

**Bellaire Village Council
Meeting Minutes
December 4, 2024**

1). **Call to Order:** President Bennett called the meeting to order at 7:00 PM.

2). **Roll Call Attendance:**

Present: President Dan Bennett, Council Trustees Patrick Boyd, Trish Drollinger, Bryan Hardy, Eldon McPherson, Helen Schuckel, and Andrew Turner.

Absent:

Staff Present: Nora Stead, Treasurer, Bill Drollinger, Chief of Police

Staff Absent: Bradley Keiser, DPW Supervisor, Angela St. Pierre, Clerk

Also Present: Terry VanAlstine, Margie Boyd, Chrissy Langdon, Angie Les, Steven Folker, and two other unidentified.

3). **Approval of Agenda:** The agenda was approved as presented.

Motion by Boyd, seconded by Schuckel, to approve the agenda as presented. Motion carried by voice vote.

4). **Conflict of Interest:** Trish Drollinger has conflict of interest on item (i) as her husband is an employee of the Village.

5). **Consent Agenda:** The consent agenda was approved as presented.

Motion by Boyd, seconded by Schuckel, to approve the consent agenda as presented. Motion carried by voice vote.

6). **Public Comment on Agenda Items:** None Presented.

7). **Old Business**

a) **County Update:** Terry VanAlstine was present to give an update on the County. He had a meeting with the Administrator and Finance director today. They are looking at a USDA loan to be able to move forward with the public safety center at no additional expense to the taxpayers. The Tar Lake cleanup in Mancelona is happening again and you can expect to see many large trucks hauling dirt and sand. They will be removing contaminated soil and replacing with clean soil and native plants. They are also adding 28 groundwater treatment wells. There has been work at the Bellaire dam to determine how the dam will hold up to a 100-year storm. Burt Thompson is looking at a 5-member road commission board, which would allow them to communicate with another road commissioner without violating the Open Meetings Act.

b) **DDA Update:** Margie Boyd was present to give an update on the DDA. With their recent downtown art exhibit, one of the students at the school loved one of the pieces of art so much an anonymous donor gifted the artwork to her. Willa Gram received \$325 from the DDA as a donation. The tables outside of Village Hall were supposed to be removed by now but still stand and she does not have an update on when those will be put away. The budget for the DDA is presented for consideration.

- c) **Sewer Project Update:** No update was presented.
- d) **FEMA Flood Ordinance Update:** FEMA has updated their deadline which has changed the deadline for the Village to act. The Village does not have to do anything at this time.

8). New Business

- a) **Resolution #16 of 2024- Fee Schedule Update:** The changes to the fee schedule were discussed and approved at the last meeting but a resolution is needed to fully adopt the new fee schedule.

Motion by Boyd, second by McPherson for a roll call vote on Resolution # 16 of 2024.

Yes: Boyd, McPherson, Drollinger, Hardy, Schuckel, Turner, Bennett
No: none
Abstain: none
Absent: none

- b) **Resolution #17 of 2024- Sewer Hookup Rates:** Trustee Turner had questions regarding 3.A. concerning a previous vote to charge 277 S Genessee the water and sewer rates as if they were within the Village limits. President Bennett clarified that their choice to charge this address the single billing rate is due to the owners of this property donating land to the Village for the operation of the Village’s sewer plant. Turner then requested clarification on section 3.b. and the charge of \$2.36 per 1,000 gallons and why that is different than section 1.b. of \$4.41 per 1,000 gallons. He is questioning why these two numbers do not match and when was the last time the rate was \$2.36 per 1,000 gallons for hydrant hook up pricing and if this needed to be updated to be more current. Turner then asked how individuals would be emptying these pools and if they would be going into the sewer system. He then asked how many individuals use this service which Treasurer Mrs. Stead answered that there were two people who used this service this year.

Request by Turner to postpone this item until the next council meeting to research the rates further with the DPW Supervisor.

- c) **Resolution #18 of 2024- ACT 152:** This is an annual resolution to opt out of PA 152 regarding healthcare for Village employees.

Motion by Boyd, second by Turner for a roll call vote on Resolution # 18 of 2024.

Yes: Boyd, Turner, Drollinger, Hardy, McPherson, Schuckel, Bennett
No: none
Abstain: none
Absent: none

- d) **President Pro Tempore Nomination:** President Bennett nominated Trustee Boyd. Trustee Turner asked who the longest sitting member on the council had been which is Trustee Drollinger. Per the Village Council Rules of Procedure, in the event that the President and President pro tem are absent, the longest serving member of the sitting council shall act as

President. Trustee Drollinger spoke about her concern with how many committees Boyd is apart of for the Village. Drollinger is nominating Trustee Hardy for President Pro Tempore.

Vote to appoint Trustee Hardy as President Pro Tempore

Yes: Bennett, Boyd, Drollinger, Hardy, McPherson, Schuckel, Turner

No:

e) **Committee Structure:** President Bennett supplied a proposed council committee structure.

Motion by Drollinger, seconded by Boyd to accept the proposed committee structure presented. Motion carried by voice vote.

f) **Zoning Board of Appeals Reappointments:** Both Patrick Boyd and Josh Todd agreed to reappoint the ZBA with terms expiring November 20, 2028 for Patrick Boyd and November 15, 2027 for Josh Todd. Trustee Turner asked why the term for the members is inconsistent when it comes to the expiration dates. Chief of Police Bill Drollinger answered that the terms are staggered to prevent losing a whole board when the terms expire.

Motion by Hardy, seconded by Boyd to reappoint Josh Todd and Patrick Boyd to the Zoning Board of Appeals. Motion carried by voice vote.

g) **Planning Commission Reappointments:** Both Patrick Boyd and Don Seman agreed to reappoint the Planning Commission with terms expiring November 20, 2028 for Patrick Boyd and November 30, 2027 for Don Seman.

Motion by Drollinger, seconded by Schuckel to reappoint Patrick Boyd and Don Seman to the Planning Commission. Motion carried by voice vote.

h) **Open Seat on Planning Commission:** There is an open seat on the Planning Commission. It is being requested to post this position in the newspaper. Trustee Hardy asked how often this commission meets. Trustee Boyd answered that they meet anywhere from monthly to quarterly depending on the need for meetings.

Motioned by Bennett, seconded by Turner to post for this open position in the local newspaper. Motion carried by voice vote.

i) **Additional Compensation:** Per the employee handbook, additional compensation may be given to employees who have worked for the Village for more than one year paid out in December. A general discussion was held concerning the purpose of this additional compensation. If this were a longevity or a holiday or a combination of both. It was discussed that it is a combination of both and that those who have been employed more than one year should receive additional compensation.

Motion by Boyd, seconded by Turner to approve the standard additional compensation without modification. Motion carried by voice vote.

9). Discussion Items:

a) **Wage Scale:** President Dan Bennett would like the Administration committee to discuss the wage scale and salary schedule.

10. Department/Committee Reports:

- a) *Committee Reports:* None Presented.
- b) *Clerk/Zoning Administrator:* None Presented.
- c) *Treasurer/Deputy Clerk:* Nora Stead reported that there is nothing major to report. She is wrapping up the end of the year wages for the W-2's.
- d) *Department of Public Works:* None presented.
- e) *Police Department:* The fire department will be paying the Village \$2,000 here shortly towards a car plus the \$2,000 that was not paid from last year. Mr. Drollinger asks that the council put that money towards a new car as the price of the car has increased \$10,000 more than previously.
- f) *Planning Commission:* Former council member Dave Ciganick brought to the attention of Patrick Boyd that a house on M-88 in holiday acres is zoned as commercial. When Holiday Acres was built it had been stipulated that all buildings had to look like homes. In order for the owners of this property to sell their house, the buyer would need to finance on a commercial loan. If the property is not rezoned, the owners could also lose their homestead which may cause issues with the State. This item will be discussed at the next planning meeting in January. President Bennett also spoke about the house located at 411 E Cayuga and that the attorney reviewed the case and it would cost the Village a substantial amount of money to address the situation. The owner of half of the property is in the process of gaining full ownership of the property and cannot be held responsible for any improvements made by the Village until she has full ownership. The case is currently in probate court. Mr. Bennett also asked Terry VanAlstine about the senior center to which Mr. VanAlstine replied the property purchased has plans of being torn down to allow for an addition onto the current senior center.

11. Closing Member/Public Comment:

- a) **Trustee Hardy** wanted to remind those that the new fiscal year is coming soon so budget discussions should be a topic on agendas.
- b) **Trustee Turner** asked where in the process of drafting the ballot language for marijuana retail stands. At the August 2024 the council voted 6-1 on drafting the ballot language for the spring elections. President Bennett spoke up about how the attorney is drafting the language for the marijuana retail and short-term rentals. Trustee Turner also requested the council packets be posted on the Village's website for the public to have access to. The county provides their packets online for the public to view. Mr. Turner also wanted to thank Bradley Keiser on removing unlawful advertising signs from around the Village located within the road right-of-way's. Mr. Turner also spoke about the council Rules of Procedure and how they do not state that an individual addressing the council needs to fill out paperwork or stand to address the council. He also did not find anywhere where it states how long a person may speak. President Bennett answered that individuals stand at the podium to help himself and the council hear them when addressing the council. It was also answered that the President may change the time allowed to address the council as needed. Mr. Turner also voiced concern with the office being closed for an extra day the week of Thanksgiving with no posting other than what was on the office doors. Treasurer Mrs. Stead spoke up about how she had already had the day off to spend with family

and that the office was closed the extra day because Clerk Mrs. St. Pierre went home sick and that there are just the two of them in the office. Mr. Turner then brought concern with how only the Clerk and Deputy Clerk have access to the social media profiles to post these unexpected closures and that it may be beneficial to have an additional person allowed to access these profiles.

- c) **Margie Boyd** spoke about how the County is working with Networks Northwest to fill positions on a Materials Management Planning committee. One of the positions to be filled is by an elected council member from one of the villages. No one from any of the five villages has applied. The term is five years and will meet as needed.
- d) **Steven Folker**, village resident, was requesting an update on the marijuana retail businesses and where the Village is in the process. Trustee Boyd spoke about how currently the Planning Commission has planned to discuss marijuana businesses at their next meeting in January.
- e) **Angie Les**, village resident, was requesting an update on the Antrim County Airport tree trimming. Police Chief Drollinger spoke up about how he believes the engineer for the project was put on hold and it was recommended to watch the County meetings for an update on the project. Angie is hoping that the Village has a say in the trees on the property owned by the Village.
- f) **Dan Bennett**, Village President, spoke about how residents are having issues with dogs running around in the Village without being on a leash. A member of the public brought up an individual with a black dog that walks around the Village that is not on a leash. Police Chief Drollinger answered that that individual has the dog on a trailing collar and is considered to be leashed. He also carries a leash with him if needed.

12. Adjourn: Meeting adjourned at 8:04 P.M.

Compiled by Angela St. Pierre.

Minutes are subject to approval.

Approved: _____

Date: _____