

# ***Village of Pentwater***

327 S Hancock St., PO Box 622 Pentwater, Michigan 49449  
(231) 869-8301 Website: [www.pentwatervillage.org](http://www.pentwatervillage.org)

## **Regular Meeting of Village Council MEETING MINUTES DECEMBER 09, 2019**

### **I. CALL TO ORDER**

President Jeff Hodges called the regular meeting of the Pentwater Village Council to order at 6:00 pm. in the Community Room at Village Hall.

### **II. ROLL CALL**

Present: Michelle Angell-Powell, Pam Burdick, Jared Griffis, Claudia Ressel-Hodan, Jeff Hodges.  
Absent: Dan Nugent and Don Palmer.

Also, present: Village Manager Chris Brown, Clerk/Treasurer Rande Listerman, Chief Laude Hartrum.

### **III. PUBLIC COMMENTS – On the agenda**

*Norm Shotwell, 474 E 1<sup>st</sup> Street* - As we move forward in our relocation of offices, I would like to consider things that can be done to foster the possibility of recombining with the township at some point in the future. I would like to see facilitated cooperation come back. I think it is something we should keep in the back of our minds moving forward.

*President Jeff Hodges*-Thank you, I appreciate the comments. We will continue to work with the Township; we have always tried to go that route. We will continue to do that.

*Ted Cuchna, 529 Clymer Street*-I would like to hold my comments until after the board reviews the purchase resolution.

### **IV. APPROVAL OF THE AGENDA**

President Hodges requested an approval of the agenda. *Motion* by Angell-Powell, supported by Ressel-Hodan to approve the agenda.

Voice vote. AYES: 5 NAYS: 0 ABSENT: Nugent and Palmer. Agenda approved.

### **V. CONSENT AGENDA**

- A. Approval of Minutes: November 11, 2019.
- B. Disbursements Village: Accounts Payable - \$306314.50 Payroll - \$30,645.63.
- C. Disbursements from Township Fire Department – \$4,014.14.
- D. Commission & Board Reports: Planning Commission, Zoning Board of Appeals & DDA.
- E. Requests for Village Property use:
  1. Pentwater Hart Trail-Village Green on June 29, 2020

*Motion* by Palmer, second by Ressel-Hodan to approve the consent agenda items.  
Roll call vote. AYES: 5 -Angell-Powell, Burdick, Griffis, Ressel-Hodan And Hodges.  
NAYS: 0 ABSENT: 2 - Nugent and Palmer. Consent agenda items approved.

## **VI. ANNOUNCEMENTS**

- A. Fleis & Vandenbrink  
Report submitted in writing.

## **VII. VILLAGE DEPARTMENT REPORTS**

*Reports are in the meeting packet and posted on [www.pentwatervillage.org](http://www.pentwatervillage.org).*

- A. Village Manager - Report submitted in writing.
  
- B. Clerk/Treasurer - Report submitted in writing.  
Motion by Ressel-Hodan, supported by Griffis to approve the financial reports as presented.  
Roll call vote. AYES: 5 -Angell-Powell, Burdick, Griffis, Ressel-Hodan And Hodges.  
NAYS: 0 ABSENT: 2 - Nugent and Palmer. Motion approved.
  
- C. Police Chief – Report submitted in writing.
  
- D. Fire Chief – Report submitted in writing.
  
- E. Zoning Administrator – Report submitted in writing.  
*Motion* by Ressel-Hodan, support by Angell-Powell to approve an additional \$800.00 for the Vision Team Survey and final town hall meeting with a match from Pentwater Township of \$800.00.  
Roll call vote. AYES: 5 -Angell-Powell, Burdick, Griffis, Ressel-Hodan And Hodges.  
NAYS: 0 ABSENT: 2 - Nugent and Palmer. Motion approved.
  
- F. Parks & Rec Director – No report submitted.

## **VIII. PUBLIC HEARING**

None

## **IX. COMMITTEE REPORTS**

- A. Building & Grounds – No meeting, no report.
  
- B. Finances - No meeting, no report.
  
- C. Ordinances - No meeting, no report.
  
- D. Personnel – Minutes submitted in writing.
  
- E. Planning/Economic Development - No meeting, no report.
  
- F. Services - No meeting, no report.

## **X. UNFINISHED BUSINESS**

None.

## **XI. NEW BUSINESS**

### **A. Hallack Payment 2018 Final Payment & 2019 Payment #6.**

*Motion* by Angell-Powell supported by Ressel-Hodan to approve 2018 Final Payment in the amount of \$116,642.08 and 2019 Payment #6 in the amount of \$36,668.23.

Discussion was held with Angell-Powell and Chris Brown about the concerns that the Sidewalk cement was poured during the cold weather and snow and the cement failing, at a later date. Village Manager Chris Brown stated he contacted the engineer from Fleis and Vandenbrink regarding his concerns on the day the cement was poured. The Village will hold them accountable if the cement fails.

Roll call vote. AYES: Angell-Powell, Burdick, Griffis, Ressel-Hodan and Hodges.  
NAYS: 0. ABSENT: Nugent and Palmer. Motion approved.

### **B. Request for Proposal – 2020-2021, 2021-2022, 2022-2023 Annual Audits**

*Motion* by Griffis, supported by Angell-Powell to approve the bid from Roslund, Prestage & Company, P.C. for the 2019-2020 audit in the amount of \$11,250 plus DDA \$1,000.

Roll call vote. AYES: Angell-Powell, Burdick, Griffis, Ressel-Hodan and Hodges.  
NAYS: 0. ABSENT: Nugent and Palmer. Motion approved.

### **C. Request for Proposal - Architect Services at 65 N. Hancock Street.**

*Motion* by Angell-Powell support by Ressel-Hodan to approve the bid from Harbor Design & Construction not to exceed the amount of \$10,720 for the additions and remodeling to 65 N. Hancock Street.

Roll call vote. AYES: Burdick, Griffis, Ressel-Hodan and Hodges.  
NAYS: 0. ABSTAIN: Angell-Powell. ABSENT: Nugent and Palmer. Motion approved.

### **D. Installment Purchase Resolution No. 2019-12-26**

*Ted Cuchna 520 Clymer* - reserved his comments to when got to this point. "I echo the comments from Norm Shotwell about the fact that we have not combined facilities with the township. I think we should be a Charter Township. I have a concern about 2 properties coming off the tax rolls. I also have questions about how the Village was going to pay for the costs of the new building." He asked what the level of borrowing is of the Village now.

*Trustee Michelle Angell-Powell* – "I had to keep silent for a long time, now it is my turn. I have talked to Ted about the details on this earlier. First of all, we are considering applying for Brownfield funding on 327 S. Hancock. What we recoup out of the current facility, we will use to pay the debt down and hope to place this property back on the tax roll. Also, you need to understand we are bringing the Police Department to 65 N. Hancock which eliminated the cost of operating two buildings and places that property back on the tax rolls. The third item you need to realize, there is a lease for ATM service in that building which pays a nice monthly sum \$. I can understand some of Ted Cuchna's concerns but this has been well thought out first by Building and Grounds Committee and then the Village Council. It is the most efficient way to do what we are doing. The Township for some reason has not reached back to say they will go with us. I am all about laying the ground work to add them in the

future. I don't know if that will ever happen. In my world we were working together better than ever and now all of a sudden, we are separating. I don't know why, I can't answer for them. I don't know what their decisions are or what they are doing. I think we are in a good spot and we are moving forward; let's get it done."

*President Jeff Hodges* – "I think we more than showed good faith. We would very happily work with the township. Again, I can not speak for the Township Board. We are all Township residents too! I have implored several people to go ask the same questions of the Township Board. The road block is not up yet. There is still time. The clock is ticking. However, we need to keep moving forward. This building is not getting any fresher. We are not going to drag our feet and wait. However, if they would come to us a say we think we want to consider it. I can tell you this council would consider it. We are not going to slow down what we are doing. We think we must move forward and keep doing what we are doing. If you have any concerns, go to the township board and get them to approach us. We will be very approachable. The ball is in their court. I believe we have done the best we can and we are putting the Village in a good position for many years to come."

*Ted Cuchna 520 Clymer* – If the situation is still in limbo, are we going ahead with our concept of the building? Before we step into that branch, we need to get fish or cut bait from the Township and say ok.

*Village Manager Chris Brown* – Has an answer to that, basically our time frame if we stay on track with what we are doing now is fall of 2020. The Township has basically indicated they are not coming, and they will be leaving this building in July 2020. I have not seen anybody at the last (4) Township Board meetings ask any of the questions that get asked of this board. They are the ones that told us no. Please ask these questions of the Township Board. As it stands now, we need to move forward. We will be lucky if we can be in the building by September. I don't think we need to delay that anymore.

*Public Comments while Village Manager Chris Brown was speaking* - More than one member of the audience stated to Ted Cuchna the Township has an offer on another building.

*Ted Cuchan 520 Clymer* – "So they have a commitment to go to another building? Ok. Alright. President Jeff Hodges - If they knocked on the door and said, hey we had a meeting, we would not say no to opening the discussion again."

*Claudia Ressel-Hodan* – "At a meeting we laid out a concept of adding onto the bank building and showing an idea of a central lobby with doors going one way or another at that point in time they said they thought it would be too much to add on versus buying something different. They did not want to consider the plan. It was pretty clearly offered and we indicated that we had voted at council meeting that we wanted them there."

*President Jeff Hodges* – "The olive branch has been out for a long time."

*Village Manager Chris Brown* - We were told in the engineering report with Fishbeck that brand-new construction would be \$1,000,000. We are encompassing our Police Department and we will be well under that. So, we have the Police Department property to sell and this property to sell. We will also save \$1200 a month in utility costs alone.

*President Hodges* stated he wanted to get back to the regularly scheduled meeting.

*Motion* by Ressel-Hodan, supported by Burdick to approve Resolution No. 2019-12-26 Installment Purchase Agreement for 65 N. Hancock in the amount of \$350,000.00 as written.

Roll call vote. AYES: Burdick, Griffis, Ressel-Hodan and Hodges.

NAYS: 0. RECUSED: Angell-Powell. ABSENT: Nugent and Palmer. Motion approved.

**E. Support of the Pentwater Hart Trail Tap Grant Application Res. No. 2019-12-27.**

*Motion* by Angell-Powell, supported by Griffis to approve Pentwater Hart Trail Tap Grant Application Resolution No. 2019-12-27 which includes a \$5,000 match from the Village of Pentwater.

Roll call vote. AYES: 5 -Angell-Powell, Burdick, Griffis, Ressel-Hodan and Hodges.

NAYS: 0 ABSENT: 2 - Nugent and Palmer. Motion approved.

**F. Great Lakes Emergency Resolution No. 2019-12-28.**

*Motion* by Angell-Powell, supported by Burick to approve Resolution No. 2019-12-28 Declaration of Shoreline Disaster Request as written.

Roll call vote. AYES: 5 -Angell-Powell, Burdick, Griffis, Ressel-Hodan and Hodges.

NAYS: 0 ABSENT: 2 - Nugent and Palmer. Motion approved.

**G. Oceana Co. Treasurer Unsold Tax Foreclosure Property 044-320-005-50; 813<sup>th</sup> 6<sup>th</sup> St.**

*Motion* by Angell-Powell, supported by Burdick to approve the rejection of the property at 813<sup>th</sup> 6<sup>th</sup> Street, parcel # 044-320-005-05 and let it go to the Oceana County Land Bank.

Roll call vote. AYES: 5 -Angell-Powell, Burdick, Griffis, Ressel-Hodan and Hodges.

NAYS: 0 ABSENT: 2 - Nugent and Palmer. Motion approved.

**H. DDA/Planning Commission/Zoning Board of Appeals Appointments.**

*Motion* by Griffis, supported by Ressel-Hodan to approve the following appointments from President Jeff Hodges, DDA: Mary Schumaker, Michael Haack, Jim Henley and Buz Graettinger with terms ending December 2023.

Voice vote. AYES: 5 NAYS: 0. ABSENT: Dan Nugent and Don Palmer. Motion approved.

*Motion* by Griffis, supported by Ressel-Hodan to approve the following appointment from President Jeff Hodges for the Zoning Board of Appeals: Mike Castor with a term ending December 2022.

Voice vote. AYES: 4 NAYS: 1 Angell-Powell. ABSENT: Nugent and Palmer. Motion approved.

**I. Budget Amendment for Purchase of 65 N. Hancock.**

*Motion* by Griffis, supported by Burdick to approve the budget amendment for the General Fund, Halls & Grounds Capital Outlay account # 101-265-970 in the amount of \$352,000.00.

Roll call vote. AYES: 5 - Angell-Powell, Burdick, Griffis, Ressel-Hodan and Hodges.  
NAYS: 0 ABSENT: 2 - Nugent and Palmer. Motion approved.

**J. Clerk/Treasurer Annual Review.**

*Motion* by Griffis, supported by Ressel-Hodan to approve the annual review of the Clerk/Treasurer Rande Listerman with a 3% salary increase.

Roll call vote. AYES: 5 -Angell-Powell, Burdick, Griffis, Ressel-Hodan and Hodges.  
NAYS: 0 ABSENT: 2 - Nugent and Palmer. Motion approved.

**XII. PUBLIC COMMENTS:**

*Trustee Jared Griffis* - Would like to say a Merry Christmas to all who are here this evening. "There seems to be a sense of calm, prosperity and good will at this particular time of the year. I suggest the reason for that and the reason for the season is Jesus. He is the only one of any world religion that claimed to be God. And he is the only one that ever claimed to be resurrected from the dead. So, it is unique in any world religion. So Merry Christmas, I commend to you Jesus."

*Trustee Claudia Ressel-Hodan* - Mary had to leave so I will talk for her. The DDA is starting a new annual tradition in Pentwater. "New Year's Eve in the Village" celebration from 11P.M. to Midnight with the Fireworks at Midnight from the Marina.

There are cards on the back table. Take some and share the news with your neighbors and friends. Jeff was instrumental in bringing the fireworks.

*Chris Conroy 560 S. Hancock St.*- The Hallack punch list does that include putting up the pole that holds the mutt mitts by the sidewalk on the Village Green? It is laying down on the ground right now. The \$5,000 that is being put towards the Pentwater Hart Trail Tap Grant does that include the Oceana County Road Commission contributing towards the match.

*Trustee Claudia Ressel-Hodan* - We are looking at all the municipalities to provide a portion of the 40% match. We look at a realistic ask. It is part of the 40% match. It's about a 10% match.

*Chris Conroy 560 S. Hancock St.* - Is there anything the public can do to help?

*Trustee Claudia Ressel-Hodan* - Give us lots of ideas on how to make money. Thank you Chris.

*Jim Karner 416 N. Rush St.*- I would like to address the leaf pick up issue. I understand it was an October to November time frame. Unfortunately, the trees did not get the memo. My question is, how can we stop now when 1/2 the Village has their leaves lined up very nicely for pickup on the streets? If they are going to get pushed back into the yards with snow removal than into the new storm sewers that we just paid to have installed are going to need a van vac to come in and clean all the leaves out of those storm sewers in the spring. I know it has been wet but outside contractors have been able to come in and pick up leaves and they have dried enough to blow into people's yards again at some point. I am asking can we continue as weather permits to pick up the leaves before they get buried for

the winter in our streets and yards. The other issue I question is I know we have zones for leaf pick up. Is there a daily worksheet of what street the leaves were picked up, so that they know where to start the next day. If you keep picking up Zone 1 every time leaves fall those of us in the Zone 2 and forward they never get pickup. And it just precipitates why they are still leaves, all over in Zone 2 and Zone 3. It is nice to have Christmas lights all up and down Main Street but if the leaves are laying around everywhere it is not attractive either.”

**XIII. CLOSED SESSION:**

None

**XIV. ADJOURNMENT**

Hodges asked for a motion to adjourn the meeting at 7:10 PM.

*Motion* by Ressel-Hodan, supported by Angell-Powell to adjourn the meeting at 7:10 PM.

Voice vote. AYES: 5 NAYS: 0. ABSENT: Nugent and Palmer. Motion approved.

Respectfully submitted,

\_\_\_\_\_  
Rande Listerman, MiCPT, CPFA, CPFIM  
Clerk/Treasurer

\_\_\_\_\_  
Date