

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 AUGUST 10, 2020 VIA ELECTRONIC ZOOM

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Pam Burdick, Jared Griffis (6:06 P.M.) Dan Nugent, Don Palmer, Claudia Ressel-Hodan, Jeff Hodges.

Absent: Michelle Angell-Powell,

Also, present: Village Manager Chris Brown, Clerk/Treasurer Rande Listerman, Chief Laude Hartrum & Parks & Rec Director Kate Anderson.

IV. PUBLIC COMMENTS – On the agenda

None.

V. APPROVAL OF THE AGENDA

President Hodges requested an approval of the agenda. *Motion* by Palmer, supported by Burdick to approve the agenda as presented.

ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: Angell-Powell Motion approved 6 - 0.

VI. CONSENT AGENDA

- A. Approval of Minutes: June 8 & Special Council Meeting July 13, 2020 Special Joint Meeting with Pentwater Township on July 27, 2020. Both were via Zoom.
- B. Disbursements Village: Accounts Payable - \$148,898.53 Payroll - \$54,933.06
- C. Disbursements from Township Fire Department – \$4,404.53.
- D. Commission & Board Reports: Planning Commission, Zoning Board of Appeals & DDA.
- E. Requests for Village Green Property use:
 - a. Village Green – Tiffany Fortin – Wedding on October 17, 2020 @ 4:00 pm.
 - b. Village Green – Service Club – Meet the Candidates on September 8, @ 6:00 pm.
 - c. 2020 US Census – August 17, 20, 24, & 27th 9:30 am. – 1:30 pm.
 - d. Veterans Post #1617 Buddy Poppy Program, August 15th 8am. – 3:00pm.

Motion by Palmer, second by Nugent to approve the consent agenda items as presented.

ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: Angell-Powell Consent agenda items approved 6 - 0.

VII. ANNOUNCEMENTS

- A. Michigan Municipal League – Annual Meeting Notice.

VIII. 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 Griffis to approve the financials as presented.
ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.
NAYS: 0. ABSENT: Angell-Powell Motion approved 6 - 0.
- 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.
The Parks & Recs Can Drive is going extremely well. Kate Anderson is looking for volunteers that will take any bottle returns, back to the store.

IX. PUBLIC HEARING

None.

X. COMMITTEE REPORTS

- A. Building & Grounds – Report was verbal.
Motion by Ressel-Hodan, second to allow Building & Grounds Committee to approve the new bid for the Painting Contract at the Pentwater Friendship Center.
ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.
NAYS: 0. ABSENT: Angell-Powell Motion approved 6 - 0.
- 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.
Chair Claudia Ressel-Hodan will be meeting with the MEDC representative at 9 A.M. Friday.
- F. Services - Report submitted in writing.

XI. UNFINISHED BUSINESS

None

XII. NEW BUSINESS

A. Payment Application No. 4 - Marina Waterways Grant - C & I Electric.

Motion by Palmer, second by Burdick to approve the payment application No. 4 in for C & I Electric for the electrical work at the Marina in the amount of \$34,218.

ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: Angell-Powell Motion approved 6 - 0.

B. Michigan Municipal League Annual Meeting - Delegate designation.

Motion by Palmer second by Griffis to approve Trustee Claudia Ressel-Hodan as the delegate for the MML Annual Meeting on Tuesday, September 29, 2020.

ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: Angell-Powell Motion approved 6 - 0.

C. Pedi-Taxi.

Motion by Ressel-Hodan second by Burdick to authorize the Village Manager Chris Brown to approve the request for a transient license from Wesley Stuart for a Pedi-Taxi from Mears State Park Beach to the south end of town with all transient conditions met including proof of liability insurance provided to the Village Administrative offices.

ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, and Hodges.

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

D. Transfer of Funds to DDA for Hancock Improvement Project.

Motion by Ressel-Hodan second by Palmer to approve the transfer of funds from the #101 General Fund to the #248 DDA Fund in the amount of \$18,637.00 for the loan to the Downtown Development Authority Hancock Improvement Project which will be paid back yearly in the amount of \$5,000.

ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: Angell-Powell Motion approved 6 - 0.

E. Park & Rec Improvements - North End Park.

Parks & Rec Director Kate Anderson shared a presentation regarding the North End Park Improvements. Anderson shared the potential grants that are available for adult workout and activity equipment plus child activity and no limits equipment from the vendor Sinclair.

Motion by Ressel-Hodan, second by Palmer to approve Kate Anderson applying for Grants for the North End Park.

Motion rescinded until item (F) Park & Rec Grant Applications.

F. Park & Rec Grant Applications.

Motion by Ressel-Hodan, second by Nugent to approve Park & Rec Director Kate Anderson seeking out Grants and the match amounts required for the North End Park vision to bring back to the Village Council for application approval.

ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: Angell-Powell Motion approved 6 - 0.

G. Close of Hancock Street for August 15th 3 - 5 P.M.

Discussion was held regarding the request to close Hancock Street between the Chamber Office up to First Street for foot traffic only between August 15th from 3 - 5 P.M. Council members discussed the request, the limited time to plan for staff to close the street for the 2-hour time limit. The effort was appreciated when there has been not much offer this year. A concern was offered about requiring the people to move their cars in the middle of the day. The discussion was held that shoppers and visitors will be confused that we are closing the street with no parade. The time frame of two hours that it was pointless. Better to have a longer time frame for sidewalk sales.

Consideration was given to the MDOT detour.

No motion was presented, item died for lack of support. This is not to support the chamber. There are a lot of factors involved.

H. Divestment 327 South Hancock.

Motion by Griffis, second by Palmer to place the property 327 South Hancock up for bid.

Discussion was held with the council regarding the choice order.

(A.) List the property for bid.

(B.) Buyout.

(C.) Brownfield Project.

Discussion was held on suggestions for items in the motion if the property was put up for bid.

1. Time Frame of Bid Process.

2. The right to refuse “any and all bids.”

3. Purchase reveals plans for the building and property.

4. The plans must comply with the Village Master Plan, Zoning Ordinance and Vision Team recommendations.

5. Performance Bond to protect the Village from a project that does not get completed.

The council suggested if the bidding process does not produce a buyer the two boards may want to consider a cash buyout from the Village to the Township. The money can be restricted for an agreeable community project for example “Affordable Housing”. Then, when the Brownfield is completed the Village could match the funds towards that project. Trustee Jared Griffis felt we have a partner in the building and we need to have a level of trust between the parties so it is important to put the building up for bid first and exhaust that option before considering a Brownfield project.

After discussion, Trustee Griffis withdrew his motion and Trustee Palmer withdrew the support.

Motion by Griffis, second by Ressel-Hodan to recommend to Pentwater Township that the jointly owned property at 327 South Hancock known as the Community Hall be placed up for public bidding process. The Village of Pentwater and the Township of Pentwater will have legal counsel write a bid request for 327 South Hancock. The bid request should have a time frame of up to 45 days, with the rights to refuse any or all bids, the bidding party would need to reveal the plans for the property in the bid. The plans for the property need to comply with the Village Master Plan, Zoning Ordinance,

and the findings of the Vision Team survey. The project timeline will need to be revealed and the project may require a performance bond be supplied so that all conditions are met.

ROLL CALL VOTE: AYES: Burdick, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: Angell-Powell. Motion approved.

President Jeff Hodges noted it was a unanimous decision from the Village of Pentwater Council to work together with the Pentwater Township Board for the divestment of 327 South Hancock.

XIII. PUBLIC COMMENTS:

Paula DeGregorio, 270 Sands – I have (2) items. Can I get a clarification on the Affordable Housing, would that be on the property that is across from the church on Business 31?

President Jeff Hodges – That is to be determined. We are talking about taking the money from 327 South Hancock and putting it into affordable housing.

Paula DeGregorio, 270 Sands – If you accept a bid when will the village be out of the building?

President Pro Tempore Jared Griffis – I wanted to say I really appreciated the presentation from Kate Anderson suggested on the North End Park. It's a wonderful idea and it will utilize the property in a better way. I really love the work that she has put into the project and the excitement she has for the project. It's phenomenal, thank you Kate.

President Jeff Hodges – She told me about it last week and she swore me to secrecy. It was hard not to tell people because she was so excited. She did very good work.

Ron Christians, 87 Sands – Good evening everyone. I go along with Jared's comments. I have a view of the park and I see use from all ages. My second point would you want to make sure at the Township meeting on Wednesday evening that you have a delegate of one or two people representing the village.

XIV. CLOSED SESSION:

None

XV. ADJOURNMENT

Hodges adjourn the meeting 8:03 P.M.

Respectfully submitted,

Rande Listerman, MiCPT, CPFA, CPFIM
Clerk/Treasurer

Date