

May 20, 2026  
**VILLAGE OF GRAND BEACH REGULAR COUNCIL MEETING**  
May 20, 2026  
5:00 pm ET

**CALL TO ORDER-** President Harry Walder called the meeting to order at 5:00 p.m. EST. In attendance with Walder were Ed Brandes, Ed Sebastian, Jack Grace and Peter Doerr.

**PLEDGE OF ALLEGIANCE**

President Walder asked to add one item to the consent agenda-Hall Rental, Renaissance Academy- and another item under the regular agenda, New Business 20. G, Approve purchase of replacement fencing/installation for various spots on the course. Grace moved to add the items to the agenda as requested; seconded by Doerr and carried unanimously 5-0.

**ADOPTION OF AGENDA-** Brandes moved to approve the agenda as amended; seconded by Sebastian and unanimously carried 5-0.

**ADOPT CONSENT AGENDA-** Doerr moved to approve the consent agenda as amended; seconded by Grace and unanimously carried 5-0.

**PUBLIC COMMENT-**

- a. Meg Piper-Keep flag colors continuous with what we have, do not change. What is the status of emergency water connections.

**PRESENTATIONS/RECOGNITIONS**

Walder acknowledged our newest Police Officer, Megan Bunker, who just graduated from the Police Academy, and Michele Heit our Township Supervisor who were both in attendance.

**COMMISSION REPORTS**

**COUNCIL PRESIDENT'S REPORT**

- a) **Tree Board Donations-**Walder was happy to report the donations for Trees have already reached over \$10,000. He thanked the donors as follows: Martin Joyce, Paul Powers, Stanley Awdisho, Michael Hall, Nancy Trainor, Christina Maciuk and David Birks/Erin Bartholomy.
- b) **Millage Increase-**Walder pointed out that our Millage of 9.0 that was approved last November by our voters has already decreased to 8.9127 before we even collect our first round of property taxes.
- c) **Vanecko hearing 6.15.26-**Walder advised he will finally appear before a judge on June 15<sup>th</sup> for the sale of the Vanecko property at the Jensen Street Beach Access so we should finally get the money from that sale and begin the improvements there.
- d) **List of Accomplishments-** Walder read a list of improvements that have been implemented by the Department of Public Works so far this year. They include the painting of the DPW building, new tree plantings, re-stocked the fish pond, rebuilt stairs at Pine Street easement, completed the sand ramp at Royal Avenue, water tower upgrades

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which also included filling and treating. New flagpole and flowers and plaque by the Arch, pickleball and basketball nets are up as well. He would like to replace the basketball backboards as well, striping of golf cart parking and handicapped parking is happening soon, and the sidewalk project will start in about 2 weeks. Kevin Kramer has donated a fire pit they would like to place outside the pro shop by the picnic tables, and he thanked him for his donation.

### **New Buffalo Township Meeting**

Ed Trainor reminded everyone the hearings that were rescheduled for the cannabis shop violations in New Buffalo Township will be held on June 22<sup>nd</sup> at 5:00 pm ET. The 4/20 holiday went much smoother than last year and that was due to proactive police work and preparation. Trainor is also a member of the Great Lakes Coalition and reported water levels are up 20 inches this year but still far below the record high of 30 inches. He attended a municipal workshop and thanked Supervisor Heit for hosting that. He encouraged Grand Beach residents to join the coalition because we are very affected by the legislation affecting same.

Supervisor Heit invited the public to join the ribbon cutting ceremony for Veterans Park in New Buffalo Township on June 16<sup>th</sup> at 10:00 am ET with a rain date of June 22<sup>nd</sup>.

### **BUILDING & ZONING**

None

### **PARKS & BEACHES**

Peter Doerr reported he and Harry drove around to all of the beach access points this week in anticipation of the Memorial Day holiday, and gave a list of improvements needed to the Village Superintendent, Keith Kehoe. Those will be completed by Friday. He'd like to purchase a new net for the tennis court and a couple of squeegees for the courts to push excess water off as needed. The Clerk's office will order those. He advised Chikaming Open Lands is working on a new grant opportunity and will keep the council informed as it fleshes it.

### **STREETS & WATER**

Ed Sebastian reported the crack filling needed on the streets has been pushed back, he's waiting to hear from the contractor for those new dates. The sidewalk project is scheduled for the second week in June. He and Keith are diligently working on the various water projects needed to upgrade the system to be compliant with EGLE. They have been meeting weekly to stay on top of things and fulfill their consent agreement with EGLE that came from the results of the sanitary survey last October. The emergency water connections with the township is ultimately our call even though EGLE is overseeing the whole scope of the project but they are reluctant to advise one way or the other. The difference in how the water is treated is always the issue, we treat with chloramine, the township treats with chlorine.

### **POLICE**

Ed Brandes reported the survey for the new Police Station was completed just yesterday and we are still looking to hire an architect for the project. Walder reiterated that Grand Beach does not spend any money that isn't split directly with Michiana to keep everything fair. Last week was the Short Term Rental Oversight Committee meeting where they welcomed new member Diane Cody who is the PC liaison now instead of Blake O'Halloran. There was discussion at that meeting of corporate homes, where no one lives at the house but just uses it as a rental, he is not aware of any such rentals here in Grand Beach.

### **PRO SHOP & COURSE**

Jack Grace advised April revenues are up approximately \$1700 from last year. May, however, is way behind last year by

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almost \$20,000 but that is because of the weather. The intake pump at the lake is still an issue which will result in strategic watering of the golf course before long. He will let Keith and Clay Putnam expand on that later. Walder asked what the game plan is if the pump can't be fixed to water the course. Kehoe advised we may need to use Grand Beach water instead but that is not a favorite option. Keith is working with a contractor to get back here to see what they can do with the intake pump. New merchandise has arrived in the Pro Shop and he encouraged everyone to come down and shop.

#### **SERVISCAPE REPORT**

Clay Putnam reported they are currently underbudget by \$7,720, seasonal maintenance is now in full swing. Bunkers are in the process of being edged, tree limbs have been pruned, fairways and rough have been fertilized. They are currently limited to watering the greens only and working with Keith to resolve the clogged lake pump intake line.

#### **PLANNING COMMISSION**

None

#### **COMMITTEE REPORTS**

#### **PERSONNEL REPORTS**

#### **SUPERINTENDENT**

In addition to his written report, Kehoe reminded everyone that Lakeview Avenue will be a one-way street as of this weekend. He and his crew is very busy getting everything beautiful and ready for the Memorial Day weekend. Discussion ensued on previous repairs to the intake pipe at the lake and proposed changes needed. He will keep Harry abreast of the progress with Donkersloot and Sons when they come to check it out next week.

#### **POLICE CHIEF**

Chief Layman was absent, Sergeant Brewster presented his written report in his absence. Brewster advised Tyler is doing well in the academy and is on track to graduate in July. One citation was issued for a trash violation at a short term rental.

#### **BUILDING OFFICIAL**

In addition to his written report, Chad Butler reported there are currently 8 homes under construction in Grand Beach with 39 total open permits. The construction rule is now in place, no Saturday, Sunday or holiday construction outdoors is allowed until after Labor Day. This does not include landscaping however. Inside work is allowed as long as it is quiet and no outside saws are used. Butler advised residents to please hire licensed Michigan contractors if they can as it's hard to enforce any work that a homeowner is unhappy with when they signed the permit as the contractor themselves.

#### **FIRE CHIEF-NB TOWNSHIP**

Written report only

#### **OLD BUSINESS**

- a) **Discuss Verizon Lease buyout**-Brandes reported he and Doerr have diligently gone over the documents for a proposed buyout but does not recommend the Village move forward at this time. The council concurred. Walder thanked both men for their research and time on this project.
- b) **Discuss Grand Beach Drug Policy**- Brandes recommended the Attorney remove "all employees" and then it can come back to the council for final approval in June.

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- c) **Approve design for new Grand Beach Flag**-Council members have reached out to residents for feedback and the majority seems to be to go with the green color and not the blue. Doerr moved to approve the green flag as presented; seconded by Grace and carried by a vote of 4-0, Sebastian abstained.

#### NEW BUSINESS

- a) **Budget Amendments**- Doerr moved to approve the budget amendments as presented; seconded by Brandes and unanimously carried by the following roll call vote:

**Grace-aye**

**Brandes-aye**

**Walder-aye**

**Doerr-aye**

**Sebastian-aye**

- b) Approve **Resolution 2026-03**- A Resolution to object to EGLE's suggestion to eliminate Grand Beach from the Critical Dune Area. Doerr moved to approve the Resolution as presented; seconded by Sebastian and unanimously carried 5-0. Walder advised there has not been any clear cut reason given as to why Grand Beach would suddenly be removed from this designation. Hopefully, the City and Township will put forth their own resolutions as well.
- c) Authorize Chief Layman to hire an additional Part-Time Officer- Sebastian moved to approve the hiring of David Hockenhull as a part-time officer. He has 30 years experience and the cost will be split evenly with Michiana.-seconded by Brandes and unanimously carried 5-0.
- d) Approve purchase and installation of various trees and grasses from A&E Landscaping to be planted throughout the Village for \$9370.00 to be paid from the donations already collected- Brandes moved to approve the request as presented; seconded by Grace and unanimously carried 5-0.
- e) Review quotes for heating/cooling replacement unit at Village Hall-Walder advised there are two quotes before the council this evening for an entire replacement of the heating and cooling system at the Village Hall but he has also reached out to 6 additional contractors to see if anyone can repair it for now. He would like the council to hold off for now until he meets with those contractors. Discussion ensued about the definite need for replacement, but if we can put it off for awhile we would like to do so. The cost will be over \$100,000 as both quotes before them do not cover moving the generator and other electrical/gas connections needed.
- f) HydroCorp Contract Renewal for Cross Connection Services- Sebastian explained this contract was entered into two years ago in order to meet the EGLE requirements for Cross Connection Contamination between pool connections, irrigation connections and drinking water. After the two years only about half of our homes have been inspected and HydroCorp would like us to renew from \$768 per month to \$806.43 per month for the first year and then \$846.78 for the

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second year. Clerk Kim Wolnik advised she received a revised contract today for just a one-year extension at a rate of \$797.38 per month and she would recommend the Council approve that one instead. This gives us time to see if EGLE will reevaluate the residential program stipulations by the end of the year and we may be compliant then as well. Sebastian moved to approve the new reduced contract rate-seconded by Doerr and unanimously carried 5-0.

- g) Approve quote for fencing replacement around the golf course-Grace moved to approve the purchase and installation of new fencing from Custom Fence for \$11,236 from account 584-756-802; seconded by Brandes and unanimously carried 5-0.

#### **Public Comments**

- a) Meg Piper-ADA toddler playground proposal nice but not practical for the Village-scheduling parking improvements at Hall should be mindful of events happening at the same time.

**Correspondence**-Chuck and Linda Maroney on STR issues.

**Adjournment**-There being no further business before the board, Doerr moved to adjourn at 6:10; seconded by Sebastian and carried unanimously 5-0.

Kimberly Wolnik  
Clerk-Treasurer

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