



**Regular Meeting of Village Council  
July 15, 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: Interim Village Manager Steve Brock, Clerk/Treasurer Rande Listerman, Police Chief Laude Hartrum, Zoning Administrator/Rec Director Kate Anderson, and Deputy Clerk/Treasurer VanNortwick.

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

Heather Douglas 818 First Street - President Hodges should recuse himself from voting on the Antler Bar license agreement.

Norm Shotwell, 474 E First Street - supports the Ordinance Amendment for the height to be changed to 47 feet in the C3 District. On the corner lot amendment, you have hired advice and spent time and money on this issue. Make a decision, and then move on.

**IV. APPROVAL OF THE AGENDA**

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

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

**V. CONSENT AGENDA**

A. Approval of minutes: Regular Council Meeting June 10, 2024, Council Committee of the Whole Meeting June 26, 2024.

B. Disbursements Village: Accounts Payable: \$580,395.53, Payroll: \$91,617.19.

C. Disbursements from the Township: Fire Department - Accounts Payable - \$7,564.90, Payroll \$314.20.

D. Commission & Board Reports: Planning Commission.

E. Requests for Village Property use:

1. Sarah Schultz, Wedding Ceremony, September 9, 2024.

*Motion* by Palmer, supported by Frame to approve the consent agenda items, with the exception of Check No. 50909 SABO Public Relations, LLC for \$2,511.00.

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

*Motion* by Griffis, supported by Frame to approve check number 50909, SABO Public Relations, LLC, in the amount of \$2511.00.

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

**I. ANNOUNCEMENTS**

A. Comments from the President:

President Hodges stated everyone should take a moment to reflect on why we are here. We are fortunate to live in Pentwater. Everyone is here tonight to do what is best for the village. There is a way to do things and a way not to do things.

**II. CORRESPONDENCE**

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

1. Pentwater Service Club 2. Mary Schumaker 3. Raymond Lewandowski 4. Sportsmen Charters  
5. Amanda Lewandowski 6. Charles Lamb 7. Peter Ronneberg 8. Stacey Daggett.

**III. VILLAGE DEPARTMENT REPORTS**

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

- A. Village Manager - No written report.
- B. Clerk/Treasurer - Report submitted in writing.  
Motion by Palmer supported by Nugent to receive the July 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.

## **VI. COMMITTEE REPORTS**

- A. Buildings & Grounds - No meeting, no report.
- B. Finances - No meeting, no reports.
- 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.

## **VII. PUBLIC HEARING**

None.

## **VIII. UNFINISHED BUSINESS**

- A. Antler Bar Licensing Agreement.

Motion by Palmer, supported by Bluhm to approve the Antler Bar Licensing Agreement at the cost of \$100 a month for the Antler Bar's dumpster to sit behind 327 S. Hancock Street in an enclosure provided by the Antler Bar, and it is to be removed at their expense when 327 S. Hancock Street is sold.

Roll Call Vote: Yes: Bluhm, Griffis, Nugent, O'Connor, and Palmer.  
No: Frame, Griffis, and Hodges. Absent: 0. Motion approved 4 - 3.

## **IX. NEW BUSINESS**

- A. Resolution No. 2024-07-22 Award Construction Contracts for Water System Improvements.

Motion by Bluhm, supported by Griffis to approve Resolution No. 2024-07-22 Award Construction Contracts for the Water System Improvements.

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

Motion by Bluhm, supported by Palmer to approve the updated Engineering contract with Fleis & Vandenbrink.

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

- B. Resolution No. 2024-07-23 Amending Resolution Authorizing Issuance of 2024B Capital Improvement Bond (Limited Tax General Obligation).

Motion by Palmer, supported by Frame to approve Resolution No. 2024-07-23 Amending Resolution 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.

C. Sewer Credit – 111 N. Mears Street.

Motion by Palmer, supported by Nugent to approve the sewer credit in the amount of \$420.00, for Kathy Immer at 111 N. Mears Street due to a water leak.

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

D. Ordinance No. 1 of 2024 Amend the Village of Pentwater's Zoning Ordinance Sect. 12.04. - Building Height.

Discussion was held.

Motion by Frame, supported by Griffis to approve Ordinance No. 1 of 2024 Amend the Village of Pentwater's Zoning Ordinance Sect 12.04 - Building Height to 47 feet.

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

E. Consideration for text amendment change Section 3.05D and Section 6.04. - Corner Lots.

Motion by Palmer, supported by Bluhm to deny the consideration for text amendment change to Section 3.05D and Section 6.04 Corner Lots.

Roll Call Vote: Yes: Bluhm, Frame, Griffis, O'Connor, and Palmer.  
No: Nugent and Hodges. Absent: 0. Motion approved 5 - 2.

F. Michigan Municipal League Annual Meeting Delegate.

Motion by Palmer, supported by O'Connor to send President Jeff Hodges and Interim Manager Steve Brock as the MML Delegate for the 2024 annual meeting.

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

G. Approval of the Village Manager Proposed Compensation Package Range.

Motion by Frame, supported by Nugent to approve a salary range for the Village Manager of \$90,000 to \$120,000 a year along with benefits package to be negotiated.

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

**X. PUBLIC COMMENTS:**

Paula DeGregorio, 270 E. Sands – Does not understand why citizens feel they need to park on the Village Green. You can't walk a few blocks? Why not put some playground equipment in the southwest corner of the Village Green?

Amy LaBarge, 605 6<sup>th</sup> Street - appreciated the sound system working better. Just a reminder to the council members please talk into the microphone.

Kay Grahm 479 E Lowell Street - thanked the council members for their service to Pentwater. Asked if a walkway can be placed at St. Vincent's church so you can safely cross 6<sup>th</sup> Street after mass.

Chris Conroy, 560 S. Hancock Street - thank you for the crosswalk at 6<sup>th</sup> Street and S. Hancock Street.

Larry Doran, Wear Township Supervisor - advises against municipalities making a contract with private businesses for the use of public property. Reminding the council at a Building and Grounds committee meeting he shared to park 20 cars you need a space 100 feet by 62 feet.

John Plummer - is confused, he thought the dumpster could be placed in the village road right away versus leasing village property.

**XI. COUNCIL COMMENTS:**

None.

**XII. CLOSED SESSION**

None.

**XIII. ADJOURNMENT**

President Jeff Hodges adjourned the meeting at 8:50 P.M.

Respectfully submitted,

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

\_\_\_\_\_  
Date