



Grand Beach Town Hall Meeting

January 6, 2024



Why are we here today?

1. Share the status of the long-term Master Plan and walk through its related Action Plan.

2. Address the creation, implementation, and accountability of the Master Plan.



Master Plan Task Force

Work began in January of 2023. The task force included these neighbors:

- Bob Barnes
- Diane Cody
- Jerry Dyson
- John Hoover
- Ross Kerr
- Paul Leonard
- David Manecke
- Ed Trainor
- Harry Walder
- Nancy Wendling



Review of the Master Plan Process

- Where are we now?
- What do we envision for GB?
- Input from the community to prioritize
- Develop a plan to get there
- Accountability to get it done

Survey One: Where are we now?

- Survey One questions
 - Most treasured aspects of Grand Beach
 - Desired improvements
 - Beaches, Beach access, Playground, Roads, Village Hall
- Task Force evaluated many Village aspects
- Provided basis for Focus Group Discussions

What do we envision?

- Visioning Activities
 - Task Force
 - Focus Groups
- Grand Beach Vision Statement

Grand Beach strives to be a premier lakefront community that embraces relaxation, recreation, community activity, natural beauty, and safety which promotes family and friends to come together for generations.

Survey Two: Community Input

- Survey Two (community opinion survey)
- 35 “needs” identified throughout the process that we asked community to rank:
 - ***High Priority***
 - ***Somewhat a Priority***
 - ***Not much of a Priority***
 - ***Not a Priority***
- Based on results, ordered the list of items
- The top 22 items were used to create the Action Plan
 - List is on the GB website homepage

Top 22 priority items (on website homepage)

<u>Rank</u>	<u>Average Score</u>	<u>Question</u>	<u>Survey Question Details</u>
1	1.34	29	Maintain zoning which requires only single-family homes be built in Grand Beach.
2	1.36	2	Create an exploratory ongoing committee to determine options to improve/bring back beaches.
3	1.53	34	Improved regular/timely communication between the Village and the homeowners.
4	1.54	30	Maintain the Village zoning that is currently in place with high density, medium density, and low density.
5	1.58	4	Pump sand from out in the lake to replenish the sand on the beaches. This would need to be done initially once every two years.

<u>Rank</u>	<u>Average Score</u>	<u>Question</u>	<u>Survey Question Details</u>
6	1.75	8	Replace, repair, and maintain roads (GB cost + possible grant money) and implement an on-going maintenance program.
7	1.79	31	Enforce Rental Ordinance that took effect January 1, 2023.
8	1.84	26	Enact Ordinance to protect trees ; no clear cutting of lots, cut vines that choke trees. Consider removal of trees that are a clear and present danger.
9	1.92	25	Investigate solutions to E. Coli in White Creek . Determine if Grand Beach can take any actions to address the contamination of the creek.
10	2.07	21	Repair /replace exterior trim and windows, paint the trim of the Village Hall .
11	2.1	3	Gain back beach by building breakwaters . Once the exploratory committee determines the best approach to accomplish this, the Army Corp of Engineers approves the plan, and the council approves moving forward, it could take 4 years to accomplish actual construction of breakwaters if funds are able to be procured.
12	2.17	20	Repair/replace the golf course irrigation
13	2.4	16	New pickleball courts (4) and related parking area.

<u>Rank</u>	<u>Average Score</u>	<u>Question</u>	<u>Survey Question Details</u>
14	2.43	33	Establish a committee to study the use of the Village Hall and its immediate surrounding space as a drawing point for the community.
15	2.45	10	Add 5 handicapped parking spaces on the second floor of Village Hall due to the lack of an elevator in the building.
16	2.49	19	Rebuild lost or filled-in sand traps on the golf course, refresh existing sand traps.
17	2.61	32	Create immediate spaces and activities for members of the entire community to meet and socialize by creating patio space on second floor of Village Hall, purchase patio furniture, pizza oven, hot dog/sausage warmer, etc.
18	2.63	27	Continue improved Village signage of speed limits, stop signs, traffic signs, beach entrance signs, etc.
19	2.66	22	Insulate the interior of the maintenance building and paint the exterior.
20	2.7	9	Build new sidewalks and repair old sidewalks on several streets. Exact plan for new sidewalks to be proposed by Village Council.
21	2.78	15	New tennis courts (2) and parking area.
22	2.81	17	New basketball court and volleyball court.



Master Plan Goals

Goal 1: Maintain and enhance the residential character of the community which promotes the beauty and relaxed feeling, along with the strong sense of a positive community found in Grand Beach.

Goal 2: Study, plan, and implement improvements for maintaining and enhancing beaches and beach access.

Goal 3: Proactively maintain and improve Village infrastructure to enhance the health and welfare of Grand Beach.

Goal 4: Provide a variety of recreational opportunities through safe and well-maintained parks and natural areas for all ages.

Goal 5: Demonstrate accountability to the community for the implementation of the Master Plan.

Action Plan: Driven by Survey Results

Example: Goal 3 Proactively maintain and improve Village infrastructure and safety to enhance the health and welfare of Grand Beach.

3g	Insulate the interior of the maintenance building and paint the exterior.	May 2024	\$35K	Building Commissioner	Interior Insulation Work <ol style="list-style-type: none">1. Develop scope of work and cost estimates (Jan '24)2. Seek council approval (Feb '24)3. Implement work (Mar '24) Exterior Paint Work <ol style="list-style-type: none">1. Seek Council approval for new exterior color (Jan '24)2. Solicit bids for work (Jan '24)3. Obtain Council approval (Feb '24)4. Award and proceed with work (May '24)
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Accountability for the Action Plan

- Each Council Member is responsible for the actions that fall under their Council Responsibility and will report out at a set Council meeting annually.

3g	Insulate the interior of the maintenance building and paint the exterior.	May '24	\$35,000	Building Commissioner
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The background of the slide is a dense, overlapping field of US dollar bills, including one-dollar and two-dollar bills, scattered across the entire frame. The bills are slightly blurred and have a dark, semi-transparent overlay applied to them to make the text stand out.

Some of the Action
Plan items look
pricey...
... let's talk finance

Tax Bill Details (Summer)

- ▶ Two property tax bills arrive in July
 - Grand Beach Village (only tax bill of the year)
 - Taxes are intended to cover all Village expenses
 - New Buffalo Township
 - Taxes are for county taxes, state education tax, Lake Michigan College, RESA General (education), and RESA Special Education

Key Takeaways:

- ▶ **Non-residents pay an additional 9 mills on their New Buffalo Township tax bill for education in the New Buffalo School District**
- ▶ **Grand Beach Village taxes are the same millage for all residents and non-residents**

Tax Bill Details (Winter)

- ▶ A single (third total) property tax bill arrives in December
 - New Buffalo Township
 - Taxes are for county law enforcement, county 911, county senior center, county parks, township, public safety SA, parks, library, and Library Bond.

Key Takeaway:

- ▶ **Non-residents pay an additional 9 mills on their New Buffalo Township tax bill for education in the New Buffalo School District**

Tax Payment Example (2022 Millage)

Example Property Details

- ▶ A Grand Beach home was assessed for a value of \$500,000
- ▶ Per Michigan tax regulations, the home is taxed on 50% of assessed value (in this case, \$250,000)

Tax Payment Example (Resident)

This example is for a full-time, homestead resident of Michigan.

<u>Tax Bill</u>	<u>Timing</u>	<u>Millage Rate</u>	<u>Taxed Value</u>	<u>Tax Amount</u>
Grand Beach	summer	5.9	x 250,000	\$1,475
NB Township #1	summer	15.4	x 250,000	\$3,850
NB Township #2	winter	4.7	x 250,000	\$1,175

Tax Payment Example (Non-Resident)

This example is for a non-homestead, non-resident of Michigan.

<u>Tax Bill</u>	<u>Timing</u>	<u>Millage Rate</u>	<u>Taxed Value</u>	<u>Tax Amount</u>
Grand Beach	summer	5.9	x 250,000	\$1,475
NB Township #1	summer	24.4	x 250,000	\$6,100
NB Township #2	winter	13.7	x 250,000	\$3,425

Tax Payment Recap/Summary

- Resident of \$500,000 assessed value home pays:
 - **\$1,450** to Grand Beach
 - **\$5,025** to New Buffalo Township
- Non-resident of \$500,000 assessed value home pays:
 - **\$1,450** to Grand Beach
 - **\$9,525** to New Buffalo Township

2022 Tax Rates (Berrien County)

Comparison village/town millage rates across our county:

Villages in Berrien County	Operating Millage Rate	Additional Millage: Area of Need	Additional Village Millage Rate	Total Village Millage Rate
Grand Beach	5.9196			5.9196
Michiana	6.9195	Operation, emergency	1.8023	8.7218
Village of Galien	7.8434			7.8434
Three Oaks	8.2182	Streets	3.2871	11.5053
Baroda	9.6166			9.6166
Stevensville	9.7242			9.7242
Berrien Springs	10.1296	Roads	3.4539	13.5835
Eau Clair	11.4947	Roads	4.5977	16.0924

2022 Total Tax Rates (Berrien County)

Comparison total tax rates across our county:

Villages in Berrien County	Total Village Millage Rate	Resident Township Millage Rate	Total Resident Millage Rate	Non-resident Township Millage Rate	Total Non-resident Millage Rate
Grand Beach - New Buffalo Township	5.9196	20.1174	26.0370	38.1174	44.0370
Michiana - New Buffalo Township	8.7218	20.1174	28.8392	38.1174	46.8392
Village of Galien - Gallien Township	7.8434	20.6930	28.5364	38.6930	46.5364
Three Oaks - Three Oaks Township	11.5053	23.8608	35.3661	41.8608	53.3661
Baroda - Baroda Township	9.6166	27.7976	37.4142	45.7976	55.4142
Stevensville - Lincoln Township	9.7242	26.8831	36.6073	44.8831	54.6073
Berrien Springs - Berrien Township	13.5835	22.6516	36.2351	40.6516	54.2351
Eau Clair - Pipestone & Berrien Townships	16.0924	21.8116	37.9040	39.8116	55.9040

Grand Beach tax Revenues

Village Fiscal Year: December 1 to November 30

➤ Tax Revenue: Year ending Nov 30, 2022

- Tax Revenues = \$872,000

➤ Tax Revenue: Year ending Nov 30, 2023

- Tax Revenues = \$965,000

Reason for 2023 increase

- Housing Boom (New construction + Re-assess Values through property sales)

Grand Beach Expenses

- Salaries and Benefits
 - Police, Village Office, Maintenance, Golf Staff
 - Year ending Nov 30, 2022 = \$730,000
 - Year ending Nov 30, 2023 = \$750,000
- Direct labor costs are 77%-83% of budget
- Remaining 17-23% of budget for all other expenses
 - Utilities, roads, materials, repairs, landscaping, professional services, and extraordinary events

Action Plan: Review and Seeking Input

- Receive a copy of the Action Plan
- Posters on the wall of the Action Plan
- Walk from poster to poster writing input
- When all 5 goals have been seen by each group, share thoughts from each goal
- Today's Power Point plus the Action Plan available to all on the Grand Beach website

Thank You!

