

**Regular Meeting of Village Council**  
**May 13, 2024**  
**Park Place – 310 North Rush Street**

**I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

President Jeff Hodges called the regular meeting of the Pentwater Village Council to order at 6:00 P.M. from Park Place Meeting Center.

**II. ROLL CALL**

Present: Dave Bluhm, Phil Frame, Jared Griffis, Dan Nugent, Kathy O'Connor, Don Palmer, and Jeff Hodges.

Absent: None.

Also present: Clerk/Treasurer Rande Listerman, Police Chief Laude Hartrum, Zoning Administrator/Rec Director Kate Anderson, and Accounting Clerk John Bartlett.

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

Paula DeGregorio, 270 Sands St. – would like to make sure enforcement action is taken on non-licensed Short-Term Rentals and that the fines are paid.

**IV. APPROVAL OF THE AGENDA**

President Hodges requested approval of the agenda. *Motion* by Griffis, supported by Bluhm to approve the agenda with two additions New Business, Item A. a. Infrastructure Alternatives Contract and Item I. Short-Term Rental Rollout.

Voice vote: Yes: 7. No: 0. Absent: 0. Motion approved 7- 0.

**V. CONSENT AGENDA**

A. Approval of minutes: Regular Council Meeting April 8, 2024, Special Council Meeting April 9 & 12, 2024.

B. Disbursements Village: Accounts Payable: \$196,059.13, Payroll: \$ 117,497.82.

C. Disbursements from the Township: Fire Department – Accounts Payable – \$160,057.83.

D. Commission & Board Reports: None.

E. Requests for Village Property use:

1. James Carlson, VFW Post, Memorial Day Parade, May 27<sup>th</sup> @ 10AM to Noon.
2. James Carlson, VFW Post, Poppy Program, May 25<sup>th</sup> from 8AM to 1PM.
3. Mary Marshall, Pentwater Yacht Club, Wooden Boat Show, August 23<sup>rd</sup> & 24<sup>th</sup>
4. Al Pearson, Marine Corps Leagues, Rose Sale-Toys for Tots, June 29<sup>th</sup> 8AM-1PM.

*Motion* by Palmer, supported by Frame to approve the consent agenda with the removal of SABO for discussion.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O'Connor, Palmer, and Hodges.

No: 0. Absent: 0. Motion approved: 7 - 0.

Discussion was held:

Trustee Palmer asked the status of the work that has been completed by SABO to date.

Trustee O'Connor stated the final draft is in the process of being completed. SABO was waiting on Dave and Kathy to supply items that were requested for the key talking points. They are also working on the web page design, strategy including the type of education, timing, and the intended audience.

*Motion* by O'Connor, supported by Nugent to approve the disbursement to SABO Public Relations in the amount of \$294.75.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O'Connor, Palmer, and Hodges.  
No: Palmer. Absent: 0. Motion approved: 6 - 1.

## **VI. ANNOUNCEMENTS**

A. Comments from the President:

1. Proclamation for Harry Brodbeck. President Hodges presented the Proclamation to Harry Brodbeck for the refurbishment of the siren.

## **VII. CORRESPONDENCE**

- o *Correspondence directed to the Village Clerk will be received, filed, and emailed to the Village Council.*
- 1. Valerie Church-McHugh.

## **VIII. VILLAGE DEPARTMENT REPORTS**

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

- A. Village Manager – No report.
- B. Clerk/Treasurer – Report submitted in writing.

*Motion* by Palmer, supported by Frame to receive the May 2024 financials as presented.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O'Connor, Palmer, and Hodges.  
No: 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.
- G. Park Place - Report submitted in writing.

## **IX. COMMITTEE REPORTS**

- A. Buildings & Grounds – No meeting, no report.
- B. Finances – Reports submitted in writing.

- C. Ordinances - No meeting, no report.
- D. Personnel – Reports submitted in writing.
- E. Planning/Economic Development - No meeting, no report.
- F. Service – Reports submitted in writing.

**X. PUBLIC HEARING**

- A. None.

**XI. UNFINISHED BUSINESS**

- A. None.

**XII. NEW BUSINESS**

- A. a. Infrastructure Alternatives Contract.

Motion by Palmer, supported by Griffis to adjourn the vote on the contract until the June 10<sup>th</sup> Council meeting.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O’Connor, Palmer, and Hodges.  
No: 0. Absent: 0. Motion approved 7 - 0.

- b. Petal Project – DDA Ryan Williams.

DDA Board member Ryan Williams presented the Petal Project to the village council. The PowerPoint will be available on the village website for viewing.

- B. Resolution No. 2024-05-14 Return of Delinquent Taxes.

*Motion* by O’Connor, supported by Nugent, to approve Resolution No. 2024-05-14 Return of Delinquent Taxes.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O’Connor, Palmer, and Hodges.  
No: 0. Absent: 0. Motion approved 7 - 0.

- C. Clerk/Treasurer Annual Evaluation.

Motion by Palmer, supported by Frame to approve a \$5,000 salary increase effective April 1, 2024, for the Clerk/Treasurer Rande Listerman. A two percent merit raise in the amount of, \$1,276.30 and a market adjustment in the amount, of \$3,723.70 to bring the salary in line with other communities with similar budgets, number of funds, and responsibilities.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O’Connor, Palmer, and Hodges.  
No: 0. Absent: 0. Motion approved 7 - 0.

- D. Resolution No. 2024-05-16 DWSRF

*Motion* by Bluhm, supported by O’Connor to approve Resolution No. 2024-05-16, Authorizing Issuance of 2024B Capital Improvement Bond - Limited Tax General Obligation.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O'Connor, Palmer, and Hodges.  
No: 0. Absent: 0. Motion approved 7 - 0.

- E. Resolution No. 2024-05-17 Oceana Co. Hazard Mitigation Plan Adoption.  
*Motion* by Frame, supported by Nugent to approve Resolution No. 2024-05-17,  
Oceana County Hazard Mitigation Plan Adoption.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O'Connor, Palmer, and Hodges.  
No: 0. Absent: 0. Motion approved 7 - 0.

- F. West Michigan Carpet Center.  
*Motion* by Frame, supported by Nugent to approve the West Michigan Carpet Center  
invoice for \$4,802.53 ordered on March 19, 2024.

Discussion was held regarding the issue moving forward.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O'Connor, Palmer, and Hodges.  
No: 0. Abstain: Griffis. Absent: 0. Motion approved 6 - 0 - 1.

- G. Harbor Master Boat Slip.  
*Motion* by Palmer, supported by Griffis to approve the Harbor Master Boat Slip for the  
2024 Season.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O'Connor, Palmer, and Hodges.  
No: 0. Absent: 0. Motion approved 7 - 0.

- H. Sara Varga-Late Fees Removed.  
*Motion* by Palmer, supported by Griffis to deny the removal of late charges on ACH  
returns from July 27, 2023, at 180 S. Hancock St. for \$82.50 and 358 Carroll St. for  
\$55.00.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, Nugent, O'Connor, Palmer, and Hodges.  
No: 0. Absent: 0. Motion approved 7 - 0.

- I. Short-Term Rental  
Discussion was held and the Council was updated on the progress of the  
implementation of AVENU STR software.  
Trustee O'Connor wants to see enforcement. "What you permit, you promote".

### **XIII. PUBLIC COMMENTS:**

*Anna Rappa* – lives in Golden Township and is campaigning for the open seat for  
Probate Judge. She wanted to introduce herself. For her campaign, she has been going on  
a listening tour, as a way to get to know the communities and their issues. She currently  
works for Judge Lambrix as a Referee. As a judge, she plans to listen to all the facts and be  
a student of the law. I am the only candidate that has judicial experience at the local level.  
I also have broad experience in the state and federal level and trial court. She is very  
passionate about adequately serving the community we live in. I invite anyone that would  
like to speak to me about the probate court.

*Chris Conroy, 560 S. Hancock St., unit 21 – The new signage looks great at the Marina. The Petal Project is fabulous.*

*Janet Granger, 83 N. Carroll St. – Read the following letter to the Council.*

As residents of the Village who own, and/or reside on corner lots, we are concerned with the defeat of the Corner Lot Setbacks. This study was requested and paid for by the Village Council. Lynee Wells, AICP Founder & CEO of Aligned Planning, with a master's degree in Community and Regional Planning, recommended a 10-foot setback of the secondary street. This setback would ensure Clear Vision and Safety with intersecting village streets, consistent with the goals, objectives, and future land uses of the Village of Pentwater Master Plan. Ms. Wells also stated it will resolve

potential legal issues or administrative problems with ordinances based on recent case law or opinions rendered by the Attorney General of the State of Michigan. In the same meeting, it was brought to our attention that 24 corner lot variances have come before the Zoning Administrator since 2016, thus indicating it is a larger problem that should be dealt with within our community.

We believe that if the zoning for corner lots is not amended, this will hinder growth that would greatly benefit everyone, residents, business owners, and visitors alike. New builds and renovations mean higher taxes on those said properties, which would be advantageous to all of us. Please reconsider this issue, and if possible, take another vote in favor of the 10-foot setbacks on secondary roads. Thank you for your consideration. The letter was signed by the following:

Janet Granger and Barry Freed, 83 N. Carroll St and 464 E. Concord St. Jennifer and Dan Sheehan, 146 N. Mears St, Keith and Susan Stevens, 375 W. Lowell St., Edward and Lesley Reser, 85 S. Mears St., Robert and Alina Shaver, 80 N. Carroll St., John and Cindy DiPangrazio, 233 N. Wythe St.

*Greg VanBoxel - asked for a timeline on the refurbishment of Carroll Street.*

*Paula DeGregorio 270 Sands St. – fell on one of the sidewalks. It is important that someone goes around and prioritizes the sidewalk repairs.*

#### **XIV. COUNCIL COMMENTS:**

*Trustee Bluhm gave an update on the Citizens Committee working on the Harbor. The Army Corp has completed the soundings, a sandbar across the mouth of the channel measures around 7 ½ feet. The Army Corp has no funds in the budget this year for dredging. There is a dredge company in Ludington that would come down, however, we need to fund this ourselves.*

*President Hodges Pentwater does have the attention of our elected officials who are asking what they can do to assist. As you know it is not a short-term issue it is a long-term issue. We are hopeful of finding a solution.*

*Trustee Nugent would like the council to consider re-addressing the corner lot issue and*

encouraged the Service Committee to revisit the licensing agreement with Antler Bar for the dumpster placement.

**XV. CLOSED SESSION**

None.

**XVI. ADJOURNMENT**

President Jeff Hodges adjourned the meeting at 8:09 P.M.

Respectfully submitted,

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Rande Listerman, MiCPT, CPFA, CPFIM, MiPMC  
Clerk/Treasurer

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Date