

Village of Pentwater

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

REGULAR MEETING OF THE VILLAGE COUNCIL MEETING MINUTES APRIL 11, 2022 PARK PLACE MEETING CENTER 310 NORTH RUSH STREET

I. CALL TO ORDER

President Jeff Hodges called the regular meeting of the Pentwater Village Council to order at 6:03 P.M. from Park Place Meeting Center at 310 North Rush Street.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Michelle Angell-Powell, Dave Bluhm, 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, and Deputy Clerk/Treasurer and Rec Director Kate Anderson And Deputy Clerk/Treasurer Barb Siok.

IV. PUBLIC COMMENTS – On the agenda

None.

V. APPROVAL OF THE AGENDA

President Hodges requested an approval of the agenda. *Motion* Ressel-Hodan supported by Griffis to approve the agenda as presented with one addition under XIII. New Business, Item K. Fire Department Sale of Equipment.

VOICE VOTE: YES: 7. NAYS: 0. ABSENT: None.

Motion approved 7 - 0.

VI. CONSENT AGENDA

- A. Approval of Minutes: Regular Council Meeting on March 14, 2022, and Special Meeting March 23, 2022.
- B. Disbursements Village: Accounts Payable -\$86,228.77; Payroll - \$79,588.40.
- C. Disbursements from Township: Fire Department – \$2,898.10.
- D. Commission & Board Reports: Planning Commission.
- E. Requests for Village Property use:
 - a. Chris Conroy, Aug. 13 – 18, 2023; Sailboat Regatta Ensign N'tl Championships.
 - b. Centenary UMC, April 17, 2022, 7:30-10:00 A.M.; Sunrise Service.
 - c. PYC, July 29, 2022; Back from the Mac, Aug. 22, 2022; Wooden Boat Show.
 - d. Richard Granger, June 24, 6-9 P.M.; Concert.

Motion by Ressel-Hodan second by Palmer to approve the consent agenda items as presented.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Consent agenda items approved 7 - 0.

VII. ANNOUNCEMENTS

A. Comments from the President.

VIII. CORESPONDENCE

Correspondence directed to the Village Clerk is received, filed and emailed to the Village Council.

A. None.

IX. 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 Palmer, supported by Griffis to approve the financials as presented.

ROLL CALL VOTE: AYES: Angell Powell, Bluhm, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

C. Police Chief – Report submitted in writing.

D. Fire Chief – Report submitted in writing.

E. Zoning Administrator – Report submitted in writing.

F. Rec Director – Report submitted in writing.

X. PUBLIC HEARING

A. None.

XI. COMMITTEE REPORTS

A. Building & Grounds – Minutes submitted in writing.

B. Finances – No meeting, no report.

C. Ordinances – Minutes submitted in writing.

D. Personnel – Minutes submitted in writing.

E. Planning/Economic Development – Minutes submitted in writing.

F. Services – Minutes submitted in writing.

XII. UNFINISHED BUSINESS

A. Leaf Vac Truck.

The Vehicle was sold about 10 days ago.

XIII. NEW BUSINESS

A. Annual Appointments.

- a. Rande Listerman - Clerk/Treasurer.
- b. Kate Anderson - Deputy Clerk/Treasurer.
- c. Barb Siok - Deputy Clerk/Treasurer.
- d. Laude Hartrum - Chief of Police and Harbor Master.
- e. Brian Monton - Village Attorney.
- f. Chris Brown - Street Administrator.
- g. Interim Zoning Administrator Keith Edwards.

Motion by Angell-Powell, supported by Ressel-Hodan to approve the Annual Appointments as presented above.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

B. Resolution No. 2022-04-08 Approval of Village Bank Depositories.

Motion by Griffis, supported by Angell-Powell to approve Resolution No. 2022-04-08 Village Bank Depositories.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

C. Resolution No. 2022-04-09 Water, Sewer & Garbage Rates.

Motion by Palmer, supported by Bluhm to approve Resolution No. 2022-04-09 Water, Sewer, Garbage Rates as presented.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

D. Resolution No. 2022-04-10 Fee Schedule.

Motion by Ressel-Hodan, supported by Palmer to approve Resolution No. 2022-04-10 Fee Schedule as presented.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

E. Renew Alcohol on the Village Green.

Motion by Ressel-Hodan, supported by Angell-Powell to approve the use of alcohol on the Village Green until sundown in alignment with the other Village Parks with the request to have the Ordinance Committee review the current Ordinance and bring back recommendations to change in the future.

ROLL CALL VOTE: YES: Angell-Powell, Bluhm, Nugent, Ressel-Hodan and Hodges.

NAYS: Griffis and Palmer. ABSENT: None.

Motion approved. 5 – 2.

F. Recommendation to Update Water/Sewer Ordinances.

Motion by Palmer supported Griffis to approve sending the Water and Sewer Ordinances to the Village Attorney Brian Monton to draft language which will include the addition of Garden Meters Program and to have the language describing “establishments” in the Water Ordinance be added into the Sewer Ordinance.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Ressel-Hodan, Palmer and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

G. DDA Appointment – Jill Barnes.

Motion by Griffis, supported by Nugent to approve the appointment of Jill Barnes to the Downtown Development Authority with a term ending of December 2025.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Palmer Ressel-Hodan and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

H. Trail Head.

Motion by Angell-Powell, supported by Palmer to approve dividing parcel # 001-025-100-12 owned by the Village in Pentwater Township to allow for 2 acres at the road for the Pentwater Hart Trail Head which will be maintained by Friends of the Pentwater Hart Trail.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Palmer, Ressel-Hodan and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

I. CWP Repair Quote

Motion by Ressel-Hodan, supported by Bluhm to approve the quote for the repair at the Clean Water Plant for Membrane No. 1 in the amount of \$12,298.00. If Membrane No. 2 need repairs the amount will be \$20,046.00. The Council approved taking funds from the RRI Reserves from the Sewer Bond if needed.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Palmer, Ressel-Hodan and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

J. 327 South Hancock Offer.

Motion by Angell-Powell, supported by Palmer to approve the rejection of the purchase offer for 327 South Hancock.

Discussion was held:

Village Manager Chris Brown This agreement is too far off base to accept the offer. Also, the Zoning is not in place so we cannot accept the offer as written.

Trustee Claudia Ressel-Hodan stated 1. The amount of the offer is low for a Brownfield. The Brownfield will save the buyer hundreds of thousands of dollars. 2. To accept the offer before Zoning as Chris pointed out is having the cart before the horse. 3. The design needs full venting; examples are the balconies are they within the property line. 4. The intent to offer a Brownfield is for Economic purposes for the good of the community. Condos would not meet that need. 5. I would like to see commitment on a timeline of the project and a performance bond to protect the Village financially.

Village President Jeff Hodges stated when Chris, Lynn and I met we were all in agreement this was not the right offer. It does point out that we need to get Zoning completed sooner than later.

Trustee Dave Bluhm agrees this is not the right offer. We need to move on from waiting for offers to come in to proactively working on a piece of property that is incredible valuable for this Village with views and everything else it has to offer. The reality is we need to move this forward.

Village Chris Brown also stated according to MEDC guidelines and re-development ready guidelines suggest whatever use you would like to place in the area for Re-Development a). Make sure you have utilities to support. b). Have the Zoning in place; then they will come.

Trustee Dan Nugent it appears to me that the sale of the (4) Condos would pay for the project.

Village Manager Chris Brown the (4) Condos would not be part of the Brownfield they will be exempt.

ROLL CALL VOTE: AYES: Angell-Powell, Bluhm, Griffis, Nugent, Palmer, Ressel-Hodan and Hodges.

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

K. Pentwater Fire Department Equipment Sale.

Motion by Griffis, supported by Palmer to approve the request by the Pentwater Fire Department to take bids for the 1999 F-350 Fire Truck.

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

NAYS: 0. ABSENT: 0. Motion approved 7 - 0.

XIV. PUBLIC COMMENTS:

Cathy Crumb, 94 W. Lowell – Will there be a Spring Leaf Pickup.

Glen Beavis, 705 N Crescent Dr. - Wanted to comment on the acoustics. Kudos to those who helped with this project. But you need to do something about the microphones.

Cathy O’Conner, 337 N. Rush St. - People would appreciate a timeline or explanation on the dredging of the Channel. Just an observation I believe there is a correlation between the proposed water and sewer rate and the garden meters. I don’t know if there is any idea how much water is being used by those that water their lawns.

Dan Hoekstra, 160 E. Fourth St. – Please get out and vote on May 3rd.

Sue Johnson, 318 E Hanover – Will you consider starting an email subscription so your packets and agendas can be email to constituents.

Mary Temple, 560 S Hancock, Unit 11 – I just want to confirm several of us would like you to broadcast meetings where we can interact. Perhaps you can borrow a system and test it out.

Given the importance of zoning to get us where we need to be for development ready I am thankful we have the services of Keith Edwards. Having a novice in place will not serve us well to get us to a place where we are development ready.

Amanda Lewandowski, 338 6th St. – Michigan Treasury has the statistics out on the payments that go to the Municipalities and the Counties for Marijuana Licenses, and they received approximately \$56,400 per license.

XV. COUNCIL COMMENTS:

Trustee Dave Bluhm – The private group is hoping to sound the channel this week. There is a private committee of stakeholders that have been meeting. We have a website set up www.protectpentwaterharbor.org and a Facebook page to go along with it. We will be putting the minutes to our meetings and the technology on the findings and soundings will be place on there as well.

XVI. CLOSED SESSION

None

XVII. ADJOURNMENT

President Hodges adjourned the meeting 7:39 P.M.

Respectfully submitted,

Rande Listerman, MiCPT, CPFA, CPFIM, MiPMC

Date

Clerk/Treasurer