

Village of Lake Isabella
Village Council Minutes
Regular Meeting – January 22, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Lacca, & Torgerson
Members Excused: Griffin, Kiel, & Pattison

The Agenda for the meeting was accepted without objection or modification.

A motion was made by Grey, seconded by Lacca, to approve the Consent Agenda as presented, which included the following items:

1. Invoices and Bills to be Paid
2. Investment Report
3. Balance Sheet
4. Income & Expense Report
5. Draft Minutes of the December 18, 2012 Village Council Meeting
6. Disposal of the October 11, 2011 Closed Session Minutes

ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (4-0-0).

Reports:

- Village President Torgerson congratulated the Village Manager and his family on the birth of their second child.
- Village Manager Wolff reported on the snow plowing budget. He also discussed upcoming training from the MML on public employee law.
- Jessica Rolfe from Yeo & Yeo of Midland was present and gave a report detailing the 2011-2012 Audit. She stated that the Village had once again earned a clean opinion and that in the opinion of Yeo & Yeo the financial statements are accurate and there are no issues of fraud with the Village.
- Dave McGrath from the LIPOA stated that there is currently an opening for District #6 on the LIPOA Board of Directors. He also discussed the talks between the LIPOA and Isabella County regarding accessing the ice over exposed bottomlands of the lake. Wolff stated that he had also requested a legal opinion from counsel on whether the Village had the ability to enforce the no trespassing code for people walking across the bottomland which the LIPOA holds deed to.

Public Hearings:

1. Proposed Ordinance 2012-06: Fence Regulation Update:

Village President Torgerson opened the Public Hearing at 7:17 PM. Manager Wolff read a synopsis of the ordinance.

Public Comments or Questions: None

Village Council Comments or Questions:

Eberhart asked if the intent of the ordinance was to provide greater flexibility to property owners. Wolff said that it was.

Village President Torgerson closed the public hearing at 7:19 PM.

A motion was made by Grey, seconded by Eberhart, to approve Ordinance 2012-06. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (4-0-0).

2. Proposed Ordinance 2012-09: Non Residential Accessory Structures:

Village President Torgerson opened the Public Hearing at 7:20 PM. Manager Wolff read a synopsis of the ordinance.

Public Comments or Questions: None

Village Council Comments or Questions:

Eberhart asked if it was possible for a person to build a pole building in the Village. Wolff stated that it was allowed in certain zones. For example he stated that pole construction was prohibited in residential districts, but not in the Ag or Industrial districts.

Village President Torgerson closed the public hearing at 7:27 PM.

A motion was made by Lacca, seconded by Lacca, to approve Ordinance 2012-09. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (4-0-0).

3. Proposed Ordinance 2013-01: Fireworks:

Village President Torgerson opened the Public Hearing at 7:28 PM. Manager Wolff read a synopsis of the ordinance.

Public Comments or Questions: Wolff stated that the Village had received an email from John Boyd in support of the proposed ordinance.

Village Council Comments or Questions: None

Village President Torgerson closed the public hearing at 7:29 PM.

A motion was made by Grey, seconded by Kiel, to approve Ordinance 2013-01. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (4-0-0).

Public Comments: None

Existing Business:

1. Proposed Dedicated Patrol Agreement with Sherman Township

Wolff updated the Council on the status of the proposed contract with Sherman Township for a dedicated patrol from the Marshal. He highlighted several changes since originally approved by the Village Council.

A motion was made by Lacca, seconded by Eberhart, to approve the changes to the proposed agreement and to authorize the Village President, Village Clerk, and Village Manager to sign the final draft if there are no future changes to the agreement in terms of cost, coverage, or service. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (4-0-0).

Village President Torgerson also discussed security measures at the Village Hall. He discussed training and equipment he feels Village staff should undergo. A motion was made by Grey, seconded by Eberhart, to approve the discussed training and equipment purchases for Village office staff and for the Village Manager to further research security systems for the office as part of the 2013-2014 Budget. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (4-0-0).

New Business

1. **Village Elections**

Wolff gave the Village Council an update on changes made to the laws governing Village elections. At the end of 2012 a new Public Act went into effect resulting in the Village General Election being moved to the Township in November 2014. This means there will not be a Village Council election this year unless the law is changed again. Council members voiced their concerns and displeasure with having the Village elections held at the Township and directed the Manager to work with the MML and members of the legislature to address the concerns that were voiced.

Public Comments: None

With no further business, the Village Council stood in adjournment at 8:04 PM.

x\ _____
Jeffrey P. Grey, Village Clerk

x\ _____
Dave Torgerson, Village President

Village of Lake Isabella
Village Council Minutes
Regular Meeting – April 16, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Griffin, Lacca, & Torgerson
Members Excused: Kiel, & Pattison

The Agenda for the meeting was accepted without objection or modification.

A motion was made by Grey, seconded by Lacca, to approve the Consent Agenda as presented, which included the following items:

1. Invoices and Bills to be Paid
2. Investment Report
3. Balance Sheet
4. Income & Expense Report
5. JCCA Report
6. Draft minutes of the January 22, 2013 Village Council Meeting
7. March 12, 2013 Planning Commission Minutes
8. Draft Minutes of the April 9, 2013 Planning Commission Minutes
9. Disposal of the December 20, 2011 Closed Session Minutes

ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Reports:

- Village President Torgerson congratulated the Village Manager for being selected by the International City/County Manager's Association to travel to California to consult with the development of smartphone apps for local government.
- Village Manager Wolff reported on the snow plowing budget. He provided the Village Council with annual totals for calls for service through Isabella County Central Dispatch. He discussed the comment period with the MDEQ on modifications to Isabella Pellet's Air Quality Permit. He also discussed his meeting with Broomfield Township about providing zoning services in the event that those services are cut by Isabella County.
- LIPOA General Manager George King discussed the status of the gates on the dam. He stated both were still fully open as the water had not yet reached 34 degrees which is the temperature at which the MDNR would like to see the gates closed to help with fish spawning.

Public Hearings:

1. Proposed Sign Variance Request:

Village President Torgerson opened the Public Hearing at 7:14 PM. Manager Wolff read a synopsis of the request.

LIPOA Manager King discussed the request and the desire to add a sign to the southern end of the community to better inform residents of community events.

Public Comments or Questions:

- Ben Burrows of Birdie Drive commented that he lives across the street from the park where the LIPOA is planning to place the sign. He stated that after discussing the issue with Mr. King he is OK with the sign being placed there.
- The Council received an email from Tom & Jan Fox of Birdie Drive stating their objections to the request.

Village Council Comments or Questions:

Grey discussed whether or not a better location could be found, possibly elsewhere on Birdie Drive so that the sign would not obstruct any views of the lake.

Village President Torgerson closed the public hearing at 7:25 PM.

A motion was made by Lacca, seconded by Eberhart, to approve a variance from the Village's sign code which would allow the LIPOA to place a 28 square foot sign with a height 6 feet at the park at the intersection of Clubhouse Drive and Birdie Drive. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

2. Proposed Sale of Village Owned Property:

Village President Torgerson opened the Public Hearing at 7:38 PM. Manager Wolff read a synopsis of the proposed area which could be sold by the Village to Morey Farms, including an easement for access to the property.

Public Comments or Questions:

- Mike Scherba of Isabella Vista commented on the need for maintenance on the driveway for the DPW facility.
- John Boyd of Bundy Drive discussed the Planning Commission's lack of action on a proposed rezoning of the property under consideration for sale.

Village Council Comments or Questions:

Griffin asked for information on the number of buildings and sizes which could be placed on the property if it were sold and rezoned. Wolff replied that Morey Farms is planning to develop a grain storage facility of roughly 4 bins.

Village President Torgerson closed the public hearing at 7:46 PM.

A motion was made by Grey, seconded by Griffin, to table action on this item until all members are present for the discussion. VOICE VOTE: MOTION CARRIED UNANIMOUSLY.

Public Comments:

- LIPOA Manager King discussed the Road Commission's plans for construction on Drew Road and wondered what impact if any that may have on traffic for the fireworks.

- Mary Schilling of Clubhouse Drive apologized for being late, but wanted to object to the sign request as it would detract from their view.

Existing Business: None

New Business

1. Receipt of 2012 Planning & Zoning Report

The Village Council received, and accepted without objection, the 2012 Planning and Zoning Report as approved by the Planning Commission.

2. Public Safety Committee

The Council discussed the Manager's request to consider creating a standing committee of the Village Council to review public safety matters. After discussing the idea, the Council agreed to hold action on the item until next month when all members should be present.

3. Liaison Committee Agenda Items & Next Meeting

The Council discussed agenda items to consider for the next Liaison Committee meeting with the LIPOA. The members from the Village also asked to suggest May 6th as the next meeting date.

4. 2013 Lake Patrols

Wolff asked if the Council would like to have him obtain a proposal to consider next month for a renewal of lake patrols with the Sheriff's Department. The consensus of the Council was that they would like to see a proposal to consider at next month's meeting.

5. June Meeting Date & Budget Schedule

The Council discussed changing the June meeting date to accommodate the Village Charter's budget deadline requirement. After discussing this with the Village Manager the Council elected to keep the date as scheduled and address the budget at the May meeting.

6. Proposed Resolution 2013-01; Broomfield Township Fire Coverage

A motion was made by Griffin, seconded by Lacca, to approve Resolution 2013-01 which is the first of two required resolutions to renew the fire protection special assessment district for the Broomfield Township portion of the Village. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

7. Proposed Resolution 2013-02; Gas Tax Proposal

A motion was made by Grey, seconded by Eberhart, to adopt Resolution 2013-02 which states the Village's objection to the proposed increase of gas taxes and vehicle registration fees to increase transportation funding. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

8. Proposed Resolution 2013-03; Isabella County Charge Back Lots

A motion was made by Grey, seconded by Eberhart, to adopt Resolution 2013-03 which accepts from Isabella County all remaining lots in the village which were not sold at

either tax sale in 2012. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Lacca, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Public Comments:

- Alan Schilling of Clubhouse Drive stated that he is sad he missed the discussion on the LIPOA's sign request and is not happy with the action to approve the request.
- Mary Schilling of Clubhouse Drive stated she did not see a need for the LIPOA's sign as the signs they currently have do not have much information on them.
- Ben Burrows of Birdie Drive stated that there should have been more notice about the sign request.

With no further business, the Village Council stood in adjournment at 8:26 PM.

x\
Jeffrey P. Grey, Village Clerk

x\
Dave Torgerson, Village President

DRAFT



1010 Clubhouse Drive
Lake Isabella, MI, 48893
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office@lakeisabellami.org
www.lakeisabellami.org

**MAY 21, 2013
VILLAGE COUNCIL AGENDA
7:00 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

ROLL CALL:	Jeff Grey	Arnold Griffin
	Charles Kiel	Richard Lacca
	John Eberhart	Dan Pattison
	David Torgerson	

III. AGENDA APPROVAL

IV. CONSENT AGENDA

1. Invoices and Bills to be Paid
2. Investment Report
3. Balance Sheet
4. Income & Expense Report
5. JCCA Report
6. Draft minutes of the April 16, 2013 Village Council Meeting
7. Draft minutes of the May 14, 2014 Liaison Committee Meeting
8. Draft minutes of the May 14, 2013 Planning Commission Meeting

V. REPORTS

1. Village President
2. Village Manager
3. LIPOA Report

VI. PUBLIC HEARING(S):

1. Proposed Resolution 2013-04; Broomfield Township Fire & Rescue Special Assessment District Renewal
2. Proposed Resolution 2013-05; Proposed 2013-2014 Budget & Millage Rate to be Levied in Support of the Budget

VII. PUBLIC COMMENTS AND/OR QUESTIONS

VIII. EXISTING BUSINESS

1. Public Safety Committee
2. Sale of Village Property/Easement
3. Proposed 2013 Lake Patrols Contract
- 4.
- 5.

IX. NEW BUSINESS

1. Proposed Fireworks Contract
2. Proposed Fire/Rescue Coverage Contract
3. Approval of Master Plan Draft for Distribution
4. Proposed Resolution 2013-06; NFIP Resolution #2
- 5.
- 6.

X. PUBLIC COMMENTS AND/OR QUESTIONS

XI. ANNOUNCEMENTS

XII. *RECEIPT OF LEGAL OPINIONS**

XIII. *VILLAGE MANAGER ANNUAL REVIEW**

XIV. ADJOURNMENT

- A draft copy of the proposed minutes of this meeting shall be available at the Village office no later than 8 days following the adjournment of the meeting.
- Anyone needing handicap accessibility is asked to please notify the Village office 48 hours prior to the meeting.
- Unless otherwise indicated all meetings for any Board, Committee, Commission, Council or any other entity of the Village of Lake Isabella shall be held at the Village offices located at 1010 Clubhouse Drive - Lake Isabella, MI 48893
- Public Comments shall be limited to 3 minutes per person. A person wishing to address the Village Council shall state their name and address for the official record. The Village Council may at their discretion respond to comments and/or questions.

**** Indicates an item that the Village Council may enter into Closed Session for discussion.***

Village of Lake Isabella
Village Council Minutes - **DRAFT**
Regular Meeting – June 18, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Village President Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Kiel, Griffin, Lacca, Pattison, and Torgerson
Members Absent: None

The Agenda was accepted without objection or modification.

A motion was made by Kiel, seconded by Lacca, to approve the Consent Agenda as presented which included the following items:

1. Invoices & Disbursements (Bills to be Paid)
2. Balance Sheets
3. Investment Reports
4. Income/Expenditure Reports
5. Joint Construction Code Authority Meeting Minutes
6. Minutes of the May 21, 2013 Finance Committee Meeting
7. Minutes of the May 21, 2013 Village Council Meeting
8. Minutes of the May 21, 2013 Village Council Closed Session

ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson;
NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

Reports:

The Village Manager submitted a report to the Council, he discussed the recent blood drive, July 6th fireworks, code enforcement staff changes, blighted structures enforcement, and road mowing. He also had the regional representative from Frontier to give an update on the DSL development in the community.

Dave McGrath gave the LIPOA report, he discussed the annual meeting and ongoing discussions over some type of forgiveness policy for back and unpaid dues.

Public Hearings:

1. Proposed Sale of Village Owned Lots

Torgerson opened a public hearing to receive comments regarding the addition of several lots obtained this year from Isabella County for unpaid taxes which did not sell at auction at 7:33 PM.

Public Comments: None

Torgerson closed the public hearing at 7:34 PM.

A motion was made by Kiel, seconded by Griffin, to add the list of lots obtained this year from Isabella County to list of lots for sale by the Village at the prices presented by staff.

ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

2. Proposed Sale of “Parcel A” at 201 S. Coldwater Road

Wolff provides an overview of the parcel for the Village Council. This is part of the 14+ acres acquires in 2010 from Mt. Pleasant Excavating.

Torgerson opened the public hearing at 7:38 PM.

Public Comments: John Boyd of Bundy Drive asked about the zoning for the property.

Council Member Comments:

- The Council discussed Wolff’s suggestion that a portion of the sale price be returned if the parcel is purchased and developed within 1 year.
- Wolff also recommended a list of business types to offer this discount to based on the responses from the Village’s Master Plan survey.
- The Council discussed the zoning of the property.
- The Council discussed what the sale price range should be. Prices were discussed between \$20,000 and \$40,000.

Torgerson opened the public hearing at 7:48 PM.

A motion was made by Kiel, seconded by Eberhart, to approve offering the property for sale at a price of \$40,000 and for the Village Manager to present any purchase offers to the Village Council for consideration. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

Public Comments: None

Existing Business

1. Update on USDA Funding Application

Wolff reported to the Council that the USDA had approved funds for the proposed southern Lake Isabella sewer system. Of the \$4.2 million awarded to the project, \$944,000 has been awarded as grant funds. He discussed the plan to inform the property owners in this part of the Village of the grant and present them with the opportunity to initiate a special assessment district for the sewer project.

New Business

1. 2013 Fireworks Permit

A motion was made by Lacca, seconded by Kiel, to approve the permit request for Freedom Fireworks for the 2013 Fireworks show. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

2. Proposed Resolution 2013-09: Final 2012-2013 Budget Amendments

A motion was made by Kiel, seconded by Lacca, to adopt Resolution 2013-09 as presented. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

3. Birdie Drive & Clubhouse Drive Repair Work
A motion was made by Grey, seconded by Eberhart, to approve the bid from Central Asphalt and suspend the Village's normal bidding policy due to market factors outside the control of the Village. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).
4. Proposed Resolution 2013-10: Unclaimed Property Policy
A motion was made by Kiel, seconded by Griffin, to adopt Resolution 2013-10 as presented. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).
5. Proposed Resolution 2013-11: Code Enforcement Procedures
A motion was made by Grey, seconded by Kiel, to adopt Resolution 2013-11 as presented. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).
6. Proposed Resolution 2013-12: Isabella County Central Dispatch Request
A motion was made by Kiel, seconded by Lacca, to adopt Resolution 2013-12 as presented. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).
7. Proposed Resolution 2013-13: Golf Cart Legislation
A motion was made by Grey, seconded by Eberhart, to adopt Resolution 2013-13 which requests legislation to amend state law to allow local communities the ability to allow golf carts on certain public streets. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).
8. Village Debt Refinancing
Wolff presented a proposal from Isabella Bank to refinance the bonds sold for the Village Hall, Salt Barn, and DPW Building and Property into a single bond with a lower interest rate. Wolff reported that doing so would save the Village roughly \$160,000 in interest over the life of the debt, and lower the annual payments made by the Village.
A motion was made by Lacca, seconded by Pattison, to authorize the Village Manager to have the Village's Bond Counsel complete the necessary paperwork for the refinancing and submit documents as needed to the Village Council for approval. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

Public Comments:

- John Boyd of Bundy Drive discussed his term on the Planning Commission and thanked the Council for allowing him the chance to serve his community in this role.
- Mike Scherba of Isabella Vista thanked John Boyd for his time and service on the Planning Commission.
- Bob Thompson, Sherman Township Supervisor stated he wanted to come to the meeting to say hi.

A motion was made by Pattison, seconded by Grey, to enter into a Closed Session to conduct a performance review of the Village Manager at 8:49 PM. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

A motion was made by Lacca, seconded by Grey, to exit the Closed Session at 9:45 PM. ROLL CALL VOTE; YEAS: Eberhart, Grey, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (7-0-0).

With no further business, the Village Council stood in adjournment at 9:46 PM.

x\
Jeffrey P. Grey, Village Clerk

x\
Dave Torgerson, Village President

Village of Lake Isabella
Village Council Minutes - **DRAFT**
Regular Meeting – June 28, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 3:35 PM by Village President Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Kiel, Griffin, Lacca, Pattison, and Torgerson
Members Absent: Grey

Pattison asked if the Agenda could be amended to include an additional item. Wolff stated that since this was a Special Meeting, the Open Meetings Act prevents the Agenda from being modified once it has been posted.

Public Comment: None

A motion was made by Lacca, seconded by Griffin, to enter into a Closed Session at 3:37 PM. ROLL CALL VOTE; YEAS: Eberhart, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

A motion was made by Lacca, seconded by Kiel, to exit the Closed Session at 4:12 PM. ROLL CALL VOTE; YEAS: Eberhart, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

A motion was made by Eberhart, seconded by Kiel, to accept the purchase agreement submitted by Lake Isabella Physical Therapy in the amount of \$25,000 for “Parcel A” at 201 S. Coldwater Road. ROLL CALL VOTE; YEAS: Eberhart, Kiel, Lacca, Griffin, Pattison, and Torgerson; NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

With no further business, the Village Council stood in adjournment at 4:13 PM.

x\ _____
Tim Wolff, Village Deputy Clerk

x\ _____
Dave Torgerson, Village President

Village of Lake Isabella
Village Council Minutes
Regular Meeting – July 16, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Village President Pro-Tempore Dan Pattison and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Griffin, Kiel, Lacca, & Pattison
Members Excused: Torgerson

The Agenda for the meeting was accepted without objection or modification.

A motion was made by Grey, seconded by Lacca, to approve the Consent Agenda as presented, which included the following items:

1. Invoices and Bills to be Paid
2. Investment Report
3. Balance Sheet
4. Income & Expense Report
5. JCCA Report
6. Draft minutes of the June 18, 2013 Village Council Meeting
7. Draft minutes of the June 18, 2013 Village Council Closed Session
8. Draft minutes of the June 28, 2013 Village Council Meeting
9. Draft minutes of the June 28, 2013 Village Council Closed Session

ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, Lacca, & Pattison NAYS: None;
MOTION CARRIED UNANIMOUSLY (6-0-0).

Reports:

- Village President Torgerson was on vacation and did not leave a report.
- Village Manager Wolff reported on the Boater's Safety Class, the MML Insurance Board ballot, the sewer mailing, and the Planning Commission meeting from earlier in the day.
- LIPOA report was given by Dave McGrath. He discussed ongoing talk about a delinquent dues amnesty program for people who have traditionally not been members but would like to join.

Public Hearings: None

Public Comments: None

Existing Business:

1. Isabella Pellet Tax Abatement Status
The Council reviewed the status of outstanding items from their letter in May to the Pellet Factory. Of the outstanding Wolff shared an email he received earlier that day from Sherman Township indicating that the property taxes have been paid. With that, no further action was taken by the Council.

New Business1. Proposed Resolution 2013-08; SPSAD 13-01

A motion was made by Kiel, seconded by Griffin, to adopt proposed Resolution 2013-08. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, Lacca, & Pattison NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

2. Proposed Resolution 2013-07; Debt Refinancing

A motion was made by Kiel, seconded by Griffin, to adopt proposed Resolution 2013-07. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, Lacca, & Pattison NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

3. Committee Appointments

The following individuals were appointed by Village President Torgerson, without objection from the Village Council.

- Dave McGrath was appointed to a three-year term on the Planning Commission.
- Larry Hiither was appointed to a three-year term on the Planning Commission.
- Arvil King was appointed to a three-year term on the ZBA.
- John Dauffenbach was appointed to the remained of a three-year term on the ZBA.
- Becky Thronhill was appointed to a three-year term on the Airport Advisory Board.

4. Proposed Ordinance 2013-03; “Parcel A” Rezoning

Proposed Ordinance 2013-03 was introduced a public hearing set for the August 20th meeting.

5. Proposed Changes to Rental Inspection Ordinance

The Council discussed several proposed changes to the rental inspection program, including changes to mirror a practice of the City of East Lansing which would allow residents to petition for an overlay district to limit rental uses in their neighborhood.

6. JCCA Discussion

The Council discussed the current financial condition of the JCCA. Wolff reported that at the last meeting of the JCCA there was a discussion over possible cost saving measures to help the overall cast situation of the entity. The Council asked Wolff to report back in August on the status of this issue.

7. Village Owned Lots & Proposed Sewer Project

The Council held off on discussion of this item until the August meeting in order for all members to participate in the discussion.

Public Comments:

- Larry Hiither of Queens Way thanked the Village and LIPOA for putting on the fireworks.
- Mike Scherba of Isabella Vista voiced his opinion that if the JCCA is having financial issues it would be worthwhile to give the inspection business back to Isabella County.

A motion was made by Lacca, seconded by Eberhart, to enter into a Closed Session at 7:47 PM to continue their performance review of the Village Manager. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, Lacca, & Pattison NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

A motion was made by Grey, seconded by Eberhart, to leave the Closed Session at 8:38 PM. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, Lacca, & Pattison NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

A motion was made by Kiel, seconded by Lacca, to approve an agreed to employment contract with Tim Wolff to remain as Village Manager. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, Lacca, & Pattison NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

With no further business, the Village Council stood in adjournment at 8:40 PM.

x\
Jeffrey P. Grey, Village Clerk

x\
Dave Torgerson, Village President

DRAFT

Village of Lake Isabella
Village Council Minutes
Regular Meeting – August 20, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Griffin, Kiel, & Torgerson
Members Excused: Pattison & Lacca

The Agenda for the meeting was modified without objection. Items #3 and #4 were removed from New Business.

A motion was made by Kiel, seconded by Grey, to approve the Consent Agenda as presented, which included the following items:

1. Invoices and Bills to be Paid
2. Investment Report
3. Balance Sheet
4. Income & Expense Report
5. Approval of the minutes of the July 16, 2013 Village Council Closed Session
6. Approval of the minutes of the July 16, 2013 Village Council Meeting
7. Approval of the minutes of the August 5, 2013 Finance Committee Meeting
8. Approval of the minutes of the August 13, 2013 Planning Commission Meeting
9. The appointment of Dave McGrath to the Zoning Board of Appeals for a 1 year term as the Planning Commission representative.

ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Reports:

- Village President Torgerson gave a brief report. He stated that in his opinion the sewer project being presented to the property owners in southern Lake Isabella is likely the last best offer they are going to get with respect to a sewer system. He discussed multiple failed past attempts to get to this point and stressed his hope that the property owners will educate themselves on the matter before making up their mind. He stressed that ultimately the Village Council will pursue the direction that a majority of the property owners direct the Village to take.
- Village Manager Wolff provided an update to the Village Council on the MDEQ's Air Quality permit for Isabella Pellet. He also discussed the August Planning Commission meeting, the Code Enforcement, and permit activity.
- LIPOA report was given by Dave McGrath. He discussed the proposed special assessment project to perform repairs to the dam that is being proposed by the Drain Commissioner.

Public Hearings:1. Proposed Ordinance 2013-03; Parcel A Rezoning

Torgerson opened a public hearing for proposed Ordinance 2013-03 at 7:13 PM.

Public Comments:

- Elmer Ledbetter of Red Fox Court asked if this property was adjacent to the airport. Wolff replied that it was not adjacent to the Airport.

With no further public comments, Torgerson closed the public hearing at 7:15 PM.

A motion was made by Grey, seconded by Kiel, to adopt Ordinance 2013-03. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

2. Proposed Resolution 2013-14; SPSAD 2013-01 Confirmation of Roll

Torgerson opened a public hearing for proposed Resolution 2013-14 at 7:17 PM.

Public Comments: None

With no public comments, Torgerson closed the public hearing at 7:18 PM.

A motion was made by Grey, seconded by Griffin, to adopt Resolution 2013-14. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Public Comments:

- Elmer Ledbetter of Red Fox Court complained about the vehicle and trailer parked at 1181 Clubhouse Drive.

Existing Business:1. Proposed Sewer Project Update

Wolff gave the Village Council an update on the proposed sewer project. He discussed the postcards returned to date and the informational meetings that have been held.

2. JCCA Office Location

The Council reviewed a report submitted by Wolff which detailed several options to consider with respect to the Village's involvement in the JCCA. The Council discussed several concerns with bringing the inspection service into the scope of Village operations or by housing the JCCA staff at the Village Hall. The Council directed Wolff to discuss this further with the other members of the JCCA and report back.

3. Proposed Ordinance 2013-04

Proposed Ordinance 2013-04 was introduced without objection and a public hearing set for the September 17th meeting.

New Business1. Wildlife Management Committee

Councilman Grey stated that he had been requested by several residents to revisit the topic of thinning the deer herd. The Council discussed the scope of his request to revisit creating a Wildlife Management Committee. There was discussion as to whether this proposed committee would be limited just deer or focus on other topics such as geese.

Members of the Council voiced concern over creating another committee and expecting Village staff to take on additional work to support said committee. Grey stressed that if the Council was OK with him moving forward on this topic and formally creating a committee he would not request Village staff help him. Several members also voiced a concern of the Village acting alone on this issue and that the LIPOA should be involved as past work has shown a strong need to utilize LIPOA parks and open spaces as part of either a cull or other management plan.

Wolff was asked about obtaining an after season deer cull approval from the DNR. He reported that in 2010 when he reached out to the DNR to explore this option he was told that the DNR would not issue a permit of this nature unless the community adopted a management plan and could document the impact (or lack thereof) of said plan. He stated that the DNR stated to him that they have to account for all interests with respect to the deer, and that there are numerous hunting camps in the area which likely would be opposed to the granting of an out of season cull.

The Council took no formal action on creating a standing or Ad-hoc committee on this subject, but also did not object to Councilman Grey working with the residents who had contacted him to explore options to help address nuisance deer complaints.

2. Liaison Committee Meeting Agenda

Members discussed items to cover at the next Liaison Committee meeting.

5. MML Legislative Agenda

A motion was made by Griffin, seconded by Eberhart, to request that the MML add a clause in its Legislative Agenda to fight for Village's to regain their own elections.

ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Public Comments:

- Dave McGrath of Queens Way inquired as to the number of properties that had returned their postcards to begin the special assessment process for the proposed sewer project. Wolff reported that they roughly 45 postcards returned to date.

A motion was made by Grey, seconded by Eberhart, to enter into a closed session to receive a legal opinion at 8:16 PM. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

A motion was made by Grey, seconded by Kiel, to exit the closed session at 8:44 PM. ROLL CALL VOTE; YEAS: Eberhart, Grey, Griffin, Kiel, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

With no further business, the Village Council stood in adjournment at 8:45 PM.

x\ _____
Jeffrey P. Grey, Village Clerk

x\ _____
Dave Torgerson, Village President

Village of Lake Isabella
Village Council Minutes
Special Meeting – September 3, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 10:03 AM by Village President Pro-Tempore Dan Pattison and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Griffin, Kiel, & Pattison

Members Absent: Torgerson & Grey

Public Comments: None

Business:

1. Resolution 2013-15

A motion was made by Kiel, seconded by Lacca, to adopt proposed Resolution 2013-15 as presented. ROLL CALL VOTE; YEAS: Eberhart, Lacca, Griffin, Kiel, & Pattison NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0)

2. Status Update Case # 13-10814-CZ

Wolff provided an update to the Council regarding the legal action filed against the owner of the blighted property at 1046 Siesta. Wolff reported that despite having applied for, and obtained, rental licenses from the Village in 2011 and 2012 the owner of record is denying ownership of the property. He further reported that the owner of record, while claiming he does not own the property, has generously offered to donate the property to the Village to relieve himself of compliance obligations to the Village's Blight Code. Wolff reported that he informed the Village's attorney that due to unpaid property taxes and assessments on the property the Village could not consider accepting the property as a donation in lieu of condemnation.

3. Resolution 2013-16

A motion was made by Griffin, seconded by Kiel, to adopt proposed Resolution 2013-16 as presented. ROLL CALL VOTE; YEAS: Eberhart, Lacca, Griffin, Kiel, & Pattison NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0)

4. Approval of Bid

A motion was made by Lacca, seconded by Eberhart, to approve the bid of Michigan Pavement Markings to repaint the lines of the Village streets. ROLL CALL VOTE; YEAS: Eberhart, Lacca, Griffin, Kiel, & Pattison NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0)

With no further business, the Village Council stood in adjournment at 10:14 AM.

x\ _____
Jeffrey P. Grey, Village Clerk

x\ _____
Dan Pattison, Village President Pro-Tempore

Village of Lake Isabella
Village Council Minutes
Regular Meeting – September 17, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Lacca, Griffin, Kiel, Pattison, & Torgerson
Members Excused: Grey

The Agenda for the meeting was accepted as presented without objection.

A motion was made by Kiel, seconded by Lacca, to approve the Consent Agenda as presented, which included the following items:

1. Invoices and Bills to be Paid
2. Investment Report
3. Balance Sheet
4. Income & Expense Report
5. Minutes of the August 20, 2013 Village Council Closed Session
6. Minutes of the August 20, 2013 Village Council Meeting
7. Joint Construction Code Authority Minutes & Report
8. Minutes of the August 26, 2013 Liaison Committee Meeting
9. Minutes of the September 3, 2013 Village Council Meeting
10. September 10, 2013 Planning Commission Meeting Minutes

ROLL CALL VOTE; YEAS: Eberhart, Lacca, Griffin, Kiel, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

Reports:

- Village President Torgerson did not make a report.
- Village Manager Wolff gave his monthly report to the Council. He discussed year to date tax collections, permits, and code enforcement cases. He discussed the status of the properties targeted by the Village this year to address blighted structures. Wolff also presented a plaque to Village President Torgerson which recognized his ten years of service on the Village Council.
- There was no report given by the LIPOA.

Public Hearings:

1. Proposed Resolution 2013-17; SPSAD 13-02 Resolution #2

Torgerson opened the public hearing for proposed Resolution 2013-17 at 7:06 PM.

Public Comments: None

With no further public comments, Torgerson closed the public hearing at 7:08 PM.

A motion was made by Kiel, seconded by Lacca, to adopt Resolution 2013-17. ROLL CALL VOTE; YEAS: Eberhart, Lacca, Griffin, Kiel, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).

Public Comments: None

Existing Business:

1. Proposed Sewer Project

The Council reviewed the status of the responses from the property owners in the proposed service district. Wolff reported that 25% of the property owners responded and endorsed moving the project forward.

Lacca asked how many people were mailed to, and how many replied. Wolff replied that the Village mailed to 304 property owners and 76 endorsed moving the project forward.

Pattison asked if the property owners were required to vote yes. Wolff replied that the building and use restrictions do require property owners to support any proposed special assessment district; however the Village is not an enforcing entity to those restrictions.

Griffin inquired about developing a series of mini-systems to service the area. Wolff replied that this had been looked at early in the project and this idea encountered several issues when the MDEQ reviewed it. The MDEQ stated that they would base the treatment requirements on the total of all proposed mini-systems thereby increasing the treatment mandated. They also would require either easements or a drinking water system for all properties between the discharge point and the lake. Lastly, the MDEQ would not approve a system that serviced only a portion of the plat as that would not address the restrictions for all lots.

Kiel asked for Steve Clark from Rowe PSC to comment on the projected costs. Mr. Clark stated that the numbers being presented by Rowe and the Village are the worst case scenario and that he would anticipate bids coming in lower than what is estimated at this time.

Torgerson stated that he really feels that this is the last best offer people are going to see, and that it is unfortunate that so few of them are willing to support the project.

Pattison and Lacca both voiced their support to moving the project forward even without the support of the property owners.

There was discussion over releasing the funds awarded by the USDA to other projects that have applications pending with the USDA. Wolff reported that the USDA has an October 1 fiscal year, and that funds are granted on a fiscal year basis. Meaning funding awarded in the 2012-2013 fiscal year cannot be transferred to the 2013-2014 fiscal year. He also stated that the Village has 5 years to use the funds on the project from the date of award, so the Village could halt the project at this time and revisit it in a couple of years if the Council feels public support may be different.

A motion was made by Kiel, seconded by Eberhart, to drop the proposed sewer project at this time. ROLL CALL VOTE; YEAS: Eberhart, Griffin, Kiel, & Torgerson NAYS: Lacca & Pattison; MOTION CARRIED UNANIMOUSLY (4-2-0).

2. Isabella Pellet – Site Plan Follow-up

The Council discussed the status of unfinished items from the site plan for Isabella Pellet. Wolff and Torgerson reported that ownership of the factory has been in contact with them and they have recently made some changes to their operations and have more capital on

hand to complete the outstanding items. The Council asked for the factory to either have the items completed or be present at their next meeting so they can directly brief the Council on their plans to finish the items.

New Business

1. Introduction of Proposed Ordinance 2013-05
Proposed Ordinance 2013-05 was introduced without objection and a public hearing set for the October 15th meeting.
2. Introduction of Proposed Ordinance 2013-06
Proposed Ordinance 2013-06 was introduced without objection and a public hearing set for the October 15th meeting.
3. Proposed Resolution 2013-18; Bank Account Closures
A motion was made by Kiel, seconded by Lacca, to approve Resolution 2013-18 which closes three inactive checking accounts which are no longer needed by the Village. ROLL CALL VOTE; YEAS: Eberhart, Lacca, Griffin, Kiel, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (6-0-0).
4. Lake Isabella Golf Estates II Permit History Report
Wolff presented a report of the permit history of Lake Isabella Golf Estates II to the Council which he completed after reviewing the permit files at the Central Michigan District Health Department. In his report Wolff detailed that there are still over 30 permit available for use in the plat, as well as 25 homes that were permitted to be built on lots deemed unbuildable in the plat restrictions.
5. MindMixer Idea Report
Wolff presented a report to the Council detailing the input from the community engagement website. Wolff discussed with the Council the feelings of the Planning Commission with respect to the report. He stated that he would work on a final short survey based on this report to email to people as the final piece of public input on the Master Plan. He also asked the Council if they wished to keep the engagement website running past the termination date of the Village's contract. The Council expressed their feelings that the site was valuable but had also served its purpose.
6. Proposed MDEQ Rule Changes for Treating Aquatic Nuisance Plants
Wolff presented information he had received that show several proposed changes being considered by the MDEQ with respect to the treatment of aquatic nuisance plants. The proposed changes would likely result in significant increases in cost to the LIPOA to treat the lake, and also restrict the ability to treat the lake. Wolff asked if there were objections from the Council to him lobbying against the proposed changes. All members voiced their support to Wolff lobbying against the proposed changes due to the impact it would have on Lake Isabella.

Public Comments:

- Mike Scherba of Isabella Vista. Stated that with respect to proposed Ordinance 2013-05 he feels that the Village should not allow two accessory structures on waterfront properties. He also stated that what is being proposed by the MDEQ with respect to

chemical treatment is not realistic and is in favor of the Village lobbying against the changes.

With no further business, the Village Council stood in adjournment at 8:22 PM.

x\

Jeffrey P. Grey
Village Clerk

x\

Dave Torgerson
Village President

Village of Lake Isabella
Village Council Minutes
Regular Meeting – October 15, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Grey, Lacca, Griffin, Pattison, & Torgerson
Members Excused: Eberhart & Kiel

The Agenda for the meeting was accepted with the addition of New Business #7, Release of Files & Legal Representation.

A motion was made by Grey, seconded by Griffin, to approve the Consent Agenda as presented, which included the following items:

1. Invoices and Bills to be Paid
2. Investment Report
3. Balance Sheet
4. Income & Expense Report
5. Minutes of the September 17, 2013 Village Council Meeting
6. Joint Construction Code Authority Minutes & Report

ROLL CALL VOTE; YEAS: Grey, Lacca, Griffin, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Reports:

- Village President Torgerson thanked Wolff for his work on the golf cart legislation.
- Village Manager Wolff gave his monthly report to the Council. He discussed permits and code enforcement. He also discussed street work that is on-going this fall.
- The LIPOA Report was given by Dave McGrath. He discussed the lake drawdown and the contract for weed control in 2014. There was discussion with Mr. McGrath about the proposed special assessment project with the Drain Commissioner. Based on the bids that were submitted it is now estimated that the per lot assessment will be about \$140 per lot.

Grey asked how much this will cost the Village. Wolff replied that based on the number of lots owned by the Village, at that proposed assessment the Village will pay roughly \$16,500 towards the project.

Public Hearings:

1. Proposed Ordinance 2013-04; Rental Code Update

Torgerson opened the public hearing for proposed ordinance 2013-04 at 7:22 PM.

Public Comments: None

With no public comments, Torgerson closed the public hearing at 7:23 PM.

A motion was made by Grey, seconded by Lacca, to adopt Ordinance 2013-04. ROLL CALL VOTE; YEAS: Grey, Lacca, Griffin, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

2. Proposed Ordinance 2013-05; Regulation of Accessory Structures

Torgerson opened the public hearing for proposed ordinance 2013-05; at 7:25 PM.

Public Comments:

- Mike Scherba of Isabella Vista spoke against the proposed ordinance. He objected to the ability proposed in the ordinance which would allow waterfront parcels to have multiple accessory structures.
- Bruce Bachman of Carmen Drive spoke against the ordinance. He stated that the ordinance is already being violated and as a result he is asking \$5,000 to \$8,000 less on the property he is purchasing on Carmen Drive. He also stated that the Council should vote against the variance being requested by Mr. Kravens regarding his shed at 1019 Carmen Drive.

Members of the Council were given a copy of a letter sent by Mr. Bachman to the ZBA, the Village President and the Village Clerk prior to the meeting. In the letter Mr. Bachman asserts that the Kravens should have applied for a variance from the Planning Commission before putting the shed on his property. He also stated that if the Village grants a variance to Mr. Kravens he intends to sue the Village for damages.

Griffin asked Mr. Bachman if his property has a shed on the waterfront side that is essentially blocking the view from the neighbor's property in the same manner that the Kravens' shed is blocking the view from the property he is supposedly purchasing. He replied that he does have a shed on the waterfront but that it was placed before the change in the ordinance went into effect.

The Council discussed the proposed ordinance. Grey discussed the review done by the Planning Commission and noted that it was the position of the Planning Commission that current language in the ordinance is not reasonable based on the perceived intent of the regulation of accessory structures on waterfront parcels.

Griffin voiced concern about having two sheds on waterfront parcels.

Pattison voiced his support of Griffin's concerns.

Torgerson voiced concern over how the Village regulates development on "t-lots."

Lacca also voiced concern over the potential number of accessory structures allowed on waterfront lots under the regulations proposed in this ordinance.

There was discussion regarding how existing detached garages on waterfront parcels should be classified in the zoning code. Griffin noted that the LIPOA used to consider garages "attached" if there was a sidewalk, deck, or breezeway connecting the two structures.

With no further public comments, Torgerson closed the public hearing at 8:18 PM.

A motion was made by Griffin, seconded by Pattison, to return proposed ordinance 2013-05 to the Planning Commission for further work and modification based on the

discussion of the Council. VOICE VOTE: MOTION CARRIED UNANIMOUSLY (5-0-0).

3. Proposed Ordinance 2013-06; Zoning Administration Update

Torgerson opened the public hearing for proposed ordinance 2013-06 at 8:20 PM.

Public Comments:

- Bruce Bachman of Carmen Drive asked what it meant in the summary read by Wolff that all structures would be required to have a permit unless otherwise exempted by the zoning code.

With no further public comments, Torgerson closed the public hearing at 8:22 PM.

A motion was made by Grey, seconded by Pattison, to adopt Ordinance 2013-06. ROLL CALL VOTE; YEAS: Grey, Lacca, Griffin, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Public Comments: None

Existing Business:

1. Isabella Pellet Site Plan Follow-up

Brock Gutierrez from Isabella Pellet was present to discuss the status of the site development with the Village Council. He apologized for the delay in completing items from their site plan and discussed the financial difficulties that the company has been working under. He discussed a recent restructuring of the company and compliance issues with the MDEQ. He discussed efforts on their part to get trees planted on the berms yet this fall and plans for a second structure that would house their raw materials.

The Council discussed the paving of the driveway and need for dust control during the summer. Mr. Gutierrez stated that he would be happy to pay for their drive to be sprayed when the Village has gravel streets brined.

A motion was made by Grey, seconded by Pattison, to delay the driveway paving requirement until the end of 2014, pending further discussions with Isabella Pellet. ROLL CALL VOTE; YEAS: Grey, Lacca, Griffin, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

New Business

1. Proposed Resolution 2013-19; SPSAD 2013-03 1st Resolution

A motion was made by Grey, seconded by Lacca, to adopt Resolution 2013-19 as amended. ROLL CALL VOTE; YEAS: Grey, Lacca, Griffin, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

2. Zoning Board of Appeals Appointments

Village President Torgerson appointed Lee Prince of Fairway Drive to the Zoning Board of Appeals to complete an open term that expires in 2014 and Bruce LaPointe of Fairway Drive as an alternate member to the ZBA for a term that expires in 2016. There were no objections from the Council to these two appointments.

3. Direct Deposit Options

Wolff highlighted some concerns that have come forward regarding offering Direct Deposit. He noted that with Isabella Bank the Village would either have to convert its regular checking account into a Cash Management Account (CMA) or open a new “payroll” account that would be a CMA with a minimum balance of \$60,000 to avoid fees. Wolff explained that the issue with converting to a CMA is that the Village would no longer collect interest on the money held in deposit with the bank.

After discussion, a motion was made by Lacca, seconded by Griffin, to no longer offer Direct Deposit and have the Village’s checking account return to its previous status prior to being converted to a CMA by Isabella Bank. VOICE VOTE: MOTION CARRIED UNANIMOUSLY (5-0-0).

4. Pre-Winter Work Session

The Council discussed holding a work session to prioritize projects for staff this winter. The Council also discussed the need to hold a joint meeting with the Planning Commission based on the discussion over proposed ordinance 2013-05.

5. Proposed Resolution 2013-20; ICMA-RC

A motion was made by Grey, seconded by Griffin, to adopt Resolution 2013-20 which adds the ICMA-RC to the retirement options offered by the Village. ROLL CALL VOTE; YEAS: Grey, Lacca, Griffin, Pattison, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

6. Liaison Committee Meeting & Agenda

The Council briefly discussed the next Liaison Committee meeting. The only topic of interest from the Council was an update on the Dam Project being done by the LIPOA and Isabella County Drain Commissioner.

7. Release of Files & Legal Representation

Wolff informed the Council that the Village’s attorney that handles bonding and financial matters is leaving his current firm and joining a different firm in Grand Rapids. Wolff asked the Council to approve keeping Roger Swets as the Village’s financial and bond counsel and releasing our files from Clark Hill to his new firm. The Council approved this without objection.

Public Comments:

- Lee Prince of Fairway Drive thanked the Council for appointing him to the ZBA. Several members thanked Mr. Prince for his willingness to serve.

With no further business, the Village Council stood in adjournment at 8:53 PM.

x\ (Approved 2013-12-17)

Jeffrey P. Grey
Village Clerk

x\

Dave Torgerson
Village President



1010 Clubhouse Drive
Lake Isabella, MI, 48893
989-644-8654
office@lakeisabellami.org
www.lakeisabellami.org

NOVEMBER 5, 2013
VILLAGE COUNCIL AGENDA
9:00 AM

I. CALL TO ORDER

II. ROLL CALL: Jeff Grey Arnold Griffin
Charles Kiel Richard Lacca
John Eberhart Dan Pattison
David Torgerson

III. PUBLIC COMMENTS AND/OR QUESTIONS

IV. BUSINESS

1. LIPOA No Parking Request
2. SB 444 of 2013

V. ADJOURNMENT

** Indicates an item that the Village Council may enter into Closed Session for discussion.*

Village of Lake Isabella
Village Council Minutes
Special Meeting – November 7, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 9:00 AM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Grey, Griffin, Lacca, and Torgerson

Members Absent: Eberhart, Kiel, and Pattison

Public Comments: None

Business:

1. LIPOA Parking Request

The Council reviewed the request for additional no parking zones to be placed near the entrance to several LIPOA parks. At the last meeting of the Liaison Committee the LIPOA requested that the Village add several new no parking areas as they are considering chaining closed the entrance to their parks this winter.

Lacca stated that he supported the request from the LIPOA and thinks that the Village should help out.

Griffin asked if would be better to prohibit all on-street parking during the winter. Wolff discussed that he had researched this option and was unable to find a community that had totally prohibited all on-street parking during the winter. He also stated that in his opinion such a regulation would not be popular among the community and enforcement would be problematic. He also stated that to make that change the ordinance would need to be amended and based on the schedule of the Council would make a timely adoption unlikely.

Grey stated that he was not supportive of adding all of these no parking zones and would rather prohibit all on-street parking during the winter.

Torgerson asked if Grey would be supportive of simply extending the existing no parking zone on Queens Way. Grey replied that he would not, and also stated that since the Village Charter requires the affirmative vote of four council members to conduct business he would not be willing to support any more no parking zones and if the rest of the Council wished to take that action would need to wait until the next meeting when there were enough votes.

Wolff stated that the Village had a few signs left over from the 2012 sign order and could probably extend the no parking zone on Queens Way with the stock of signs on hand at the DPW building.

Lacca stated that he was against amending the ordinance to prohibit all on-street parking.

Griffin stated that he also was not in favor of banning all on-street parking during the winter.

Torgerson suggested that the issue be tabled until the next regular meeting.

A motion was made by Griffin, seconded by Lacca, to table action on this item until the next regular meeting of the Village Council. VOICE VOTE: MOTION CARRIED UNANIMOUSLY 4-0-0.

2. Follow-up Discussion on Proposed Ordinance 2013-05

Wolff presented several the status of his work on amending the draft of proposed ordinance 2013-05 which was reviewed by the Village Council at its last meeting. Wolff presented a matrix of development options, and discussed development patterns in the LR-1 and LR-2 districts. The Council also discussed the results from the survey he created for the Planning Commission and Village Council on this topic.

All members present were supportive of the changes that were discussed and Wolff stated that he would be making the discussed changes to the proposed ordinance for the Planning Commission to review at its meeting on November 12th.

With no further business, the Village Council stood in adjournment at 9:54 AM.

x\ (Approved 2013-12-17)
Jeffrey P. Grey, Village Clerk

x\
Dave Torgerson, Village President

**Planning Commission Minutes
Regular Meeting November 12, 2013**

Planning Commission Chairman McGrath called the meeting to order at 7:00 PM.

The Pledge of Allegiance was recited.

Members Present: Dunn, Grey, Hiither, Laraway, Schofield, Wirtz and McGrath

Members Absent: None

Members Excused: None

A motion was made by Hiither, seconded by Grey, to approve the Agenda as presented without modification or objection. VOICE VOTE: MOTION CARRIED 7-0-0.

A motion was made by Dunn, seconded by Grey, to approve the minutes of the September meeting with one correction. VOICE VOTE: MOTION CARRIED 7-0-0.

Reports:

- Village Manager Wolff gave his monthly report to the Planning Commission. He discussed the MDEQ's approval for the LIPOA to move to a 6' drawdown. He also discussed FEMA's approval for the Village to administer the NFIP.
- Wolff and McGrath gave an update on the ZBA meeting from the end of October.
- Grey gave an update on the activity of the Village Council. He discussed conversations between the Council and management of Isabella Pellet at their October meeting. He also discussed a request from the LIPOA to increase the No Parking areas around the lake this winter. Grey stated that he was opposed to adding more No Parking areas and would rather ban all on-street parking during the winter.

Public Hearings: None

Public Comments: None

Existing Business:

1. Proposed Master Plan Update

The Planning Commission reviewed the proposed changes to the Master Plan draft. There was discussion regarding the status of the proposed sewer project for southern Lake Isabella. Wolff reported that the Village has 5 years from the date of award to use the funds, and that the intent of the Village Council is to revisit this issue in a couple of years hopefully at a time of an improved economy. Dunn thanked Wolff for his work on this project and stated that it was impressive to see how much more advanced and in-depth this plan was compared to the Village's first Master Plan.

A motion was made by Grey, seconded by Laraway, to recommend the Proposed Master Plan to the Village Council for approval. VOICE VOTE: MOTION CARRIED 7-0-0.

2. Proposed Ordinance 2013-05; Accessory Structure Regulation Amendment

The Planning Commission discussed the comments and concerns of the Village Council with respect to this proposed ordinance. There was discussion over the changes made to the draft based on the comments of the Village Council and the survey that was given to the Planning Commission and Village Council.

There was discussion over where to allow sheds to be placed on waterfront lots. The Planning Commission discussed the possibility of allow Boat Houses. The Foresta Verde area was discussed as an area of the Village where due to the topography Boat Houses would be a logical feature. There was discussion regarding allowing owners of unbuildable lots to have the ability to build a garage on their vacant lot.

After further discussion the Planning Commission felt the need to review the items discussed and revisit the draft at the December meeting. As such, action on this proposed ordinance was tabled until the December meeting without objection.

3. Proposed Ordinance 2013-07; Regulation of Group Homes

The Planning Commission reviewed a first draft of a proposed ordinance to amend the regulation of Group Homes, Nursing Homes, and Assisted Living Facilities in the zoning code. Questions were asked about requirements for a minimum bedroom size, minimum square footage per bed allowed, and the minimum parcel sizes. Wolff reported that he would take these questions to the Village attorney for further review.

Without objection, a public hearing was set for the December 10th meeting.

New Business:

1. Proposed Amendment to “Single-Family” Definition

The Planning Commission reviewed an email send by the Village’s attorney regarding the need to amend the definition of single-family in the zoning code. The Planning Commission directed Wolff to put the changes into an ordinance and schedule a public hearing for the December meeting.

Public Comments:

- Mike Scherba of Isabella Vista shared his opinion that sheds should not be allowed on the lakeside of waterfront properties. He also stated that he was opposed to Boat Houses and that “unbuildable” means “unbuildable” and those lots should remain vacant until a sewer is built. Wolff replied that the Building & Use restrictions never reference the lots as “unbuildable,” but rather limit the number of lots which can be developed with on-site sewer systems. He stated that the restrictions are silent on the matter of development of lots without an on-site sewer system and that ultimately the Village is not the enforcing entity with respect to the restrictions.

Dunn stated that he feels this is an item that should be looked at and views it as a matter of fairness for people who have been prevented from using their property for years.

Without further business, the meeting adjourned at 8:51 PM.

X _____ (Approved 2013-12-10)
Jeffrey P. Grey
Village Clerk

Village of Lake Isabella
Village Council Minutes
Special Meeting – November 25, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 9:02 AM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Griffin, Kiel, and Torgerson
Members Absent: Lacca and Pattison

Public Comments: None

Business:

1. Introduction of Proposed Ordinance 2013-08

Grey and Griffin discussed their experiences with lenders requiring Flood Insurance on loans. There was discussion over what the Village needed to do if it was felt there were issues with the FEMA maps.

After discussion, proposed ordinance 2013-08 was introduced, and a public hearing set for the December 17th meeting.

With no further business, the Village Council stood in adjournment at 9:05 AM.

x\ (Approved 2013-12-17)
Jeffrey P. Grey, Village Clerk

x\ _____
Dave Torgerson, Village President

Village of Lake Isabella
Village Council Minutes
Work Session – December 16, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 8:30 AM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Griffin, Kiel, Lacca, and Torgerson
Members Absent: Pattison

Public Comments: None

Business:

1. **Goal Setting**

The Council discussed the goals from the Master Plan. There was discussion about increasing the information sent to residents, and looking at a joint mailing with the LIPOA to provide a current park map and list of services with a “Who to call” listing on the reverse side.

The Council also discussed the need to identify ownership of the dry hydrants in the community and see what can be done about making them useful during a winter drawdown.

The Council discussed mosquito control, but felt no action was needed.

The Council discussed a trash contract for the community, but felt residents prefer the current system.

The Council discussed options for recording and podcasting Village meetings but felt that it was not needed at this time.

The Council discussed the future of Duquesa Road outside the Village, but did not approve any action to be taken with respect to this issue.

The Council discussed a joint project with the LIPOA for lake dredging and bike/walking trails. It was agreed to discuss this and the joint mailing at the next Liaison Committee meeting.

With no further business, the Village Council stood in adjournment at 11:26 AM.

x\ (Approved 2014-03-18)
Jeffrey P. Grey, Village Clerk

x\
Dave Torgerson, Village President

Village of Lake Isabella
Village Council Minutes
Regular Meeting – December 17, 2013

1010 Clubhouse Drive
Lake Isabella, MI, 48893

The Meeting was called to order at 7:00 PM by Village President Dave Torgerson and the pledge of allegiance was recited.

Members Present: Eberhart, Grey, Lacca, Griffin, & Torgerson
Members Excused: Kiel & Pattison

The Agenda for the meeting was accepted with the addition of New Business #5, Village Hall Office Hours.

A motion was made by Lacca, seconded by griffin, to approve the Consent Agenda as presented, which included the following items:

1. Invoices and Bills to be Paid
2. Investment Report
3. Balance Sheet
4. Income & Expense Report
5. JCCA Report
6. Draft Minutes of the October 15, 2013 Village Council Meeting
7. Draft Minutes of the October 29, 2013 ZBA Meeting
8. Draft Minutes of the November 7, 2013 Village Council Meeting
9. Draft Minutes of the November 12, 2013 Planning Commission Meeting
10. Draft Minutes of the November 25, 2013 Village Council Meeting

ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, Griffin, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Reports:

- The Village's FY 2012-2013 Audit Report was presented by Jessica Young, CPA of Yeo & Yeo of Midland. She reported that once again this year the Village received the highest quality opinion that they issue which is an "unmodified opinion." She reported that there were no issues of noncompliance and that there were no issues found with the internal controls used by the Village. She reported that for the previous Fiscal Year the Village's financial position was largely unchanged with the ending balance in the General Fund, Major Streets Fund, and Local Streets Fund collectively changing by a total of \$1,682. She reported to the Council on the debt being paid off by the Village and the impacts to see from the refinancing of several bonds in 2013.

Grey asked if the Village would need to make any adjustments to satisfy new reporting requirements with GASB standards. Young replied that the Village would not as those changes address pensions and defined benefit retirement plans which the Village does not offer.

Without objection the Council accepted the FY 2012-2013 Audit Report and thanked Yeo & Yeo for their service on this project.

- Isabella County Drain Commissioner Rick Jakubiec was present and provided an update to the Council on the project underway to make repairs to the dam. He discussed the special assessment boundaries that were created by the Isabella Circuit Court in 1970. He said as of right now the assessment level will be around \$50 per lot for 4 years.
Griffin asked if he has plans to make the assessment information more available to the public prior to it being levied. Jakubiec stated that he has to publish information in the Morning Sun twice and mail a notice to all property owners that will be assessed when the assessment roll is set.
- Village Manager Wolff gave his monthly report to the Council. He discussed snow removal and the proposed natural gas build-out in southern Lake Isabella.
- The LIPOA Report was given by Dave McGrath. He stated that the LIPOA Board did not meet in December.

Public Hearings:

1. Proposed Ordinance 2013-08; FEMA – NFIP Map Update

Torgerson opened the public hearing at 7:32 PM.

Public Comments: None

With no public comments, Torgerson closed the public hearing at 7:33 PM.

A motion was made by Grey, seconded by Lacca, to adopt Ordinance 2013-08. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, Griffin, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

2. Proposed Resolution 2013-21; SPSAD 2013-03 Resolution 2 of 2

Torgerson opened the public hearing at 7:34 PM.

Public Comments: None

With no further public comments, Torgerson closed the public hearing at 7:35 PM.

A motion was made by Grey, seconded by Griffin, to adopt Resolution 2013-21. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, Griffin, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

Public Comments: None

Existing Business:

1. Approval of Master Plan

A motion was made by Grey, seconded by Eberhart, to approve the proposed 2013 Master Plan as prepared and recommended by the Planning Commission. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, Griffin, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

2. LIPOA No Parking Requests

The Council continued its discussion of the request made by the LIPOA at the most recent Liaison Committee meeting to close several Village streets to on-street parking

this winter to help deter trespassing over private property to access the lake for ice fishing.

Due to the early onset of winter there was discussion over the ability to install any new street signs in the near future.

Eberhart suggested that the Village keep the status quo for this winter and monitor issues to address before next winter.

Grey stated that the people he spoke to were still more open to a total prohibition of on-street parking all winter rather than adding no parking restrictions to certain areas.

Without objection Grey introduced proposed ordinance 2014-02 which would amend the parking regulations of the Village to prohibit all on-street winter parking.

A motion was made by Lacca, seconded by Eberhart, to table the public hearing for proposed ordinance 2014-02 until all seven members of the Village Council are present, as well as action on proposed Traffic Control Orders 2013-01 through 2013-11 until all seven members are present. VOICE VOTE: MOTION ADOPTED 5-0-0.

3. Proposed Ordinance 2013-05; Regulation of Accessory Structure

Proposed ordinance 2013-05 was reintroduced and a public hearing set for the next meeting of the Village Council without objection.

New Business

1. Proposed Resolution 2013-22; Isabella County “Charge Back” Parcels

A motion was made by Grey, seconded by Eberhart, to adopt Resolution 2013-22. ROLL CALL VOTE; YEAS: Eberhart, Grey, Lacca, Griffin, & Torgerson NAYS: None; MOTION CARRIED UNANIMOUSLY (5-0-0).

2. Introduction of Proposed Ordinance 2014-01; Single Family Definition Amendment

Proposed ordinance 2014-01 was introduced and a public hearing set for the next meeting of the Village Council without objection.

3. Zoning Administrator Certification

The Village Council reviewed the Zoning Administrator Certification program run through MSU and approved the Village Manager attending one of the programs offered this winter to obtain this certification.

4. DPW – Snow Plowing Contract

The Village Council directed the Village Manager to pursue a multi-year contract extension with Malley for additional years on the Village’s snow plowing contract.

5. Village Hall Office Hours

The Council discussed whether or not changes should be made during the winter to reduce the hours that the Village Hall is open. Torgerson stated that he supports this idea and would be in favor of either a shorter span of hours per day the office would be open or being open only 4 days a week. Lacca stated that he feels the office hours should be kept as is. After discussion, no action was taken to adjust the hours that the Village Hall is open during the winter season.

Public Comments: None

With no further business, the Village Council stood in adjournment at 8:10 PM.

x\ (Approved 2014-03-18)
Jeffrey P. Grey
Village Clerk

x\
Dave Torgerson
Village President