robertson is retiring and the Village needs to find a deputy clerk to replace Kim Wolnik. He said he, Mary Robertson, and Kim Wolnik interviewed someone that they believe would be an excellent fit, and that they are checking references. Brandes moved, seconded by O’Halloran to approve making an offer of an annual salary of \$44,000 if the reference and background checks turn out well. Motion carried unanimously 5-0.

HIRE POLICE INTERN

Brandes moved, seconded by Doerr to approve hiring a police intern at a cost not to exceed \$3,000. Motion carried unanimously 5-0.

COUNCIL MEETING START TIMES DURING “OFF-SEASON” DISCUSSION

Brandes moved, seconded by Doerr to change the monthly Council meeting start time from 7:00 p.m. EST to 5:00 p.m. EST from January through March and October through December. Motion carried unanimously 5-0.

VERIZON WATER TOWER CONTRACT NEGOTIATIONS

Walder said he has been talking with a representative of Verizon regarding an extension of the contract for their antenna on the water tower. He said they have indicated that they would keep the monthly rent payment the same and include a 115% rent accelerator. He said they would like permission to go on the water tower for work on their antenna whenever they want for whatever they want without approval. Walder said they will have to coordinate with the Village

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when going up on the tower. Walder will continue to work with the representative and once they have the contract prepared, it will be placed on the agenda for Council approval.

TREE ORDINANCE

The Council discussed a proposed tree ordinance that was drafted by Village resident Nancy Wendling. They thanked her for her hard work on the ordinance. There was discussion regarding whether the Parks Committee should have authority to make decisions on trees, and whether the word “electrical” should be removed from the ordinance. Walder said that with the tree grant the Village hopes to get, someone will be inventorying all the trees in the Village and will make recommendations about tree removal. Walder said the Village attorney will review the ordinance.

TRANSFER LOCAL REVENUE SHARING FUNDS TO CAPITAL PROJECTS FUND

Doerr moved, seconded by O’Halloran to transfer funds received from the Local Revenue Sharing Board in the amount of \$24,025.19 from the General Fund to the Capital Projects Fund to be set aside for street paving. Motion carried unanimously 5-0.

TRANSFER FUNDS TO CAPITAL PROJECTS FUND PER FY 2022-2023 BUDGET

Doerr moved, seconded by O’Halloran to transfer \$116,650 as presented from the General Fund to the Capital Projects Fund as budgeted for FY 2022-2023.

BUDGET AMENDMENTS

- 1. GENERAL FUND 2022-2023**
- 2. WATER FUND 2022-2023**
- 3. GOLF FUND 2022-2023**
- 4. MAJOR STREET FUND 2022-2023**
- 5. LOCAL STREET FUND 2022-2023**
- 6. BUILDING FUND 2022-2023**
- 7. CAPITAL PROJECTS FUND 2022-2023**

Doerr moved, seconded by O’Halloran to approve the budget amendments for FY 2022-2023 for the General Fund, Water Fund, Golf Fund, Major Street Fund, Local Street Fund, Building Fund and Capital Projects Fund as presented. Motion carried unanimously 5-0.

NEW BUFFALO TOWNSHIP MEETINGS

Walder said he sent an email to the Township Supervisor Michelle Heit to let her know that the Council members who attend the meetings say there is no detail on their agenda, and he wanted everyone to see the response he received regarding their meetings.

EGLE 2025 ANNUAL CLEAN WATER GRANT FUNDING OPPORTUNITY

Doerr said that there is a clean water grant opportunity and he and a Village resident are planning to apply for the grant to help with pollution in White Creek.

VETERAN’S PARKING SIGNS

Bracewell said that he would like to accept the two veteran’s parking signs that were offered to the Village. He would like to give them to the maintenance department to install if they find a place for them. Council agreed to accept the signs.

ATTACHED GARAGE DISCUSSION

Doerr explained that when his house was built, they were not able to put in a swimming pool because they had to follow specific rules on an attached garage and there was not enough room for a pool. He said a detached garage could not be located in front of the house, so they had to put the garage in the back of the house. He said someone in the Village just

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put a little connector from their house to their garage to attach it. Bracewell explained that the owners of Golfmore Estates had requirements that had to be met when building in that subdivision. It was suggested that the Planning Commission discuss the attached garage requirements at an upcoming meeting.

HOUSE ADDRESS SIGNS DISCUSSION

Walder said that in May, Chief Layman and Assistant Chief Flick gave a presentation on double sided, reflective, green address number signs, but at the time, the Council decided to make the homeowners aware of the ordinance that requires house numbers, but people have not added the house numbers or moved them to the correct street. Chief Layman showed a picture of an address sign that was brown and said they could be ordered in brown or black. He said when the Village of Michiana installed address signs at every house, they paid approximately \$5,000 and charged the homeowner for the sign on their water bill. He said that was before Covid, and the cost might have increased to close to \$10,000. He will get prices for the signs again.

PUBLIC COMMENTS

The Council heard comments from the following Village property owner:

Angela Trainor – Thanked the Council for replacing the burning bushes on Grand Beach Road as they look so beautiful, asked if the golf carts could be stored somewhere other than in the pro shop for the winter, and asked when the sign for the Grand Beach Nature Preserve will be installed.

On behalf of the Council, Bracewell expressed sympathy to the Larkin family for the loss of Karen Larkin Johnson. She will be missed greatly.

CORRESPONDENCE

ADJOURNMENT

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

With no further business, the meeting was adjourned at 8:45 p.m. EST.

Respectfully submitted,

Mary J. Robertson
Clerk-Treasurer