

**VILLAGE OF GRAND BEACH
REGULAR COUNCIL MEETING
APRIL 19, 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 April 19, 2023 agenda as presented. Motion carried unanimously 5-0.

ADOPT CONSENT AGENDA

- a. Approve Village Council Minutes:
 - i. Regular Council Meeting – March 15, 2023
 - ii. Special Council Meeting – April 10, 2023
- b. Adopt Resolution No. 2023-03 to Appoint a Primary Emergency Management Liaison to Berrien County Emergency Management
- c. Hall Rental Requests
 - i. Brian Dodge – Winter Warriors Dinner, May 5, 2023
 - ii. Norman Cherrett
- d. 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

Village resident Lance Rezny addressed the Council regarding the agenda item for a license plate reader stating that they work well in Chicago, and the local police department will be able to network with others.

PRESENTATIONS/RECOGNITION

BRIAN HAKE - KRUGGEL LAWTON AUDIT PRESENTATION 2021-2022

Brian Hake of Kruggel Lawton presented the fiscal year 2021-2022 audit for the Village. He said the audit went well and the most significant things in the audit were the purchase of land and the lease of golf carts which required more information in the audit.

He said they are giving the Village a clean opinion, which is the highest report they can give.

He said the Village is in the black in regards to funding the pension plan. There was a decrease of \$172,000 in the General Fund because the Village is setting aside money for capital projects. There was an increase of \$75,000 for all governmental funds, a moderate increase in water and a small decrease in golf for the year.

PUBLIC HEARING

BUDGET HEARING ON PROPOSED BUDGETS FOR 2023-2024

Doerr moved, seconded by Brandes to open the public hearing on the proposed budgets for 2023-2024. Motion carried unanimously 5-0. With no public comments, Brandes moved, seconded by Doerr to close the public hearing. Motion carried unanimously 5-0.

COMMISSION REPORTS

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BUILDING & ZONING: Walder said that Chad Butler is the Building Inspector and Zoning Administrator, and Walder will come to the Council at the May meeting with a plan to modify Butler’s compensation.

PARKS & BEACHES: Doerr said the Parks and Recreation Committee held a meeting recently and discussed a viewing platform on Ely, trying to resurrect the Royal access although they won’t be able to do that due to high water. He said they also talked about recreational use of the Nature Preserve. He said that some of the revetment rocks at the pump house have washed up, so the beach stairs cannot be put in yet. He said Arie Donkersloot will move the rocks once he gets his barge out of the harbor.

STREETS & WATER: Bracewell said that Rob Andrew of Merritt Engineering will have the Environment, Great Lakes & Energy (EGLE) report regarding the water tower finished by the due date. He said that the Village is applying for a grant for street paving, and he told the Council that if we are successful in obtaining a grant, they will need to aggressively use the General Fund for matching funds.

POLICE: Brandes said that Police Chief Ryan Layman is the administrator of the short-term rentals and he has 43 registrations in the pipeline with only 19 of them in complete compliance. He said the short-term rental ordinance has been effective since January 1, 2023, so those renting their homes out who are not yet registered should contact Ryan Layman. He added that the newly formed police board will meet soon.

PRO SHOP & COURSE: O’Halloran said that the Village needs to hire additional employees for the pro shop since a couple of the employees are not returning this year, and that there is a need to have a plan in place for the future for a pro shop manager.

SERVISCAPE REPORT

Clay Putnam said the spring cleanup has been ongoing. He said the replacement pump has been installed and the irrigation system is charged.

PERSONNEL REPORTS

SUPERINTENDENT: In addition to his written report, Superintendent Bob Dabbs said that the tuckpointing has been completed on the hall, the guys have planted the trees, and painted the fence near the arch. He said they will paint the posts and the arch, and will need to rent a lift for the arch. He said there is a large tree at the Ely beach access that will need to be removed if a viewing platform is approved. He met with a tree removal company and he gave him a price of \$2,750 to remove the tree.

Walder said there has been a tendency for residents to go to Bob Dabbs with issues, but unless it is an emergency, he would like residents to go through the Council with any issues.

POLICE CHIEF: In addition to his written report, Police Chief Ryan Layman said he had 29 complaints last month. He plans to set a date soon for “Coffee with a Cop”. He said the officers attended legal training since the laws change so often.

BUILDING INSPECTOR: In addition to his written report, Building Inspector Chad Butler said there are 42 open permits with a few more on his desk. He talked about the need for egress windows in bedrooms, and said that if someone is adding bedrooms to a house, they need to go to the health department in regards to the septic system.

UNFINISHED BUSINESS

MERS MULTIPLIER

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Bracewell spoke about a less than 3% increase in cost to go from a 1.5 to 2 multiplier in the employee pension plan. He said that the costs could be split between employees and the Village, and that he believes the Village has resources to pay the one-time payment of \$96,000.

Bracewell moved to authorize a one-time payment to MERS to increase the multiplier from 1.5 to 2, and keep it open in regards to the 3% increase. Motion died due to the lack of a second.

ORDINANCE NO. 2023-106 TO ADOPT THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

Doerr moved, seconded by O'Halloran to adopt ordinance no. 2023-106 to adopt the 2021 International Property Maintenance. Motion carried unanimously 5-0.

NEW BUSINESS

PROPOSED 2023-2024 BUDGETS

Walder said that the Council has received the proposed 2023-2024 budgets, and will take action on them at a later meeting.

REQUEST FROM BOB VANECKO FOR USE OF VILLAGE PROPERTY

Walder said Bob Vanecko is asking for approval to move materials and men across Jensen Court to install a pool. He said that in the request, it states that the homeowner and contractor have agreed to sign the release and hold harmless agreement.

O'Halloran moved, seconded by Doerr to approve the use of Jensen Court as requested contingent on them receiving a building permit for the swimming pool. Motion carried unanimously 5-0.

INCREASED COST FOR VALUATION FOR MERS MULTIPLIER CHANGE

Brandes moved, seconded by Doerr to approve the payment of an additional \$200 for the MERS actuary report due to an increase in cost. Motion carried unanimously 5-0.

PROPOSALS FOR VIEWING PLATFORM ON ELY AVENUE

Doerr moved, seconded by O'Halloran to approve a bid from ELD Construction for a viewing platform at the Ely beach access with a cost not to exceed \$30,000 with construction beginning in four weeks and credit given for the cost of a pergola which will not be built, and that the platform be modified to allow for stairs. Motion carried unanimously 5-0.

A second bid was received from John Yanz in the amount of \$52,200.

PROPOSAL FOR FLOCK SOFTWARE - LICENSE PLATE READER

Police Chief Ryan Layman explained that a license plate reader would read license plates to help identify automobiles whose drivers might have hit the cement posts or caused trouble in the Village. He said there is already a license plate reader out on Highway 12. He said the cost is \$3,000 a year, but there is an additional charge for the pole to hold the plate reader.

Brandes moved, seconded by Doerr to purchase a license plate reader at the cost of \$3,350 of which \$3,000 is the annual subscription fee. Motion carried unanimously 5-0.

PROPOSALS FOR CODIFICATION OF ORDINANCES

Brandes moved, seconded by Doerr to accept a bid from General Code at a cost of \$9,995 for codification of the ordinances with an annual fee of \$1,195. Motion carried 5-0 unanimously.

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Walder said that Clerk-Treasurer Mary Robertson has told him on numerous times that she does not have time to work on the codification, so he and Brandes have to commit to this project.

A second proposal was received from Encode Plus.

PURCHASE ADDITIONAL TREES

Doerr moved, seconded by O'Halloran to purchase 10 pine trees at \$175 each to plant along the driveway at Village Hall, and to purchase 10 burning bushes at \$150 each to plant along Grand Beach Road for a total cost of \$3,250. Motion carried unanimously 5-0.

WAGE INCREASES FOR PRO SHOP EMPLOYEES

O'Halloran moved, seconded by Brandes to approve a \$1.00 per hour raise to all hourly pro shop employees and for starting pay to be \$12 an hour for new hires. Motion carried unanimously 5-0.

INCREASE WATER METER REPLACEMENT COST ON WATER BILL FROM \$5.00 TO \$10.00 PER MONTH

Doerr moved, seconded by Brandes to increase the water meter replacement cost from \$5 a month to \$10 a month to be charged on the utility bills. Motion carried unanimously 5-0.

LETTER REGARDING HOUSE NUMBER REQUIREMENT

Brandes moved, seconded by Doerr to approve a letter drafted by Walder to be sent out to homeowners regarding the house numbering requirement. Motion carried unanimously 5-0.

DISCUSSION - NEW BUFFALO TOWNSHIP MEETINGS

Walder said he has been trying to think of a way to have representation at the New Buffalo Township Board meetings and that O'Halloran suggested the Village Council have a rotating schedule to attend their meetings. Walder said with a rotating schedule, all Council members get to experience the Township meetings and get to meet the Board.

CHOOSE COLOR OF ROOF SHINGLES

Walder asked Council members to look at the choice of colors for the shingles for the roof replacement at the maintenance building and the hall, and let him know what they think.

SOCIAL CLUB CONTRACT

Bracewell moved, seconded by Doerr to approve the Social Club contract for 2023 as presented. Motion carried unanimously 5-0.

Doerr said he would like to take a good look at the rates for the use of the hall and the rates for the Social Club. Brandes said the Village needs to restructure the contract and include specific dates and costs. Brandes said he will write a letter to be included with this year's contract for the Social Club.

REQUEST FROM SOCIAL CLUB FOR FAMILY FEST

O'Halloran moved, seconded by Bracewell to approve the Social Club's request for Family Fest as presented. Motion carried unanimously 5-0.

REQUEST FROM SOCIAL CLUB FOR USE OF TENNIS COURTS FOR CHILDREN'S TENNIS LESSONS

O'Halloran moved, seconded by Brandes to approve the Social Club's request for the use of the tennis courts as presented. Motion carried unanimously 5-0.

PUBLIC COMMENTS

Village residents Chris and Tina Shanahan addressed the Council concerning the short-term rental of their studio above their garage.

Village resident Nick Mearsheimer addressed the Council about his concerns with the speed bumps that were placed in his neighborhood last year.

Village resident Catherine Kelly told the Council that they need to think very carefully about the long-term effect of allowing multi-family rentals in the Village.

CORRESPONDENCE

NICK MEARSHEIMER & BRIANA MARTIN – SPEED BUMPS

Walder read the letter from Nick Mearsheimer and Briana Martin, and the Council discussed the speed bumps that were placed in their neighborhood. It was suggested that they go to the Homeowner’s Association and discuss this with them.

CHRIS & TINA SHANAHAN – SHORT-TERM RENTAL

Walder read the letter from Chris and Tina Shanahan and the Council discussed that the Zoning Ordinance does not allow for more than one family or multi-family use on a property. Walder said that the Village Attorney Sara Senica said that the Council should discuss this and if interested, send this to the Planning Commission to see if they would like to amend the Zoning Ordinance to allow for a special use permit for this type of use.

ADJOURNMENT

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

With no further business, the meeting was adjourned at 9:12 p.m. EST.

Respectfully submitted,

Mary J. Robertson
Clerk-Treasurer