

# Village of Pentwater

65 S Hancock St., PO Box 622 Pentwater, Michigan 49449  
(231) 869-8301 Website: [www.pentwatervillage.org](http://www.pentwatervillage.org)

## Special Meeting of Village Council Meeting Minutes May 22, 2023, at 6:00 P.M. PARK PLACE 310 NORTH RUSH STREET

### I. CALL TO ORDER

President Jeff Hodges called the regular meeting of the Pentwater Village Council to order at 6:00 P.M. from the Park Place Meeting Center at 310 North Rush Street.

### II. PLEDGE OF ALLEGIANCE

### III. ROLL CALL

Present: Michelle Angell-Powell, Dave Bluhm, Jared Griffis, Kathy O'Connor, Don Palmer, Jeff Hodges.

Absent: Dan Nugent

Also, present: Village Manager Chris Brown, Deputy Clerk/Treasurer Renee VanNortwick.

### IV. PUBLIC COMMENTS – On the agenda

None.

### V. APPROVAL OF THE AGENDA

President Hodges requested an approval of the agenda. *Motion* by Angell-Powell, supported by Palmer to approve the agenda as presented.

Roll Call Vote:

Yes: Angell-Powell, Bluhm, Griffis, O'Connor, Palmer, Hodges No: 0

Absent: Nugent. Motion Carried 6-0.

### VI. CONSENT AGENDA

#### A. Request for Village Green Property Use.

1. Top of the Village Green – Chocolate Walk Registration – Patrick Fuller on June 10<sup>th</sup> 1:00 P.M.- 4:00 P.M.

*Motion* by Angell-Powell, supported by O'Connor to approve the consent agenda as presented.

Roll Call Vote:

Yes: Angell-Powell, Bluhm, Griffis, O'Connor, Palmer, Hodges No: 0

Absent: Nugent. Motion Carried 6-0.

### VII. COMMENTS FROM THE PRESIDENT

Unfortunately, we had a very sad and tragic accident, and we lost a very special friend of the community. Paul MacDonald, as most of you all know, was a quiet soul but he certainly did a lot for our village, and he is just one of those really good guys behind the scenes. He was

always willing to help do whatever. We certainly will miss him and it is a tough loss for the community.

## **VIII. PRESENTATION BY FLEIS & VANDENBRINK**

A presentation was given by Shane Peterson and Don DeVries from Fleis and VandenBrink regarding the Application for the Drinking Water State Revolving Fund Grant. The handout provided is available on the Village of Pentwater website to view for those unable to attend the meeting at [www.pentwatervillage.org](http://www.pentwatervillage.org).

Discussion was held regarding: how the water lines to replace were chosen; possible flexibility on what is currently on the map to be upgraded if bids come in under the planned amount; the criteria to determine an “over-burdened community” by the State; the timeline for Fleis and VandenBrink to finish and submit the application; clarification of the Intent to Apply submission; clarification on where in the report the data is that supports the need for a new well and how the current wells fall short; the success rate of other municipalities that Fleis and VandenBrink represent and how our application looks compared to those; the possible savings for due to finding a new good well; will the State question the fact that there is no cost alternative for additional treatment of the other wells; other possible grants to better identify the composition of the “unknown” portion of the service lines; and how this new well would impact our water storage demands.

**Meeting at Ease:** 6:56 P.M.

## **IX. PUBLIC HEARING**

Open the Public Hearing: 6:56 P.M.

*Chris Conroy, 560 S Hancock #21* thanked Trustee Bluhm for asking the question about Alternative B that looks at the existing facilities regarding cost analysis of treating as opposed to a new main. Also asked if residents that currently have a well will have access to hook up to Village water once the new line is running from the new well on Chester Street.

*Chris Brown answered yes.*

*Ted Cuchna, 529 S Clymer* asked about the last Master Plan lists that about 800+ services with about half of them identified as lead service. So, you are looking at about 400+ lead services to replace. Are they all in a general area or how many of them would be affected by this new line?

*Shane Peterson, Fleis & Vandenbrink* – The new line on Chester Street, none, because there is not currently lead service lines.

*Ted Cuchna, 529 S Clymer* – asked how many new customers are expected overall?

*Shane Peterson, Fleis & Vandenbrink* – Not immediately, we are not connecting any new ones. There are several existing public water supplies, those being Garrison Park and Oceana Beach Association, that Chris has been in contact with to see if they would be willing and submit a letter of intent to connect to that system. Although I did not identify the number of

houses along that line, so I don't have that answer, but on the streets identified here (Lowell, Rutledge, Green) we are estimating about 60 services that are likely connected to galvanized.

*Ted Cuchna, 529 S Clymer* asked about the comment, "willing to connect" if the line is brought to them is there a Village mandate that they will have to connect if it passes within so many feet?

*FV* There is an ordinance that states that if the house is within 200 feet of that main then they would be mandated to connect.

*Ted Cuchna, 529 S Clymer* Under the chart for financing, you have the assumption that we would get approximately a 2% grant. Is that a good assumption?

*Shane Peterson, Fleis & Vandenbrink* -My assumption is a 1.875% interest rate. This is the lowest rate that the state offers for the State Revolving Fund Loan. There are no assumptions on a grant amount just because this is a record number of applicants, and it is a very competitive program. In the past we have seen overburdened communities get up to 75%, or in some cases 100% grant, although we don't think that is very likely. We do have a good feeling that if funded, that the Village of Pentwater would get at least some principal forgiveness.

*Dan Hooker, 586 E Sixth* – I would like to know what the long-term plan is for Pentwater. I would like to know why we are looking at getting a better source, if that is what we need, when in fact maybe a better treatment might be a better alternative. As an end user, I have a filter in my house. It doesn't matter what the water source is, if this Village is going to grow, water treatment should be a top priority. As this Village grows, we have some fantastic ideas to improve this Village, but we need a water treatment plant. In fact, I am perplexed as to why we are not getting our water from Lake Michigan and then selling it to other townships and other villages, but that is another story. The end product is what I am interested in. Right now, we say there are two good wells that they believe they have found. Wells can get contaminated. And if that happens, we are right back to having to get treatment. Dave (Bluhm), I appreciate you bringing to light the fact that there is a well that except for high carbon dioxide, it is pretty good water. I believe our money is better spent treating that water so that down the road, as we grow, if we need to expand our treatment, we will expand our treatment. Lake Michigan is right here, and I don't know why we don't get our water here.

*Shane Peterson, Fleis & Vandenbrink* – One note, right now your three wells are clustered together and EGLE recommends that you have multiple sources of water in the event a well gets contaminated. So, if contamination migrated into your system, all three wells would be contaminated. Having another source in a different location, a different aquifer, south of town actually gives Pentwater some reliability and redundancy and the ability that if, by chance, you had contamination up here we have another source of water that you're not scrambling at that time with all your wells contaminated but we have another source. So, that is one of the reasons EGLE encourages another well source in a different aquifer.

*Don DeVries, Fleis & Vandenbrink* - Water treatment out of the lake is a very good idea, but it is very expensive. More expensive than treating well water. Ludington does it and has very

good quality water. All the big cities up and down the lake do it that can afford it. It is a lot more expensive to build the system initially than to operate it.

*Dan Hooker, 586 E Sixth* – We are speaking figuratively; I haven't heard any numbers other than the last number. I haven't heard what the costs of Option B or cost of option C or any other options. I haven't heard what it would cost to upgrade our treatment.

*Village Manager Chris Brown* - We won't be treating the new water, that is the beauty of it. We don't need treatment of the new water.

*Dan Hooker, 586 E Sixth* – I understand, but there is always that possibility that it could be contaminated.

*Village Manager Chris Brown* - We already had testing and it requires no treatment.

*Dan Hooker, 586 E Sixth* Understood, but it can be contaminated. He wants the Village to be proactive and not reactive. What are you going to do IF....

Closed the Public Hearing 7:07 P.M.

## **X. NEW BUSINESS**

### **A. Resolution No. 2023-05-14 Drinking Water State Revolving Fund Grant.**

*Motion* by Angell-Powell, supported by Bluhm to approve Resolution No. 2023-05-14 Drinking Water State Revolving Fund Grant as presented.

Discussion was held:

*President Hodges* noted that this just opens the door to see what the funding is. We are not obligated to move forward with any of it. But there is a lot of opportunity, maybe we will not receive funding or maybe we will get two million dollars, it will make a big difference on how we move forward.

*Trustee Palmer* stated in effect, this meets the deadline that we are trying to meet by June 1<sup>st</sup>.

*Trustee Angell-Powell* thanked Village Manager Chris Brown and Services Committee for their work.

*Trustee Bluhm* asked about the financial issues with getting water from Lake Michigan.

*Don DeVries, Fleis & Vandenbrink* – Doesn't have any cost assessment, but building a treatment plant to take water out of Lake Michigan would probably be over 10 million dollars just for building a treatment system. We would have to build a submerged intake out in Lake Michigan about half a mile and then a raw water intake line coming in. It is a pretty complex filtration system.

*Trustee Bluhm* asked if 1.875% interest rate is fixed through the award if we are awarded a grant and it will not increase.

*Shane Peterson, Fleis & Vandenbrink* – Correct

*Trustee Bluhm* asked if we are to get an award and we were to reject the award for some reason, does that impact our ability to get future awards? Does the State look at it as a detriment in the future?

*Shane Peterson, Fleis & Vandenbrink* – No. You could submit this same project plan, or an amended project plan if you wanted to add scope, for the next five years of this Project Plan. So no, it does not hurt your scoring chances at all.

*Trustee Bluhm* stated that he didn't see anything regarding the clustering of the wells in the Project Plan and he thought it would be a good thing to add to make our application look the best we can. He also stated that he has many questions, but this isn't the time to do that. This is a great opportunity; it is a great interest rate if the grant is good and the right time to do this if we have a potential well that is really good. But some of these questions, when it comes down to the cost of our existing wells, are going to need to be asked at a later date before we can accept it.

Roll Call Vote:

Yes: Angell-Powell, Bluhm, Griffis, O'Connor, Palmer, Hodges No: 0.

Absent: Nugent. Motion Carried 6 - 0.

#### **B. 90-Day option on Land Swap Agreement.**

*Motion* by Angell-Powell, supported by Bluhm to approve the Land Swap Agreement for the proposed new well location.

Roll Call Vote:

Yes: Angell-Powell, Bluhm, Griffis, O'Connor, Palmer, Hodges No: 0.

Absent: Nugent. Motion Carried 6 - 0.

#### **C. Purchase of Skid Steer**

*Motion* by Angell-Powell, supported by Palmer to approve the recommendation from the Services Committee for the purchase of the new Skid Steer.

Roll Call Vote:

Yes: Angell-Powell, Bluhm, Griffis, O'Connor, Palmer, Hodges No: 0.

Absent: Nugent. Motion Carried 6 - 0.

#### **XI. COUNCIL COMMENTS**

None.

#### **XII. CLOSED SESSION**

None.

#### **XIII. PUBLIC COMMENTS**

*Gordon Powell, 1045 E Park* asked was Caterpillar the only person you got a bid from?

*Village Manager Chris Brown* – we looked at Kubota and a couple other manufacturers, but the serviceability on them was an issue. Cat offers on-site service, which is convenient since we do not have the ability to transport another brand to the service station. The DPW crew also reviewed the options and recommended the Caterpillar.

**XIV. ADJOURNMENT**

President Hodges adjourned the meeting at 7:17 P.M.

Respectfully submitted,

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Renee VanNortwick  
Deputy Clerk/Treasurer

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Date