

CITY OF WHITEHALL  
COUNCIL MEETING MINUTES  
May 26, 2015

PRESENT: Bartholomew, Cabala, Hatch, Sikkenga, Smith, and Whalen

ABSENT: Holmstrom

ALSO PRESENT: City Attorney Sweeting, City Clerk Bourdon, City Manager Huebler, Police Chief Squiers, DPW Director Armstrong, Planning Commissioner Mahoney

Mayor Hatch called the meeting to order at 7:30 p.m. in the Garden Room.

#### APPROVAL OF THE AGENDA

Motion by Cabala, seconded by Sikkenga, CARRIED, to approve the agenda. All ayes.

#### PUBLIC HEARING

Mayor Hatch opened the Fiscal Year 2015/2016 Budget public hearing at 7:31 pm. City Manager Huebler commented that the City has excellent fiscal health and provided highlights on the budget. Bruce Froelich, 5150 Brookfield Circle, Montague, asked if we have made our fiscal contribution for this year and appropriated money for next year for the White Lake Ambulance Authority. City Manager Huebler responded that we have paid this year's contribution and have not appropriated for next year. With no other comments the public hearing was closed at 7:36 pm.

Mayor Hatch opened the Tannery Bay Planned Unit Development public hearing at 7:36 pm. Mick McGraw provided background on the development and fielded questions from the public:

Richard Hicks, White River Twp, questioned how the beach front would be terraced. Mick responded that there will be a four foot wall for privacy.

Steve Salter, 120 Livingston, questioned how much leeway he has on changing designs and whether these would be brought to council for approval. Mick responded that he would respond to the market demands on changes and would work with staff to determine if the extent of design changes needs council approval, but for the most part designs would be based on small design alterations (number of bathrooms, etc.).

Jim Runyan, Scenic Woods, asked if floor plans were available yet. Mick responded that designs are still in progress.

Bill Kenny, Whitehall, questioned the average income of potential buyers, if Mick was seeking incentives (water/sewer) from the City, and if local or outside contractors would be used. Mick responded that the units will range from \$250,000 to \$500,000; do have the waterfront grant; and local contractors will be used – the farthest coming from Grand Rapids.

Diane Hicks asked if privacy would be an issue providing enough space between units. Mick responded that he believes there is enough space; it's not designed to be a large lot rural community – it's designed more as a condominium style, but with the benefit of a looser design. As far as docks go, they will only be building the number of docks needed for demand – he is not in the marina business – the slips would be for unit owners.

Bruce Froelich, referenced the Beacon's letter to the editor, concerns about the hides on the north end; if ill fortune occurs and the project is partway done how would the City protect itself for completion (performance bond); and raised concerns about the granny flats (units above garages). Mick responded that there are a 1,000 yards of hides (probably less), but when the shoreline work is done, it will be taken care of. Financing is not dependent on banking; his business has weathered bad times and they are self-funded. He will be following all code requirements for the granny flats.

Tanya Cabala, questioned when hides would be removed (determined by the DEQ to be an aesthetic issue rather than an environmental issue); if they would be taking advantage of the waterfront grant; would there be DEQ oversight (questioned of City Manager Huebler); if the due care plan would be updated; that methane buildup needs to be addressed; and she received recommendations for the south area of wetlands to provide a buffer – physical barrier for wildlife.

Mick responded that the DEQ requested they do the removal of the hides later and will address them when they get to that part of the project. The DEQ delayed the process of the work on the waterfront, but he will do all they can to take advantage of the waterfront grant. City Manager Huebler responded that Horizon will provide oversight. Mick responded that the due care plan would be updated and any issues would be addressed. Methane buildup is not an issue and that there will not be room for an additional barrier.

City Manager Huebler responded to Cabala's request for updates by adding that they will be provided as the project progresses.

Public hearing was closed at 8:46 pm.

#### APPROVAL OF THE MINUTES

Motion by Whalen, seconded by Sikkenga, CARRIED, to approve the May 12 meeting minutes and May 19 budget work session minutes. All ayes.

#### APPROVAL OF THE ACCOUNTS PAYABLE

Motion by Smith, seconded by Bartholomew, CARRIED, to approve the account payables in the amount of \$211,077.72 and checks be drawn in their several amounts. Roll Call Vote: Yes – Bartholomew, Smith, Whalen, Cabala, Sikkenga and Hatch; No – None; Absent – Holmstrom.

#### COMMUNICATIONS

Community Center, Friends of the Playhouse, Muskegon Area First, Senior Happenings, Wastewater

Motion by Whalen, seconded by Bartholomew, CARRIED, that the communications be received and placed on file. All ayes.

#### PUBLIC COMMENT

None.

#### MESSAGES FROM THE MAYOR, COUNCIL AND CITY MANAGER

Mayor Hatch announced the Taste of White Lake event being held on June 4, 2015 and encouraged attendance.

Council Member Cabala announced the committee meeting at the White Lake Community Library tomorrow at 6:30 pm for White Lake beyond delisting. New membership will be shared along with plans going forward. She also announced a preview of a documentary on White Lake which will be shown at the White Lake Community Library on May 30 at 2 pm.

#### UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Howmet Playhouse Grant Application

Motion by Whalen, seconded by Cabala, CARRIED, to approve the Howmet Playhouse's application for grant funding from the Michigan Council for Arts and Cultural Affairs to support the 2016 Summer Theatre Festival.

Roll Call Vote: Yes – Smith, Whalen, Cabala, Sikkenga, Bartholomew, and Hatch; No – None; Absent – Holmstrom

B. Watch Muskegon Banners

City Manager Huebler suggested that since this was discussed at the Budget Work session, no action was required.

C. Resolution 15-11: Budget Adoption

Motion by Bartholomew, seconded by Smith, CARRIED, to adopt the reviewed and amended Fiscal Year 2015/2016 budget.

Roll Call Vote: Yes – Smith, Whalen, Cabala, Sikkenga, Bartholomew, and Hatch; No – None; Absent – Holmstrom

D. Resolution 15-12: Millage

Motion by Whalen, seconded by Smith, CARRIED, to levy the following millage necessary to provide the required revenue from property taxes for municipal purposes FY 2015/2016: General operating 12.77; Streets 3.00; Total 15.77.

Roll Call Vote: Yes – Cabala, Bartholomew, Smith, Whalen, Hatch; No – Sikkenga; Absent – Holmstrom.

E. Resolution 15-13: Fertilizer and Weed Control

Motion by Bartholomew, seconded by Sikkenga, CARRIED, to award the 2015 Fertilizer and Weed Control Application contract to Weesies Brothers Garden Center for the low bid amount of \$3,551.20.

Roll Call Vote: Yes – Bartholomew, Smith, Whalen, Cabala, Sikkenga, Hatch; No – None; Absent – Holmstrom.

F. Resolution 15-14: Tannery Bay PUD

Motion by Sikkenga, seconded by Whalen, CARRIED, to approve the Tannery Bay Planned Unit Development without the attachment of any conditions, required changes, or modifications and thus shall be considered the final development plan.

Roll Call Vote: Yes – Smith, Whalen, Cabala, Sikkenga, Bartholomew, Hatch; No – None; Absent – Holmstrom.

PUBLIC COMMENT

Students from Montague High School, Caleb Dahms, Gage Smith and Jack Eilers introduced themselves and obtained signatures for class credit.

ADJOURNMENT

Motion by Whalen, supported by Sikkenga that the Council meeting be adjourned at 9:00 p.m. All ayes.

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Emery M. Hatch, Mayor

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Brenda Bourdon, City Clerk