

**VILLAGE OF GRAND BEACH**  
**RESCHEDULED REGULAR COUNCIL MEETING**  
**OCTOBER 24, 2017**

**CALL TO ORDER**

Council president Paul Leonard Jr. called the regular council meeting to order at 7:30 p.m. EST. Present in addition to Leonard were James Bracewell, Frank Giglio, Deborah Lindley and Blake O'Halloran.

**ADOPT AGENDA**

Leonard moved, seconded by Giglio to amend the agenda to add under New Business "*Consider Appointment of Rick Miller to Do an Appraisal for the Village of the 42 Acres*", and to move "*Golf Carts in 42 Acres*" from New Business to Unfinished Business. Motion carried unanimously 5-0.

O'Halloran moved, seconded by Lindley to approve the agenda as presented with the two amendments. Motion carried unanimously 5-0.

**APPROVE MINUTES**

Lindley moved, seconded by Leonard to approve the minutes of the Regular Council Meeting of September 20, 2017 and the Special Council Meeting – Marquette Greenway of October 11, 2017. Motion carried unanimously 5-0.

**PRESENTATIONS/RECOGNITION**

None

**COMMISSION REPORTS**

**BUILDING & ZONING:** Bracewell said there are fewer construction projects going on at this time as can be seen on the building inspector's report.

**PARKS & BEACHES:** Giglio said the Park and Recreation Committee held a meeting on October 19, 2017 with all members present. Mario Ortega of McKenna Associates gave a nice presentation, and members of the committee and audience had a chance to ask questions.

O'Halloran said that part of the meeting was regarding two different options that McKenna created for the property. O'Halloran asked that the questions and aerial maps that were passed out at the meeting with the two options be put on the Village website in order to get feedback from Village residents.

Bracewell said that McKenna was hired at \$8,000 to do the grant application and most of the discussion at the meeting was about the LLC that is proposed to be formed to accept donations for the purchase of the property. He respects and honors the LLC commitment, but said the Village paid McKenna for a grant application and in the future the report should be about McKenna activity rather than the success of the LLC. Leonard said if we're bringing McKenna in for meetings; any discussion, comments or questions should be in regards to the grant proposal.

**STREETS & WATER:** Leonard said we will be starting leaf pick up soon. He said that he and Superintendent Bob Dabbs attended another meeting with local communities regarding the water systems. Wightman is putting together a proposed budget regarding GIS mapping that will show all water and sewer mains and lines. The group will put together a grant request to The Pokagon Fund for the GIS mapping.

**POLICE:** Lindley said there have been a lot of complaints about officers not responding quickly enough.

AGENDA (CONTINUED)  
RESCHEDULED REGULAR COUNCIL MEETING  
OCTOBER 24, 2017

We had a full arrest in the Village and our officer responded and there were officers from other entities that assisted. There are a lot of complaints from people stating that Grand Beach officers go out of the Village, but we also have a lot of support when we need it from other departments. Lindley discussed the Rules of Procedure regarding audience participation at public meetings.

PRO-SHOP & COURSE: O'Halloran said the pro shop will close on October 29th. He discussed his priorities for 2018 for the golf course. He said the golf course had a great September and revenue was up about \$4,000 over last September.

**SERVISCAPE REPORT**

Clay Putnam was not in attendance.

**PERSONNEL REPORTS**

SUPERINTENDENT: In addition to his written report, Superintendent Bob Dabbs said they will be flushing hydrants. The park is flooding again and he'll have to have the pipe cleaned out again. We are building up money to replace the drain pipe that runs under Crescent Road. It is a 15" pipe on the golf course and reduces down to a 3" pipe and then goes under Crescent. The drain currently runs across private property, and we need to reroute the drain along Crescent Road.

Bracewell asked Dabbs about drywells on Maple and Lake View that have not been draining well. He suggested putting in larger drywalls and Dabbs said he is addressing it.

POLICE CHIEF: Police Chief Dan Schroeder had nothing to add to his written report.

BUILDING INSPECTOR: Building Inspector Bill Lambert had nothing to add to his written report.

**BILLS TO BE PAID**

Bracewell moved, seconded by O'Halloran to approve the payment of the bills with the written additions as presented. Motion carried unanimously 5-0.

**UNFINISHED BUSINESS**

**REPLACE FOURTH FULL-TIME POLICE OFFICER**

Police Commissioner Lindley told the audience that the Village recently spent \$146,000 in street repairs, just paid off a water bond from the General Fund in the amount of \$134,000, spent \$2,500 on trees, and are talking about spending \$30,000 to move a drain. She said every time the Council sits down for the budget meetings, they cut expenditures, but are to the point that they can't cut anymore or they will have to cut services. As Leonard mentioned previously, people are not building many houses and revenues are going down and expenses are going up.

Lindley said when Officer Keeler gave notice of his retirement, they considered not replacing him. By not replacing the fourth full-time officer, the Village will save approximately \$85,000 a year with benefits. They

AGENDA (CONTINUED)  
RESCHEDULED REGULAR COUNCIL MEETING  
OCTOBER 24, 2017

discussed paying a part-time officer \$20 an hour to fill in shifts, but the chief said he has a hard time getting part-time officers. Lindley has talked with other departments and they are all having difficulty finding part-time officers to work, so she doesn't think this is an option.

During the investigation process a resident emailed her about doing away with the police department completely because of the millage that was passed by New Buffalo Township voters that will raise \$900,000 in taxes to cover police, ambulance and fire. She met with New Buffalo Township Supervisor Michelle Heit and Berrien County Undersheriff Chuck Heit and they said they are glad to have their patrol cars come into Grand Beach, but they will not give us a 24/7 designated car.

If we depend on the township officer to cover us, the response time will be much longer. They are great support for the Village. The Village has plenty of resources, but the other departments won't do house checks and wellness checks.

Lindley and Chief Schroeder met with the Village of Michiana Council President, Police Commissioner and Police Chief and discussed shared services. She welcomed Chief Ryan Layman of Michiana to the meeting and said that she had attended Michiana's Council meeting.

She said with shared services, Michiana will cover Grand Beach when there is not an officer on duty here and Grand Beach will cover Michiana if they don't have an officer on duty. Michiana is in the same position as Grand Beach and are dealing with the same budgetary issues as Grand Beach. They are interested in trying out the shared services. Lindley said in this time, when the State of Michigan is looking for communities to share services, this is a good time to try and see how it works. Chief Schroeder said he and Chief Layman have worked out a schedule and part-timers will rarely be used.

Lindley moved, seconded by Leonard to pursue the investigation of Grand Beach and Michiana Police Departments collaborating police services and not hiring a fourth full-time officer, and evaluating the results at the February Council Meeting. Motion carried unanimously 5-0.

The council heard comments from audience members regarding police coverage.

#### **GOLF CARTS IN 42 ACRES**

There was discussion concerning continued damage to the 42 Acres by golf carts, and/or ATVs and 4-wheel drive type carts even after signs were posted warning drivers to stay on cart paths. Leonard moved, seconded by Giglio to put a blanket prohibition against any motorized vehicles in the 42 acres. Motion failed 3-2 with Leonard and Giglio voting aye and Bracewell, Lindley and O'Halloran voting nay.

#### **NEW BUSINESS**

##### **REVTMENT/SEAWALL WORK APPLICATIONS**

Leonard said that he was contacted by homeowners on the lakefront that are going to put rocks in to protect their properties and was asked if the Village will help underwrite the costs of the rocks across the beach access points. Lakefront homeowner Doug Blauw told the council that they believe the property owner should pay for protecting their property, and the Village is the property owner of the access points. He said

AGENDA (CONTINUED)  
RESCHEDULED REGULAR COUNCIL MEETING  
OCTOBER 24, 2017

if there is no money due to budget constraints, he thinks that the donation opportunity should be opened up to all homeowners in the Village.

Bracewell doesn't see our beach accesses being scooped out and causing the problems to the lakefront properties. He said in the past, homeowners have paid to protect the beach accesses and the Village has had Bob Dabbs do work to try and protect the beach accesses. Leonard said the Village authorized a letter to anyone submitting an application for a permit to submit an application on behalf of the Village. In the past the Village had the homeowner obtain the permit, and then the contractor billed the Village separately for the work at the access. The homeowner would donate the funds to the Village to cover these costs and by doing so, they would be able to take a tax write-off.

Lakefront homeowner Scott Fryzel said he got his permit today for his 30' of frontage and the 40' of beach access. He said the contractor said it is important that there be no gaps without rock because that will continue to cause problems. He paid for the permit for his property and the access and feels it is over burdensome now to pay for the rocks at the beach access.

The Council heard comments from other homeowners concerning the planned revetment work, and different ways to pay for the rock at the beach access points. Homeowner Bruce Nelson suggesting a special assessment to all property owners since the accesses are used by everyone and not just the lakefront owners.

O'Halloran thinks the Council should evaluate the cost of putting rock at the access points. He thinks the Council needs to adopt a policy going forward regarding revetment work at beach accesses.

Leonard said the village is the landowner, and he feels the Village has a responsibility to pay to protect the public access. The Council needs to know what the cost is in order to decide what they can do, if anything. He said the only way that the Village might be able to pay for it is with a special assessment, or from charitable contributions. The access points that currently need rock are located at Pine, Ely and Oak. Blauw told the Council that the estimate from David Wolf of Oselka Constructors says the access at Ely is 45' wide and will cost \$27,810 and the access at Pine is 40' wide and will cost \$24,720. Leonard asked that costs for all accesses be forwarded to him.

Bracewell spoke about the cause of the erosion, and hopes that the New Buffalo Shoreline Alliance gets help to replenish the beaches.

**EMPLOYEE PAY RAISES**

Leonard is concerned that the assessed value of the Village is going to go down with the loss of the beaches, and the expenses will continue to go up. O'Halloran said since he has been on the Council for five years they have always given pay raises, and he doesn't think this is a good time for pay raises although he thinks the Village has excellent employees. He would recommend paying the increase in benefits and pass on the pay increases for this year. He thinks next year the Council should do a salary study. Bracewell said that when looking at year to date expenses, the Village will not end up with a \$50,000 deficit at the end of the year as budgeted and is in favor of a 2% raise and he has been in favor of raises historically because he feels that

AGENDA (CONTINUED)  
RESCHEDULED REGULAR COUNCIL MEETING  
OCTOBER 24, 2017

turnover of employees is much more expensive than a 2% raise. Lindley said once you lose the pay increase, you lose it for life. She would like to see the employees pick up more of the health insurance costs. The Council will discuss salaries at the budget meeting in the spring.

Bracewell moved, seconded by Giglio to approve the employee pay raises at 2% effective November 1, 2017 as presented. Motion carried 3-2 with Bracewell, Giglio and Lindley voting aye and Leonard and O'Halloran voting nay.

**HEALTH INSURANCE RENEWAL**

Leonard moved, seconded by O'Halloran to accept the health insurance premium increase of 8.4% from Blue Cross Blue Shield of Michigan subject to a cost sharing of 50/50 with 4.2% passed on to the employee and a 4.2% increase paid by the Village. Motion carried unanimously 5-0.

**ROOF REPAIR**

Leonard moved, seconded by Giglio to approve a bid from R.L. Roofing in the amount of \$1,200 for roof repair to the Village Hall. Motion carried unanimously 5-0. Bob Dabbs received a second bid from Sherriff-Goslin Company in the amount of \$2,210.

**COMCAST**

Clerk-Treasurer Mary Robertson told the council that the Village finally has Comcast telephone lines after working with them since February to change the lines over. Due to her frustration, she spoke with someone in a department to "make it right" at Comcast and was able to get a credit of \$950 from Comcast.

**RENTAL PROPERTY LETTERS TO RENTAL AGENTS AND HOMEOWNERS**

Leonard explained that the Planning Commission recently discussed the need to do more to prevent complaints regarding rental homes. They thought the best thing to do is to send letters out to educate everyone on rental properties. Chair Ray Kelly drafted letters for rental agents and homeowners to make them aware of the problems caused by renters.

Leonard moved, seconded by O'Halloran that the Council approve putting the letters on Village letterhead and sending them out. Bracewell said that the Planning Commission hears about complaints, but very few are reported to the police department. The Council suggested sending the letters out prior to the summer rental season. Mary Robertson will send them out in early April with the water bills. Motion carried unanimously 5-0.

**BUDGET AMENDMENTS 2016/2017 AND**

**TRANSFER LOCAL REVENUE SHARING FUNDS TO CAPITAL PROJECTS - \$30,272.55**

Leonard moved, seconded by Bracewell to approve budget amendments for fiscal year 2016/2017 for the General Fund, Water Fund, Golf Fund, Major Street Fund, Local Street Fund and Building Inspection Fund as presented and to transfer the Local Revenue Sharing Funds received from the General Fund to Capital Projects in the amount of \$30,272.55. Motion carried unanimously 5-0.

AGENDA (CONTINUED)  
RESCHEDULED REGULAR COUNCIL MEETING  
OCTOBER 24, 2017

**TRANSFER FUNDS TO CAPITAL PROJECTS PER 2016/2017 BUDGET**

Bracewell moved, seconded by Lindley to give Leonard the discretion to transfer \$63,000 from the General Fund to the Capital Projects Fund as budgeted or to transfer less. Motion carried unanimously 5-0.

**HALL RENTAL REQUESTS**

Leonard moved, seconded by O'Halloran to approve hall rental requests for Barb Goworowski, September 8, 2018, Eleanor Juby, September 15, 2018 and Ed & Angela Trainor, September 22, 2018. Motion approved unanimously 5-0.

**CONSIDER APPOINTMENT OF RICK MILLER TO DO AN APPRAISAL OF THE 42 ACRES FOR THE VILLAGE**

Leonard said he spoke with Village Attorney Sara Senica and she recommended Rick Miller for the appraisal of the 42 Acres. Village homeowner Sheila McGinnis who is representing a group that is trying to form an LLC for the purchase of the 42 Acres asked the Council to use an appraiser that has been recommended to them. She said they would reimburse the Village for the cost of the appraisal. She asked the council to hold off until November 18 on making a decision on the appraiser when homeowner Mike Stokes will be here to explain the LLC. Leonard said that he is interested in getting the process started and he will have Attorney Sara Senica look over the credentials of the appraiser that Mike Stokes has suggested.

**AUDIENCE RECOGNITION**

None

**CORRESPONDENCE**

**ANGELA TRAINOR – POLICE DEPARTMENT**

Leonard said we received correspondence regarding the police department.

**KATHLEEN BYRNES – POLICE DEPARTMENT**

Leonard said we received correspondence regarding the police department.

**NEW BUFFALO POLICE DEPT. – SAFETY PUP PROGRAM**

Bracewell moved, seconded by Leonard to donate \$50 to the New Buffalo Police Department Safety Pup program. Motion carried unanimously 5-0.

**SHEILA MCGINNIS – LETTER SENT TO PROPERTY OWNERS**

Leonard said we received a letter that was sent to homeowners by Sheila McGinnis regarding the 42 acres.

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

With no further business, the meeting was adjourned at 10:45 p.m. EST.

Respectfully Submitted,

Mary J. Robertson  
Clerk-Treasurer