

**VILLAGE OF GRAND BEACH
SPECIAL COUNCIL MEETING
OCTOBER 7, 2020**

Council President Deborah Lindley called the electronic (virtual) Special Council Meeting to order at 7:17 p.m. EST.

Roll Call – Attendance

James Bracewell	Aye
Paul Leonard Jr.	Aye
Deborah Lindley	Aye
Blake O’Halloran	Aye
Steve Slater	Aye

ADOPT AGENDA

Lindley moved, seconded by O’Halloran to adopt the agenda with the addition of *Item D. “Request to Use Walnut Beach Access for Revetment Work for a Homeowner”*.

Roll Call

Paul Leonard Jr.	Aye
Deborah Lindley	Aye
Blake O’Halloran	Aye
Steve Slater	Aye
James Bracewell	Aye

Motion carried unanimously 5-0.

COMMENTS ON AGENDA ITEMS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

SPECIAL ASSESSMENT AND MILLAGE INCREASE DISCUSSION

Village Attorney Sara Senica explained to the Council the procedures and differences for a special assessment and a millage rate increase. She said that section 43 of the charter allows the Village to do a special assessment, but the Village is also bound by state law.

The following is information that was discussed by Senica and Council members:

Special Assessment

- Requires a minimum of four public meetings, although there could be more.
- Requires a lot of work in advance because the Village must have very detailed engineering drawings for certain projects and detailed cost estimates.
- Very expensive for the Village because of the need for engineering drawings and multiple meetings and mailings.
- Property owners could do a petition to try and stop the assessment.
- Village must lay out the plan, and must do every project that was included in the plan.

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- If a project comes in under budget, or the Village decides not to do a project that money must be refunded to taxpayers.
- If the Village has detailed costs on many of the expenditures and does not require many engineering drawings, we are close to being ready to go.

Millage Increase

- Senica would create a 2-page resolution with the language for the millage increase to be put on the ballot.
- Language would dictate how the money could be used.
- The cost to a taxpayer with a millage increase is calculated by the taxable value of the property.
- Registered voters would vote on the millage increase at an election.
- One advantage to a millage is that you don't need the detailed engineered drawings.
- Village can spend the money where it wants to if it fits within the language on the ballot with a vote in favor of the expenditure by three of the five Council members.
- If you sell the millage increase to the taxpayers, and the Village does the projects included in the language, the taxpayers will be happy and their property values might be increased depending on projects that were done.

After hearing from Council members Slater and O'Halloran about having detailed costs for park projects and golf irrigation that might not require drawings, Senica said she didn't realize that the Council already had detailed costs on projects that don't require drawings and the Council might be ready to decide whether to go with a millage increase or a special assessment.

Senica said that the Village charter is not the same as the state law, so if we follow state law which is very strict, at least we can say we followed the strict law.

Slater asked about the possibility of getting a bond with the low interest rates that could be repaid over a specific period of time and Senica said that is something that could be done.

Senica explained that most municipalities only go 5-7 years with a millage increase because of the Headlee Rollback. After that set period of time, municipalities ask the voters for a renewal of the millage.

Bracewell explained that when the Village tried to pass a road millage several years ago, two out of three voters voted against it and it failed.

Leonard said he thinks it comes down to a very careful analysis of the projects. He said the beach access/platforms will probably require detailed drawings because they might have ADA requirements and the Village needs to take a good, hard look at these projects. He feels it is a lot less expensive to do a general category millage increase.

Lindley said the next step will be to hold a work session.

ENVIRONMENTAL, GREAT LAKES & ENERGY (EGLE) PUBLIC NOTICE FOR REVETMENT WORK AT 51015 LAKE PARK DRIVE

Lindley explained that she talked with Ben Zimont of EGLE for 40 minutes explaining the difference between a public notice and special exception. She said public notices fall under the Great Lakes law. She said the Village does not need to make any decisions, just read it and if the Council doesn't see a problem, there is nothing to do. With no concerns from the Council, no comments will be sent to EGLE regarding this public notice.

DISCUSSION ON FUTURE EGLE PUBLIC NOTICES AND SPECIAL EXCEPTIONS

Lindley said that EGLE used to give the Village 30 days to respond to a public notice, but have reduced that to 20 days. Depending on when an EGLE public notice is received, the Council might need to hold a special meeting to look at the notice in order to meet the 20 day deadling. She said that EGLE used to notify Clerk Mary Robertson of any special exceptions, but hasn't done so lately. The Village has 60 days to make any comments on a special exception which is similar to a variance, although it is given by EGLE.

Lindley suggested a group consisting of the beach commissioner, president and superintendent take a look at the public notices and special exceptions as they come in to see if they see any issues with them. Robertson said that if the group did not see any issues with a special exception, EGLE could be notified and the property owner could get started on their project rather than waiting the 60 days or waiting for a council meeting. If the group did think there was an issue that the Council needed to consider, it could be added to a meeting agenda for discussion.

Lindley tabled the matter.

REQUEST TO USE WALNUT BEACH ACCESS FOR REVETMENT WORK FOR A HOMEOWNER

Lindley said that a contractor is planning to do revetment work on a property, but needs to explain what he wants to do in order to get permission from the Council to use the Walnut beach access.

Contractor Durwood (Woody) D'Agostino explained to the Council that his company wants to use the access to get material over to the homeowner's property which is adjacent to the Walnut access. He said they are not planning on building a road over the work that the Village has had done recently as was mentioned by Lindley. He said they need a place to land the material sand will not disturb any of the work that the Village has had done. He said the materials will be left on the public access until they can move them, saying that if they are delivered one day, they can move them the same or next day depending on the weather. He said it will take approximately four weeks for the project. He said he could coordinate a work schedule with contractor Arie Donkersloot who is using the access for revetment work on several properties.

Council members asked Mr. D'Agostino many questions regarding his plans and the placement of the materials.

Leonard moved, seconded by O'Halloran to allow D'Agostino Excavating access at Walnut provided that he coordinates the work with Arie Donkersloot to minimize any conflicts between the contractors.

Roll Call

Deborah Lindley	Aye
Blake O'Halloran	Aye
Steve Slater	Aye
James Bracewell	Aye
Paul Leonard	Aye

Motion carried unanimously 5-0.

Bracewell told D'Agostino to pay close attention to the power lines as the Village does not want to lose power to its pump house. Lindley said contractors are usually courteous and let the Village know they are working even when on private property. She also said just because he was approved on Royal doesn't mean that he is approved for other projects.

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AUDIENCE RECOGNITION:

None

ADJOURNMENT

Lindley moved, seconded by Bracewell to adjourn the meeting.

Roll Call

Blake O'Halloran	Aye
Steve Slater	Aye
James Bracewell	Aye
Paul Leonard	Aye
Deborah Lindley	Aye

Motion carried unanimously 5-0.

With no further business, the meeting was adjourned at 9:17 p.m. EST.

Respectfully Submitted,

Mary J. Robertson
Clerk-Treasurer