

**NOTICE
VILLAGE OF GRAND BEACH
REGULAR COUNCIL MEETING**

**WEDNESDAY, JUNE 21, 2023
6:00 P.M. (CST) – 7:00 P.M. (EST)**

**GRAND BEACH VILLAGE HALL
48200 PERKINS BLVD.
GRAND BEACH, MI 49117**

This meeting will be held in person. It is a hybrid meeting with an option for the public to attend via Zoom by using the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/82003641016?pwd=eVhvU2dXK2tkMENjS09yNnVUQzg1Zz09>

Meeting ID: 820 0364 1016

Passcode: 367771

One tap mobile

+13092053325,,82003641016#,,,,*367771# US

+13126266799,,82003641016#,,,,*367771# US (Chicago)

Dial in:

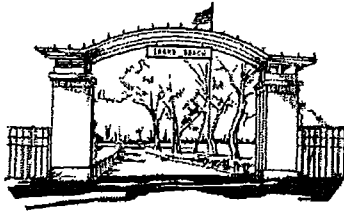
877 853 5257

888 475 4499

Public participation is allowed at the beginning of the agenda to speak on agenda items only, and near the end of the meeting as noted on the agenda.

This notice is posted in compliance with the Open Meetings Act, Public Act 267 of 1976, as amended, (MCL 41.72a(2)(3)) and the Americans with Disabilities Act. The Village of Grand Beach Council will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon five days' notice to the Village of Grand Beach Council. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Grand Beach Council by writing or calling the following: Village of Grand Beach Clerk, 48200 Perkins Boulevard, Grand Beach, MI, 49117, 269-469-3141.

**MARY J. ROBERTSON
CLERK – TREASURER
(269) 469-3141**



Village of Grand Beach
48200 Perkins Blvd.
Grand Beach, MI 49117

**AGENDA FOR REGULAR COUNCIL MEETING
JUNE 21, 2023
6:00 P.M. CST - 7:00 P.M. EST**

1. Call to Order
2. Adoption of Agenda
3. Consent Agenda
 - a. Approve Village Council Minutes:
 - i. Regular Council Meeting Minutes – May 17, 2023
 - b. Approve Travel & Meals Reimbursement of \$168.61 to Creo Brewster
 - c. Approve Hall Rentals:
 - i. Don Butler
 - ii. Grace Connelly – Approved by Harry Walder Prior to Event
 - iii. Michael Kenny
 - iv. Gina O'Halloran – Approved by Harry Walder Prior to Event
 - d. Pay Bills with Written Additions
4. Public Comments on Agenda Items
5. Presentations/Recognition
 - a. Michael Elliott – Building Improvements to Village Hall and Public Works Building
6. Public Hearing
7. Commission Reports
 - a. Report on New Buffalo Township Meeting
 - b. Building & Zoning - Harry Walder
 - c. Parks & Beaches - Peter Doerr
 - d. Streets & Water - James Bracewell
 - e. Police - Edward Brandes
 - f. Pro Shop & Course - Blake O'Halloran

 - g. ServiScape Report - Clay Putnam
8. Personnel Reports
 - a. Superintendent - Bob Dabbs
 - b. Police Chief - Ryan Layman
 - c. Building Inspector - Chad Butler

AGENDA (CONTINUED)
REGULAR COUNCIL MEETING
JUNE 21, 2023

9. Unfinished Business

- a. Swimming Pool Inspections Discussion
- b. Building Inspector/Zoning Administrator Pay

10. New Business

- a. Request from Oselka Construction to Move Armor Stone off Village Property
- b. Authorization for ProCompCo, LLC to Act as Village's Agent in Obtaining EGLE Permits for Construction Activities on Village Property if Necessary
- c. Water Main Easement Agreement with 46117 Ely, LLC (Farwell)
- d. Approval of Payment for Existing and Alternate Easements for Water Main
- e. Increase Speed Limit on Grand Beach Road from Bottom of the Hill at the Railroad Tracks to Robin Lane from 25 MPH to 30 MPH
- f. Construction Fencing and Dumpster Requirement
- g. Wightman Proposal to Perform Research and Drafting Services and to Provide PDF Copies of Village Owned Property
- h. Purchase Ice Cream Freezer for Pro Shop
- i. Pay Increase for Part-Time Summer Maintenance Employee

Public Comments - General

11. Correspondence

- a. Anne McFadden – Social Club Use of Hall and Grounds

12. Adjournment

**VILLAGE OF GRAND BEACH
REGULAR COUNCIL MEETING
MAY 17, 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 May 17, 2023 agenda as presented. Motion carried unanimously 5-0.

ADOPT CONSENT AGENDA

- a. Approve Village Council Minutes:
 - i. Regular Council Meeting – April 19, 2023
- b. Pay Bills with Written Additions

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

PUBLIC COMMENTS ON AGENDA ITEMS

None

PRESENTATIONS/RECOGNITION

None

PUBLIC HEARING

None

COMMISSION REPORTS

REPORT ON NEW BUFFALO TOWNSHIP MEETING

Brandes said he attended the New Buffalo Township meeting, and that the Village Council will try to monitor the township meetings more closely.

BUILDING & ZONING: Walder said the issue with the property on Rohde Court is close to being resolved after a judge ordered the owner to demolish the structures and clean up the property. He said if the owner does not comply with the order, the Village will be able to clean up the property and place the costs of clean up on the tax bill. Walder said that Building Inspector/Zoning Administrator Chad Butler is doing a good job enforcing the regulations and meeting with builders to keep everyone on task.

PARKS & BEACHES: Doerr said the rocks that washed out at the pump house should be put back in within the next week or two. He said the beaches at Whitewood and Lake will be cleaned prior to Memorial Day.

STREETS & WATER: Bracewell said a street paving grant request will be submitted, but if the Village isn't awarded the grant, there is not funding set aside for street paving and they will have to continue patching streets. He said Superintendent Bob Dabbs is working on water taps.

POLICE: Brandes said that the Village is in the third year of a five-year contract with Michiana and he and Debbie Lindley recently met with the representatives of Michiana on the police board. He said Police Chief Ryan Layman is doing an

Regular Council Meeting – May 17, 2023

excellent job, and he will hold the second annual Coffee with a Cop on July 1 from 12:00-2:00 p.m. He announced that there is a Neighborhood Watch meeting on May 21 at 2:00 p.m. at the Village Hall.

PRO SHOP & COURSE: O’Halloran said that the pro shop should have all of its merchandise in by Memorial Day. He said the ice cream freezer went out and they are trying to get it repaired.

SERVISCAPE REPORT

Clay Putnam said the transfer pump was installed and is working well. He said they will seed the left side of the #4 rough where the Village had drainage work done.

PERSONNEL REPORTS

SUPERINTENDENT: In addition to his written report, Superintendent Bob Dabbs said that over the last several weeks, they have planted 46 new trees. He said he is waiting for the gas company to install the new gas line for the generator. He said they will be busy hooking up water services to the new homes that are at the stage where they are ready for water.

POLICE CHIEF: In addition to his written report, Police Chief Ryan Layman said that the license plate reader should arrive in 4-6 weeks. He said Memorial Day is coming, and with that, car thefts usually increase. He told those in attendance to remove their valuables from their cars and keep their cars locked. He sent letters out concerning the height of the grass to three property owners in the Village. He has approximately 50 short-term rental properties he’s been registering and thinks there are another 10 or 12 that he is tracking down.

BUILDING INSPECTOR: In addition to his written report, Building Inspector Chad Butler said there are 53 building permits to date. He said there is a demolition permit for a house on Cedar. He reported on two homeowners that he has been talking to about repairs to their homes.

UNFINISHED BUSINESS

NEW BUSINESS

Adopt Millage Rate Factor for 2023

O’Halloran explained that the millage rate continues to decrease due to the Headlee Rollback, and that this is not only a problem in Grand Beach, but across the state of Michigan. He said at some point the Council will need to address this.

Doerr moved, seconded by Brandes to adopt the millage rate factor of 5.8278 for 2023. Motion carried unanimously 5-0.

Resolution #2023-05 to Adopt All Budgets for Fiscal Year 2023-2024

Doerr moved, seconded by Brandes to adopt resolution #2023-05 to adopt all budgets for fiscal year 2023-2024 as presented.

Roll Call Vote

James Bracewell	Aye
Ed Brandes	Aye
Blake O’Halloran	Aye
Peter Doerr	Aye
Harry Walder	Aye

Motion carried unanimously 5-0.

Regular Council Meeting – May 17, 2023

Resolution #2023-04 to Apply for Grant Funding for Streets

There was discussion regarding how the streets were chosen for the grant, and Walder said they were the worst streets in The Village and the same as what was included in the grant request last year, along with a couple of additional streets. Bracewell said if the Village is not awarded the grant, it will be in the same position as in the past, and will only be able to patch streets.

O'Halloran moved, seconded by Bracewell to adopt resolution #2023-04 as presented to apply for grant funding for the streets. Motion carried unanimously 5-0.

Transfer Funds from Class Action Lawsuit to Major Streets

Bracewell said when he heard about funds the Village received from a class action lawsuit in the amount of \$39,000, he sent an email to Walder suggesting that the funds be earmarked for streets.

Bracewell moved, seconded by O'Halloran to transfer funds that the Village received from a class action lawsuit to the Major Street fund. Motion carried unanimously 5-0.

Swimming Pool Inspections Discussion

Walder said that a Village ordinance says that swimming pools are to be inspected periodically and it has never been done. He said the Council should consider whether they want to do pool inspections, and if not, the language should be removed from the ordinance. If the Council decides to start doing inspections, they will need to determine how often periodically is and if there should be a fee involved. Building Inspector Chad Butler said some of the things that could be considered during an inspection would be checking the latching gate, checking to make sure the auto cover works properly if there is one, checking for trip hazards, receptacles near pools and other things.

Proposed Zoning Review Fees

Doerr moved, seconded by Brandes to approve zoning review fees as presented. Motion carried unanimously 5-0.

Proposed Policy for Building Permit Refunds

Walder said there is not a written policy regarding building permits that are approved, but the construction never starts. He said in those cases that the Village traditionally refunds 100% of the permit fee, but when the permit is reviewed, the Village incurs costs.

Brandes moved, seconded by Doerr to refund 70% of all building permit fees when the work has not started within 180 days of the permit approval date. Motion carried unanimously 5-0.

Building Inspector/Zoning Administrator Pay

Brandes moved, seconded by O'Halloran to pay Chad Butler \$3,500 per month from the Building Inspection Fund for his building inspection services and \$1,000 a month from the General Fund for his duties as the zoning administrator. Motion carried unanimously 5-0.

Proposed Updates to Exterior of Village Hall and Maintenance Garage

Walder said there is a document that shows proposed exterior updates to the buildings. He said that nothing will be done until fall, but he wants the Council to review the proposed updates, and discuss it in a couple of months.

Proposal for Demolition and Removal of Home and Garage Located at 48305 Rohde Court

O'Halloran moved, seconded by Brandes to approve a bid from Versaw Earthworks Excavating & Trucking in the amount of \$6,450 as presented, contingent on the owner of the property at 48305 Rohde Court not complying with the court order to remove the structures and clean up the property by May 25. Motion carried unanimously 5-0.

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A second bid was received from L&S Metal Recycling in the amount of \$12,600.

Donation from Fox Family for Upkeep of the Fox Memorial Garden

Walder thanked the Fox family for a \$500 donation for the upkeep of the Fox Memorial Garden which is located next to the pro shop.

Police Training for Officer Creo Brewster

Doerr moved, seconded by Brandes to approve the expenditure of \$1,235 for police training and hotel for Officer Creo Brewster as requested by Police Chief Ryan Layman. Motion carried unanimously 5-0.

Request from Ed Arnold to Display E-Bikes and Golf Carts on Village Property

Walder said that Ed Arnold who owns the golf cart company across the highway would like to display e-Bikes at the Village Hall on June 23 and 24 or July 1 and 2. After discussion, the Council felt that approving his request could bring similar requests, and they are not interested in allowing this type of request.

Budget Amendments for FY 2022-2023 - Building Inspection Fund, Capital Projects Fund and Major Street Fund

Brandes moved, seconded by O'Halloran to approve budget amendments for fiscal year 2022-2023 for the Building Inspection Fund, Capital Projects Fund and Major Street Fund as presented. Motion carried unanimously 5-0.

PUBLIC COMMENTS

Village resident Lynn Bolanowski asked if the Council will be taking input from the residents regarding Village Hall updates.

Village resident Barb Rooney told the Council that Grand Beach is private and she does not think the Council should rent the hall out to the public, without a Grand Beach sponsor.

Village resident Kaye Moriarty questioned the millage rate and reduction.

Village resident Debbie Lindley asked if the millage rate included the Headlee rollback.

Village resident Sara Miniati Huels thanked everyone for their patience regarding the construction project that has been ongoing for two years at their home.

CORRESPONDENCE

FRANK GIGLIO – TRUCKS ON US 12

Walder said Frank Giglio sent a letter asking if the Council can do something regarding the overweight trucks on Highway 12 that are avoiding the scales.

MARY & TIM LYNE – POOL FENCE

Walder said the letter from the Lynes regarding pool fencing was a direct result of something he brought up about inspections. He said this is in regards to pools on the bluff, and he has asked the Planning Commission to look at it.

CHUCK & LINDA MARONEY – RENTAL PROPERTY ON LAKE PARK DRIVE

Walder said the Maroneys are questioning whether a rental property in the Village is being used as a business. Chief Layman said that the owners of the home in question have registered it as a short-term rental and are advertising for less occupants than what is allowed.

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MIKE STOKES – USE OF POND IN NATURE PRESERVE

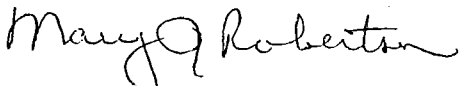
Doerr said he received this letter from Mike Stokes that suggested he has gone swimming in the pond in the Grand Beach Nature Preserve, and that the Village should pump water into it to allow for swimming and fishing. Doerr said this will be addressed in the master plan. The Council agreed that due to liability issues, the Village should install “no swimming” signs.

ADJOURNMENT

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

With no further business, the meeting was adjourned at 7:58 p.m. EST.

Respectfully submitted,



Mary J. Robertson
Clerk-Treasurer

2:15 PM
06/15/23

Village of Grand Beach-General Fund
OPEN INVOICE REPORT
As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balan...
AALF'S PETROLEUM INC.					
Bill	05/01/2023	55513		000.111 · Gasoline Invento...	277.86
Bill	05/01/2023	55512		000.111 · Gasoline Invento...	353.87
Bill	05/01/2023	55576		000.111 · Gasoline Invento...	1,017.75
Bill	05/15/2023	55577		000.111 · Gasoline Invento...	20.02
Bill	05/24/2023	55813		000.111 · Gasoline Invento...	343.46
Bill	05/30/2023	55830		000.111 · Gasoline Invento...	497.00
Bill	05/30/2023	55831		000.111 · Gasoline Invento...	387.16
Total AALF'S PETROLEUM INC.					2,897.12
ARAMARK UNIFORM SERVICES					
Credit	03/10/2023	6310115...	Mats	265.956 · Miscellaneous	-3.50
Bill	01/06/2023	6310115...	Mats	265.956 · Miscellaneous	56.28
Bill	04/28/2023	6310166...	Mats	265.956 · Miscellaneous	27.42
Total ARAMARK UNIFORM SERVICES					80.20
BERRIEN COUNTY CLERK'S ASSOCIATION					
Bill	06/15/2023		2024/2024 DUES	215.956 · Miscellaneous	25.00
Total BERRIEN COUNTY CLERK'S ASSOCIATION					25.00
GRACE CONNELLY					
Bill	06/15/2023		KEY REFUND	000.677 · Rentals	100.00
Total GRACE CONNELLY					100.00
INDIANA MICHIGAN POWER					
Bill	06/06/2023		5/6-6/6	266.920 · Utilities	182.59
Bill	06/06/2023		5/6-6/6	265.920 · Utilities	655.00
Total INDIANA MICHIGAN POWER					837.59
LOWE'S					
Bill	05/22/2023	98781482	FLOWERS - PLANTERS	265.778 · Repair and Maint...	182.96
Total LOWE'S					182.96
METLIFE - GROUP BENEFITS					
Bill	06/09/2023		TS05945291 0001	855.855 · Life & Disability I...	681.69
Total METLIFE - GROUP BENEFITS					681.69
MI MUNICIPAL LEAGUE					
Bill	06/01/2023		DUES 8/1/23-7/31/24	105.956 · Miscellaneous	258.00
Total MI MUNICIPAL LEAGUE					258.00
MIDWEST SECURITY SYSTEMS					
Bill	06/01/2023	666367	MONITORING 3RD QTR	265.818 · Contractual Serv...	180.00
Total MIDWEST SECURITY SYSTEMS					180.00

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06/15/23

Village of Grand Beach-General Fund
OPEN INVOICE REPORT
As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balan...
NAPA AUTO PARTS					
Bill	05/19/2023	467618	OIL	266.778 · Repairs & Maint ...	69.98
Bill	05/19/2023	467612	BLEACH & MINIATURES	266.778 · Repairs & Maint ...	24.16
Bill	06/05/2023	468223	CART PLEX	266.778 · Repairs & Maint ...	22.47
Total NAPA AUTO PARTS					116.61
NEW BUFFALO HARDWARE					
Bill	05/24/2023	A295532	HOSES & FLAG POLES	265.778 · Repair and Maint...	185.93
Bill	05/25/2023	a295797	SCREWS & PARTS	724.778 · Repair & Maint	117.97
Bill	05/27/2023	A296299	BATTERY CLEANER & STORA...	300.778 · Repair & Maint. ...	20.77
Total NEW BUFFALO HARDWARE					324.67
PRIORITY HEALTH					
Bill	06/09/2023		GROUP ID 795207	852.852 · Hospitalization	11,180.92
Total PRIORITY HEALTH					11,180.92
QUILL					
Bill	05/09/2023	32386996	USB HUB	215.727 · Office Supply	22.61
Bill	05/10/2023	32415418	BINDERS, PAPER & TABS	-SPLIT-	55.08
Bill	05/16/2023	32514841	SEALS FOR NEWSLETTERS	105.727 · Office Supplies	45.54
Total QUILL					123.23
REPUBLIC SERVICES					
Bill	05/31/2023	0715-00...	3-0715-1003848 JUNE	520.818 · Contractual Serv...	6,953.00
Total REPUBLIC SERVICES					6,953.00
RIGGS OUTDOOR POWER-LAPORTE					
Bill	05/12/2023	1313877	CLEANER & WRENCH	266.778 · Repairs & Maint ...	99.66
Total RIGGS OUTDOOR POWER-LAPORTE					99.66
RYAN LAYMAN					
Bill	05/15/2023	09	INSPECTIONS	300.820 · Short-Term Rent...	1,600.00
Total RYAN LAYMAN					1,600.00
SHERWIN WILLIAMS CO.					
Bill	05/17/2023	8454-0	PAINT-POSTS	265.778 · Repair and Maint...	606.70
Total SHERWIN WILLIAMS CO.					606.70
THE TECH OF SOUTHWEST MICHIGAN					
Bill	06/01/2023	29959	WIFI & SECURITY JULY	-SPLIT-	172.65
Total THE TECH OF SOUTHWEST MICHIGAN					172.65
THREE OAKS FORD					
Bill	05/18/2023	72509	2018 EXPLORER OIL CHANGE	300.933 · Vehicle Mainten...	43.99
Total THREE OAKS FORD					43.99

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Village of Grand Beach-General Fund
OPEN INVOICE REPORT
As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balan...
VERSAW EARTHWORKS LLC					
Bill	06/12/2023		DEMO HOUSE 48305 ROHDE C...	105.818 · Council - Contra...	6,450.00
Total VERSAW EARTHWORKS LLC					6,450.00
VILLAGE OF GRAND BEACH WATER DEPT.					
Bill	06/05/2023		GARAGE	266.920 · Utilities	119.50
Bill	06/06/2023		HALL	265.920 · Utilities	107.00
Total VILLAGE OF GRAND BEACH WATER DEPT.					226.50
VILLAGE OF MICHIANA					
Bill	06/09/2023		POLICE SERVICES	300.818 · Contractual Serv...	2,500.00
Total VILLAGE OF MICHIANA					2,500.00
VSP INSURANCE CO. (CT)					
Bill	06/09/2023		30092372 VISION	852.852 · Hospitalization	197.17
Total VSP INSURANCE CO. (CT)					197.17
TOTAL					<u>35,837.66</u>

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06/15/23

Village of Grand Beach - Water Fund
OPEN INVOICE REPORT
As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balan...
INDIANA MICHIGAN POWER					
Bill	06/06/2023		5/6-6/6	920.000 · Utilities	8.67
Bill	06/06/2023		5/6-6/6	920.000 · Utilities	297.05
Bill	06/06/2023		5/6-6/6	920.000 · Utilities	336.96
Total INDIANA MICHIGAN POWER					642.68
MICHIANA WATER AUTHORITY					
Bill	05/08/2023		3/6-5/8 READING	927.000 · Water P...	16,192.15
Bill	06/07/2023		5/8-6/7 READING	927.000 · Water P...	18,925.50
Total MICHIANA WATER AUTHORITY					35,117.65
PEERLESS MIDWEST INC.					
Bill	05/17/2023	72564	COMPUTER SYSTEM, SO...	818.000 · Contract...	8,460.00
Bill	06/05/2023	72931	PUMP REPAIR	818.000 · Contract...	640.00
Total PEERLESS MIDWEST INC.					9,100.00
SHERWIN WILLIAMS CO.					
Bill	05/31/2023	9190-1	PAINT FOR HYDRANTS	778.000 · Repair &...	994.81
Total SHERWIN WILLIAMS CO.					994.81
UTILITY SUPPLY COMPANY					
Bill	05/26/2023	1443689	ADAPTOR RINGS, WHEE...	778.000 · Repair &...	1,517.22
Bill	05/26/2023	1443688	METER LIDS	778.000 · Repair &...	572.45
Bill	06/08/2023	1445053	SADDLES	778.000 · Repair &...	534.99
Total UTILITY SUPPLY COMPANY					2,624.66
TOTAL					48,479.80

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Village of Grand Beach-Golf Fund
OPEN INVOICE REPORT
As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balan...
ARAMARK UNIFORM SERVICES					
Bill	05/26/2023	6310179...	MATS	000.956 · Miscellan...	58.17
Total ARAMARK UNIFORM SERVICES					58.17
FIRST ADVANTAGE SBS					
Bill	05/31/2023	5531662...	LINDA MEYER BACKGROUND C...	000.956 · Miscellan...	46.17
Total FIRST ADVANTAGE SBS					46.17
GORDON FOOD SERVICE					
Bill	05/22/2023	821291914	FOOD	000.948 · Food & G...	102.41
Bill	05/29/2023	8212924...	FOOD	000.948 · Food & G...	18.99
Bill	06/06/2023	821292879	FOOD	000.948 · Food & G...	97.83
Bill	06/12/2023	821293330	FOOD	000.948 · Food & G...	181.10
Total GORDON FOOD SERVICE					400.33
INDIANA MICHIGAN POWER					
Bill	06/06/2023		5/6-6/6	000.920 · Utilities	32.60
Bill	06/06/2023		5/6-6/6	000.920 · Utilities	354.00
Total INDIANA MICHIGAN POWER					386.60
MIDWEST SECURITY SYSTEMS					
Bill	06/01/2023	666366	3RD QTR	000.818 · Contractu...	90.00
Total MIDWEST SECURITY SYSTEMS					90.00
NEW BUFFALO HARDWARE					
Bill	06/05/2023	B112792	BROOM, WINDEX, FUEL	-SPLIT-	26.26
Total NEW BUFFALO HARDWARE					26.26
PNC EQUIPMENT FINANCE					
Bill	06/09/2023		CONTRACT #98996389-1	000.986 · Equipmen...	3,431.00
Total PNC EQUIPMENT FINANCE					3,431.00
QUILL					
Bill	05/16/2023	32519950	TOILET PAPER	-SPLIT-	84.99
Total QUILL					84.99
SCHOLL DAIRY CO.					
Bill	05/31/2023	148704	ICE CREAM	000.948 · Food & G...	561.75
Total SCHOLL DAIRY CO.					561.75
SERVISCAPE					
Bill	05/31/2023		MAY	-SPLIT-	26,625.62
Total SERVISCAPE					26,625.62
ST. ANDREWS PRODUCTS CO					
Bill	06/01/2023	41468-4...	PENCILS	000.948 · Food & G...	768.32
Total ST. ANDREWS PRODUCTS CO					768.32

4:04 PM
06/15/23

Village of Grand Beach - Local Streets Fund
OPEN INVOICE REPORT
As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balan...
FASTENAL COMPANY					
Bill	05/05/2023	INMIC250...	PARTS	463.782 · Street Supplies	140.88
Total FASTENAL COMPANY					140.88
SHERWIN WILLIAMS					
Bill	06/13/2023	9226-1	PAINT	463.782 · Street Supplies	142.36
Total SHERWIN WILLIAMS					142.36
TOTAL					283.24

4:02 PM
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Village of Grand Beach - Major Street Fund

OPEN INVOICE REPORT

As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balan...
SHERWIN WILLIAMS					
Bill	06/13/2023	9226-1	PAINT	463.782 · Street Supplies	213.54
Total SHERWIN WILLIAMS					213.54
TOTAL					213.54

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06/15/23

Village of Grand Beach - Building Inspection Fund
OPEN INVOICE REPORT
As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balance
ANDERSON PRINTING					
Bill	05/12/2023	331-23	STICKERS-STOP WORK, ...	000.727 · Office Supplies	191.65
Total ANDERSON PRINTING					191.65
TOTAL					191.65

4:21 PM

06/15/23

Village of Grand Beach - Capital Projects Fund

OPEN INVOICE REPORT

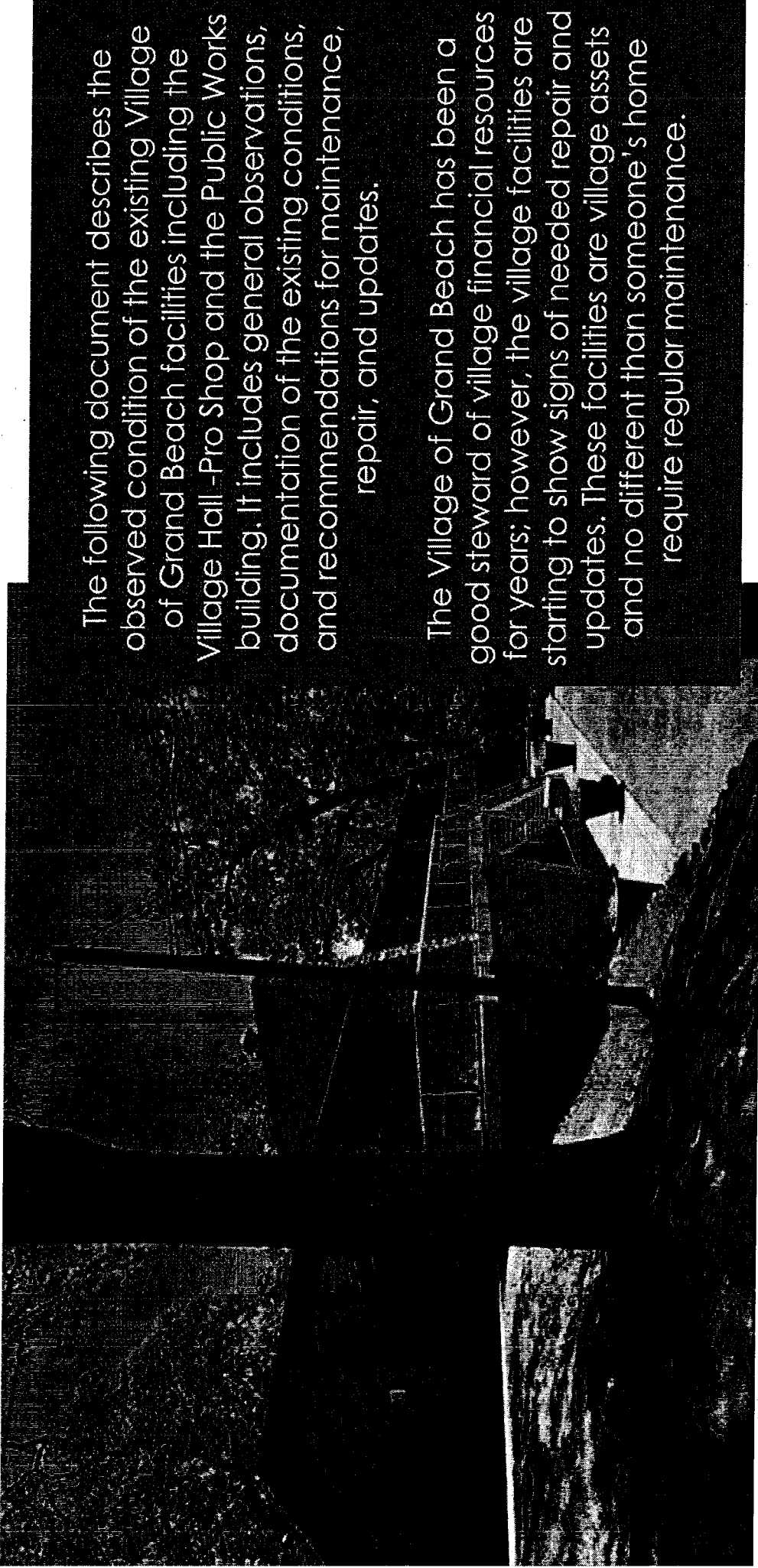
As of June 15, 2023

Type	Date	Num	Memo	Split	Open Balan...
ELD CONSTRUCTION CO.					
Bill	06/15/202	991	PLATFORM, RAMP & BE...	801.735 · Beach Improvements	29,486.92
Total ELD CONSTRUCTION CO.					29,486.92
TOTAL					29,486.92

Proposed Exterior Repairs, Maintenance, and Updates

Grand Beach Village Hall and Pro Shop

June 14, 2023



The following document describes the observed condition of the existing Village of Grand Beach facilities including the Village Hall -Pro Shop and the Public Works building. It includes general observations, documentation of the existing conditions, and recommendations for maintenance, repair, and updates.

The Village of Grand Beach has been a good steward of village financial resources for years; however, the village facilities are starting to show signs of needed repair and updates. These facilities are village assets and no different than someone's home require regular maintenance.

Mike Elliott is a resident of Grand Beach and has volunteered his expertise in creating this presentation. He is licensed architect with over 30 years of experience. He serves as a Principal with FGM Architects and focuses on projects in the municipal sector including village hall, police, fire, and public works projects.

Mike Elliott, AIA, NCARB
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michael Elliott@me.com
630.508.4800

Proposed Exterior Repairs, Maintenance, and Updates

Grand Beach Village Hall and Pro Shop

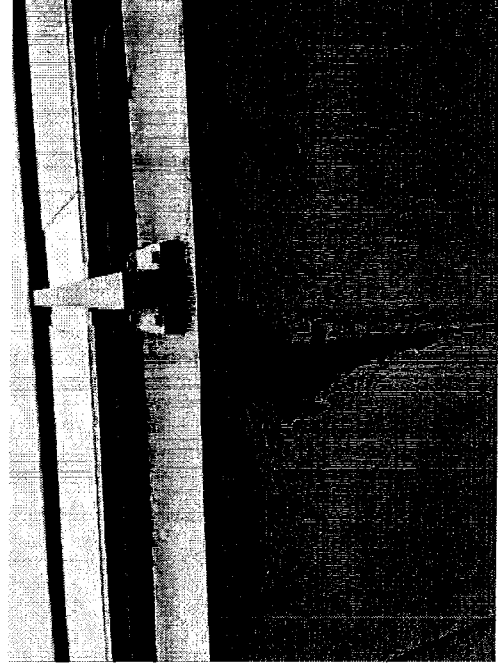
June 14, 2023



Balcony Deterioration

The primary west façade of the building features a cantilevered balcony at the upper level with stairs to grade. The balcony is cantilevered 8" thick flexicore precast planks with a 2" concrete topping with a 10" painted steel channel edge.

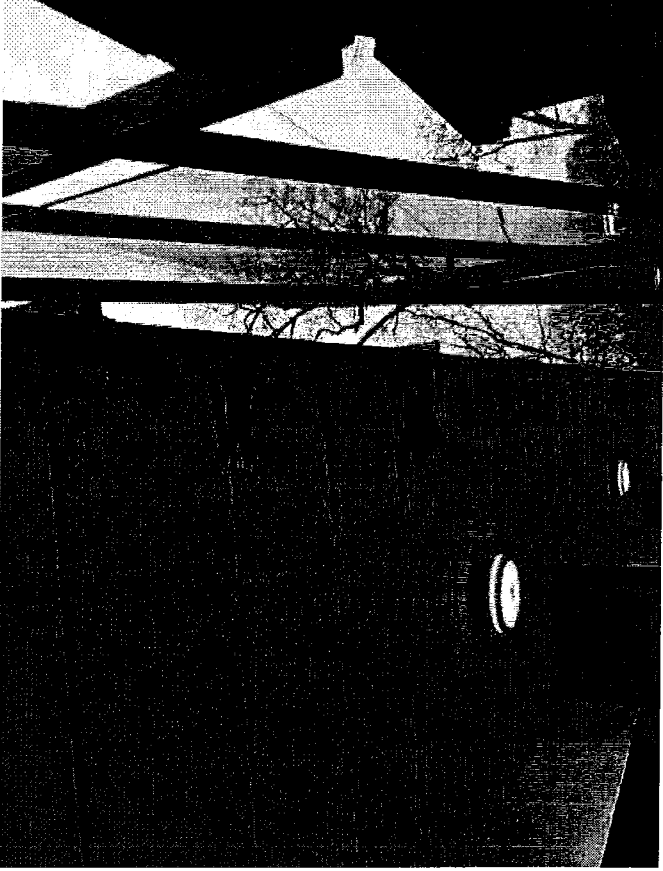
The balcony structure is showing signs of deterioration due to years of water infiltration as illustrated in the following photos. In several locations the underside of the concrete system has begun to breakaway. This is commonly described as spalling. This has exposed the steel reinforcement which has rusted, causing added deterioration and increased levels of spalling. The steel channel edge has also begun to rust in several locations and has rusted through in several locations.



Proposed Exterior Repairs, Maintenance, and Updates

Grand Beach Village Hall and Pro Shop

June 14, 2023



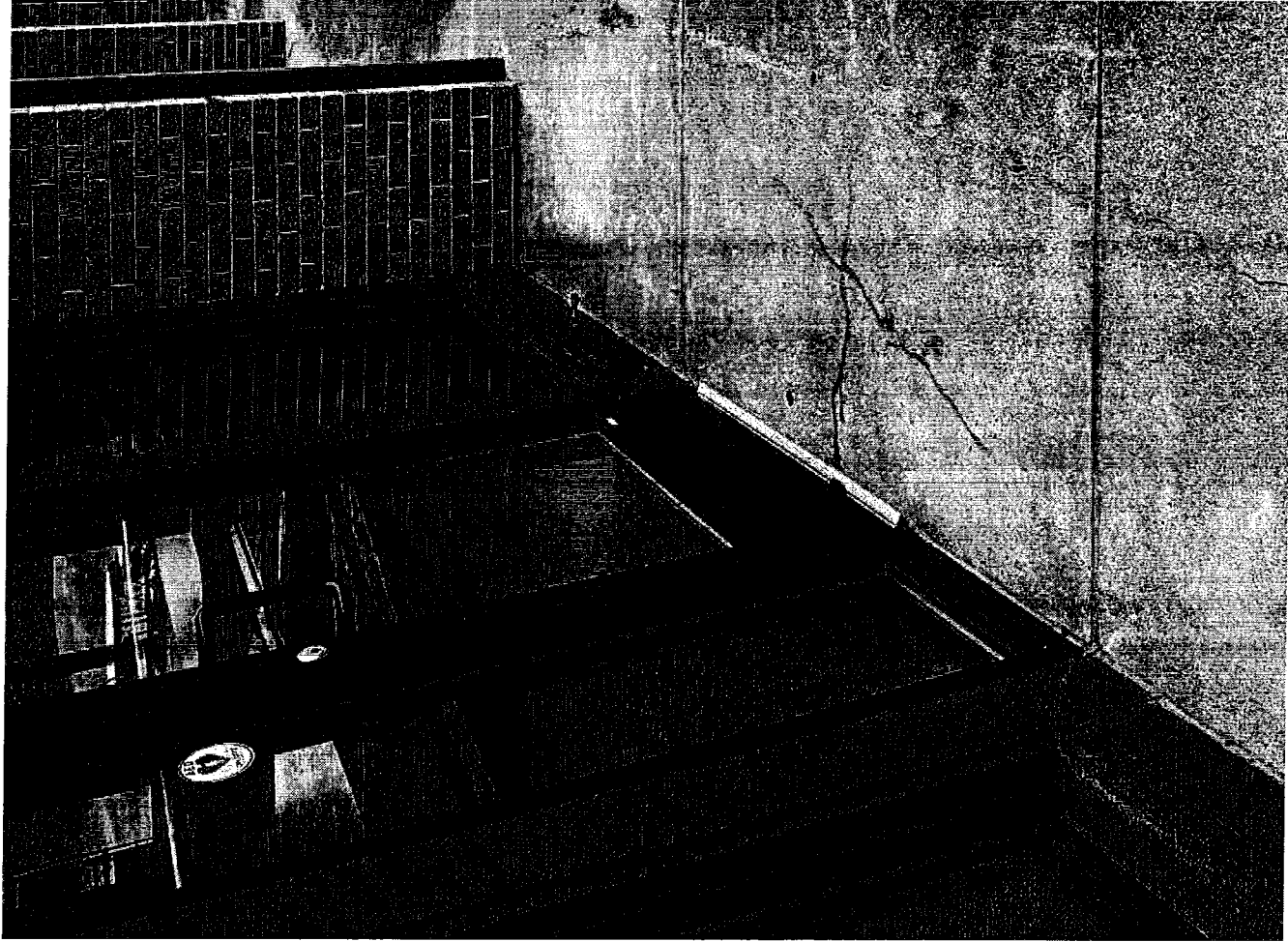
Recommendations

- The repair and restoration will involve removing the loose and deteriorating concrete; cleaning and/or replacing the rusted steel reinforcement; and patching the underside of the concrete planks. The most severe conditions could require the complete removal and replacement of sections of the balcony.
- The steel edge channel should be cleaned of all rust with the areas of complete failure removed and replaced.
- After all structure repairs have been completed the top surface of the balcony should be coated with an elastomeric polyurethane waterproofing coating system designed for pedestrian traffic. The steel edge channel and underside of the balcony should receive a compatible waterproof coating.
- Repairs to the balcony structure should be considered a priority. The longer that these repairs are delayed the worse these conditions will become and could lead to the structural failure of areas of the balcony structure.
- Bids from qualified contractors are currently being reviewed to complete this work.

Proposed Exterior Repairs, Maintenance, and Updates

Grand Beach Village Hall and Pro Shop

June 14, 2023



Window Deterioration

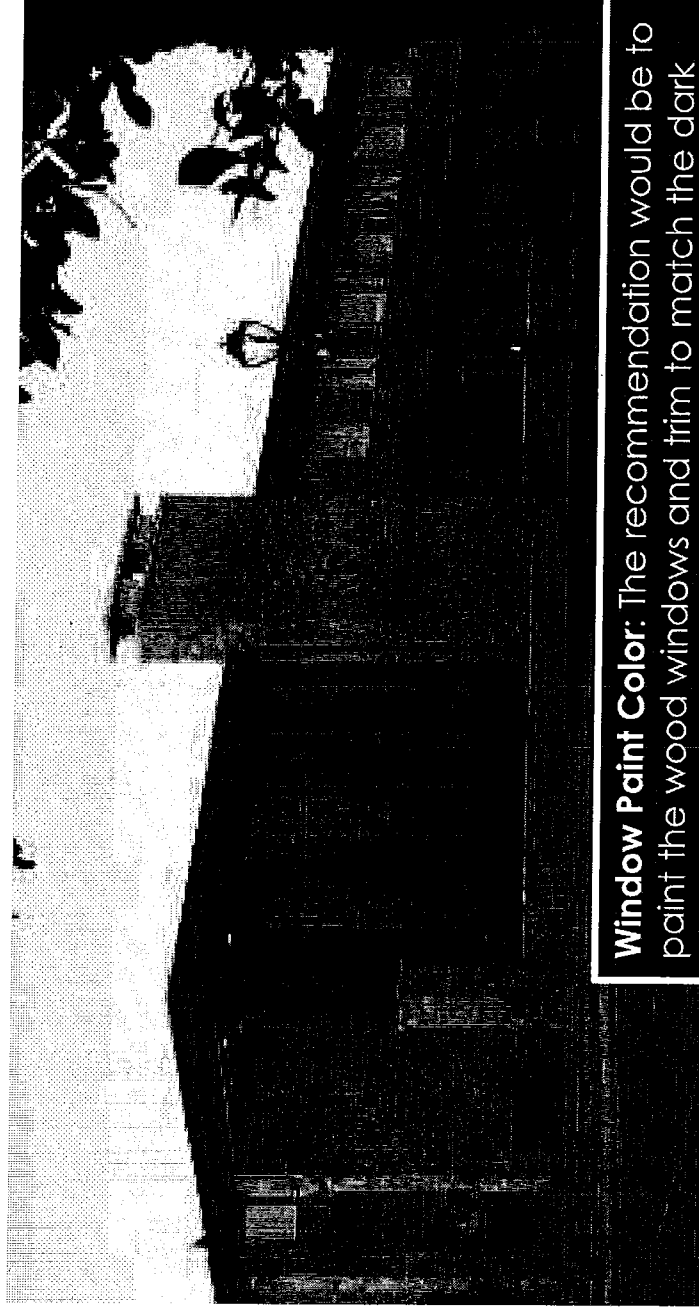
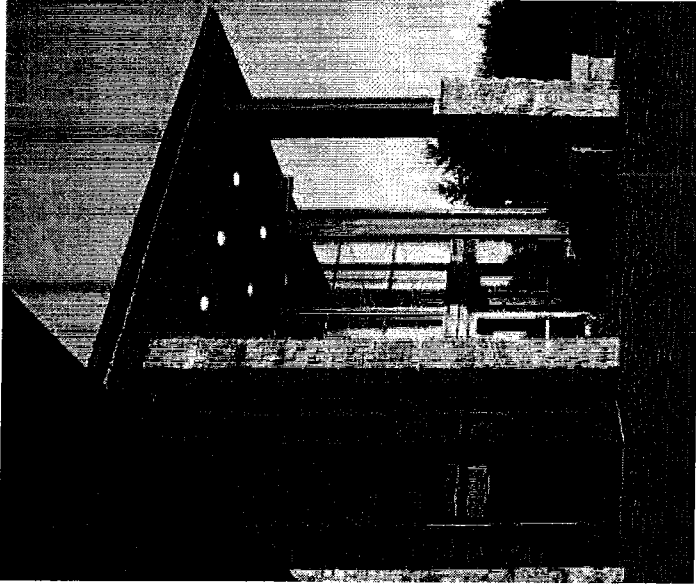
The upper-level windows consist of painted wood frames with insulated glass panels. In several locations the base of the windows have begun to deteriorate and will only become worse without repair.

The recommendation is to inspect each of the window panels, remove and replace the deteriorated wood, replace the sealant, and provide a new coat of paint.

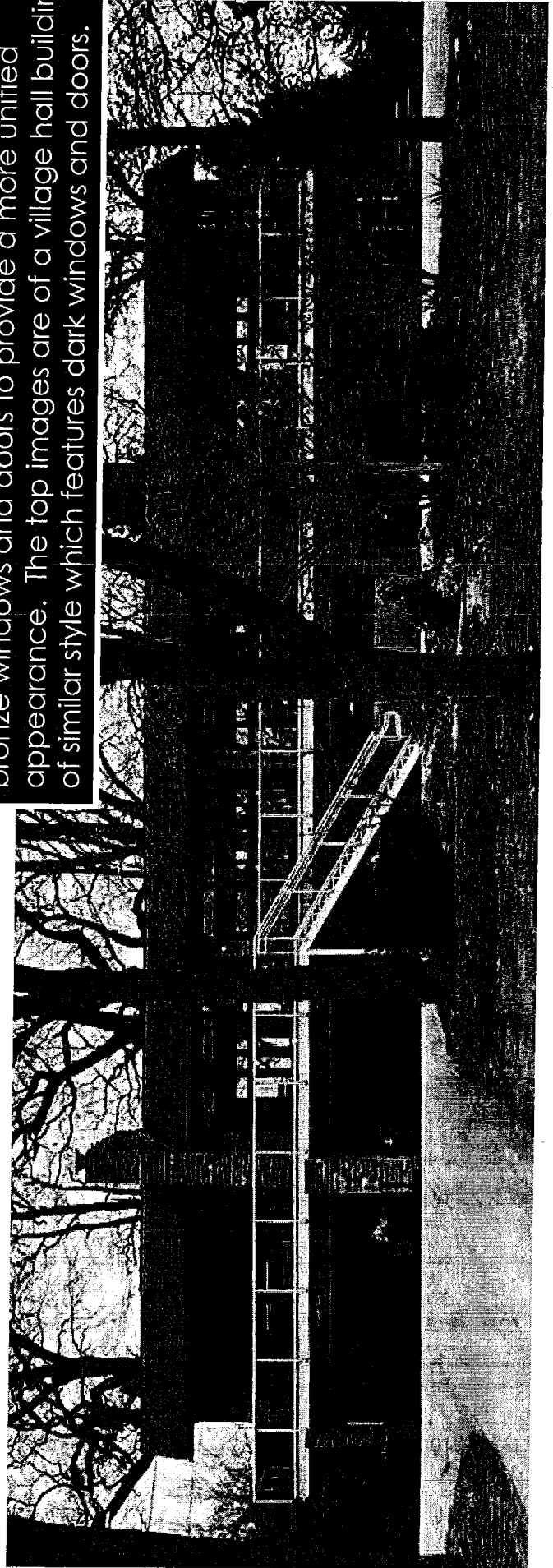
The exterior doors and most of the lower-level windows have already been replaced with dark-bronze aluminum.



Proposed Exterior Repairs, Maintenance, and Updates Grand Beach Village Hall and Pro Shop June 14, 2023



Window Paint Color: The recommendation would be to paint the wood windows and trim to match the dark bronze windows and doors to provide a more unified appearance. The top images are of a village hall building of similar style which features dark windows and doors.

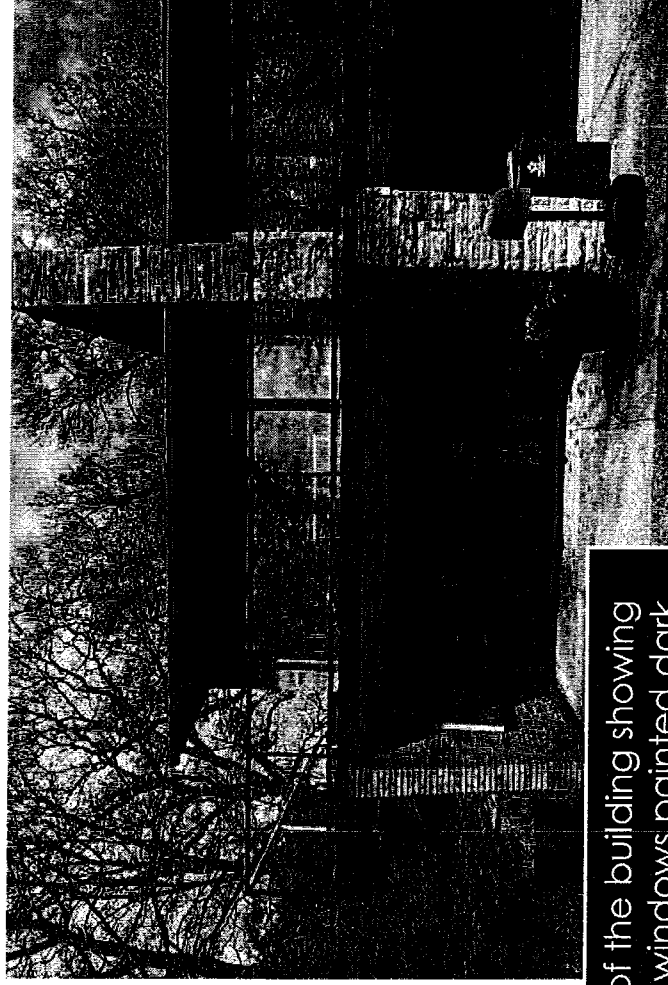
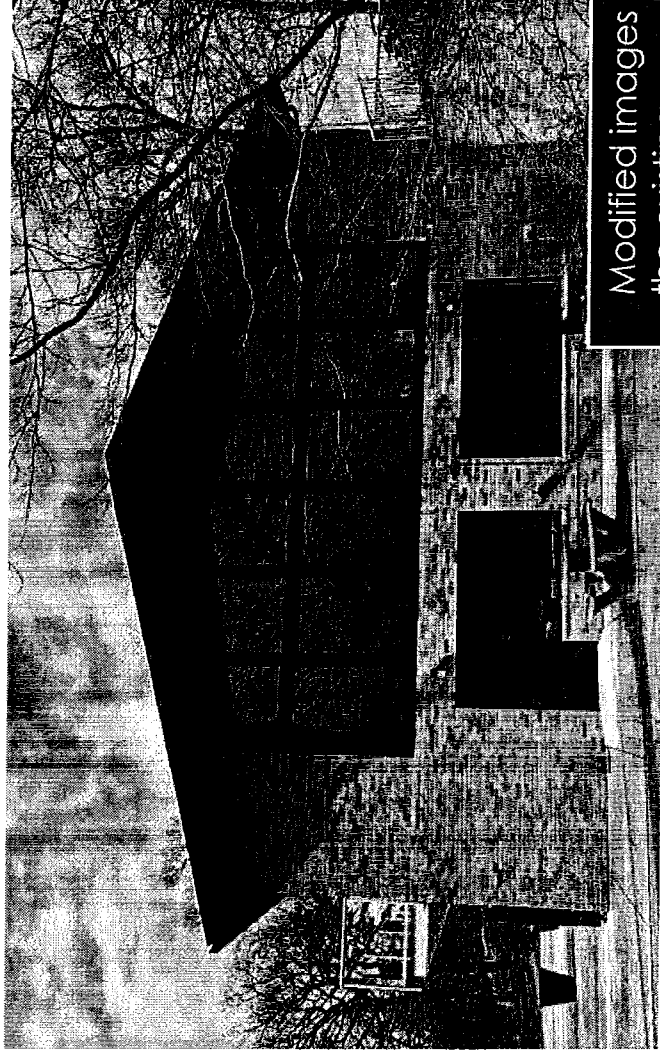
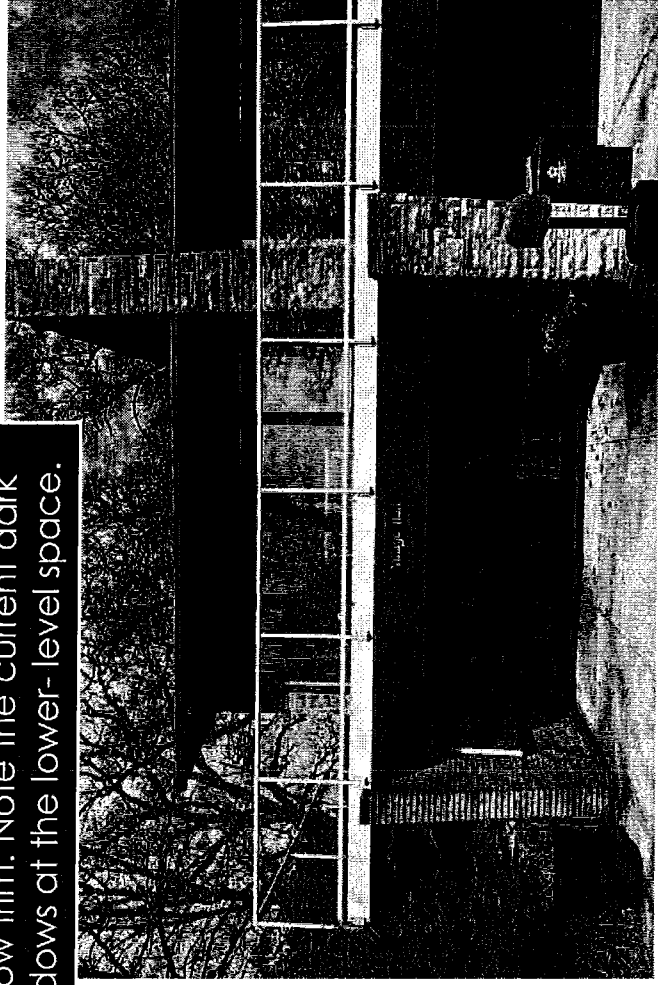
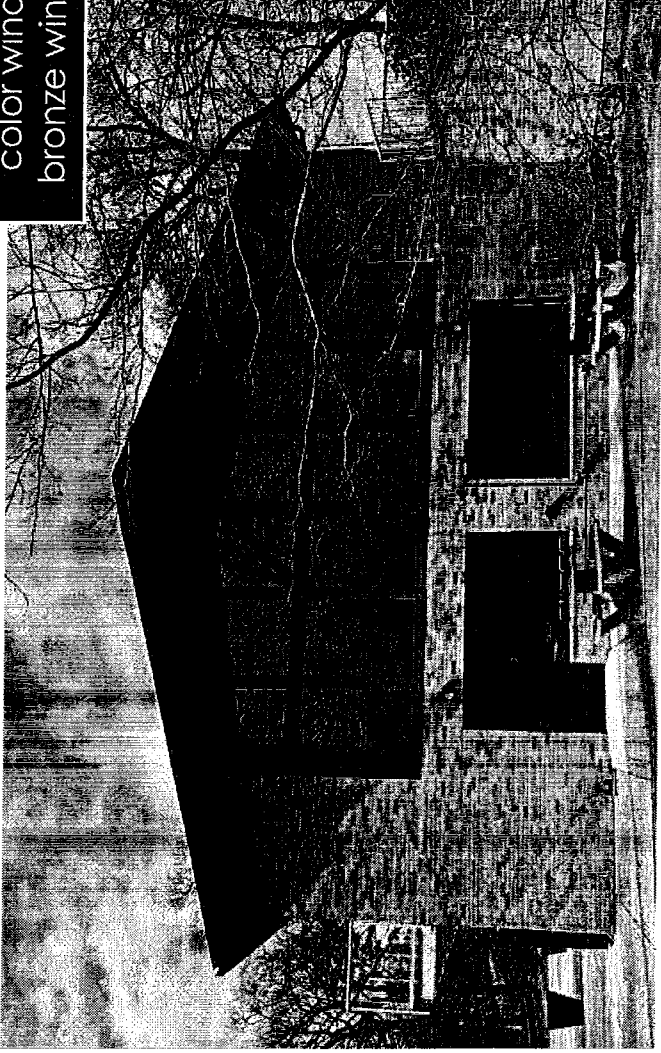


Proposed Exterior Repairs, Maintenance, and Updates

Grand Beach Village Hall and Pro Shop

June 14, 2023

Images of building with the current reddish color window trim. Note the current dark bronze windows at the lower-level space.

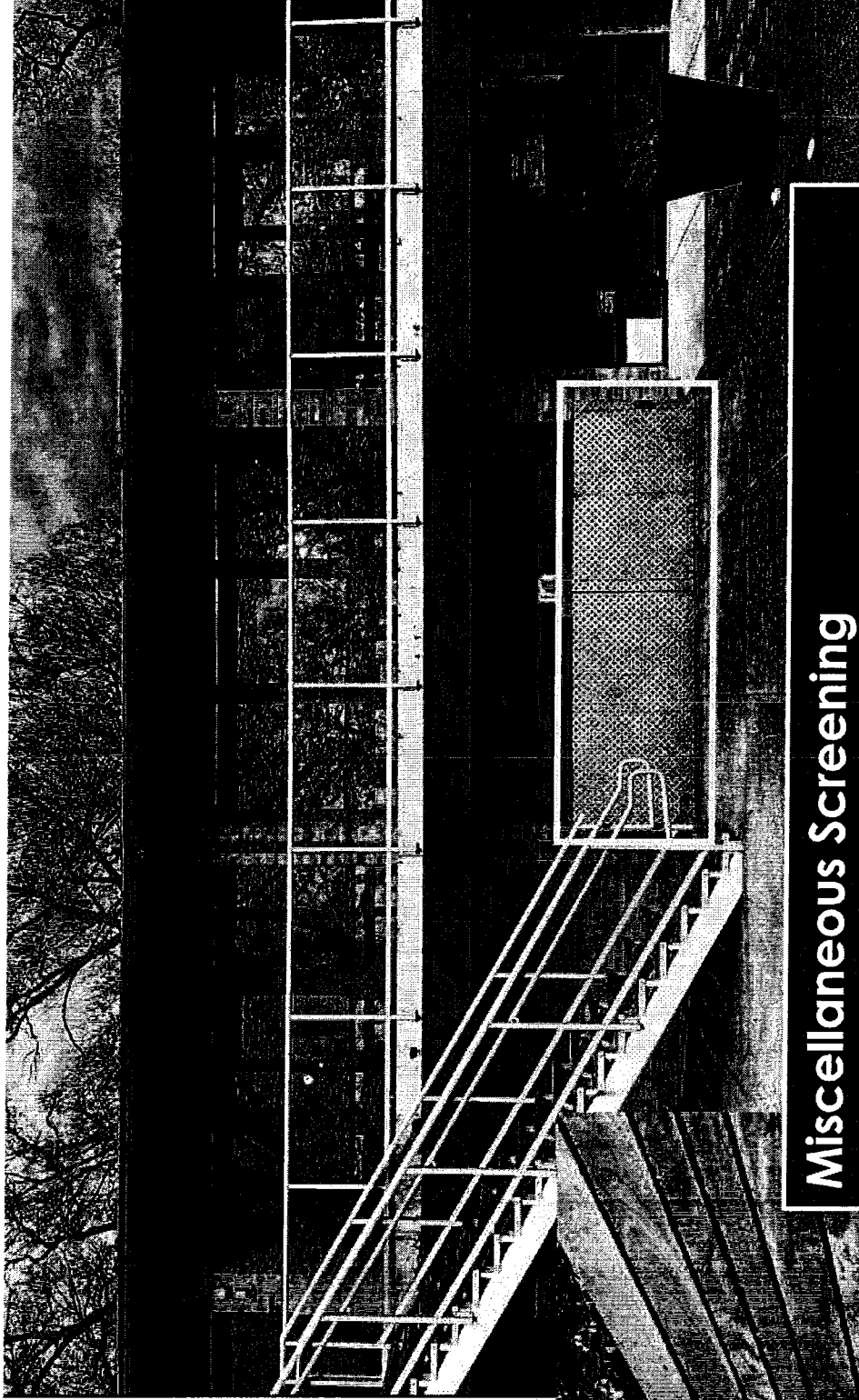


Modified images of the building showing the existing wood windows painted dark bronze.

Proposed Exterior Repairs, Maintenance, and Updates

Grand Beach Village Hall and Pro Shop

June 14, 2023



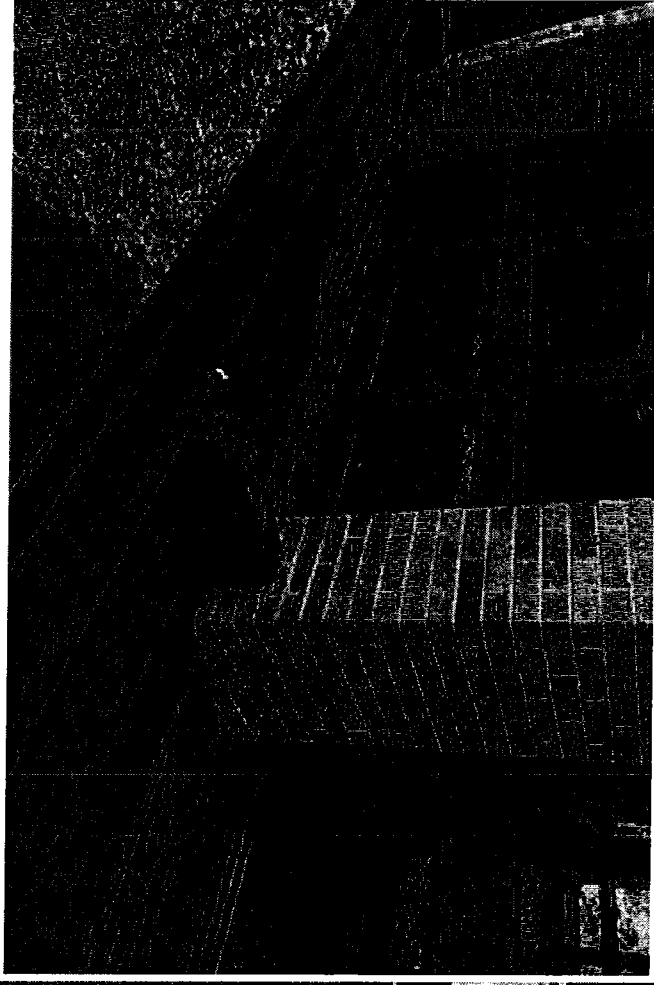
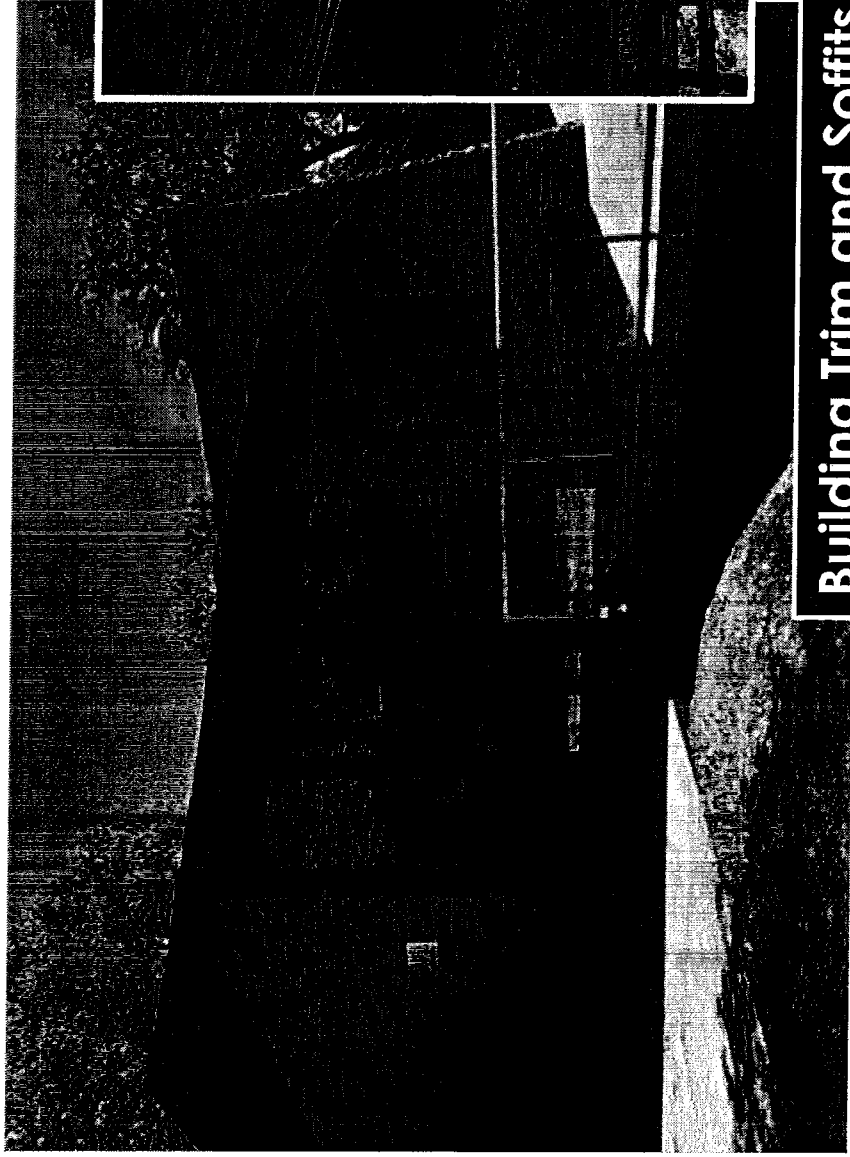
Miscellaneous Screening

Adjacent to the main entry to the Pro Shop and stair to the upper-level, visitors are greeted by a broken-down lattice panel fence surrounding the trash and HVAC condensers. A recommendation would be to replace the lattice panel fencing with more updated screen panel and potentially remove some of the paving to provide areas for landscaping.

The partial removal of pavement might also provide areas for the downspouts to drain instead of discharging onto the pavement which can be an ice hazard in winter months.



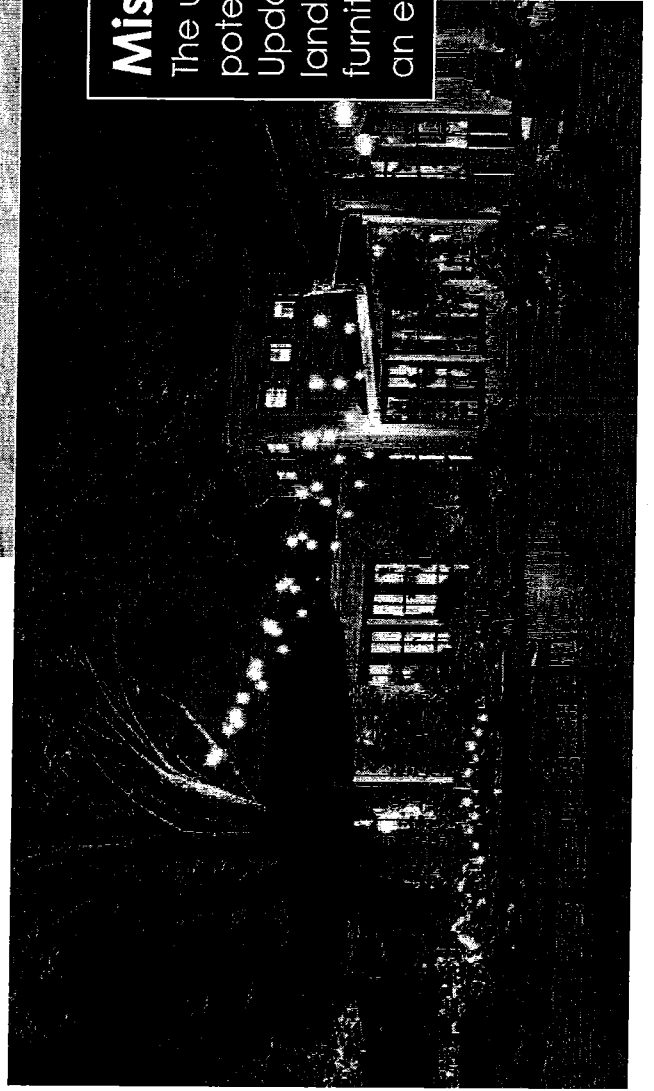
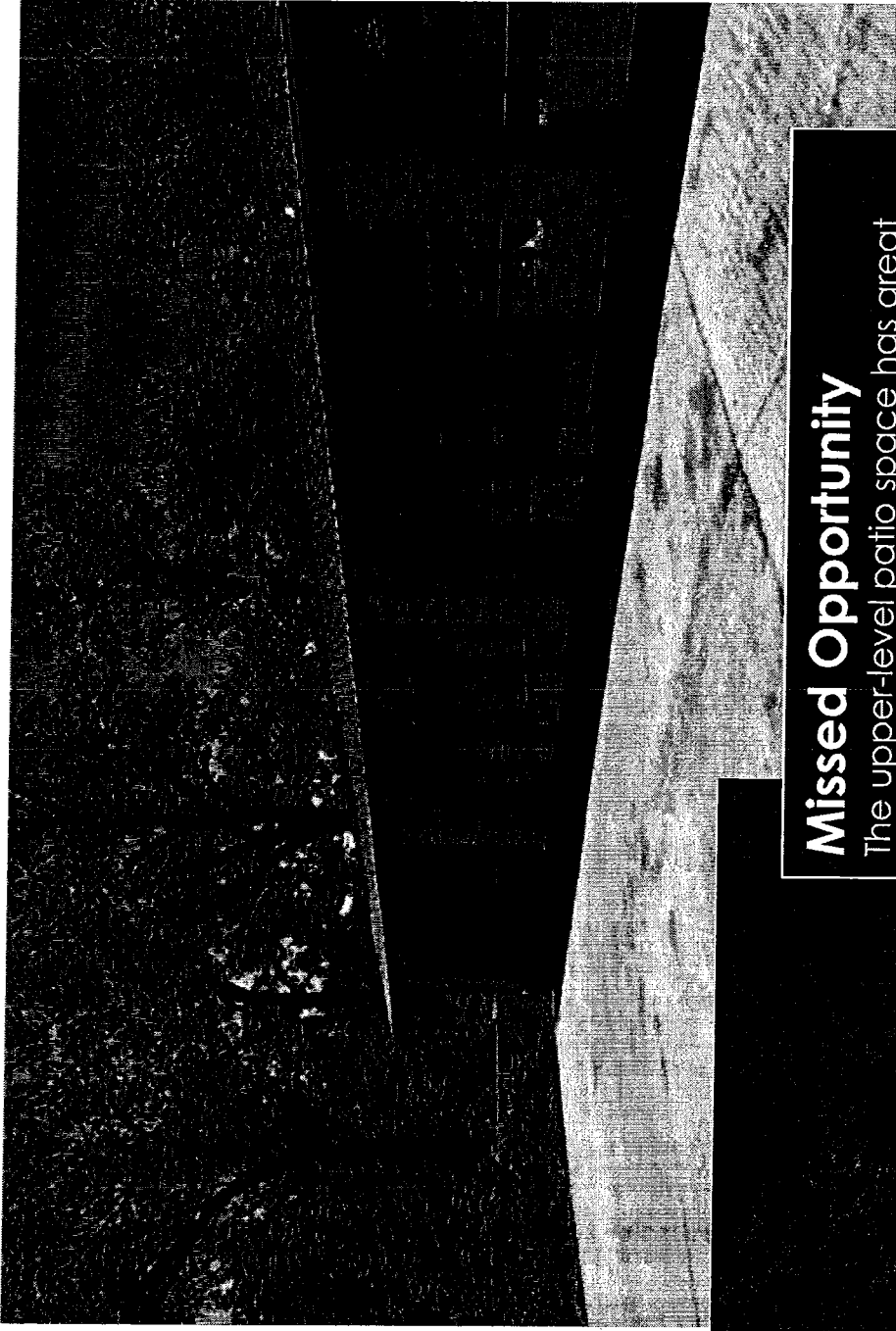
Proposed Exterior Repairs, Maintenance, and Updates
Grand Beach Village Hall and Pro Shop
June 14, 2023



Building Trim and Soffits

Areas of painted wood trim has also deteriorated in a similar fashion as the window frames. These areas should be inspected, patched or replaced, and then painted. The exterior soffits are stained wood to mirror the interior ceiling. There are visible signs of past water damage. The soffits should be inspected, cleaned and re-stained or painted.

Proposed Exterior Repairs, Maintenance, and Updates
Grand Beach Village Hall and Pro Shop
June 14, 2023



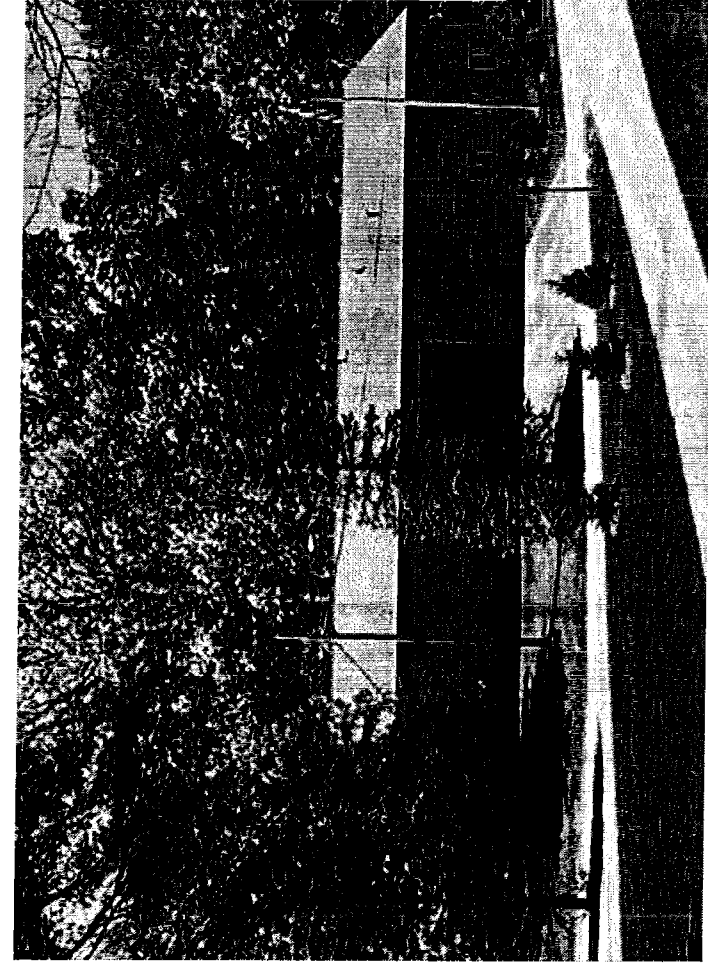
Missed Opportunity

The upper-level patio space has great potential to be better utilized for events. Updated building lighting, uplighting the landscaping and trees, and selective furniture could transform this space into an extension of the upper room.

Proposed Exterior Repairs, Maintenance, and Updates

Grand Beach Village Hall and Pro Shop

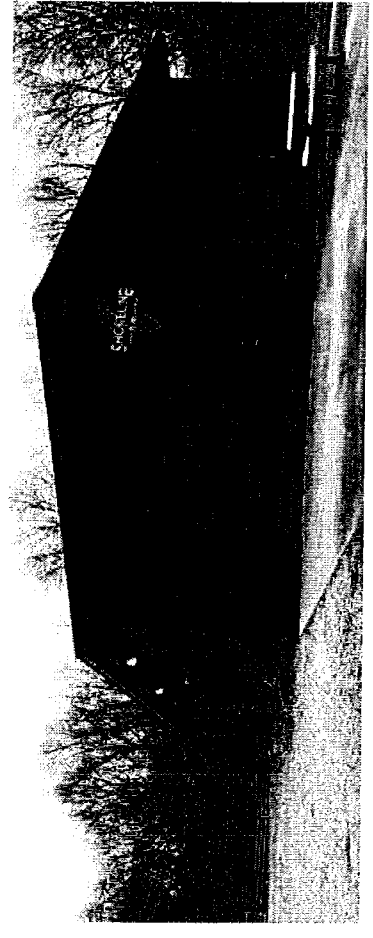
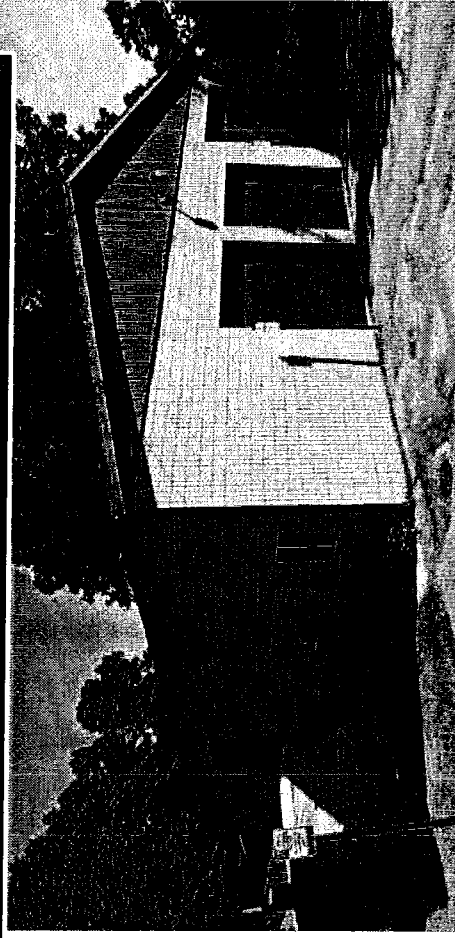
June 14, 2023



Public Works Building

The Public Works building is first thing that residents see when approaching the village hall / golf pro shop. The paint is fading and peeling. The new shingled roof is a great improvement.

Painting the building a dark color like the adjacent image or the former township fire station building will aide making it blend into the surroundings. Selective screening of the outdoor storage will also improve this first impression of the Village Center.



Proposed Exterior Repairs, Maintenance, and Updates Grand Beach Village Hall and Pro Shop June 14, 2023

Summary of Village Hall / Pro Shop Updates

- Repair exterior balconies (obtaining bids)
- Clean and tuck-point stone features
- Repair and paint existing wood windows frames, soffits and trim
- Update screening at trash / outdoor HVAC
- Replace/update/improve exterior lighting
- Updated building signage
- Enhancement opportunities at the east patio space
- Improve accessibility to the upper level by creating a small dedicated parking area

Summary of Public Works Building Updates

- Paint building exterior and doors
- Improve screening of outdoor storage areas
- Continue to improve the surrounding landscape

Grand Beach Golf Course

Rounds of Golf Report

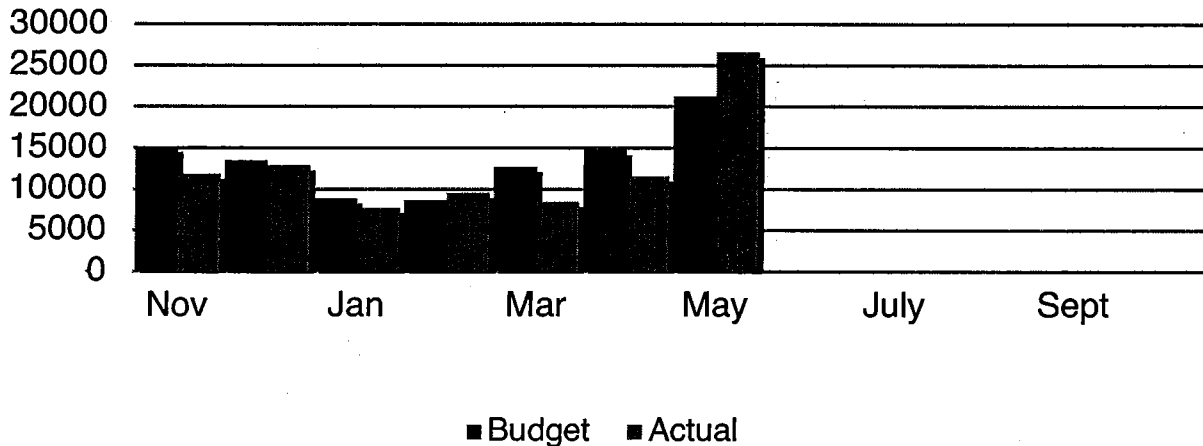
MAY

Type	2023	2022	2021
Non-Resident Weekday	142	69	61
Non-Resident Weekend	146	114	142
Resident Weekday	181	171	170
Resident Weekend	399	318	442
Pass	742	223	348
Total	1661	895	1163

*** YTD Golf Income \$62,074.74 + Golf Cart Fees \$100,899
 YTD Golf Expenses \$146,454

Financial Data

	2023	2022	2021
Golf	19,968.00	\$ 16,373.00	\$ 19,347.00
Food	1,957.73	\$ 2,364.99	\$ 1,611.11
Accessories	1,301.90	\$ 954.10	\$ 718.50
Clothing	2,653.00	\$ 1,650.80	\$ 794.00
Cart Rental	6,416.00	\$ 4,520.00	\$ 4,140.00
Gam/Hdcp			
Subtotal	32,296.63	\$ 25,862.89	\$ 26,610.61
Cart Reg			
Total	32,296.63	\$ 25,862.89	\$ 26,610.61



June 21, 2023

Dear Grand Beach Council,

We are happy to provide you with the June Golf Course Maintenance Report.

Financial

Year to date we are \$6,235 under budget.

Course News & Conditions

- Routine golf course maintenance is ongoing.
- We are in the process of re-edging the bunkers.
- Repaired two irrigation leaks on the golf course and 1 leak behind the clubhouse. Also replaced several sprinkler head shells.
- Mulch is being applied as time allows.
- The rough on the left side of #4 fairway has been seeded.

Respectfully Submitted,

Clay Putnam
ServiScape, LLC

SUPERINTENDENT'S REPORT

June 16, 2023

HALL - GROUNDS - MAINTENANCE GARAGE

Cleaned Maintenance garage.
Removed garbage cans from streets.

STREETS - PARKS - BEACHES

Weekly Brush and Bag Pickup.
Cleaned out drywell's and storm drains.
Installed One-Way signs on LakeView.
Mow and trim Streets, Parks and Beach Easements.
Placed garbage cans at all Beach easements.
Cleaned up beaches at Royal and Walnut.
Installed speed bump's on Royal and Robin.
Painted stop blocks on street intersections.

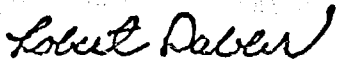
WATER DEPARTMENT

Sampled water May 31, 2023 and took to New Buffalo water treatment plant for analysis.
Submitted monthly reports for May readings to State of Michigan on June 9, 2023.
Residential water meters were read for April and May billing.
Installed water services at 45318, 45316 and 45321 Fairway Dr. New home construction.

EQUIPMENT

Service, Oil and grease equipment.

Respectfully Submitted



Robert Dabbs
Superintendent

Grand Beach/Michiana Police Offense Summary

Occurred 5/1/2023 - 5/31/2023

Offense	Total Offenses
2309 - 23007 - Larceny - From Yards (Grounds surrounding a building)	2
2399 - 23007 - Larceny (Other)	1
2999 - 29000 - Damage to Property (other)	1
73001 - 7300 - Ordinance Violation	7
9939 - 98002 - Inspections/Investigations - Vehicle/VIN/School Bus	1
9943 - 98007 - Inspections/Investigations - Suspicious Situations	4
9944 - 98008 - Inspections/Investigations - Lost and Found Prop	1
9953 - 99008 - Miscellaneous - General Assistance	6
9954 - 99008 - Miscellaneous - Assist to Fire Department	2
9954 - 99009 - Miscellaneous - Non-Criminal	2
9955 - 99008 - Miscellaneous - Assist to EMS	6
9956 - 99008 - Miscellaneous - Assist to Other Police Agency	5
9957 - 99008 - Miscellaneous - Residential/Business/Bank Alarm - False	6
Total	44

Just another reminder, Coffee with a Cop on July 1st from noon-2PM ET.

Respectfully Submitted,



Ryan Layman, Chief of Police

VILLAGE OF GRAND BEACH - SHORT TERM RENTAL IMPLEMENTATION as of May 31st, 2023

Address	Max Occupants	Rental Agent Managed?	Compliant? (Y/N)	Additional Info/Current Status
48028 Ridge	14	Y	Y	Paid
50114 Arnold	8	Y	Y	Paid
46220 Crescent	14	N	Y	Paid
51113 Main	16	Y	Y	Paid
51222 E Arnold	14	Y	Y	Paid
47007 Lakeview	16	Y	Y	Paid
47110 Oak	16	Y	N	Paid
51105 Main	16	Y	Y	Paid
46202 Royal	10	Y	Y	Paid
47003 Lakeview	14	Y	N	Paid
52214 Main	14	Y	Y	Paid
48103 Walnut	10	Y	Y	Paid
48303 Reitz	16	Y	Y	Paid
52209 E Arnold	11	Y	Y	Paid
46217 Crescent	8	Y	Y	Paid
46122 Royal	8	Y	Y	Paid
51107 Main	10	Y	Y	Paid
45306 Putters	10	Y	Y	Paid
50118 Lake	14	Y	Y	Paid
46300 Fairway	16	Y	Y	Paid
51324 Erich	10	Y	N	Not Paid/Indemnification, Called Adam on 05/19/2023 for payment
47106 Cedar	8	Y	Y	Paid
46355 Grand Beach	6	Y	Y	Paid
46107 Glenwood	4	N	N	Not Paid
49003 Fox Trail	8	N	Y	Paid
46302 Fairway	16	Y	N	Paid
51111 Main	16	N	Y	Paid
46115 Royal	8	N	Y	Paid
45331 Fairway	16	Y	Y	Paid
46107 Royal	10	Y	Y	Paid
46110 Wildwood	12	Y	Y	Paid
47023 Lakeview	16	N	N	Not Paid
46110 Royal	6	Y	Y	Paid
47005 Lakeview	16	Y	N	Not Paid/Indemnification
46111 Glenwood	12	Y	N	Not Paid/Indemnification
46201 Royal	16	Y	N	Not Paid
46029 Lakeview	16	Y	Y	Paid
46104 Whitewood	10	Y	N	Paid
48105 Walnut	14	N	Y	Paid
46035 Lakeview	6	N	Y	Paid
48109 W McKean	14	N	Y	Paid
46105 Pine	10	N	Y	Paid
50201 Golfview	16	N	Y	Paid
52120 Lake Park	16	Y	Y	Paid
47102 Greenwood	14	Y	Y	Paid
47104 Greenwood	8	Y	Y	Paid
51323 Erich Lane			N	Letter Sent 05/01/2023, called, returned call on 05/17/2023
46208 Perkins	8	Y	Y	Paid

47110 Maple	12	N	Y	Paid
46210 Perkins				Onboarding

VILLAGE OF GRAND BEACH MONTHLY BUILDING INSPECTION REPORT

JUNE, 2023

Permit No Address	Owner Description of Work	Est. Cost Sq. Ft.	EGLE Permit		GB Permit		Start Date		Completion		Visits		Inspection Sign-offs		Next Description
			Appl Date Issue Date	Appl Date Issue Date	Original Actual	Original Actual	Original Revd/Final	Date	Last Date Update	Last Description					
2021-21	Goldstein	\$ 1,879,429	4/12/2021	4/12/2021	5/6/2023	5/6/2023	6/14/2023	6/14/2023	6/2/2023	Temp C/O	Final				
52015 Lake Park	New Home	10,200	2/18/2021	4/15/2021	05/2021	05/2021	workers on site	workers on site	4/12/2023	Insulation	Final				
2021-30	Dwarakanathan	\$ 900,000	5/5/2021	5/5/2021	10/1/2023	10/1/2023	workers on site	workers on site	4/12/2023	Insulation	Final				
51308 Robin Ln	New Home	4,832	NA	6/16/2021	11/2021	11/2021	workers on site	workers on site	3/16/2023	Insulation	Final				
2021-47	Brown	\$ 640,080	9/14/2021	9/14/2021	6/15/2023	6/15/2023	Int Trim	Int Trim	1/25/2023	Insulation	Final				
45322 Fairway Ln	New Home	2,820	NA	9/15/2021	12/2021	12/2021	workers on site	workers on site	1/23/2023	Insulation	Final				
2021-48	Burke	\$ 819,080	9/14/2021	9/14/2021	6/15/2023	6/15/2023	workers on site	workers on site	10/21/2022	Insulation	Final				
45320 Fairway Ln	New Home	2,820	NA	9/15/2021	12/2021	12/2021	no activity	no activity	10/21/2022	Insulation	Final				
2021-50	Armstrong	\$ 289,789	8/26/2021	8/26/2021	5/1/2023	5/1/2023	workers on site	workers on site	10/21/2022	Insulation	Final				
48107 Walnut St	New Modular Home	1,988	7/23/2021	9/21/2021	12/2021	12/2021	workers on site	workers on site	10/21/2022	Insulation	Final				
2021-59	Gaba	\$ 3,200,000	9/29/2021	9/29/2021	8/1/2023	8/1/2023	workers on site	workers on site	10/21/2022	Insulation	Final				
51315 E. Arnold	New Home	6,561	5/6/2021	10/8/2021	12/2021	12/2021	workers on site	workers on site	10/21/2022	Insulation	Final				
2021-60	Huels	\$ 560,000	10/8/2021	10/8/2021	6/14/2023	6/14/2023	Int paint/trim	Int paint/trim	1/27/2023	Insulation	Final				
50108 Arnold Ave	Remodel	NA	3/27/23rev	3/27/23rev	5/15/2023	5/15/2023	workers on site	workers on site	1/27/2023	Insulation	Final				
2021-69	Morris	\$ 500,000	12/22/2021	12/22/2021	1/2022	1/2022	workers on site	workers on site	11/30/2022	Insulation	Final				
50262 Golfview	New Home	3,000	8/23/2021	12/29/2021	1/2022	1/2022	workers on site	workers on site	11/30/2022	Insulation	Final				
2022-02	Zalanskas	\$ 550,000	1/19/2022	1/19/2022	8/15/2023	8/15/2023	workers on site	workers on site	4/24/2023	Zoning visit	Footing				
46221 Crescent Ln	New Home	3,123	NA	2/23/2022	1/2022	1/2022	workers on site	workers on site	4/24/2023	Zoning visit	Footing				
2022-09	Duffner	10,000	NA	3/15/2022	6/1/2023	6/1/2023	workers on site	workers on site	11/11/2022	Insulation	Final				
48305 Anna Livia Way	Porch	NA	3/26/2022	3/26/2022	6/30/2023	6/30/2023	workers on site	workers on site	11/11/2022	Insulation	Final				
2022-12	Turnkey Estates	\$ 480,000	3/24/2022	3/24/2022	6/30/2023	6/30/2023	workers on site	workers on site	11/20/2022	Insulation	Final				
45318 Fairway Dr	New Home	3,154	NA	3/31/2022	3/2022	3/2022	workers on site	workers on site	11/20/2022	Insulation	Final				
2022-15	Puskunigis	\$ 410,000	4/12/2022	4/12/2022	7/4/2023	7/4/2023	workers on site	workers on site	10/20/2022	Back Fill	Framing				
45316 Fairway Dr	New Home	2,900	NA	4/19/2022	3/2022	3/2022	workers on site	workers on site	10/20/2022	Back Fill	Framing				
2022-18	Phillippi	\$ 1,170,000	4/29/2022	4/29/2022	7/4/2023	7/4/2023	workers on site	workers on site	12/15/2022	Walls & Steel	Framing				
51218 E. Arnold	New Home	4,738	NA	5/6/2022	5/2022	5/2022	workers on site	workers on site	2/28/2023	Insulation	Final				
2022-20	Disabato	\$ 960,000	5/11/2022	5/11/2022	6/2022	6/2022	workers on site	workers on site	2/28/2023	Insulation	Final				
51220 Main	New Home	4,303	NA	5/20/2022	5/2022	5/2022	workers on site	workers on site	2/28/2023	Insulation	Final				
2022-26	Karazim	\$ 600,000	5/31/2022	5/31/2022	6/2022	6/2022	workers on site	workers on site	2/28/2023	Insulation	Final				
45312 Fairway Dr	New Home	3,288	NA	7/1/2022	6/2022	6/2022	workers on site	workers on site	2/28/2023	Insulation	Final				
2022-28	Turnkey Estates	\$ 280,000	7/1/2022	7/1/2022	6/2022	6/2022	workers on site	workers on site	2/28/2023	Insulation	Final				
45321 Fairway Dr	New Home	2,100	NA	7/8/2022	6/2022	6/2022	workers on site	workers on site	2/28/2023	Insulation	Final				

Village of Grand Beach - Monthly Building Inspection Report

Permit No Address	Owner Description of Work	Est. Cost Sq. Ft.	EGLE Permit		Start Date		Completion Date		Visits		Inspection Sign-offs	
			Appl Date Issue Date	NA	Appl Date Issue Date	Original Actual	Original Revd/Final	Last Date Update	Last Description	Description	Next Description	
2022-29	Blauw	\$ 18,000	6/29/2022	NA	7/8/2022	5/15/2023	Final	5/31/2023	Final			
46029 Lakeview Ave	Stairs to Beach											
2022-32	Puskunigis	\$ 300,000	7/11/2022	NA	7/14/2022	6/2022	6/14/2023	no activity	4/10/2023	framing inspection	Insulation	
45325 Fairway Dr	New Home	2,500	8/1/2022	NA	8/1/2022	8/2022	6/14/2023	workers on site	2/22/2023	Walls & Steel	Framing	
2022-35	Muentzer	\$ 800,000	7/20/2022	NA	8/17/2022	8/2022	6/14/2023	electricians on site	12/9/2022	Back fill	Framing	
51224 Main	New Home	3,400	8/16/2022	NA	8/18/2022	8/2022	6/14/2023	workers on site	11/12/2022	backfill ext insulation	Framing	
2022-37	Nicolai	\$ 884,840	8/10/2022	NA	8/30/2022	8/2022	6/14/2023	workers on site	6/7/2023	framer req site visit	Framing	
45314 Fairway Dr	New Home	3,409	9/21/2022	NA	9/23/2022	9/2022	6/9/2023	workers on site	5/2/2023	Framing	Final	
2022-42	Swords	\$ 2,000,000	9/22/2022	NA	10/3/2022	10/2022	6/9/2023	workers on site	5/30/2023	Meeting		
45304 Putters Dr	New Home	7,374	1/5/2023	NA	1/9/2023	1/2023	6/9/2023	workers on site	3/16/2023	Insulation	Final	
2022-43	Ehimwenman	\$ 800,000	1/25/2023	NA	1/27/2023		6/14/2023	workers on site	Insulation	Insulation	Final	
49031 SkyHi	New Home	9,522	2/23/2023	NA	2/23/2023	TBD	5/26/2023	Called owner	starting soon	Walls & Steel	Framing	
2022-47	Acker	\$ 300,000	3/2/2023	NA	3/10/2023		6/14/2023	workers on site				
52203 E. Arnold	Addition, Rehab	1,906	3/7/2023	NA	3/14/2023	3/22/2023	6/14/2023	no activity	4/10/2023	Lot Cleared	stump remvl	
2022-50	Burke	\$ 95,000	3/17/2023	NA	3/17/2023	3/29/2023	6/9/2023	workers on site	5/4/2023	5/4/2023	6/21/2023	
45320 Fairway Dr	New Pool		3/17/2023	NA	3/17/2023		6/9/2023	workers on site	5/4/2023	walls up		
2023-01	Africano	\$ 7,000	3/17/2023	NA	3/17/2023		6/9/2023	workers on site	5/4/2023	walls up		
46118 Royal	Remodel		3/17/2023	NA	3/17/2023		6/9/2023	workers on site	5/4/2023	walk through		
2023-03	Jennings	\$ 150,000	3/27/2023	NA	4/19/2023	TBD	6/14/2023	workers on site	6/14/2023	electric moved		
52114 Lake Park	Basement		4/19/2023	NA			no activity		6/8/2023	6/8/2023		
2023-07	Madda	\$ 5,100		NA								
46021 Lakeview	Retaining wall			NA								
2023-08	Vondrasek	\$ 595,000		NA								
52306 E Arnold	Home	2,400		NA								
2023-10	Larkin	\$ 640,000		NA								
45310 Fairway	Home	3,300		NA								
2023-11	Puskunigis	\$ 60,000		NA								
45316 Fairway	Pool and Fence			NA								
2023-12	Puskunigis	\$ 60,000		NA								
45318 Fairway	Pool and Fence			NA								
2023-15	Awdisho	\$ 190,600		NA			Aug-23	workers on site				
47238 Perkins	re-model			NA								
2023-17	Francis	\$ 156,666		NA								
46301 Fairway Dr	Pool			NA								

Village of Grand Beach - Monthly Building Inspection Report

Permit No	Address	Owner	Description of Work	Est. Cost Sq. Ft.	EGLE Permit		GB Permit		Start Date		Completion Date		Visits		Inspection Sign-offs	
					Appl Date Issue Date	NA	Appl Date Issue Date	NA	Original Actual	Original Revd/Final	Last Date Update	Last Description	Next Description			
2023-18	46222 Crescent Rd	Oleferchik	deck,railing,siding	\$ 38,750	NA	3/24/2023	4/3/2023	4/3/2023	4/3/2023	6/14/2023	no activity	6/14/2023	5/24/2023	spoke to owner	5/24/2023	
2023-19	51107 Main Dr	McElherne	Egress windows	\$ 8,035	NA	3/30/2023	TBD	TBD	TBD	On Hold	On Hold	On Hold	spoke to owner	spoke to owner	5/24/2023	
2023-20	45303 Faiway	Fox	Home	\$ 1,200,000	NA	4/11/2023	6/2/2023	6/2/2023	6/2/2023	6/14/2023	workers on site	6/14/2023	Footing Insp	Footing Insp	6/5/2023	
2023-21	51220 Main Dr	Disabato	Pool	\$ 120,000	NA	4/11/2023				Pool on site	Pool on site	Pool on site				
2023-22	45304 Putters Dr	Swords	Pool	\$ 105,000	NA	4/12/2023	TBD	TBD	TBD	Pool delivered	Pool delivered	Pool delivered				
2023-23	50260 Golview Ave	Boylan	Shed on concrete pad	\$ 17,000	NA	4/13/2023				shed removed	shed removed	shed removed				
2023-24	50015 Calla Ave	Vanecko	Pool	\$ 151,692	Good till 6/22/2024	4/15/2023	4/24/2023	4/24/2023	4/24/2023	6/14/2023	no activity	6/14/2023	Footing Insp	Footing Insp	Backfill	
2023-25	46221 Crescent Rd	Zalanskas	Pool	\$ 63,000	NA	4/18/2023				6/9/2023	workers on site	6/9/2023	Footing Insp	Footing Insp	Backfill	
2023-27	51214 Main Dr	David	6' Fence around pool	\$ 25,891	NA	4/20/2023	TBD	TBD	TBD	Site Visit 6/14/2023	Site Visit 6/14/2023	Site Visit 6/14/2023				
2023-28	49019 Skyhi	Neilans	Front Deck	\$ 21,350	5/31/2023	5/4/2023	6/6/2023	6/6/2023	6/6/2023	6/14/2023	No activity	6/14/2023				
2023-30	47111 Cedar Ave	Crawford	Demo	\$ 100	NA	5/12/2023				6/14/2023	workers on site	6/14/2023	5/12/2023	Phone conv	5/12/2023	
2023-32	51216 E Arnold	Kern	Fence	\$ 200	NA	5/8/2023	TBD	TBD	TBD	6/14/2023	No activity	6/14/2023				
2023-33	48305 Rhode Ct	Hunter	Demo	\$ 6,450	NA	5/24/2023	5/26/2023	5/26/2023	5/26/2023	6/8/2023	demo started	6/8/2023	Completed	Completed	6/9/2023	
2023-34	52021Lake Park Dr	McCormick	Roof	\$ 151,700	NA	5/31/2023	5/30/2023	5/30/2023	5/30/2023	6/14/2023	workers on site	6/14/2023	Ice &Water	Ice &Water	Final	
2023-35	51218 E. Arnold	Phillippi	Pool	\$ 105,710	NA	6/12/2023	6/21/2023	6/21/2023	6/21/2023	6/12/2023	spoke on phone	6/12/2023	Footing	Footing		
2023-36	45312 Faiway Dr	Karazim	Pool	\$ 67,000	NA	6/12/2023	6/12/2023	6/12/2023	6/12/2023	6/9/2023	spoke on phone	6/9/2023	Footing	Footing		
2023-37	46115 Pine Ave	Blackburn	Fence	\$ 10,000	NA	6/13/2023	6/15/2023	6/15/2023	6/15/2023	6/13/2023	spoke on phone	6/13/2023	Final	Final		

Village of Grand Beach - Monthly Building Inspection Report

Permit No Address	Owner Description of Work	Est. Cost Sq. Ft.	EGLE Permit		GB Permit		Start Date		Completion Date		Visits		Inspection Sign-offs	
			Appl Date Issue Date	Appl Date Issue Date	Appl Date Issue Date	Original Actual	Original Revd/Final	Last Date Update	Last Description	Last Description	Next Description			
46118 Whitewood Ave	English IMPC									2/8/2023	Letter			
										3/31/2023	Phone call			Talking/Family
46115 Glenwood Ave	Cosentino IMPC									2/27/2023	Letter			
										3/15/2023	Phone call			Spring repairs
										5/15/2023	Phone call			some repairs
46106 Ely	Coyne Siding									5/22/2023	Drive by			DIY
										5/22/2023	Spoke on phone			Finish soon
46103 Ely	McLean Facia									5/22/2023	Inspection			Contacting

June 12, 2023

Michigan Department Environment, Great Lakes & Energy
Permit Consolidation Unit
525 W. Allegan Street
P.O. Box 30204
Lansing, Michigan 48909-7704

Subject: Brian & Rachel Stryker, 52001 Lake Park Drive & the Grand Beach
Boulevard R-O-W Property

To Whom It May Concern:

This letter serves as authorization for Eric Nelson of ProCompCo, LLC to act as the Village's agent in obtaining any EGLE permits for construction activities at the above-referenced property.

If there are any questions, please contact Eric Nelson at ProCompCo, LLC, 2400 Brookpoint Lane, Stevensville, MI 49127, (269) 921-1645, eric@procompco.com

Sincerely,

Village of Grand Beach
Harry Walder, President
48200 Perkin Blvd.
Grand Beach, MI 49117
269-469-3141
hwald@grandbeach.org

June 12, 2023

Oselka Constructors, Co.
10900 Kruger Rd.
PO Box 253
Union Pier, MI 49129

RE: Revetment Project for:
52001 Lake Park Drive

Dear Mr. Wolf,

This letter is a follow-up to your request regarding the Village property & the proposed revetment project for the above address. I understand that you wish to construct a shore protection project at the above address and that some of the existing armor stones have tumbled on to the Village's west of the above address. You are proposing to retrieve these armor stones off the Village's property so they can be re-used on the subject property. Please consider this letter our formal permission for the above proposed work once you obtain all required permits, including, but not limited to permits from the Michigan Environment, Great Lakes & Energy (EGLE) & the US Army Corps of Engineers (USACE).

Sincerely,

Harry Walder, President

Existing Dilapidated Stone Revetment

Water Edge 5/26/23 Elev 579.72 IGLD 85

Zone Of Active Erosion

Patricia A. Barnard Trust
11-39-5250-0007-02-5

Brian And Rachel Stryker
11-39-5250-0008-02-1

FUTURE POOL

FUTURE HOUSE

FUTURE DRIVEWAY

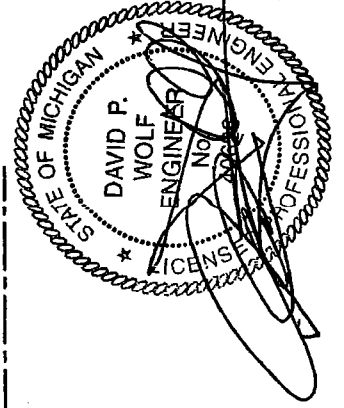
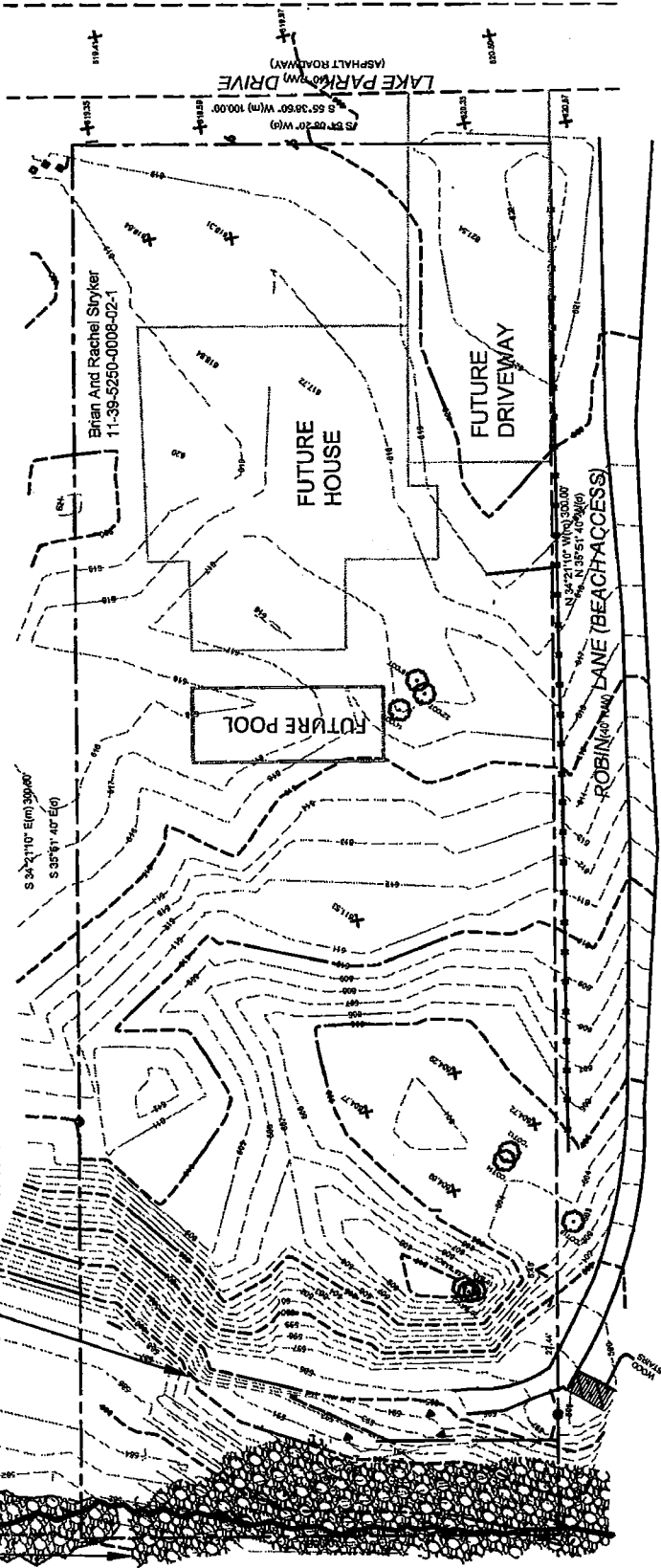
ROBINSON LANE (BEACH ACCESS)

GRAND BEACH BOULEVARD

N 54°08'20" E (d)
N 55°38'59" E (m)

North

Scale 1:40



PERMIT APPLICATION
 PLAN VIEW SHOWING PROPOSED HOME
 BRIAN SKRYER
 06/9/2023

OSELKA CONST. CO, LLC
 "ENGINEERING & CONSTRUCTION"
 PO BOX 253
 UNION PIER, MI 49129
 269-469-2420

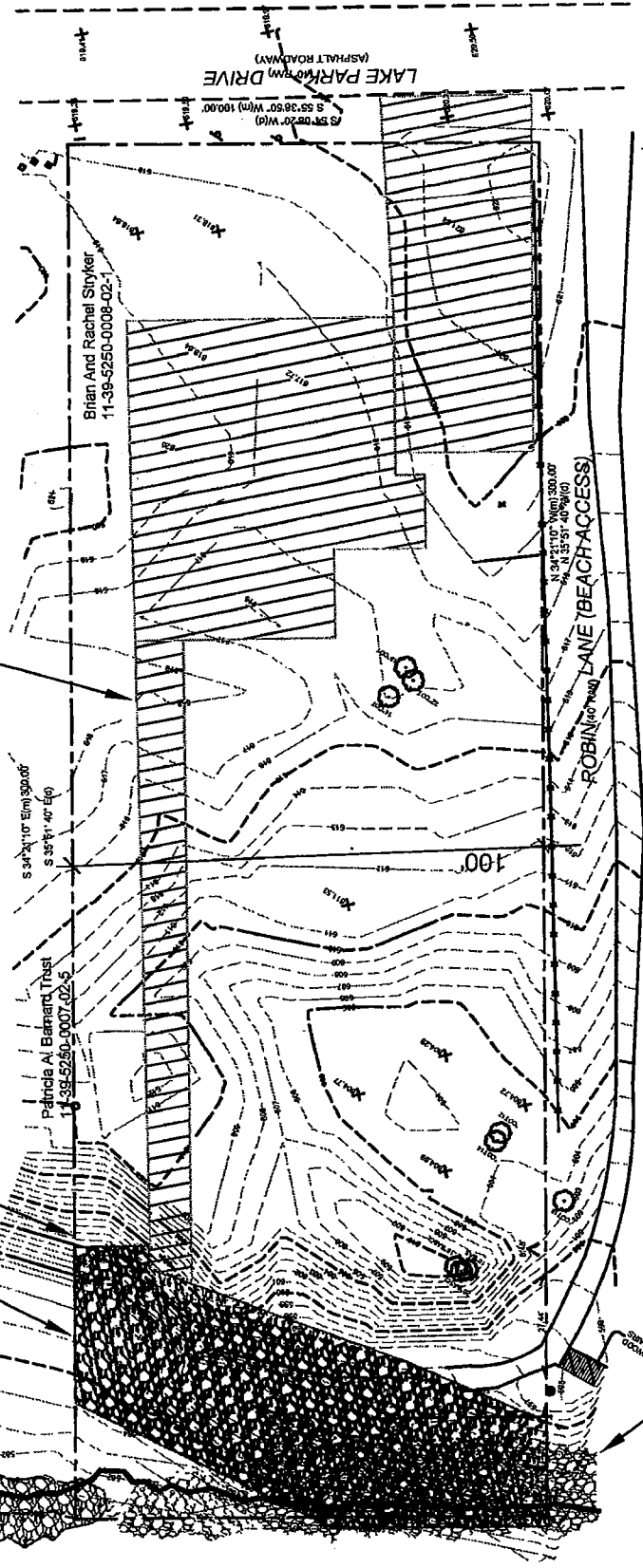
Waters Edge 5/26/23 Elev 579.72 IGLD 85

Proposed 125LFT Revetment At Property Line, See Details

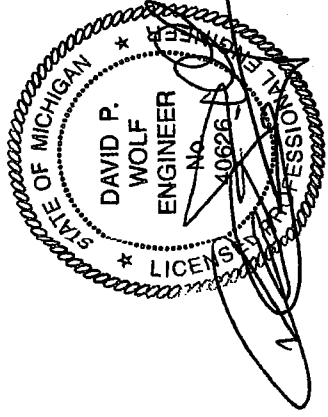
End Structure With Return At Property Line

Purposed Staging Area And Route To Beach
Restore Areas Not Proposed For Future Use
Under Pending Separate Permit

GRAND BEACH BOULEVARD



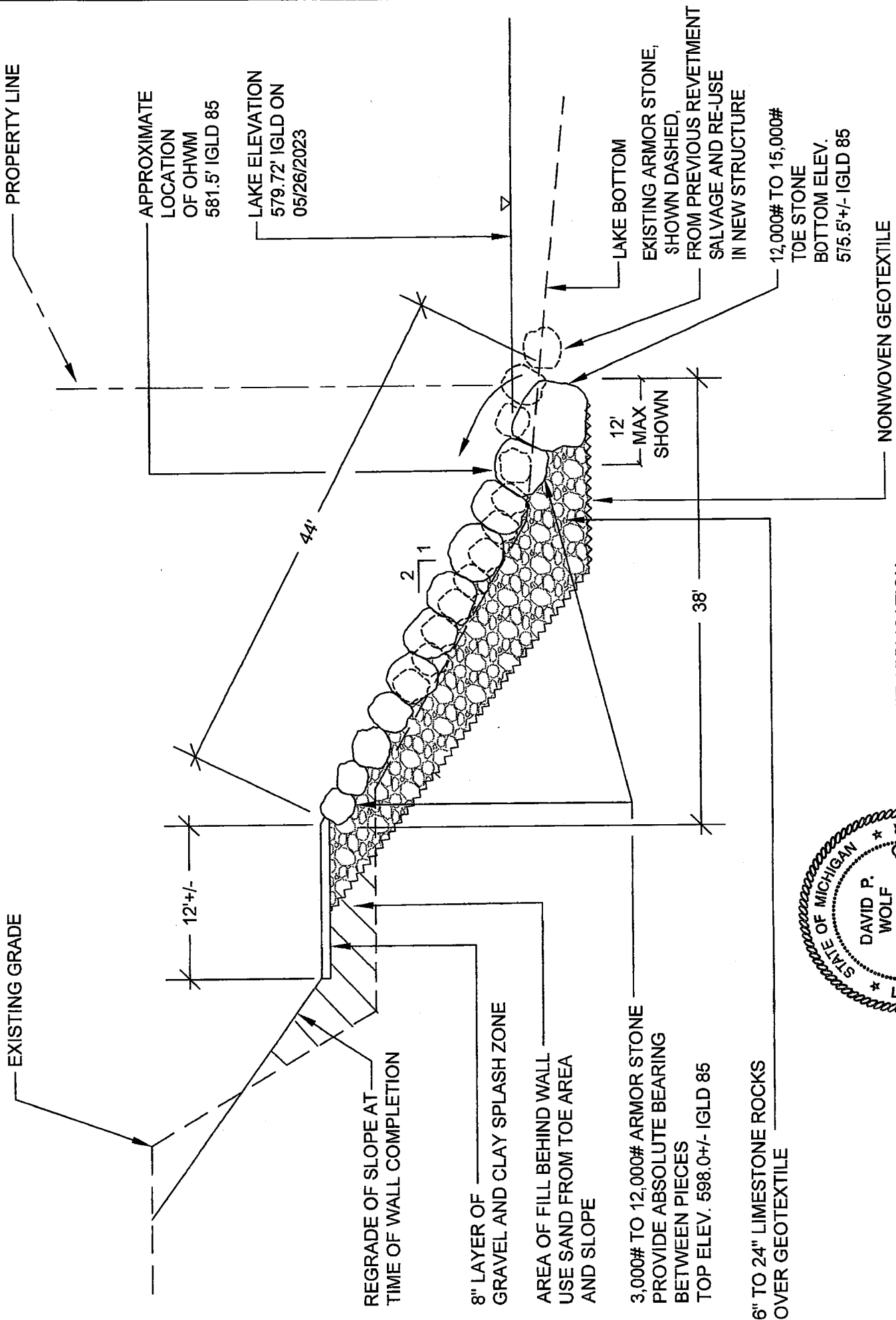
Existing Stone Wall Protect And Match
Proposed Wall To Existing Wall At Property Line



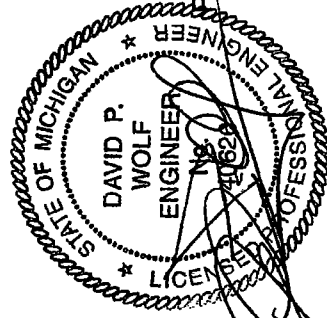
PERMIT APPLICATION
PLAN VIEW SHOWING PROPOSED REVETMENT
BRIAN STRYKER
06/9/2023

OSELKA CONST. CO, LLC
"ENGINEERING & CONSTRUCTION"
PO BOX 253
UNION PIER, MI 49129
269-469-2420

North
Scale 1:40



PERMIT APPLICATION
 PROFILE DETAILS SOUTH SECTION
 Brian Stryker
 6/09/2023



OSELKA CONST. CO, LLC
 "ENGINEERING & CONSTRUCTION"
 PO BOX 253
 UNION PIER, MI 49129
 269-469-2420

PROPERTY LINE

APPROXIMATE LOCATION OF OHWM 581.5' IGLD 85

LAKE ELEVATION 579.72' IGLD ON 05/26/2023

LAKE BOTTOM
EXISTING ARMOR STONE, SHOWN DASHED, FROM PREVIOUS REVETMENT SALVAGE AND RE-USE IN NEW STRUCTURE

12,000# TOE STONE BOTTOM ELEV. 575.5'+/- IGLD 85

NONWOVEN GEOTEXTILE

EXISTING GRADE

12'+/-

44'

2
1

38'

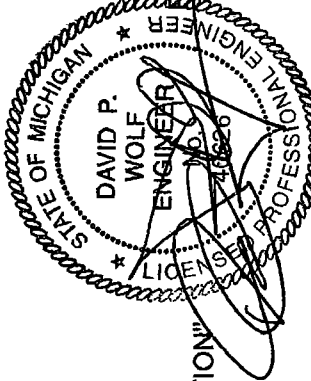
REGRADE OF SLOPE AT TIME OF WALL COMPLETION

8" LAYER OF GRAVEL AND CLAY SPLASH ZONE

AREA OF FILL BEHIND WALL USE SAND FROM TOE AREA AND SLOPE

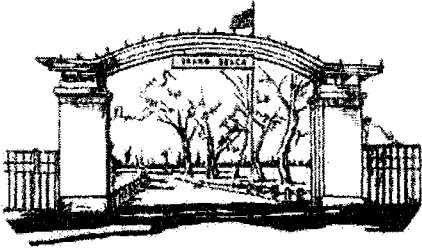
3,000# TO 12,000# ARMOR STONE PROVIDE ABSOLUTE BEARING BETWEEN PIECES TOP ELEV. 598.0'+/- IGLD 85

6" TO 24" LIMESTONE ROCKS OVER GEOTEXTILE



PERMIT APPLICATION
PROFILE DETAILS NORTH SECTION
Brian Stryker
6/09/2023

OSELKA CONST. CO, LLC
"ENGINEERING & CONSTRUCTION"
PO BOX 253
UNION PIER, MI 49129
269-469-2420



VILLAGE OF GRAND BEACH
48200 Perkins Blvd., Grand Beach, MI 49117
(269) 469-3141 Fax (269) 469-0146

September 23, 2020

Oselka Constructors, Co.
10900 Kruger Rd.
PO Box 253
Union Pier, MI 49129

RE: Revetment Project for: 51015 Lake Park Drive

Dear Mr. Wolf,

This letter is a follow-up to your request regarding the Village property and the proposed revetment project for the above address. I understand that you wish to construct a shore protection project at the above address and that some of the existing armor stones have tumbled on to the Village's property west of the above address.

You are proposing to retrieve these armor stones off the Village's property so they can be re-used on the subject property.

Please consider this letter our formal permission for the above proposed work once you obtain all required permits, including, but not limited to permits from the Michigan Environment, Great Lakes & Energy (EGLE) & the US Army Corps of Engineers (USACE).

Sincerely,

A handwritten signature in black ink that reads "Deborah M. Lindley" with a small "ma" superscript at the end.

Deborah M. Lindley
Council President

WATER MAIN EASEMENT

This Indenture, made this 21st day of June, A.D. 2023, witnesseth that 46117 ELY, LLC, an Illinois Limited Liability Company with an address of 426 Ridge Avenue, Arlington Heights, IL 60005, hereinafter "Grantor",

In consideration of Sixty Thousand Dollars and No/100s (\$60,000.00), does give, grant and convey to the VILLAGE OF GRAND BEACH, a Michigan Municipal Corporation, of 48200 Perkins Blvd., Grand Beach, MI 49117, hereinafter "Grantee", an easement for a water line main, which shall give the Grantee the right to maintain, operate, repair, and upkeep an existing water line main over, across, and under the described property, referred to herein as the "Easement" or "Easement Area", which is described as follows and which Easement Area is shown in the attached drawing in Exhibit A:

INSERT LEGAL

Part of Property ID Number: 11-39-
Parcel Address: Grand Beach, MI 49117

TERMS AND CONDITIONS:

1. AGREEMENT FOR EXISTING EASEMENT. This Easement, and any future Alternate Easement Area described below in Section 2, shall run with the land and be binding upon the heirs, executors, administrators, successors and assigns of the undersigned, as the holders of the legal title to the lands and premises above described. This Easement is for the sole and specific purpose of the Grantee maintaining, operating, repairing, and upkeeping the existing water line located in the Easement Area described above and shown in Exhibit A.
2. ALTERNATE EASEMENT LOCATION IF LINE IS COMPLETELY REPLACED IN THE FUTURE. In the event the water line main located in the Easement Area needs to be replaced in its entirety, which decision the parties agree shall be made solely by a majority vote of the Grand Beach Village Council, the parties hereby agree that any new water line main shall be constructed in the area described as follows and which is shown in Exhibit B attached hereto and referred to as the "Alternate Easement Area":

INSERT ALTERNATE EASEMENT AREA

Part of Parcel(s):

Parcel Address: Grand Beach, MI 49117

3. AGREEMENT OF PARTIES ON WATER LINE MAIN. The currently existing Easement Area (Exhibit A) and any new water line main built and constructed in the Alternate Easement Area (Exhibit B) in the future described above shall be subject to the following terms and conditions, as applicable:

- 1) The Easement Area and the Alternate Easement Area (if applicable) shall not be used by Grantee for any other purpose other than the location, maintenance, upkeep, repair, and/or construction of an underground water main line, without the express written consent of the Grantor.
- 2) With the exception of emergencies, any work to be performed within the Easement Area or future Alternate Easement Area shall require at least a 30-day notice to the Grantor.
- 3) If a new water line is constructed in the future in the Alternate Easement Area, the Grantee shall install and maintain buffalo boxes on or about the easterly and westerly borders of the Alternate Easement Area for the purpose isolating any breach in the line within the Alternate Easement Area.
- 4) The Grantee shall utilize HDPE for replacing any water line or any portion of any water line within the Easement Area, and for any new water line within the Alternate Easement Area.
- 5) The Easement Area and/or the Alternate Easement Area will be restored to the same or better condition as found prior to the construction, maintenance, upkeep, repair, or installation being performed.
- 6) In the event the Grantee no longer requires the water line for any reason, or the water line is not being maintained by the Village as determined by the Village Council by majority vote, or in the event the water line is otherwise abandoned, this Easement shall expire. For the purposes of this Easement, "abandonment" shall be defined as the water main line not being used as a water main line for a period of 36 consecutive months. The parties agree that the Village will not have any obligation to remove an abandoned water line.
- 7) No permanent structure shall be built by Grantor over the Easement Area or the Alternate Easement Area without written permission from the Grantee; however, this grant of Easement is non-exclusive and shall in no way restrict Grantor from future use of said premises subject to the grant herein made for an underground water main line. In the event that a new water main line is constructed in the Alternate Easement Area, Grantor releases the Grantee and holds the Grantee harmless from any damages of any nature or sort to Grantor's property that results from the placement of a new water line main in the Alternate Easement Area.

- 9.) Grantor warrants and represents to the Grantee that it has the full legal authority through its Manager to enter into and grant this Water Main Easement for the parcels listed herein.
- 10.) No alterations, amendments, changes or additions to the terms of this Water Main Easement shall be binding upon the parties hereto, unless and until reduced to writing and signed by all of the parties. This Water Main Easement constitutes the entire agreement of the parties regarding the transactions set forth and contemplated herein, and this Easement and its terms supersede any and all prior representations, negotiations, agreements, or writings, recorded or not recorded, either verbal or in writing, which are all hereby extinguished in their entirety in consideration for the written promises made by the parties herein. This Water Main Easement shall be construed and enforced in accordance with and governed by the laws of the State of Michigan, with jurisdiction and venue over any disputes being in Berrien County, Michigan.
- 11.) Within thirty (30) days of the recording of this Easement, Grantee shall prepare Releases for three (3) previous Water Main Easements recorded in 2022, as the parties agree that this Easement renders the previous Easements null and void, and of no further force or effect under Paragraph 10 herein.

46117 Ely, LLC

By: _____
 Joseph Farwell
 Its: Manager

STATE OF _____)
)SS
 COUNTY OF _____)

On this 21st day of June, A.D. 2023, before me a Notary Public in and for said County, personally appeared JOSEPH FARWELL, Manager of 46117 Ely, LLC, to me known, and that he acknowledged the same to be his free act and deed.

 Notary Public
 County of _____, State of _____
 My Commission expires:

PREPARED BY:
 Sara A. Senica (P66004)
 12 Longmeadow Village Drive
 Niles, MI 49120

From: Jeffrey Bradford **Sent:** Thursday, May 25, 2023 8:23 PM

To: Harry Walder <hwalder@grandbeach.org>

Subject: RE: Meet with Harry Walder, Jr.

Good evening, Harry,

It was nice meeting with you on Wednesday. Based on our conversation on Wednesday and your most recent email the following is a breakdown of the scope of services for this project:

We propose to perform research and drafting services to gather information associated with land owned by the Village of Grand Beach. We propose to do the work necessary to complete this service for a cost of **\$675.00**. We propose to provide the following for this cost:

- Provide PDF copies of the following subdivisions for markup by the client: The Fifteen Acres of Grand Beach, Golfmore Estates, Golfmore Estates No. 2, Grand Beach, Ridge Springs, Ridge Addition to Grand Beach Springs, New Park Addition to Grand Beach Springs, Holiday Hills, Sun Valley Falls, Alpine Valley, Amended Plat of Lots 73, 74, 76 & Vacated Portion of Skyhi Road New Park Addition to Grand Beach Springs, Eiffel Tower Bluffs, Eiffel Tower Bluffs No. 2, and Dunes of Grand Beach.
- Once received the client will perform a review, markup the noted subdivisions, and return to us for edit.
- Once the edits are complete, we will provide PDF and color copies of the noted subdivision maps showing the markups.
- We are providing this proposal based on these tasks taking approximately 3 hours to complete.

At this time, we can have all the above noted subdivisions researched and to you within 5 business days from time of authorization to proceed. Once the markups are received back, we will perform edits and have finalized maps back to you within 5 business days.

If this proposal is acceptable to you, please respond via a reply to this email with your authorization to proceed and please include all billing information (client name, address, etc.)

Any changes in the scope of work outlined above may result in a change to the estimated cost. Our services will be invoiced upon the completion of the rendered service. If the survey services are cancelled prior to completion, you will be invoiced and responsible for fees incurred up to the date of cancellation. The payment is due upon receipt of the invoice. Wightman & Associates, Inc. accepts Visa, MasterCard or Discover as an option for payment of invoices and retainers.

If you have any questions, feel free to give me a call.

Thanks,

Jeff

Jeffrey Bradford PS

2303 PIPESTONE ROAD, BENTON HARBOR, MI 49022



C. Nelson Manufacturing Co.

265 NORTH LAKE WINDS PKWY

www.cnelson.com...Find us on Facebook and YouTube

OAK HARBOR OH 43449

UNITED STATES

Phone 419-898-3305

Fax

INVOICE

Invoice Number:	INV65807
Invoice Date:	6/13/2023
Terms:	PREPAID
Due Date:	6/13/2023
Amount Due:	\$6,981.18

BILL TO
VILLAGE OF GRAND BEACH
 48200 Perkins Blvd.
 DON BUTLER
 Grand Beach MI 49117

Attn:

SHIP TO
VILLAGE OF GRAND BEACH
 48200 Perkins Blvd.
 DON BUTLER
 Grand Beach MI 49117

Attn:
Ship Via: PREPAID

YOUR ORDER NO.	DESCRIPTION
12DIP	1 12dip

Item ID/Description	Quantity	UM	Disc%	Price	Amount
N12DIP-R45	1	EA	55.00 %	\$5,796.65	\$5,796.65
2 LIFT LIDS; OPERATION MANUAL; CAREL CONTROL MANUAL					
N98112-CC	3	EA	55.00 %	\$253.17	\$759.51
CAN CLAMP KIT					
YZ2309	8	EA	100.00 %	\$0.00	\$0.00
WHITE WIRE TUB RISER					
N98121-12	1	EA	100.00 %	\$0.00	\$0.00
(P) NIGHT COVER SET, 12DIP					
N98125-12	1	EA	100.00 %	\$0.00	\$0.00
(B) FROST SHIELD SET, 12DIP					
N98005	1	EA	55.00 %	\$125.02	\$125.02
CASTER SET 3" FOR BS2, BD4, BD/DIP 6,8,10,12DIP, 12DIPHVRB					
FREIGHT	1	EA		\$270.00	\$270.00
FREIGHT CARRIER SHIPPING COSTS					
WARRANTY	1	EA		\$30.00	\$30.00
EXTENDED WARRANTY OR WARRANTY COVERAGE					

Invoice Notes:

R&L TRACKING #286697016
SERIAL #2316010

YOU ARE RESPONSIBLE TO INSPECT THE EQUIPMENT PRIOR TO ACCEPTANCE.

IF YOU SEE THE UNIT OR THE CRATE IS DAMAGED, YOU HAVE THE RIGHT TO REFUSE THE SHIPMENT.

YOU CAN ACCEPT THE EQUIPMENT WITH EXCEPTION, NOTING POTENTIAL DAMAGE.

YOU HAVE 24 HOURS AFTER RECEIVING THE EQUIPMENT TO CONTACT NELSON ABOUT THE CONCEALED DAMAGE

IF YOU ACCEPT THE SHIPMENT WITHOUT EXCEPTION, THEN A FREIGHT CLAIM CANNOT BE FILED.

Subtotal:	\$6,981.18
Freight	\$0.00
Tax:	\$0.00
Total:	\$6,981.18
Deposit Amt:	\$6,981.18
DUE:	

May 16, 2023

From: Anne McFadden

To: Clerk & Council

Village of GB Council -

I was recently made aware that there are questions from "several" council members relating to the Grand Beach Social Club and its use of the hall and amenities throughout the summer season. While I can't be at the meeting in person, I hope that this written message serves as a response from our family.

My husband and I have been property owners for about 12 years in Grand Beach. We have also been members of the GBSC that whole time. In addition to the fond memories spent in GB, the golf course and the beaches, one of the things that appealed to us about buying property in Grand Beach was the social network provided to us and our 3 children by the GBSC. We proudly served as Presidents during the 2019 season. As you well know, the club has been a tradition in Grand Beach for many years. And while the needs of modern families' schedules are evolving, the Social Club is trying to evolve with those needs. Gone are the days where where mom brings the kids from Memorial Day to Labor Day. Now there are member families with 2 working parents commuting back and forth for long weekends. At the end of 2019, the GBSC appealed to the Golf community and the Council to allow use of the golf course and tennis courts to accommodate convenient programs that run each week for about 8 weeks. And yes, that includes Friday, Saturday and Sunday mornings. It was agreed to by the council at that time and has been a successful change for the GBSC.

I'm saddened to hear that the Council is questioning the timing of the use of the clubhouse, tennis courts, golf course etc. and considering raising costs and fees for use of the village hall thereby punishing the Social Club in a way they may never recover. The village hall is used weekly throughout the summer for golf luncheons, bridge, ladies bingo, kids parties and various social events. It seems that the club has always been the primary user of the hall. In a mutually beneficial agreement, the social club pays to rent and maintain the hall during the summer. If there is availability, the club has always approved resident sponsored events (and the dues are paid directly to the village). I am hoping that the Council and the Social Club can come to an agreement on the best path forward for village hall use in the future. However, changing the golf schedules and kids tennis to less convent times will effectively destroy any appeal of the club. In your discussion on how best to move forward, I hope that you can consider the long tradition of the social club, the benefits the the families reap with these programs and the value it brings to our properties. And please keep in mind that the Social Club is only open to summer GB residents, the majority of whom are village tax payers.

Lastly, I want to state that we are **STRONGLY** opposed to the use of the the village hall by anyone other than residents or anyone sponsored by a resident. The idea of using the hall as a public money generator is reminiscent of a time someone floated an idea to sell 42 acres of green space to land developers as a way to raise funds for the village.

Thanks in advance for your time and consideration.

Anne McFadden

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