



**THE CITY OF THE VILLAGE OF DOUGLAS  
REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, JANUARY 06, 2025 AT 6:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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1. **CALL TO ORDER:** By Mayor North

2. **ROLL CALL:** By Clerk Kasper

PRESENT

Mayor Cathy North

Councilmember Jerome Donovan

Councilmember Neal Seabert

Councilmember John O'Malley

Mayor Pro-Tem Randy Walker

Councilmember Gregory Freeman

Councilmember Matt Balmer

Also Present City Manager Lisa Nocerini

City Clerk Laura Kasper

Planning and Zoning Administrator Sean Homyen

City Treasurer Jenn Tien

3. **PLEDGE OF ALLEGIANCE:** Led by Mayor North

4. **CONSENT CALENDAR**

A. Approve the Council Meeting Agenda for January 6, 2025

B. Approve the Council Regular Meeting Minutes for December 16, 2024

C. Approve Invoices in the Amount of \$161,128.77

D. Appointments/Reappointments

Reappointments - Beth Stefanchik: DDA, Aleshia Balmer: DDA, Paul Marineau: BOR

Appointment – Scott Phelps: Alternate FBOA

*Motion by Balmer, second by O'Malley, to approve the Consent Calendar of January 6, 2025, as amended. – Motion carried by unanimous roll call vote.*

5. **PUBLIC COMMUNICATION – VERBAL:** Commissioner Lubbers provided county updates. Tracey Shafroth provided positive comments about the city 17-acre/affordable housing project.

6. **PUBLIC COMMUNICATION – WRITTEN:** Bob Kenny letter of support regarding the 17-acre/affordable housing project.

7. **UNFINISHED BUSINESS:** None

## 8. NEW BUSINESS

- A. Audit Presentation Fiscal Year Ending June 30, 2024 (L. Nocerini, J. Tien) Siegfried Crandall, PC presented their findings of the annual budget audit.
- B. DDA 2024 Informational/Annual Report - Presentation (DDA Members) Aleshia Balmer, Chair of the DDA presented the report.
- C. Flywheel Companies RFP (L. Nocerini, R. Kilpatrick) Ryan Kilpatrick addressed Councilmember's questions and feedback.

*Motion by Balmer, second by Seabert, to approve issuing a Request for Proposals (RFP), for the redevelopment of the 17-acre site owned by the City of Douglas, with the goal to attract qualified developers to address critical housing needs. – Motion carried by unanimous roll call vote.*

- D. Happystance Social District Permit (S. Homyen)

*Motion by O'Malley, second by Walker, to approve the Social District Permit application submitted by Happystance, acknowledging that it has met all requirements under state regulations (MCL 436.1551). – Motion carried by unanimous roll call vote.*

- E. Resolution No. 01-2025 - Draft Master Plan Distribution (S. Homyen)

*Motion by Balmer, second by O'Malley, to adopt Resolution No. 01-2025, approving the draft Master Plan update for distribution. – Motion carried by unanimous roll call vote.*

- F. Event Policy – Discussion item only

## 9. REPORTS

- A. Commission/Committee/Boards
  - 1. Planning Commission – meets Thursday
  - 2. Kalamazoo Lake Sewer Water – communities met for draft agreement review
  - 3. Downtown Development Authority – meets on the 22<sup>nd</sup>
  - 4. Kalamazoo Lake Harbor Authority – no meeting
  - 5. Douglas Harbor Authority – no meeting
  - 6. Douglas Brownfield Authority – no meeting
  - 7. Fire Board – outgrowing space and looking into options
  - 8. Community Recreation – no meeting
  - 9. Playground Committee – no meeting
  - 10. Tri-Community Wildlife Committee – deer survey is available, results from the public input will be reviewed at the February meeting.
- B. Administration Report – City Manager Nocerini comments – deer survey is open to the public, reminder to the public to stop feeding the deer, the MDNR will fine you if caught feeding them, Wildlife Committee is working towards a balanced approach to address the deer population, Ferry Street pre-con meeting next week, and the DDA passport program is active through January 31<sup>st</sup>.

- 10. **PUBLIC COMMUNICATION – VERBAL:** Ron Willis had city dashboard questions. Michelle mentioned concerns with BDR trails and tree removals.

- 11. **COUNCIL COMMENTS:** Donovan liked the 6:00 PM start time. Balmer mentioned that the trails are on a private development, and the city cannot necessarily control. O'Malley and Freeman wished everyone a

happy new year. Seabert mentioned looking into the Labor Day bridge walk plan and painting the outbuildings at Wade's and reminded everyone to take the deer survey. Walker also would like to look into painting the buildings at Wade's, reminded to shop local, and thanked Lisa and Sean for their work and direction with the DDA.

**12. MAYOR'S REPORT/COMMENTS:** Mayor North congratulated Treasurer Tien for an excellent audit, the completion of the 6-month goals for City Manager Nocerini, and thanked Councilmembers for their work on everything.

**13. ADJOURNMENT**

*Motion by Seabert, second by Walker, to adjourn the meeting.*

Approved on this 21<sup>st</sup> day of January 2025

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

Cathy North, Mayor

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

Laura Kasper, City Clerk

**Certification of Minutes**

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on January 6, 2025, I further certify that the meeting was duly called and that a quorum was present.

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

Laura Kasper, City Clerk