

Village of Pentwater

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

Regular Meeting of Village Council MEETING MINUTES SEPTEMBER 9, 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, Dan Nugent, Don Palmer, Claudia Ressel-Hodan, Jeff Hodges.

Absent: None

Also, present: Village Manager Chris Brown, Clerk/Treasurer Rande Listerman, Chief Laude Hartrum, & Zoning Administrator Keith Edwards.

III. PUBLIC COMMENTS – On the agenda

Rob Beeber 605 6th Street – Reference the Fire Department Minutes from August 7, 2019 New Business, item E, MFR responses are being adversely affected by the Longbridge Road. Ron advocates that the Village, Township and the Fire Department send register letters to the Road Commission so in writing, so it is documented that the closure of Longbridge is more than an inconvenience.

IV. APPROVAL OF THE AGENDA

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

Voice vote. AYES: 7 NAYS: 0 ABSENT: 0. Agenda approved.

V. CONSENT AGENDA

- A. Approval of Minutes: June 10, 2019. Special Joint Meeting: June 5, 2019
- B. Disbursements Village: Accounts Payable - \$679,118.67; Payroll - \$47,634.66.
- C. Disbursements from Township: Fire Department – \$34,093.44.
- D. Commission & Board Reports: Planning Commission, Zoning Board of Appeals & DDA.
- E. Requests for Village Property use:

Motion by Palmer, second by Griffis to approve the consent agenda items.

Roll call vote. AYES: Angell-Powell, Burdick, Griffis, Nugent, Palmer, Ressel-Hodan, Hodges.

NAYS: 0. ABSENT: 0. Consent agenda items approved.

VI. ANNOUNCEMENTS

- A. Fleis & Vandenbrink

Manager Chris Brown will be meeting with Dave Bluhm and Mike Mattzela on Wednesday, September 11th to go over the punch list for 2018 and the schedule will be given for the 2nd Street project.

VII. VILLAGE DEPARTMENT REPORTS

Reports are in the meeting packet and posted on www.pentwatervillage.org.

- A. Village Manager - Report submitted in writing.
- B. Clerk/Treasurer - Report submitted in writing.
Motion by _Ressel-Hodan, second by Angell-Powell to approve the financials as presented.
Roll call vote. AYES: Angell-Powell, Burdick, Griffis, Nugent, Palmer, Ressel-Hodan, Hodges. NAYS: 0 ABSENT: 0. Motion approved.
- C. Police Chief – Report submitted in writing.
- D. Fire Chief – Report submitted in writing.
- E. Zoning Administrator – Report submitted in writing.
- F. Parks & Rec Director – Report submitted in writing.

VIII. PUBLIC HEARING @ 6:15 P.M.

Barry & Susan Monroe letter of recommendation was read into the record by President Hodges.
Dean Gustafson – Supports the project. Owned the building for 52 years. We always maintain the area over the years. We felt it was apart of the building.

Mary Jo Todd 71 Wythe Street – I commend you 100% for taking care of a historical building.

Julie Ann 144 S. Carrol – So many customers were thrilled with the renovations. As a neighbor I also endorse the project.

Ted Cuchna – Ask if there were any issues with the code for parking?

Keith Edwards, Zoning Official – The existing parking spaces will remain.

Closed the Public Hearing at 6:27 P.M.

IX. COMMITTEE REPORTS

- A. Building & Grounds – Minutes for August 19th, August 22nd and September 9th were submitted in writing.
- B. Finances – No Meeting, no report
- C. Ordinances – No Meeting, no report
- D. Personnel – No Meeting, no report
- E. Planning/Economic Development – No Meeting, no report
- F. Services – No Meeting, no report

X. UNFINISHED BUSINESS

- A. Building Closure Policy – will be presented at the October Council Meeting.

XI. NEW BUSINESS

A. Vacate a portion of 2nd Street Right of Way adjacent to 189 S. Hancock Street
Motion by Ressel-Hodan, second by Burdick to approve the vacation of 2nd Street Right of Way adjacent to 189 S. Hancock Street subject to the following conditions 1. that the Village Council consider an equitable exchange of property and/or improvement of public property with long-term maintenance. 2. Planning Commission consideration for site plan review of the proposed stairs, deck and entrance to the second floor as well as consideration for Special Land Use approval following a public hearing for the proposed residential use of the upper floors of the building. 4. Submission of a certified survey of the real property, if any, to be vacated in favor of the applicant, including recording of the instrument with the Oceana County Register of Deeds.

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

B. Proclamation for Citizen of the Year

Motion by Palmer, second by Griffis to approve the Proclamation for Karen and Richard St. Denis as the 2019 Pentwater Citizens of the Year.

Voice vote. AYES: 7 NAYS: 0 ABSENT 0. Motion approved.

C. Resolution #2019-09-22 Proceed with RRC Program

Motion by Ressel-Hodan, second by Palmer to approve Resolution #2019-09-22 Proceed with the Redevelopment Ready Communities Program of the Michigan Economic Development Corporation.

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

D. 2019 Zoning Ordinance Update Amendment

Motion by Palmer, second by Nugent to approve the 2019 Zoning Ordinance Update Amendment as presented.

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

E. Pentwater Friendship Center Renovations

Motion by Palmer, second by Nugent to approve allowing the Building & Grounds Committee to award bids for the Friendship Center Renovations within the appropriations in the budget on behalf of the whole council.

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

F. Chamber of Commerce October Fest-Closure of 4th Street

Motion by Nugent, second by Angell-Powell to approve the closure of the 4th Street on Saturday, October 12th from 7AM – 4PM.

Voice vote. AYES: 7 NAYS: 0 ABSENT: 0. Motion approved.

Let the minutes reflect that Council Trustee Michelle Angell-Powell has recused herself and has left the council meeting at 7:42 P.M.

G. Community Hall

Ressel-Hodan shared after lengthy discussion at the Building and Grounds committee meeting today, Griffis made the motion and Ressel-Hodan seconded that we would like the Village Council to consider purchasing 65 N. Hancock.

President Hodges shared with the community this is not the way he would have preferred to move forward but after much discussion in committee about what will be the best face for the Village and factoring into the discussion that the township decided at their August 14th meeting to leave the community hall building. So, at a special Council meeting on August 26th the Village Council followed the flow chart that was agreed upon by both Municipalities and with a lot of remorse voted to also vacate 327 S. Hancock. One of the requests from the public at the hearings, council and committee meetings was for the Village Administrative offices to stay downtown. There is a limited amount of available property in the downtown area. Today, the Building and Grounds met to consider the available properties and after lengthy discussion has made a recommendation to the council the findings of the committee. We believe it would be in the best interest of the Village to move forward and secure a new location for the Village administrative offices. The community also stated a desire for the Village and Township to co-habitat in the same building. So, at the August 26th Special Council Meeting the council voted to stay as joint tenants with the Township. The Council assigned two members to be part of a Joint Planning Committee with the Township if they decide to move forward with us. We would like to honor the decision to move forward together. We think it is in the best interest of the Village to take the leadership role and secure the property and then develop it with the township to make it financially equitable for both parties.

Motion Ressel-Hodan seconded by Griffis to approve making an offer to purchase the property at 65 N. Hancock with the intention to invite the township to be co-habitants with the Village.

Roll Call vote. AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Hodges.

RECUSED: Angell-Powell NAYS: Palmer ABSENT: 0. Motion approved. 5 – 1 – 1.

XII. PUBLIC COMMENTS

Gabe Lajko 21 S. Morris - Is that a permanent location?

Amy LaBarge 605 6th Street – You met all my expectations in this process.

Ted Cuchna 529 Clymer - I am in favor of rehabbing a landmark building in town. The Village made the arrangements with other purchases in the past. The Council did it with the Craze Building. They sold five feet of land from the Water Tower Park. The Village put a dollar value on the land.

Brian Monton Village Attorney - Ted you are talking about two different things. 189 S. Hancock is the vacation of a Public Right of Way.

Ted Cuchan 529 Clymer - Does the Village own the land of the public right of way?

Brian Monton, Village Attorney – No they own the easement rights to it. The abutting land owner owns the dirt.

Peter Dunlap 68 N. Plymouth – I would like to take the time to publicly thank this group for letting me be a part of the council for a year and a half. I enjoyed the fact that you can disagree without

being disagreeable. It was my honor & privilege to serve with you. My admiration for you is non-ending.

Mary Jo Todd – I have a concern with the speed with the talking about the purchase of the property. Have you considered leasing the property?

Laurie Haskill 189 N. Rush – I was asking since a council member owns the property is it a conflict of interest?

Don Palmer Trustee – I have been on the council for a long time. And rest assure one of the things we do not want to be accused of is doing things under the table. If anything was done that seemed liked underhandedness, not only Don Palmer, but the other six council members would say something about it as well. Regarding the purchase of property certainly the eutopia of situation in a village the size of Pentwater would be to not have business people on the council. It is a unique situation over the many terms I have served. I think they lend themselves to a unique perspective. They have different ideas and we melt together well. Michelle left for obvious reasons. She recused herself. She could have stayed but she did not want any hint of influence. My no vote is not because Michelle Angell-Powell owns the property. Just know we are above board and I work with some great council people.

Claudia Ressel-Hodan, Trustee – We are not communicating with Michelle Angell-Powell we are communicating with her attorney.

Susan Zonnebelt, President from the Spinnaker Condos – I want to thank the Council I heard you were tabling the dock situation until Spring. Please let me know if that changes.

Dan Nugent, Trustee – I have been sitting here thinking of Ron's request in the beginning. What good it would do to send some letters to the Road Commission and let them know our concerns. It adds weight to the issue.

Ron Beeber 605 6th Street - Thank you for bringing that up.

Julie Nelson 56 Chester Street - We need more help than just the council coming to the meetings. We are looking at another year or year in a half for this to get resolved.

Peter Dunlap 68 N. Plymouth – I want to know what the explanation is for not anticipating the problem, the lack of action, doing nothing and the lack of transparency. What is the Road Commission's excuse?

Motion by Palmer seconded by Ressel-Hodan that the council go into close session and have any personnel deemed necessary by the Village President join us for the purpose of property acquisition. -

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

NAYS: 0 ABSENT 0. Motion approved.

7. CLOSED SESSION:

Open: 8:00 P.M.

Adjourned Closed Session: 8:28 P.M.

XIII. ADJOURNMENT

Hodges asked for a motion to adjourn.

Motion by Palmer second by Nugent to adjourn.

Voice vote. AYES: 6 NAYS: 0.

President Hodges adjourned the meeting at 8:28 P.M.

Respectfully submitted,

Rande Listerman, MiCPT, CPFA, CPFIM
Clerk/Treasurer

Date