

**DRAFT**  
**Bellaire Village Council**  
**Meeting Minutes**  
**July 17, 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 Pat Boyd, Dave Ciganick, Bryan Hardy, Helen Schuckel, and Trish Drollinger.

**Absent:** Eldon McPherson; Bill Drollinger, Chief of Police

**Staff Present:** Nora Stead, Treasurer; Bradley Keiser, DPW Supervisor; Bill Drollinger, Chief of Police; Angela St. Pierre, Clerk.

**Also Present:** Terry VanAlstine, Chrissy Stahl, Margie Boyd, Marna Robertson, Stacy Truesdell, Melissa Zelenak, Carlin Smith, Andrea Belanger, Shelly Dayton, Ryan McConnel, Cathy Odom, Emma Fitzgerald, 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. Absent- McPherson.**

4. **Conflict of Interest:** None presented.

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

**Motion by Schuckel, seconded by Hardy, to approve the consent agenda as presented. Motion carried by voice vote. Absent- McPherson.**

6. **Public Comment:** None presented.

7. **Old Business**

a) **County Update:** Terry VanAlstine was present to give an update on the county. The Village of Elk Rapids council has approved for a planned unit development for an affordable housing project. Mancelona may also do the same. Anyone who would like to have a tour of the jail is welcome to stop by the jail and ask for a tour.

b) **DDA Update:** Shelly Dayton was present to give an update on the DDA. They are in the process of applying for another grant for next year's art exhibit. The banner program is still on track. They are collaborating with Trish Fox to make videos for social media. Bryan Hardy spoke about a concert truck going to be parked at ASI Sunday August 11<sup>th</sup> at 6pm. This concert is free to the public.

c) **Ball Field Update:** The DPW Supervisor, Bradley Keiser was present to give an update on the Ball Field. Little league playoffs were held at the ballfields last week. It was determined that since the ballfield construction is completed a ball field update is no longer needed unless something special comes up.

- d) **Toonies Paving Request:** Since the last meeting, Brent from Toonies is requesting that the road used for parking just north of Toonies restaurant (Hickory Lane) have gravel added and leveled out to reduce the number of dips and uneven soil. Ryan from Toonies was present to speak on behalf of the request. He spoke about the concerns of elderly patrons using that space to park and that the unevenness of the road is a safety concern and that it would be nice if it were made a one-way road. The DPW supervisor, Bradley Keiser, spoke about how Hickory Lane was a one-way road before but per the State of Michigan was decided that it is an approved ORV road to travel through town and cannot be a one-way road. Bradley will have gravel added to help level out the road.

**No action was taken.**

- e) **Consumers Energy Easement Request:** A new agreement with Consumers Energy was presented. After meeting with Consumers energy and showing the parks plan, Consumers came up with much better plan for the needed easement for electrical facilities. The easement is to bore a line under m-88 which will be 5-6 feet in the ground. They will run the electrical lines through conduit which will reduce the need for consumers to dig in the park to replace lines if needed in the future.

**Motion by Boyd, seconded by Schuckel, to approve the new easement agreement with Consumers Energy. Motion carried by voice vote. Absent- McPherson.**

## 8. New Business

- a) **Bee Well Road Closure Request:** Bee Well is requesting the road behind their building and the post office to Antrim County property be closed from 4 PM to 10 PM on August 24<sup>th</sup> to celebrate their 10-year anniversary. They plan to have a dodgeball tournament with some seating available and drinks served from Bee Well.

**Motion by Boyd, seconded by Drollinger, to approve Bee Wells request to close the alley behind Bee Well and the Post office to Antrim Counties property, granted they provide liability insurance for serving alcohol. Motion carried by voice vote. Absent -McPherson.**

- b) **Lauryn Keiser Resignation – Planning Commission:** Lauryn has provided a letter of resignation from the Village of Bellaire Planning Commission.

**Motion by Boyd, second by Schuckel, to accept the resignation and post for an open position on the Planning Commission. Motion carried by voice vote. Absent- McPherson.**

- c) **Steve Elandt Resignation – DPW:** Steve has resigned from his position at the Village of Bellaire DPW.

**Motion by Boyd, seconded by Drollinger, to accept the resignation and post for an open position at the DPW. Motion carried by voice vote. Absent- McPherson.**

- d) **Land Purchase Available – Cemetery:** A discussion was held about general details of the property available for sale. The property for sale is land locked and is considerably hilly. It was brought to attention by the DPW supervisor, Bradley Keiser, that the DPW is “up to their

eyeballs” with cemetery maintenance and if any land is considered to be purchased it should be discussed with Forest Home Township on maintenance of the property.

**This item was referred to the Cemetery Committee for further discussion.**

- e) **2024 Mortensen Cemetery Rates:** Mortensen Funeral Home provided updated cemetery rates for grave openings.

**Motion by Cemetery Committee, Seconded by Hardy, to accept the new cemetery rates by Mortensen Funeral Homes. Motion passed by voice vote. Absent – McPherson.**

- f) **518 E Cayuga Water Bill- Request to expunge past due from previous renters:** Randy Winkler owns property address 518 E Cayuga. His states that his previous renters did not pay their March and April bill causing a negative balance on the account for this address. Randy is requesting that the Village forgive this due balance. A general discussion was held concerning who is responsible for the water bill payments. It was clarified that per the Code of the Village of Bellaire, the property owner is responsible for the water bill.

**No action was taken.**

- g) **Bakertilly Sewer Fund Rate Study:** The sewer rate study for the sewer fund was provided in a packet. The presenters from Bakertilly were absent from the meeting and did not give a presentation to go over the provided sewer fund rate study.

**No action was taken.**

- h) **Resolution #13 of 2024: Construction Contract Award for Wastewater System Improvement:** Andrea from Gordie Frasier was present to speak on behalf of the bid process. They were able to decrease the estimated cost of the project by determining more appropriate engineering factors for the project. Gordie Frasier recommends awarding the construction contract to Grand Traverse Construction for the bid of \$3,364,228.19.

**Motion by Bennett, seconded by Hardy, for a roll call vote on Resolution #13 of 2024 on awarding the construction contract for the wastewater system improvements to Grand Traverse Construction for the bid of \$3,364,228.19.**

**Aye: Boyd, Ciganick, Drollinger, Hardy, Schuckel & Bennett**  
**Nay:**  
**Abstain:**  
**Absent: McPherson**

- i) **Resolution #14 of 2024: Sewer Rates:** The provided Sewer Fund Rate Study from Bakertilly states the needed raise in sewer rates to cover the sewer project mandated by the State. This resolution is the raise in sewer rates for the State mandated project.

**Motion by Boyd, seconded by Hardy, for a roll call vote on Resolution #14 of 2024 on the adoption of the sewer rates.**

**Aye: Boyd, Ciganick, Drollinger, Hardy, Schuckel & Bennett**  
**Nay:**  
**Abstain:**

**Absent: McPherson**

- j) **Bond Ordinance:** It is recommended that the bond be \$4,000,000.00 based upon the current sewer project costs. The bond is to be paid in 30 annual principal installments at an interest rate of 2.00%.

**Motion by Boyd, seconded by Hardy, for a roll call vote on accepting the bond at \$4,000,000.00.**

**Aye: Boyd, Ciganick, Drollinger, Hardy, Schuckel & Bennett**

**Nay:**

**Abstain:**

**Absent: McPherson**

**9. Discussion Items:** Dave Ciganick would like to discuss the possibility of regulating short-term rentals with the fear of losing our sense of community. Terry VanAlstine spoke about Mr. Wendling from the law office and how he wrote some of the ordinances for Grand Traverse County. Patrick Boyd spoke on how he has requested the villages attorney to be present at a Planning Commission meeting in the past concerning short-term rentals but was told by the attorney that we shouldn't do anything as he felt it would open the Village up to a lawsuit. Chrissy Stahl spoke about how at Shanty Creek the golfers are getting younger and younger and tend to be rowdier and more disruptive and she would hate for that to trickle down the hill to the Village.

#### **10. Department/Committee Reports:**

- a) **Committee Reports:** None Presented.
- b) **Clerk/Zoning Administrator:** Angela St. Pierre informed that there are several positions to fill both in the ZBA and the Planning Commission. The position for a Wastewater Plant Superintendent has been posted on several platforms but we have yet to receive any applications.
- c) **Treasurer/Deputy Clerk:** Nora Stead informed that the tax bills will be sent out very shortly.
- d) **Department of Public Works:** None Presented.
- e) **Police Department:** None Presented.
- f) **Planning Commission:** None presented.

#### **11. Closing Member/Public Comment:**

- a) Stacy Truesdell was present to campaign for Antrim County Probate Court Judge.
- b) Melissa Zelenak was present to speak Antrim Conservation District. Their 80th anniversary will have Yankee Station performing July 24<sup>th</sup> starting at 6pm at the conservation district. Emma Fitzgerald introduced herself at the Michigan Green Communities Coordinator for the Antrim Conservation District.
- c) Cathy Odom was present to campaign for Antrim County Clerk.

d) Patrick Boyd spoke about having two people helping to write grants for the Richardi park project.

**12. Adjourn:** Meeting adjourned at 8:00 P.M.

Compiled by Angela St. Pierre.

Minutes are subject to approval.

Approved: \_\_\_\_\_

Date: \_\_\_\_\_