



**THE CITY OF THE VILLAGE OF DOUGLAS  
REGULAR MEETING OF THE CITY COUNCIL  
WEDNESDAY, JULY 05, 2023 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**AGENDA**

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To attend and participate in this remote meeting of the City of the Village of Douglas City Council, please consider joining online or by phone.

Join online by visiting: <https://us02web.zoom.us/j/81998220318>

Join by phone by dialing: +1 (312) 626-6799 | Then enter "Meeting ID": 819 9822 0318

1. **CALL TO ORDER - Mayor**
2. **ROLL CALL - By Clerk**
3. **PLEDGE OF ALLEGIANCE - Led by Mayor**
4. **CONSENT CALENDAR**
  - A. Approval of the July 5, 2023 Council Meeting Agenda
  - B. Approval of the June 19, 2023 Closed Session Minutes
  - C. Approval of the June 19, 2023 Council Meeting Minutes
  - D. Approval of Invoices in the amount of \$230,234.84
  - E. Proclamation - City Logo and Dedicating of City Flag

Motion to approve the Consent Calendar of July 5, 2023 – roll call vote

5. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)**
6. **PUBLIC COMMUNICATION - WRITTEN**
  - A. Frank Holub Email
  - B. Joan Leonard Email
  - C. Debbi & Fred Larsen Letter
  - D. Deputy Clerk Kasper - Filing Notice

**7. UNFINISHED BUSINESS**

**8. NEW BUSINESS**

**A.** National Night Out Event

Motion to approve the Special Event Permit Application for National Night Out 2023, to be held on August 1, 2023 at Beery Field from 6:00pm - 8:00pm. - roll call vote

**B.** Ordinance 02-2023 - To Sell 291 66th Street - First Reading (No Council Action Required)

**C.** Lead Water Service Line Replacement - Sole Source Vendor

Motion to approve Unema Plumbing of Holland, Michigan as a preferred sole source vendor for lead service line replacements for Fiscal Year 23/24 or until the budget is exhausted. - roll call vote

**D.** Resolution No. 24-2023 - Lakeshore Woods Private Road

Motion to adopt Resolution No. 24-2023 - the private road application for Lakeshore Woods private road on the parcel located at 2862 Blue Star Highway (referred to as the "Tranquil" parcel), based on the favorable recommendation of the Planning Commission and the findings noted in the Williams & Works memorandum dated June 8, 2023, and subject to the following conditions:

1. The applicant shall address any issues outlined by the Saugatuck-Douglas Fire Department.
2. The applicant shall work with Saugatuck Township to satisfy any requirements related to the Declaration and Grant of Easement document that may not be addressed in the Douglas Zoning Ordinance.
3. Upon Council approval, the applicant shall record the Declaration and Grant of Easements prior to use of the private road, and provide the City with a recorded copy.
4. The City Attorney shall have final review of the expected revision to the Declaration and confirmation to the City Planner that the Declaration, as revised, satisfies the City Ordinance and the expectations outlined in the City Attorney's letter dated 6/29/23.

- roll call vote

**9. REPORTS**

**A.** Commission/Committee/Boards

1. Planning Commission
2. Kalamazoo Lake Sewer Water
3. Downtown Development Authority
4. Kalamazoo Lake Harbor Authority
5. Douglas Harbor Authority
6. Douglas Brownfield Authority
7. Fire Board
8. Community Recreation
9. Playground Committee

**B.** Staff Written Reports

1. City Manager

**10. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)**

**11. COUNCIL COMMENTS**

**12. MAYOR’S REPORT/COMMENTS**

**13. CLOSED SESSION**

Motion to enter into closed session per Sec: 15.268, sub-section 8 (a) of the Open Meetings Act, to consider a periodic personnel evaluation of, a public officer, employee, staff member, or individual agent, if the named individual requests a closed hearing. - roll call vote

Motion to exit from closed session and return to the regular meeting of City Council for Adjournment. - roll call vote

**14. ADJOURNMENT**

Motion to adjourn the meeting.

**Please Note – The City of the Village of Douglas (the “City”) is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Pamela Aalderink, City Clerk, at (269) 857-1438, or [clerk@douglasmi.gov](mailto:clerk@douglasmi.gov) to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN**



**THE CITY OF THE VILLAGE OF DOUGLAS  
REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, JUNE 19, 2023 AT 7:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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**Join by phone by dialing:** +1 (312) 626-6799 | **Then enter "Meeting ID":** 8807 493 2901

1. **CALL TO ORDER:** By Mayor
2. **ROLL CALL:** By City Clerk
3. **PLEDGE OF ALLEGIANCE**
4. **CONSENT CALENDAR**
  - A. Approve the Agenda for June 19, 2023
  - B. Approve the June 5, 2023 Workshop Minutes
  - C. Approve the June 5, 2023 City Council Meeting Minutes
  - D. Approve invoices in the amount of \$193,185.29

Motion made by Councilmember Seabert, Seconded by Councilmember OMalley.

Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

5. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES)**

County Commissioner Kappinga presented a brief report from the county, they have hired Williams & Works to assist with the aquifer, Judge Kingas will be retiring, there are a higher than usual number of court cases in the county, solar fields are replacing farm fields which is worry some because Michigan is the third largest farm state.

6. **PUBLIC COMMUNICATION – WRITTEN:**

- A. Robert Karns Communication
- B. Michael Ger - Communication
- C. Mark Newman - Communication From Planning

7. **UNFINISHED BUSINESS**

8. **NEW BUSINESS**

A. Ordinance No. 03-2023 - Rezone PPN 03-59-350-017-20

Motion to amend Ordinance 03-2023, Request by Saugatuck Public Schools to rezone parcel # 59-350-017-20 from C-2, General Commercial to C-1, Village Center and R-5, Multiple Family Residential, removing paragraph four under the Preamble which pertains to lot splits. - roll call vote

Motion made by Councilmember Seabert, Seconded by Councilmember OMalley. Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

B. Resolution No. 20-2023 - Approving Bus Garage Lot Split

Motion to adopt Resolution No. 20-2023, approving lot split parcel #03-59-016-088-00, Southwest corner of Fremont Street and Blue Star Highway parcel # 03-59-350-017-20, section 350. - roll call vote

Motion made by Councilmember Seabert, Seconded by Mayor Pro-Tem North. Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

C. Resolution No. 21-2023 - Fiscal Year 2022-2023 Budget Amendment

Motion to adopt Resolution 21-2023, which outlines the amendments to the City of Douglas annual budget for fiscal year 2022-2023. - roll call vote

Motion made by Mayor Pro-Tem North, Seconded by Councilmember Freeman. Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

D. Resolution No. 22-2023 - Award of Wayfinding Sign Project

Motion to adopt Resolution No. 22-2023, Awarding the Wayfinding Sign Fabrication and Installation to Praise Sign Company of Grandville, Michigan for the Blue Star Corridors portion of the Wayfinding Project in the amount of \$24,780. - roll call vote

Motion made by Councilmember Walker, Seconded by Mayor Pro-Tem North. Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

E. Resolution No. 23-2023 - Environmental Consultant

Motion to adopt Resolution No. 23-2023, accepting the proposal from PM Environmental in the amount of \$55,000 for environmental consulting services related to the EPA Brownfield Cleanup grant activities. - roll call vote

Motion made by Councilmember Seabert, Seconded by Councilmember Walker. Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

F. DPW Equipment Purchase

Motion to approve the trade in of the 2001 John Deere 4200 tractor and the two 2011 Holder C992 tractors and the purchase of two 2023 John Deere 3046Rs and attachments for \$114,470. - roll call vote

Motion made by Councilmember Freeman, Seconded by Councilmember Seabert.

Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

G. Special Event Application - 4th of July

Motion to approve the Fourth of July special event application submitted by the City of Saugatuck. - roll call vote

Motion made by Councilmember Seabert, Seconded by Councilmember OMalley.

Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

Council discussion on the need to include the city's in kind donations as well as monetary donations. Police, Dept. Public Work, machinery, barracades, all are donations to many events.

**9. REPORTS**

A. Commission/Committee/Boards

Planning's next meeting is June 15th, at the last meeting they reviewed the request by Lakeshore Resort to allow an access road from Lakeshore to Blue Star in case there is a washout.

Brownfield Authority met and sent the environmental quote to council. Demand letters went out to eleven (11) addresses.

Fire Board approved the budget, discussed local ambulance service, and responded to two (2) illegal fires which they are currently attempting cost recovery.

Playground Committee held a fundraiser at the Saugatuck Brewing Co. and raised a considerable amount of money, their next fundraiser will be August 22 at the Ivy House.

B. Staff Written Reports

1. City Manager: Manager reported he is currently working on a lost and found policy, working with the lead & copper rules, and has several other items on his desk.

**10. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES)**

**11. COUNCIL COMMENTS**

Walker questioned if there were any plans for posting the Clerk position? When and where will it be posted. Also Blue Star and Wiley are impossible to exit, to much traffic.

Freeman attended election inspector training and also commented on a round about.

Seabert questioned if the launch fee should be increased.

**12. MAYOR’S REPORT/COMMENTS**

Mayor Donovan commented on the increase launch fee enforcement, happy to see the launches being monitored.

**13. CLOSED SESSION**

Motion to enter closed session made by Councilmember Seabert, Seconded by Councilmember Freeman. Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

Motion to enter back into the regular session of council. Motion made by Councilmember Seabert, Seconded by Councilmember OMalley. Voting Yea: Mayor Pro-Tem North, Mayor Donovan, Councilmember Seabert, Councilmember OMalley, Councilmember Walker, Councilmember Freeman

**14. ADJOURNMENT**

Motion to adjourn by Seabert, meeting closed by voice vote.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023

Signed: \_\_\_\_\_ Date:  
Jerome Donovan, City Manager

Signed: \_\_\_\_\_ Date:  
Pamela Aalderink, 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 June 19, 2023, I further certify that the meeting was duly called and that a quorum was present.

Signed: \_\_\_\_\_  
Pamela Aalderink, City Clerk

06/29/2023

## INVOICE REGISTER REPORT FOR CITY OF THE VILLAGE OF DOUGLAS

| Inv Num<br>Inv Ref# | Vendor<br>Description<br>GL Distribution   | Inv Date<br>Entered By  | Due Date   | Inv Amt                   |
|---------------------|--|-------------------------|------------|---------------------------|
| 6-15-23             |  |                         |            |                           |
| 46129               | PAMELA AALDERINK<br>POSTAGE<br>101-215.000-901.000 POSTAGE   | 06/15/2023<br>MATTSMITH | 07/03/2023 | 24.39<br>24.39            |
| 88876445            |  |                         |            |                           |
| 46133               | ABSOPURE WATER COMPANY<br>DPW WATER<br>101-463.000-740.000 SUPPLIES  | 06/08/2023              | 07/03/2023 | 72.25<br>72.25            |
| MAR-23              |  |                         |            |                           |
| 46135               | ALLEGAN COUNTY SHERIFF'S DEPT.<br>DEBT CREW MARCH<br>101-463.000-802.000 CONTRACTUAL                       | 06/20/2023              | 07/03/2023 | 280.00<br>280.00          |
| APRIL 23            |  |                         |            |                           |
| 46136               | ALLEGAN COUNTY SHERIFF'S DEPT.<br>DEBT CREW APRIL<br>101-463.000-802.000 CONTRACTUAL                       | 06/20/2023              | 07/03/2023 | 132.00<br>132.00          |
| MAY 23              |  |                         |            |                           |
| 46137               | ALLEGAN COUNTY SHERIFF'S DEPT.<br>DEBT CREW MAY<br>101-463.000-802.000 CONTRACTUAL                         | 06/20/2023              | 07/03/2023 | 232.00<br>232.00          |
| ESA043777           |  |                         |            |                           |
| 46161               | ALTA EQUIPMENT CO.<br>STUMP GRINDER<br>660-902.000-979.000 CAPITAL OUTLAY                                  | 06/13/2023              | 07/03/2023 | 20,787.35<br>20,787.35    |
| 23310               |  |                         |            |                           |
| 46128               | AQUATIC DOCTORS<br>AQUATIC WEED TREATMENT<br>594-597.002-802.000 CONTRACTUAL                               | 06/15/2023              | 07/03/2023 | 31,917.50<br>31,917.50    |
| 2NDQTR23            |  |                         |            |                           |
| 46158               | MATT BALMER<br>PLANNING PAY<br>101-701.000-703.000 WAGES   | 06/21/2023              | 07/03/2023 | 150.00<br>150.00          |
| 6-15-23             |  |                         |            |                           |
| 46127               | ROBIN LYNN BELL<br>CLEANING SERVICES<br>101-265.000-802.000 CONTRACTUAL<br>101-301.000-802.000 CONTRACTUAL | 06/15/2023              | 07/03/2023 | 280.00<br>200.00<br>80.00 |
| 2NDQTR23            |  |                         |            |                           |
| 46156               | PAUL BUSZKA<br>PLANNING PAY<br>101-701.000-703.000 WAGES   | 06/21/2023              | 07/03/2023 | 150.00<br>150.00          |
| 263864              |  |                         |            |                           |
| 45996               | CIVICPLUS LLC<br>MUNICODE MEETINGS ANNUAL SERVICE<br>101-215.000-802.000 CONTRACTUAL                       | 06/08/2023              | 07/03/2023 | 4,347.00<br>4,347.00      |
| 6-15-23             |  |                         |            |                           |
| 46203               | COMCAST  | 06/15/2023              | 07/03/2023 | 398.63                    |



|              |                                       |                |            |            |           |
|--------------|---------------------------------------|----------------|------------|------------|-----------|
|              | POLICE OFFICE                         |                |            |            |           |
|              | 101-301.000-851.000                   | TELEPHONE      |            |            | 398.63    |
| 4318         |                                       |                |            |            |           |
| 46130        | COMMERCIAL RECORD                     |                | 05/25/2023 | 07/03/2023 | 147.00    |
|              | SCULPTURE AD                          |                |            |            |           |
|              | 101-802.000-958.000                   | MISCELLANEOUS  |            |            | 147.00    |
| PAY APP#1    |                                       |                |            |            |           |
| 46134        | COMPTON INC                           |                | 06/16/2023 | 07/03/2023 | 83,453.65 |
|              | BLUESTAR HIGHWAY SIDEWALK PROJECT     |                |            |            |           |
|              | 403-463.000-979.000                   | CAPITAL OUTLAY |            |            | 83,453.65 |
| 206880875279 |                                       |                |            |            |           |
| 46176        | CONSUMERS ENERGY                      |                | 06/21/2023 | 07/03/2023 | 44.33     |
|              | 250 WILEY SCHULTZ PARK RAMP           |                |            |            |           |
|              | 213-753.000-922.000                   | UTILITIES      |            |            | 44.33     |
| 205902443648 |                                       |                |            |            |           |
| 46177        | CONSUMERS ENERGY                      |                | 06/21/2023 | 07/03/2023 | 37.19     |
|              | PRIDE GARDEN                          |                |            |            |           |
|              | 101-751.000-922.000                   | UTILITIES      |            |            | 37.19     |
| 206080383271 |                                       |                |            |            |           |
| 46187        | CONSUMERS ENERGY                      |                | 06/22/2023 | 07/03/2023 | 40.96     |
|              | 177 WASHINGTON - POINT PLEASANT       |                |            |            |           |
|              | 594-597.000-922.000                   | UTILITIES      |            |            | 40.96     |
| 206080383270 |                                       |                |            |            |           |
| 46188        | CONSUMERS ENERGY                      |                | 06/22/2023 | 07/03/2023 | 41.46     |
|              | 201 WASHINGTON - POINT PLEASANT DOCKS |                |            |            |           |
|              | 594-597.000-922.000                   | UTILITIES      |            |            | 41.46     |
| 206791986840 |                                       |                |            |            |           |
| 46210        | CONSUMERS ENERGY                      |                | 06/28/2023 | 07/03/2023 | 447.29    |
|              | 37 WASHINGTON - BEERY FIELD RESTROOMS |                |            |            |           |
|              | 101-751.000-922.000                   | UTILITIES      |            |            | 447.29    |
| 203410773190 |                                       |                |            |            |           |
| 46211        | CONSUMERS ENERGY                      |                | 06/28/2023 | 07/03/2023 | 252.68    |
|              | 503 W CENTER - CENTER ST LIGHTS       |                |            |            |           |
|              | 101-463.000-922.000                   | UTILITIES      |            |            | 252.68    |
| 206791986839 |                                       |                |            |            |           |
| 46213        | CONSUMERS ENERGY                      |                | 06/28/2023 | 07/03/2023 | 198.19    |
|              | DPW                                   |                |            |            |           |
|              | 101-265.000-922.000                   | UTILITIES      |            |            | 198.19    |
| 201986911132 |                                       |                |            |            |           |
| 46214        | CONSUMERS ENERGY                      |                | 06/28/2023 | 07/03/2023 | 187.65    |
|              | 86 W CENTER                           |                |            |            |           |
|              | 101-265.000-922.000                   | UTILITIES      |            |            | 187.65    |
| 206791986841 |                                       |                |            |            |           |
| 46215        | CONSUMERS ENERGY                      |                | 06/28/2023 | 07/03/2023 | 34.62     |
|              | 25 MAIN ST BEERY FIELD BALL FIELD     |                |            |            |           |
|              | 101-751.000-922.000                   | UTILITIES      |            |            | 34.62     |
| 2NDQTR23     |                                       |                |            |            |           |
| 46149        | JEROME DONOVAN                        |                | 06/21/2023 | 07/03/2023 | 450.00    |
|              | COUNCIL PAY                           |                |            |            |           |
|              | 101-101.000-703.000                   | WAGES          |            |            | 450.00    |
| 2314         |                                       |                |            |            |           |
| 46168        | DOUGLAS SAUGATUCK PICKLEBALL CLUB     |                | 06/23/2023 | 07/03/2023 | 1,000.00  |

| PICKLEBALL COURT IMPROVEMENTS |   |                                |            |            |          |
|-------------------------------|---|--------------------------------|------------|------------|----------|
|                               | 101-751.000-979.000                         | CAPITAL OUTLAY                 |            |            | 1,000.00 |
| -----                         |   |                                |            |            |          |
| MIHOL456792                   |   |                                |            |            |          |
| 46197                         | FASTENAL COMPANY<br>SUPPLIES                |                                | 06/13/2023 | 07/03/2023 | 26.00    |
|                               | 101-265.000-740.000                         | SUPPLIES                       |            |            | 26.00    |
| -----                         |   |                                |            |            |          |
| MIHOL457279                   |   |                                |            |            |          |
| 46200                         | FASTENAL COMPANY<br>BATHROOM SUPPLIES       |                                | 06/26/2023 | 07/03/2023 | 119.52   |
|                               | 101-301.000-740.000                         | SUPPLIES                       |            |            | 39.84    |
|                               | 594-597.000-820.000                         | MARINA OPERATIONS              |            |            | 39.84    |
|                               | 101-265.000-740.000                         | SUPPLIES                       |            |            | 39.84    |
| -----                         |   |                                |            |            |          |
| 2NDQTR23                      |   |                                |            |            |          |
| 46154                         | GREGORY FREEMAN<br>COUNCIL AND PLANNING PAY |                                | 06/21/2023 | 07/03/2023 | 450.00   |
|                               | 101-101.000-703.000                         | WAGES                          |            |            | 300.00   |
|                               | 101-701.000-703.000                         | WAGES                          |            |            | 150.00   |
| -----                         |   |                                |            |            |          |
| BBOND - 23 - 002              |   |                                |            |            |          |
| 46162                         | GREENWOOD BUILDS LLC<br>BD Bond Refund      |                                | 06/27/2023 | 07/03/2023 | 5,000.00 |
|                               | 101-000.000-283.000                         | BBOND - 23 - 002               |            |            | 5,000.00 |
| -----                         |   |                                |            |            |          |
| 2NDQTR23                      |   |                                |            |            |          |
| 46157                         | KELLI HENEGHAN<br>PLANNING PAY              |                                | 06/21/2023 | 07/03/2023 | 100.00   |
|                               | 101-701.000-703.000                         | WAGES                          |            |            | 100.00   |
| -----                         |   |                                |            |            |          |
| 443594                        |   |                                |            |            |          |
| 46198                         | HOLLAND P.T.<br>HYDRAULIC HOSE REPAIR       |                                | 06/23/2023 | 07/03/2023 | 142.08   |
|                               | 660-903.000-930.004                         | VEHICLE MAINTENANCE & REPAIRS  |            |            | 142.08   |
| -----                         |   |                                |            |            |          |
| 6-15-23                       |   |                                |            |            |          |
| 46126                         | KIMBERLY S HOSSINK<br>CLEANING SERVICES     |                                | 06/15/2023 | 07/03/2023 | 280.00   |
|                               | 101-265.000-802.000                         | CONTRACTUAL                    |            |            | 200.00   |
|                               | 101-301.000-802.000                         | CONTRACTUAL                    |            |            | 80.00    |
| -----                         |   |                                |            |            |          |
| 2NDQTR23                      |   |                                |            |            |          |
| 46152                         | JOHN O'MALLEY<br>COUNCIL & PLANNING PAY     |                                | 06/21/2023 | 07/03/2023 | 450.00   |
|                               | 101-101.000-703.000                         | WAGES                          |            |            | 300.00   |
|                               | 101-701.000-703.000                         | WAGES                          |            |            | 150.00   |
| -----                         |   |                                |            |            |          |
| 201986911131                  |   |                                |            |            |          |
| 46212                         | KALAMAZOO LAKE SEWER & WATER<br>47 CENTER   |                                | 06/28/2023 | 07/03/2023 | 211.51   |
|                               | 101-301.000-922.000                         | UTILITIES                      |            |            | 211.51   |
| -----                         |   |                                |            |            |          |
| 6-26-23                       |   |                                |            |            |          |
| 46171                         | LAURA KASPER<br>PLANNING MEETING            |                                | 06/26/2023 | 07/03/2023 | 100.00   |
|                               | 101-701.000-812.000                         | RECORDING CLERK                |            |            | 100.00   |
| -----                         |   |                                |            |            |          |
| 10285                         |   |                                |            |            |          |
| 46178                         | MENARDS-HOLLAND<br>IRRIGATION REPAIR        |                                | 06/20/2023 | 07/03/2023 | 111.24   |
|                               | 101-265.000-930.000                         | REPAIRS & MAINTENANCE: GENERAL |            |            | 81.25    |
|                               | 101-751.000-740.000                         | SUPPLIES                       |            |            | 29.99    |
| -----                         |   |                                |            |            |          |

|            |   |                                |            |  |           |
|------------|---|--------------------------------|------------|--|-----------|
| 10517      |   |                                |            |  |           |
| 46179      | MENARDS-HOLLAND                               | 06/23/2023                     | 07/03/2023 |  | 29.98     |
|            | OWL DECOY - GEESE                             |                                |            |  |           |
|            | 594-597.000-820.000                           | MARINA OPERATIONS              |            |  | 29.98     |
| 10512      |   |                                |            |  |           |
| 46180      | MENARDS-HOLLAND                               | 06/23/2023                     | 07/03/2023 |  | 8.39      |
|            | IMPROVEMENT TO ROCK GARDEN                    |                                |            |  |           |
|            | 101-751.000-930.000                           | REPAIRS & MAINTENANCE: GENERAL |            |  | 8.39      |
| 70198      |   |                                |            |  |           |
| 46205      | MICHIGAN ASSOCIATION OF PLANNING              | 06/29/2023                     | 07/03/2023 |  | 435.00    |
|            | PLANNING CONFERENCE OCT 2023                  |                                |            |  |           |
|            | 101-701.000-718.000                           | TRAINING FUNDS                 |            |  | 435.00    |
| 4627355792 |   |                                |            |  |           |
| 46172      | MICHIGAN GAS UTILITIES                        | 06/22/2023                     | 07/03/2023 |  | 57.84     |
|            | 86 CENTER                                     |                                |            |  |           |
|            | 101-265.000-922.000                           | UTILITIES                      |            |  | 57.84     |
| 4630211971 |   |                                |            |  |           |
| 46173      | MICHIGAN GAS UTILITIES                        | 06/22/2023                     | 07/03/2023 |  | 47.67     |
|            | 486 WATER                                     |                                |            |  |           |
|            | 101-265.000-922.000                           | UTILITIES                      |            |  | 47.67     |
| 4627349298 |   |                                |            |  |           |
| 46174      | MICHIGAN GAS UTILITIES                        | 06/22/2023                     | 07/03/2023 |  | 51.22     |
|            | 47 CENTER                                     |                                |            |  |           |
|            | 101-301.000-922.000                           | UTILITIES                      |            |  | 51.22     |
| 4627916162 |   |                                |            |  |           |
| 46175      | MICHIGAN GAS UTILITIES                        | 06/22/2023                     | 07/03/2023 |  | 16.64     |
|            | 201 WASHINGTON ST POINT PLEASANT              |                                |            |  |           |
|            | 594-597.000-922.000                           | UTILITIES                      |            |  | 16.64     |
| 3938       |   |                                |            |  |           |
| 46125      | MICHIGAN TWP. SERVICES ALLEGAN                | 06/09/2023                     | 06/19/2023 |  | 3,069.90  |
|            | MAY PERMITS                                   |                                |            |  |           |
|            | 101-701.000-804.000                           | CONTRACTUAL BUILDING INSPECTIO |            |  | 3,069.90  |
| 1881245    |   |                                |            |  |           |
| 46167      | MILLER JOHNSON                                | 06/22/2023                     | 07/03/2023 |  | 66.00     |
|            | LABOR MATTERS                                 |                                |            |  |           |
|            | 101-266.000-801.000                           | CONTRACTUAL ATTORNEY           |            |  | 66.00     |
| 1189206    |   |                                |            |  |           |
| 46165      | MML LIABILITY AND PROPERTY POOL               | 06/06/2023                     | 07/03/2023 |  | 53,827.00 |
|            | 7/1/23-6/30/24 PROPERTY & LIABILITY INSURANCE |                                |            |  |           |
|            | 101-301.000-814.000                           | INSURANCE (LIABILITY/AUTO)     |            |  | 13,296.00 |
|            | 101-850.000-814.000                           | INSURANCE (LIABILITY/AUTO)     |            |  | 40,531.00 |
| 25112      |   |                                |            |  |           |
| 46170      | NEW DAWN LINEN SERVICE                        | 06/26/2023                     | 07/03/2023 |  | 42.78     |
|            | COMMERCIAL CLEANING                           |                                |            |  |           |
|            | 101-265.000-802.000                           | COMMERCIAL CLEANING            |            |  | 15.01     |
|            | 101-301.000-802.000                           | COMMERCIAL CLEANING            |            |  | 27.77     |
| 2NDQTR23   |   |                                |            |  |           |
| 46151      | CATHY NORTH                                   | 06/21/2023                     | 07/03/2023 |  | 300.00    |
|            | COUNCIL PAY                                   |                                |            |  |           |
|            | 101-101.000-703.000                           | WAGES                          |            |  | 300.00    |
| 714878772  |   |                                |            |  |           |
| 46194      | OCCUPATIONAL HEALTH CENTERS                   | 06/13/2023                     | 07/03/2023 |  | 48.50     |

|             |                             |                               |            |            |        |
|-------------|-----------------------------|-------------------------------|------------|------------|--------|
|             | DRUG TEST                   |                               |            |            |        |
|             | 101-463.000-802.000         | CONTRACTUAL                   |            |            | 48.50  |
| 2306-671608 |                             |                               |            |            |        |
| 46183       | OVERISEL LUMBER CO.         |                               | 06/14/2023 | 07/03/2023 | 39.98  |
|             | LIGHTBULBS                  |                               |            |            |        |
|             | 594-597.000-820.000         | MARINA OPERATIONS             |            |            | 39.98  |
| 2306-672350 |                             |                               |            |            |        |
| 46184       | OVERISEL LUMBER CO.         |                               | 06/16/2023 | 07/03/2023 | 9.99   |
|             | PAVEMENT MARKING SUPPLIES   |                               |            |            |        |
|             | 202-463.000-740.000         | SUPPLIES                      |            |            | 4.99   |
|             | 203-463.000-740.000         | SUPPLIES                      |            |            | 5.00   |
| 2306-673073 |                             |                               |            |            |        |
| 46190       | OVERISEL LUMBER CO.         |                               | 06/19/2023 | 07/03/2023 | 71.98  |
|             | EXTEND TRUCK SIDE RAILS     |                               |            |            |        |
|             | 660-903.000-930.004         | VEHICLE MAINTENANCE & REPAIRS |            |            | 71.98  |
| 2306-675549 |                             |                               |            |            |        |
| 46191       | OVERISEL LUMBER CO.         |                               | 06/26/2023 | 07/03/2023 | 16.74  |
|             | BUNGEE CORDS                |                               |            |            |        |
|             | 660-903.000-930.004         | VEHICLE MAINTENANCE & REPAIRS |            |            | 16.74  |
| 2306-675676 |                             |                               |            |            |        |
| 46192       | OVERISEL LUMBER CO.         |                               | 06/26/2023 | 07/03/2023 | 38.98  |
|             | BATHROOM SUPPLIES           |                               |            |            |        |
|             | 101-751.000-740.000         | SUPPLIES                      |            |            | 38.98  |
| 2306-674471 |                             |                               |            |            |        |
| 46193       | OVERISEL LUMBER CO.         |                               | 06/22/2023 | 07/03/2023 | 1.80   |
|             | SUPPLIES                    |                               |            |            |        |
|             | 101-751.000-740.000         | SUPPLIES                      |            |            | 1.80   |
| 2306-676659 |                             |                               |            |            |        |
| 46209       | OVERISEL LUMBER CO.         |                               | 06/28/2023 | 07/03/2023 | 10.99  |
|             | FLAGPOLE                    |                               |            |            |        |
|             | 101-802.000-958.000         | MISCELLANEOUS                 |            |            | 10.99  |
| 2NDQTR23    |                             |                               |            |            |        |
| 46159       | LOUISE PATTISON             |                               | 06/21/2023 | 07/03/2023 | 150.00 |
|             | PLANNING PAY                |                               |            |            |        |
|             | 101-701.000-703.000         | WAGES                         |            |            | 150.00 |
| 2NDQTR23    |                             |                               |            |            |        |
| 46150       | ROBERT NAUMANN              |                               | 06/21/2023 | 07/03/2023 | 200.00 |
|             | COUNCIL PAY                 |                               |            |            |        |
|             | 101-101.000-703.000         | WAGES                         |            |            | 200.00 |
| 23-600      |                             |                               |            |            |        |
| 46164       | SAUGATUCK TWP FIRE DISTRICT |                               | 06/21/2023 | 07/03/2023 | 0.00   |
|             | RENTAL HOME INSPECTIONS     |                               |            |            |        |
|             | 101-701.000-802.000         | CONTRACTUAL                   |            |            | 625.00 |
| 23-600      |                             |                               |            |            |        |
| 46204       | SAUGATUCK TWP FIRE DISTRICT |                               | 06/22/2023 | 07/03/2023 | 625.00 |
|             | RENTAL HOME INSPECTIONS     |                               |            |            |        |
|             | 101-701.000-802.000         | CONTRACTUAL                   |            |            | 625.00 |
| 2NDQTR23    |                             |                               |            |            |        |
| 46153       | NEAL SEABERT                |                               | 06/21/2023 | 07/03/2023 | 450.00 |
|             | COUNCIL AND PLANNING PAY    |                               |            |            |        |
|             | 101-101.000-703.000         | WAGES                         |            |            | 300.00 |
|             | 101-701.000-703.000         | WAGES                         |            |            | 150.00 |

|  |                                 |                                |            |            |          |
|--|---------------------------------|--------------------------------|------------|------------|----------|
| -----  |                                 |                                |            |            |          |
| 237147   |                                 |                                |            |            |          |
| 46196  | SHARE CORPORATION               |                                | 06/15/2023 | 07/03/2023 | 319.63   |
|  | BATHROOM SUPPLIES               |                                |            |            |          |
|  | 101-751.000-740.000             | SUPPLIES                       |            |            | 250.63   |
|  | 594-597.000-820.000             | MARINA OPERATIONS              |            |            | 34.50    |
|  | 101-265.000-740.000             | SUPPLIES                       |            |            | 34.50    |
| -----  |                                 |                                |            |            |          |
| 3657-7   |                                 |                                |            |            |          |
| 46181  | SHERWIN WILLIAMS                |                                | 06/16/2023 | 07/03/2023 | 326.89   |
|  | PAVEMENT MARKING                |                                |            |            |          |
|  | 203-463.000-930.000             | REPAIRS & MAINTENANCE: GENERAL |            |            | 163.45   |
|  | 202-463.000-930.000             | REPAIRS & MAINTENANCE: GENERAL |            |            | 163.44   |
| -----  |                                 |                                |            |            |          |
| 6-19-23  |                                 |                                |            |            |          |
| 46142  | MATT SMITH                      |                                | 06/19/2023 | 07/03/2023 | 200.00   |
|  | CPA LICENSE RENEWAL             |                                |            |            |          |
|  | 101-215.000-908.000             | DUES/FEES/PUBLICATIONS         |            |            | 200.00   |
| -----  |                                 |                                |            |            |          |
| 6018553  |                                 |                                |            |            |          |
| 46166  | TAFT STETTINIUS & HOLLISTER LLP |                                | 05/31/2023 | 07/03/2023 | 2,966.50 |
|  | ENVIROMENTAL RESPONSE RECOVERY  |                                |            |            |          |
|  | 243-000.000-802.243             | BLIGHT REMOVAL                 |            |            | 2,966.50 |
| -----  |                                 |                                |            |            |          |
| 9937152566                                     |                                 |                                |            |            |          |
| 46124  | VERIZON WIRELESS                |                                | 06/12/2023 | 06/19/2023 | 436.70   |
|  | CITY ISSUED PHONES              |                                |            |            |          |
|  | 101-215.000-851.000             | TELEPHONE                      |            |            | 87.34    |
|  | 101-301.000-851.000             | TELEPHONE                      |            |            | 43.67    |
|  | 101-463.000-851.000             | TELEPHONE                      |            |            | 218.35   |
|  | 101-101.000-851.000             | TELEPHONE                      |            |            | 43.67    |
|  | 101-701.000-851.000             | TELEPHONE                      |            |            | 43.67    |
| -----  |                                 |                                |            |            |          |
| 9938086072                                     |                                 |                                |            |            |          |
| 46189  | VERIZON WIRELESS                |                                | 06/24/2023 | 07/03/2023 | 134.80   |
|  | DPW IPADS                       |                                |            |            |          |
|  | 101-463.000-851.000             | TELEPHONE                      |            |            | 134.80   |
| -----  |                                 |                                |            |            |          |
| 2NDQTR23                                       |                                 |                                |            |            |          |
| 46155  | RANDY WALKER                    |                                | 06/21/2023 | 07/03/2023 | 300.00   |
|  | COUNCIL PAY                     |                                |            |            |          |
|  | 101-101.000-703.000             | WAGES                          |            |            | 300.00   |
| -----  |                                 |                                |            |            |          |
| 96564  |                                 |                                |            |            |          |
| 46132  | WILLIAMS AND WORKS              |                                | 06/12/2023 | 07/03/2023 | 8,010.00 |
|  | PLANNING CONSULTING SERVICES    |                                |            |            |          |
|  | 101-701.000-803.000             | CONTRACTUAL CONSULTANT         |            |            | 8,010.00 |
| -----  |                                 |                                |            |            |          |
| Purchase Card Vendor: 10071 CARDMEMBER SERVICE |                                 |                                |            |            |          |
| -----  |                                 |                                |            |            |          |
| 21687184734268                                 |                                 |                                |            |            |          |
| 46140  | AICPA                           |                                | 06/19/2023 | 07/03/2023 | 340.00   |
|  | TREASURER ANNUAL MEMBERSHIP     |                                |            |            |          |
|  | 101-215.000-908.000             | DUES/FEES/PUBLICATIONS         |            |            | 340.00   |
| -----  |                                 |                                |            |            |          |
| 114-3661490-1134608                            |                                 |                                |            |            |          |
| 46139  | AMAZON MARKETPLACE              |                                | 06/19/2023 | 07/05/2023 | 25.96    |
|  | CITY HALL SUPPLIES              |                                |            |            |          |
|  | 101-265.000-740.000             | SUPPLIES                       |            |            | 25.96    |
| -----  |                                 |                                |            |            |          |
| 114-5903019-2079457                            |                                 |                                |            |            |          |
| 46185  | AMAZON MARKETPLACE              |                                | 06/22/2023 | 07/05/2023 | 657.18   |
|  | FILE CABINET                    |                                |            |            |          |
|  | 101-172.000-740.000             | SUPPLIES                       |            |            | 657.18   |
| -----  |                                 |                                |            |            |          |

|            |   |                               |            |  |          |
|------------|---|-------------------------------|------------|--|----------|
| -----      |   |                               |            |  |          |
| 2958422057 |   |                               |            |  |          |
| 46148      | BACK TO THE FUCHSIA<br>FLOWERS  | 05/31/2023                    | 07/03/2023 |  | 148.40   |
|            | 101-802.000-958.000   | MISCELLANEOUS                 |            |  | 148.40   |
| -----      |   |                               |            |  |          |
| W027067    |   |                               |            |  |          |
| 46169      | BATTERY SOLUTIONS<br>BATTERY BUCKET                                     | 06/27/2023                    | 07/05/2023 |  | 115.95   |
|            | 101-265.000-740.000   | SUPPLIES                      |            |  | 115.95   |
| -----      |   |                               |            |  |          |
| 49191807   |   |                               |            |  |          |
| 46202      | BOATID.COM<br>REFUND SALES TAX  | 06/28/2023                    | 07/05/2023 |  | (11.00)  |
|            | 101-751.000-740.000   | SUPPLIES                      |            |  | (11.00)  |
| -----      |   |                               |            |  |          |
| 6-29-23    |   |                               |            |  |          |
| 46208      | COURTYARD BY MARRIOT<br>LODGING FOR PLAYGROUND SAFETY TRAINING          | 06/29/2023                    | 07/05/2023 |  | 319.68   |
|            | 101-463.000-718.002   | MISC TRAVEL EXPENSES-TRAINING |            |  | 319.68   |
| -----      |   |                               |            |  |          |
| 6-18-23    |   |                               |            |  |          |
| 46145      | DUNES VIEW KWIK SHOP, INC<br>CAR WASH                                   | 06/18/2023                    | 07/03/2023 |  | 9.00     |
|            | 101-301.000-930.004   | VEHICLE MAINTENANCE & REPAIRS |            |  | 9.00     |
| -----      |   |                               |            |  |          |
| 94510784   |   |                               |            |  |          |
| 46199      | ENVIRONMENTAL SYSTEMS RESEARCH INST<br>ARCGIS ONLINE CREATOR ANNUAL SUB | 06/22/2023                    | 07/05/2023 |  | 339.04   |
|            | 101-463.000-802.000   | CONTRACTUAL                   |            |  | 339.04   |
| -----      |   |                               |            |  |          |
| 5-23-23    |   |                               |            |  |          |
| 46143      | LEWIS BENDER<br>AUGUST TRAINING PEARSON                                 | 05/23/2023                    | 07/03/2023 |  | 410.00   |
|            | 101-463.000-718.000   | TRAINING FUNDS                |            |  | 102.50   |
|            | 101-172.000-718.000   | TRAINING FUNDS                |            |  | 102.50   |
|            | 101-701.000-718.000   | TRAINING FUNDS                |            |  | 205.00   |
| -----      |   |                               |            |  |          |
| 200006550  |   |                               |            |  |          |
| 46207      | MICHIGAN RECERATION & PARKS<br>PLAYGROUND SAFETY INSPECTOR TRAINING     | 06/29/2023                    | 07/05/2023 |  | 720.00   |
|            | 101-463.000-718.000   | TRAINING FUNDS                |            |  | 720.00   |
| -----      |   |                               |            |  |          |
| 663669     |   |                               |            |  |          |
| 46141      | MICPA<br>TREASURER ANNUAL MEMBERSHIP                                    | 05/01/2023                    | 07/05/2023 |  | 350.00   |
|            | 101-215.000-908.000   | DUES/FEES/PUBLICATIONS        |            |  | 350.00   |
| -----      |   |                               |            |  |          |
| 12881      |   |                               |            |  |          |
| 46138      | SISTERS IN INK<br>DOUGLAS FLAGS   | 06/15/2023                    | 07/05/2023 |  | 905.00   |
|            | 101-802.000-958.000   | MISCELLANEOUS                 |            |  | 905.00   |
| -----      |   |                               |            |  |          |
| 12896      |   |                               |            |  |          |
| 46201      | SISTERS IN INK<br>SAFETY SHIRTS   | 06/22/2023                    | 07/05/2023 |  | 1,048.85 |
|            | 101-463.000-750.000   | UNIFORMS                      |            |  | 1,048.85 |
| -----      |   |                               |            |  |          |
| 6-23-23    |   |                               |            |  |          |
| 46182      | STAPLES<br>SUPPLIES   | 06/23/2023                    | 07/05/2023 |  | 250.91   |
|            | 101-265.000-740.000   | SUPPLIES                      |            |  | 250.91   |
| -----      |   |                               |            |  |          |
| 6-21-23    |   |                               |            |  |          |
| 46195      | STATE OF MI   | 06/21/2023                    | 07/03/2023 |  | 95.00    |

| EGLE DRINKING WATER TRAINA ND CERTIFY                |                                |            |            | 95.00      |
|--|--------------------------------|------------|------------|------------|
| 101-463.000-718.000                                  | TRAINING FUNDS                 |            |            |            |
| -----  |                                |            |            |            |
| 6-16-23  |                                |            |            |            |
| 46146  | US POSTAL SERVICE              | 06/16/2023 | 07/03/2023 | 5.50       |
|  | POSTAGE                        |            |            |            |
| 101-301.000-740.000                                  | SUPPLIES                       |            |            | 5.50       |
| -----  |                                |            |            |            |
| 6-15-23  |                                |            |            |            |
| 46147  | US POSTAL SERVICE              | 06/15/2023 | 07/03/2023 | 16.26      |
|  | POSTAGE                        |            |            |            |
| 101-701.000-901.000                                  | POSTAGE                        |            |            | 16.26      |
| -----  |                                |            |            |            |
| 6-26-23  |                                |            |            |            |
| 46163  | US POSTAL SERVICE              | 06/26/2023 | 07/05/2023 | 16.26      |
|  | POSTAGE                        |            |            |            |
| 101-701.000-901.000                                  | POSTAGE                        |            |            | 16.26      |
| -----  |                                |            |            |            |
| 6-23-23  |                                |            |            |            |
| 46206  | US POSTAL SERVICE              | 06/29/2023 | 07/05/2023 | 5.50       |
|  | POSTAGE                        |            |            |            |
| 101-301.000-740.000                                  | SUPPLIES                       |            |            | 5.50       |
| -----  |                                |            |            |            |
| INV203427974   |                                |            |            |            |
| 46144  | ZOOM VIDEO COMMUNICATIONS, INC | 05/24/2023 | 07/03/2023 | 29.98      |
|  | MONTHLY ZOOM                   |            |            |            |
| 101-101.000-958.000                                  | MISCELLANEOUS                  |            |            | 29.98      |
| -----  |                                |            |            |            |
| INV207722405   |                                |            |            |            |
| 46160  | ZOOM VIDEO COMMUNICATIONS, INC | 06/24/2023 | 07/05/2023 | 29.98      |
|  | MONTHLY ZOOM                   |            |            |            |
| 101-101.000-958.000                                  | MISCELLANEOUS                  |            |            | 29.98      |
| -----  |                                |            |            |            |
| Total Purchase Card Vendor: 10071 CARDMEMBER SERVICE |                                |            |            | 5,827.45   |
| # of Invoices:                                       | 90                             | # Due: 85  | Totals:    | 230,245.84 |
| # of Credit Memos:                                   | 1                              | # Due: 1   | Totals:    | (11.00)    |
| Net of Invoices and Credit Memos:                    |                                |            |            | 230,234.84 |

--- TOTALS BY FUND ---

|   |           |
|---|-----------|
| 101 - GENERAL FUND                            | 90,254.47 |
| 202 - MAJOR STREET FUND                       | 168.43    |
| 203 - LOCAL STREETS FUND                      | 168.45    |
| 213 - SCHULTZ PARK LAUNCH RAMP                | 44.33     |
| 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND | 2,966.50  |
| 403 - BLUE STAR CORRIDOR IMPROVEMENT FUND     | 83,453.65 |
| 594 - DOUGLAS MARINA                          | 32,160.86 |
| 660 - EQUIPMENT RENTAL FUND                   | 21,018.15 |

--- TOTALS BY DEPT/ACTIVITY ---

|                              |          |
|------------------------------|----------|
| 000.000 -                    | 7,966.50 |
| 101.000 - LEGISLATIVE        | 2,253.63 |
| 172.000 - MANAGER            | 759.68   |
| 215.000 - CLERK/TREASURER    | 5,348.73 |
| 265.000 - BUILDING & GROUNDS | 1,480.77 |
| 266.000 - ATTORNEY           | 66.00    |

|  |           |
|--|-----------|
| 301.000 - POLICE                       | 14,248.64 |
| 463.000 - GENERAL STREETS & ROW        | 87,786.18 |
| 597.000 - POINT PLEASANT               | 243.36    |
| 597.002 - DOUGLAS HARBOR AUTHORITY     | 31,917.50 |
| 701.000 - PLANNING & ZONING            | 13,521.09 |
| 751.000 - PARKS & RECREATION           | 1,837.89  |
| 753.000 - LAUNCH RAMPS                 | 44.33     |
| 802.000 - COMMUNITY PROMOTIONS         | 1,211.39  |
| 850.000 - INSURANCE & BONDS            | 40,531.00 |
| 902.000 - DPW EQUIPMENT PURCHASES      | 20,787.35 |
| 903.000 - EQUIP. REPAIRS & MAINTENANCE | 230.80    |



**THE CITY OF THE VILLAGE OF DOUGLAS  
COUNTY OF ALLEGAN  
STATE OF MICHIGAN**

**CITY COUNCIL PROCLAMATION  
“A PROCLAMATION FOR LOGO AND DEDICATING OF CITY FLAG”**

It is with great honor to announce the unveiling of our City’s flag and logo to the Douglas community. This occasion marks a milestone in our journey as a City and is a symbol of progress.

**WHEREAS**, the City of Douglas has taken effort to update the City’s branding and logo, with elements that represent the community, the abundant natural areas, and exceptional quality of life; and,

**WHEREAS**, the redesigned logo is timeless and classic, but also clean, fresh, and simple, with the inclusion of a heron, water, and sun to commemorate the natural areas; and,

**WHEREAS**, the identity of a city is symbolized by its unique flag and logo, our city has long been known for its pristine natural beauty, majestic landscapes, and vibrant ecosystems; and,

**WHEREAS**, the heron, a symbol of grace, strength, and tranquility, has long been regarded as a distinguished resident of our beloved City’s waterways, capturing the essence of our harmonious coexistence with nature, and the sun serves as a vibrant luminary that represents the ever-bright future of our city.

**NOW LET IT BE KNOWN**, that on this momentous occasion, we gather here today to dedicate the City flag and logo of the City of the Village of Douglas.

I, Jerome Donovan, Mayor of the City of the Village of Douglas, hereby declare the official dedication of our city flag and city logo. This flag shall serve as a proud emblem of progress, inclusivity, and strength. May these beacons of identity unite our citizens, inspire our actions, and create a legacy for future generations.

**IN WITNESS THEREOF I**, Jerome Donovan, Mayor of the City of the Village of Douglas have set my hand and caused the official seal of the City of the Village of Douglas to be affixed this fifth day of July, two thousand and twenty-three.

---

Jerome Donovan, Mayor

Cathy North, Mayor Pro Tem  
Neal Seabert, Councilmember  
Randy Walker, Councilmember  
John O’Malley, Councilmember  
Gregory Freeman, Councilmember  
Robert Naumann, Councilmember

**From:** [City of the Village of Douglas](#)  
**To:** [City of Douglas](#)  
**Subject:** Douglas Contact Form  
**Date:** Wednesday, June 21, 2023 1:53:16 PM

From: Frank Holub  
Subject: Deer control

Message Body:

### Your Name

Frank Holub

---

### Email

[theholubs@live.com](mailto:theholubs@live.com)

---

### Subject

Deer control

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### Message

I've tried to submit this via <https://douglasmi.gov/comments-and-complaints/> but I can never get past reCAPTCHA . I've tried numerous times on 2 PCs. Here's what I was trying to send:

I'm following up to find out what plan(s) may be in place to reduce and control the local deer population. It's beyond out of control in the city. Around 5:30pm today I saw a deer jump over my 6 foot aluminum fence. That's the 1st time this has happened since we had it installed years ago to prevent deer from coming in our yard. In just a few moments this deer ate and trampled several plants and then smashed through my fence, bending one slat and breaking another. We felt our plants, and ourselves, were safe in our back yard until today.

Besides the cost of installing the fence, we have spent thousands replacing supposed deer resistant plants in our front yard, and using multiple deterrents but the problem is only getting worse. This needs to be addressed this season since every year it's gotten worse. It's to the point where I should send bills to the city until this is under control. Can I start with my aluminum fence repair? Obviously I'm upset but the city does have

responsibility here. I'm at a loss at what else I can personally do.

Thanks,  
Frank Holub  
723 Golfview Drive

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This e-mail was sent from a contact form on The City of the Village of  
Douglas (<http://douglasmi.gov>)

Sent from [The City of the Village of Douglas](#)

## Rich LaBombard

---

**From:** Jerry Donovan  
**Sent:** Monday, June 26, 2023 7:22 PM  
**To:** Rich LaBombard  
**Cc:** Ricky Zoet  
**Subject:** Fw: For City Council: Chestnut St & Blue Star Hwy Traffic Signage

---

**From:** Joan Leonard <jcleonard@comcast.net>  
**Sent:** Sunday, June 25, 2023 8:19 AM  
**To:** Jerry Donovan <jdonovan@DouglasMI.gov>  
**Subject:** For City Council: Chestnut St & Blue Star Hwy Traffic Signage

### Please read this email at a City Council Meeting.

Dear Douglas City Council Members,

Let me relate to you the many death-defying maneuvers I have seen at the Y intersection on Chestnut Street where it meets Blue Star Highway. I think that signage could solve many of the problems.

#### Current Situation:

1. Turning from Chestnut onto Blue Star to head north (right turn) is marked with a right arrow sign that says "only." This works well.
2. Turning from Chestnut onto Blue Star to head south is an illegal turn because this road is reserved for traffic turning *onto* Chestnut *from* Blue Star! Nonetheless, I *regularly* watch locals and visitors risk their lives by waiting to make a left turn onto Blue Star from Chestnut before a vehicle veers to the right from Blue Star onto Chestnut and hits it head-on. This is crazy!
3. A "No Turn" sign on south-bound Blue Star rightly forbids left turns onto Chestnut Street because the first potential left would be into on-coming traffic from Chestnut. The second potential left is also dangerous because it requires passing the turn to make an obtuse-angled turn into Chestnut St. This illegal turn requires additional time to make which holds up traffic behind it and results the vehicles behind the one trying to make the turn to "come back" at that traffic as it tries to pass the turning vehicle. I also see this illegal maneuver made by vehicles trying to make a U-turn to head north on Blue Star, including the red Douglas city pick-up truck.

#### Suggested Actions:

I believe signage could be improved. The "No turns" sign on Blue Star should be better placed, nearer to the intersection as opposed to where it now stands (too far from the intersection). A "Wrong Way" sign, placed in the median at the intersection of Chestnut and Blue Star, might help drivers realize the left lane is reserved for on-coming traffic. Finally, city vehicles should set an example for residents by not making illegal turns at the intersection and police enforcement of the traffic flow would be valuable as well.

Please appreciate that I am sending this letter in the hopes of preventing a crash, let alone a life-changing head-on crash. Thanks for examining this issue.

Caring full-time resident,  
Joan Leonard  
PO Box 315

Dear Pam Aalderink, Douglas City Clerk,

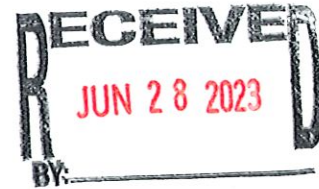
June 24,2023

We received a letter today regarding our neighbor at 3077 May Ave requesting a permit to have 6 chickens and a coop in her yard directly adjacent to our home at 3071 May Ave. We strongly oppose this for a variety of reasons (smell,noise,attracts more critters) and we want the city to DENY this permit please. Thank you for your time in this matter

Regards  
Debbi & Fred Larsen



CAC Rich Labombard  
Douglas City Manager





**MEMORANDUM**  
**REGULAR CITY COUNCIL MEETING**  
**July 5, 2023 at 7:00 PM**

---

**TO: City Council**

**FROM: Deputy Clerk Kasper**

**DATE: July 5, 2023**

**SUBJECT: Nominating Petitions Notice**

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On June 29<sup>th</sup>, 2023, a Public Notice was published announcing that Nominating Petitions are now available for the office of Douglas City Council for the November 7, 2023, General Election. Three (3) non-partisan positions will be filled for terms of two-years each. The petitions and Affidavits of Identity can be picked up at the Clerks office, and must be returned by Tuesday, July 25<sup>th</sup>, 2023 by 4:00 PM.

**PUBLIC NOTICE**  
**CITY OF THE VILLAGE OF DOUGLAS**  
**ALLEGAN COUNTY, MICHIGAN**

**NOMINATING PETITIONS** are now available for the office of **Douglas City Council** for the November 7, 2023, General Election. **Three (3) non-partisan positions will be filled for terms of two-years each.** Candidates must be a U.S. Citizen, registered elector in the City and shall have been a resident of the City for not less than twelve (12) months. (per Sect. 3.3 of the City Charter). Petitions can be obtained from the City Clerk's Office, 86 W. Center Street, Douglas, MI., Monday thru Friday, 8:00 a.m. to 4:30 p.m.

**THE FILING DEADLINE IS JULY 25, 2023 AT 4:00 P.M.**

Laura Kasper, Deputy Clerk  
City of the Village of Douglas  
Dated: June 23, 2023  
(269) 857-1438





**MEMORANDUM**  
**REGULAR CITY COUNCIL MEETING**  
**July 5, 2023 at 7:00 PM**

---

**TO: City Council**

**FROM: City Manager LaBombard**

**DATE: July 5, 2023**

**SUBJECT: Special Event - National Night Out**

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The City of Douglas has received an application for a Special Event Permit from the Douglas Police Department for National Night Out 2023. The event will take place at Beery Field on August 1, 2023 from 6:00 pm to 8:00 pm. National Night Out is an annual community-building campaign that promotes police-community partnerships to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. It also provides a great opportunity to bring police and neighbors together under positive circumstances. Millions of communities nationwide take part in the event, which annually takes place on the first Tuesday in August.

**I recommend City Council approve the Application for the Special Event Permit for National Night Out 2023, to be held on August 1, 2023 at Beery Field from 6:00 pm – 8:00 pm.**



POLICE • COMMUNITY PARTNERSHIPS

DOUGLAS POLICE DEPARTMENT PRESENTS

# NATIONAL NIGHT OUT 2023

AUGUST 1, 2023 6:00-8:00 P.M.

BEERY FIELD  
DOUGLAS, MI 49406



TOGETHER, WE ARE MAKING COMMUNITIES  
SAFER, MORE CARING PLACES TO LIVE AND WORK



CITY OF THE VILLAGE OF DOUGLAS
86 West Center Street, P.O. Box 757
Douglas, MI 49406
(269) 857-1438 phone / (269) 857-4751 fax

www.douglasmi.gov
info@douglasmi.gov
Payable Online At: tinyurl.com/PayltOnline

CITY COUNCIL ACTION: Approved Denied
POLICE DEPARTMENT: Approved Denied
DEPT. PUBLIC WORKS: Approved Denied

Fee: \$50 - Waived

Received by:

Handwritten signature and date: 6/20/23

APPLICATION FOR SPECIAL EVENT PERMIT

The City of Douglas offers two types of permits for events within the City. A Special Event is described as a large gathering of people that covers a broader range of the City, such as, the entire park(s), right-of-ways, trails, street closures, sidewalks, etc. These events also require significant coordination and requests of City resources, such as, Douglas Police Department, Department of Public Works, and Saugatuck Township Fire Department. Special Event Permits will require approval from City Council and need to be filled out in its entirety and returned to the City Clerk's office a minimum of 60 days prior to the scheduled event. A Park Reservation permit is described as a small gathering confined to a small area of a park and does not require significant City coordination or resources. Park Reservation permits require only City administration approval. Park reservation fee is \$50.

APPLICANT/ORGANIZATION INFORMATION

Applicant/Organization: Douglas Police Department PH: 269-857-4339

Contact Name: Ashley Janik PH: 616-403-1218

Street Address/P.O. Box: 47 W Center St

City/State/Zip Code: Douglas, MI 49406

E-mail: ajanik@douglaspd.us

CONTACT PERSON ON DAY OF EVENT: Ashley Janik PH: 616-403-1218

EVENT INFORMATION

Name of Event: National Night Out

Event Date(s): Tuesday, August 1, 2023 Anticipated Number of Attendees: ~100-200

Purpose of Event: Event for members of the community to come out and meet our first responders

Location of Event: Beery Field

Event Start & End Hours: 6:00-8:00 pm

Estimated Date/Time for Set-Up: 8/1/23 5:00 pm

Estimated Date/Time for Clean-Up: 8/1/23 9:00 pm

Estimated Number of Volunteers: ~20

**EVENT DETAILS**

**MUSIC:**

Will Music be provided during this event?  Yes  No

If yes, type of music proposed:  Live  Amplification  Recorded  Loudspeakers

Time music will begin: \_\_\_\_\_ end: \_\_\_\_\_

**FOOD VENDORS/CONCESSIONS:** (Contact Allegan County Health Department)

Will Food Vendors/Concessions be available at your event?  Yes  No

If yes,  Provide Copy of Health Department Food Service License

**ALCOHOL:**

Will alcohol be served at your event?  Yes  No

If yes,  Provide Copy of Liquor Liability Insurance (Listing the City as additional insured)

Provide Copy of Michigan Liquor Control License

Please describe measures to be taken to prohibit the sale of alcohol to minors: \_\_\_\_\_

*NOTE: It shall be unlawful for any person within the City to consume intoxicating liquor of any kind in any street, alley, park, public building, or other land owned by the City, unless the consumption is authorized under a valid permit issued by the City or its authorized agent. (1995 Code, 42-166) (Ord.43, passed 6-5-1961)*

**EVENT SIGNAGE:**

City approval is required for any temporary signage in the public right-of-way, across a street, or on City property. Which of the following signs are requested for this event?

Temporary Signs: Number requested: \_\_\_\_\_ Maximum size is 2'x2'  
(Cannot be displayed more than 15 days prior to first day of event and must be removed 24 hours after end of event.)

Banner Signage: Maximum size is 14'x4'  
(Cannot be displayed more than 15 days prior to first day of event and must be removed 24 hours after end of event.)

Signage at Event Site: Location(s): Signs/banner promoting National Night Out on Beery Fence  
Description of signs: \_\_\_\_\_  
(Signs at event site cannot be displayed prior to the day of the event and must be removed at the end of the event.)

Please see the City Clerk to obtain the correct application based on the event signage requested.

**FIREWORKS:**

Will fireworks be a part of your event?  Yes  No

If yes,  Provide Copy of Liability Insurance (Listing the City as additional insured)

Council Resolution will be Required – see attached sample

**TENTS/CANOPIES/MISC:**

Will tents/canopies be installed?  Yes  No

If yes,  Notify the Director of the Douglas Department of Public Works @ 269-857-2763 to discuss placement locations (Irrigation systems are located at Beery Field and Schultz Park)

Fill out the Special Event Requirements for Tent Structures form and/or call the Saugatuck Township Fire Department with questions at (269) 857-3000.

- Booths – Quantity 20
- Awnings – Quantity \_\_\_\_\_
- Portable Toilets – Quantity \_\_\_\_\_
- Tents – Quantity 3 Small tents
- Tables – Quantity \_\_\_\_\_

The City of Douglas does not have tents, tables, or chairs available for rental.

**MARKETING:**

How do you plan to market your event? (Example: Saugatuck/Douglas Area Convention & Visitors Bureau, Local Businesses, etc.) Social Media, Local businesses, CVB, possibly Commerical Record

**REQUIRED AUTHORIZING PERSONNEL SIGNATURES:**

If your event requires City services, please seek proper authorization. Applicable fees may apply depending upon the assistance required by the City.

**DEPARTMENT OF PUBLIC WORKS:**

Will this event require the use of any of the following municipal equipment?

- Trash Receptacles – Quantity 60
- Traffic Cones – Quantity 20
- Fencing – Quantity \_\_\_\_\_
- Water
- Barricades – Quantity 4 3'x3'x3'
- No Parking Signs – Quantity 60
- Electric
- Restroom Cleaning

- Approved  Denied
- Approved with Conditions \_\_\_\_\_

Authorized Personnel Signature Randy L. Zoet Date: 6/26/23

**DOUGLAS POLICE DEPARTMENT:**


Will this event require additional officers & equipment?  Yes  No

If yes, please describe & include times: our event

Street Closure: (Use attached map to outline proposed closure) Washington between Center & Fremont  
Street closure date/time: 8/1 5:15pm Street re-open date/time: 8/1 8:30pm

Parade Type:  Pedestrian  Vehicle  
 Parade Route: (Use attached map to outline route)  
Parade start time: \_\_\_\_\_ Parade finish time: \_\_\_\_\_

Approved  Denied  
 Approved with Conditions \_\_\_\_\_

Authorized Personnel Signature  Date: 06/26/23

**APPLICANT/ORGANIZATION CHECK LIST**

- Completed Application
  - Event Map (include detailed event layout for food vendors/concessions, booths, portable restrooms, road closures, barricades, music, event signage, etc.)
  - Certificate of Insurance (listing the City of Douglas as additional insured – see sample provided)
  - Fireworks Resolution – 60 days in advance (if applicable)
  - Michigan Liquor Control Commission Special Event License (if applicable)
  - Health Department Food Service License (if applicable)
  - Requirements for Tent Structures (if applicable)
  - Department of Public Works Authorized Personnel Signature (if applicable)
  - Police Department Authorized Personnel Signature (if applicable)
- If document(s) are missing, please explain: \_\_\_\_\_

The Applicant/Organization understand and agrees to the following:

1. Provide a certificate of insurance with all coverage deemed necessary for the event, naming the City of Douglas as an additional insured on all applicable policies. The certificate shall be submitted to the City Clerk’s Office no later than 1 (one) week following notice of the event approval.
2. Comply with all local and applicable State Laws and City policies. Applicant/Organization acknowledges that the special events permit does not relieve the Applicant/Organization from meeting any requirements of law or those of other public bodies or agencies applicable to the event.
3. Applicant/Organization further understands the approval of the event may include additional requirements and/or limitations based on the City’s review of this application. The Applicant/Organization understands that it may be necessary to meet with City staff during the review of this application and that City Council approval is necessary before the event may be held.
4. Applicant/Organization understands that he/she is responsible for contacting the Michigan Liquor Control Commission and/or Allegan County Health Department to secure all permits required for this event.
5. Applicant/Organization also agrees to clean-up and leave/restore the area in the condition it was found. The City is not responsible for equipment or personal items left on public property.
6. Prohibit its organization and guests from engaging in profane or inappropriate language or actions.
7. Abide by City of Douglas Ordinance Chapter 95.01 regarding Noise Nuisances.

- 8. A breach of any of these understandings and agreements may result in the denial of Application or revocation of an approval of the City.

**HOLD HARMLESS/INDEMNITY**

1. Upon approval of Event Permit, Applicant/Organization agrees to fully defend, indemnify and hold harmless the City, its City Council, its officers, employees, agents, volunteers, and Contactors from any and all claims, demands, losses, obligations, costs, expenses, verdicts, and settlements (including but not limited to attorney fees and interest) resulting from:

- A. Acts or omissions by the Applicant/Organization, its agents, employees, servants and Contractors in furtherance of the event, including, but not limited to, acts or omissions alleged to be in the nature of gross negligence or willful misconduct. The Applicant/Organization agrees to reimburse the City for reasonable attorney fees and court costs incurred in the defense of any actions, suits, claims, or demands arising from the operations of the Applicant/Organization due to the above referenced acts or omissions.
- B. Violations of state or federal law by Applicant/Organization, its agents, employees, servants, and Contractors whether administrative or judicial, arising from the nature and extent of this Application. Permit and/or event.
- C. Other acts of Applicant/Organization or attendees causing personal injury or property damages in connection with this event, unless resulting from the sole negligence of the City, its officers, employees, or agents.

2. The Applicant/Organization agrees that it is its responsibility and not the responsibility of the City to safeguard the property and materials used in the event and the property and materials of the attendees. Further the Applicant/Organization agrees to hold the City harmless for any loss of such property and materials.

3. The Applicant/Organization shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Applicant/Organization further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or sub-Contractor involved in the hosting of this event.

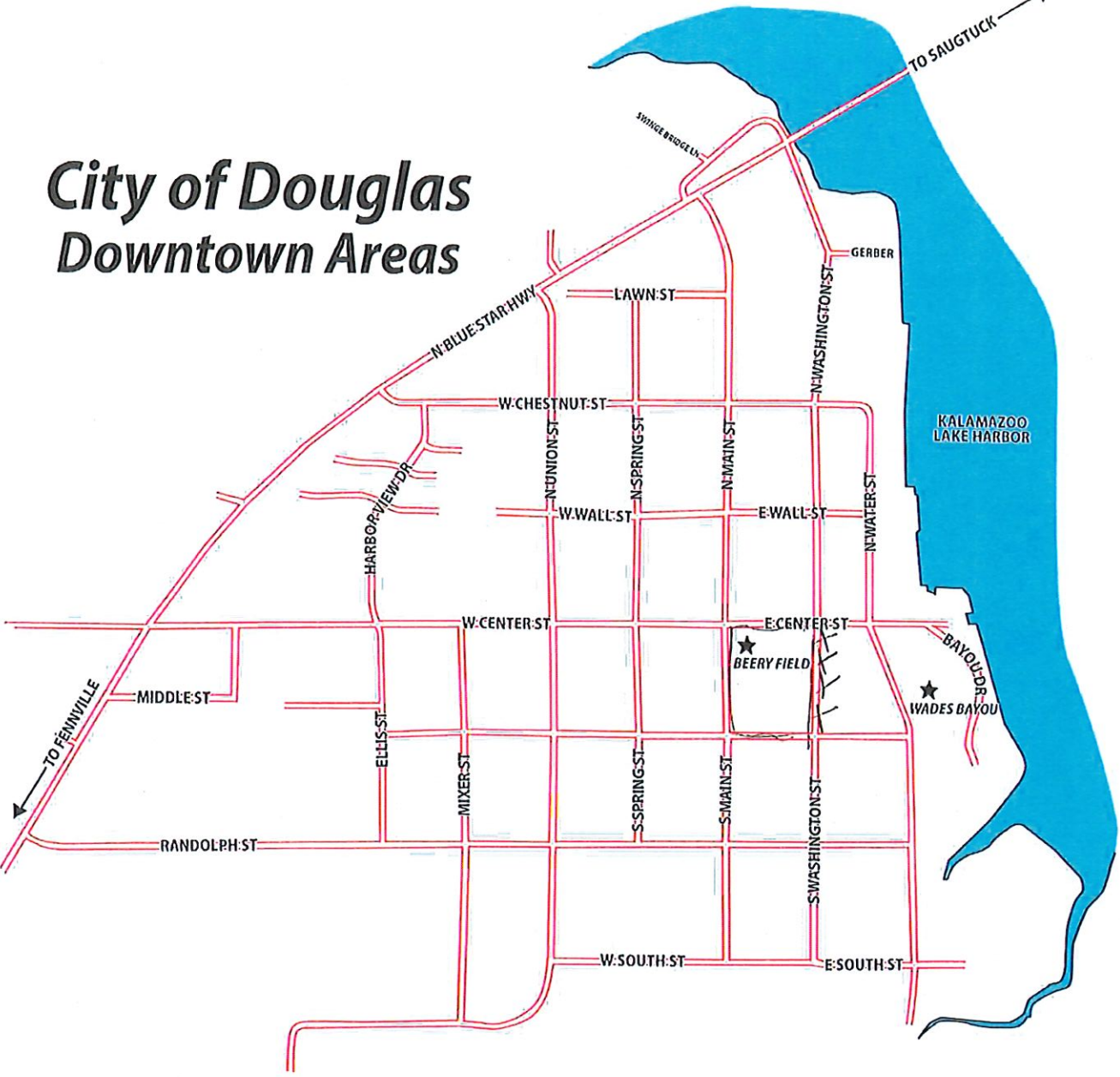
As the Applicant or duly authorized agent of the Organization, I hereby apply for approval of this special event and affirm the above understandings. The information provided on this application is true and complete to the best of my knowledge.

Printed Name of Applicant: Ashley Janik Date: 6/28/23

Signature of Applicant: *Ashley Janik* Date: 6/28/23

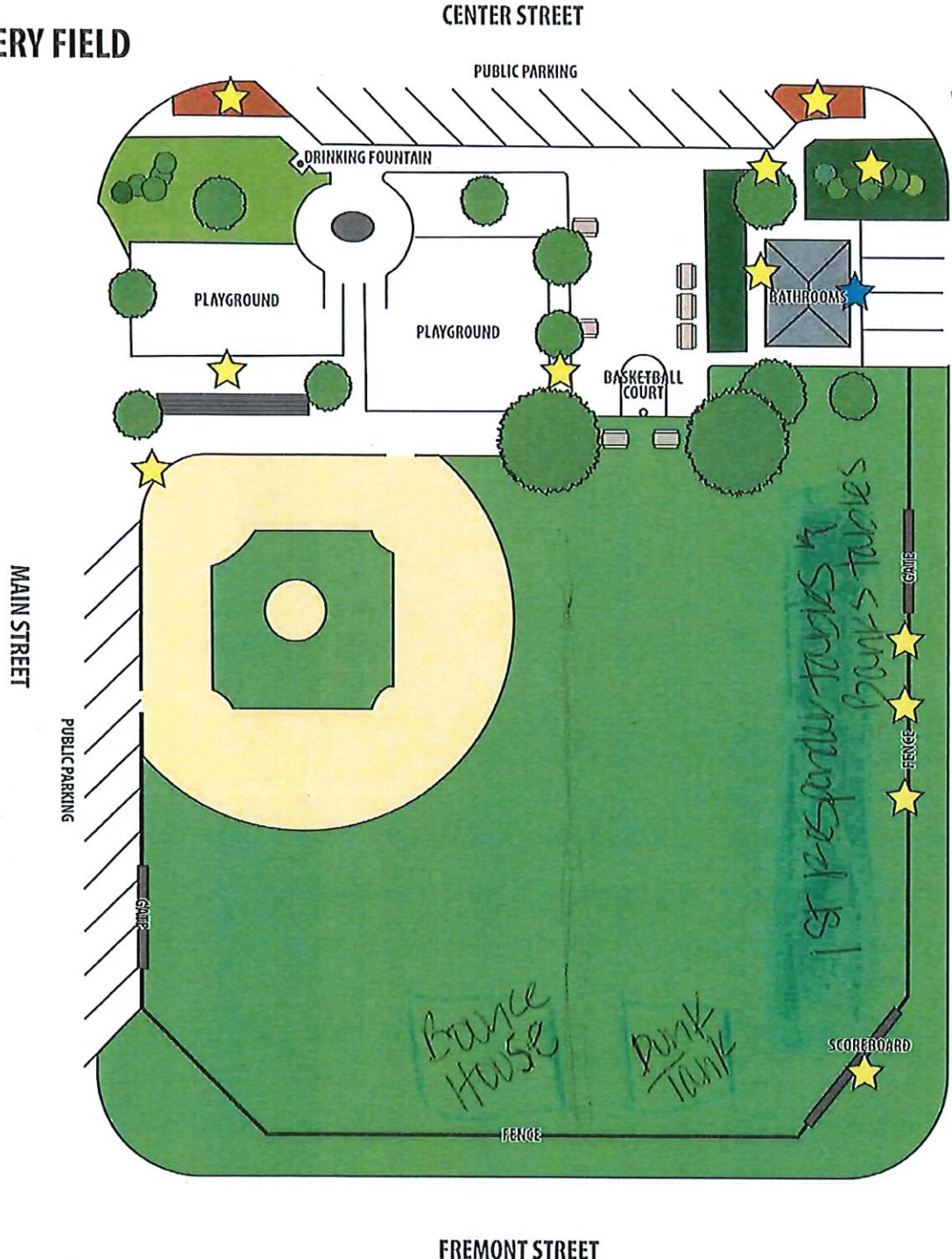


# City of Douglas Downtown Areas





# BEERY FIELD



Road closed sign  
 Road closed sign  
 open to through traffic

Washington Street  
 Police, Fire, DNR, DPW  
 Vehicles parked here

Road closed sign

- ★ Water Hose Hookup
- ★ Electrical Outlet

**Note:** Beery Field has an underground irrigation system. Please notify the Director at the Douglas Department of Public Works @ 269-857-2763 to discuss placement locations for tents, canopies, etc.



# MEMORANDUM

City Council

July 5, 2023, at 7:00 PM

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**TO:** City Council

**FROM:** Rich LaBombard, City Manager

**SUBJECT:** Ordinance to sell 291 66<sup>th</sup> Street – Ordinance 02-2023 – First Reading

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The Douglas City Council has directed the City Manager to sell public property owned by the City of Douglas located at 291 66<sup>th</sup> Street. Per the requirements of Ordinance 02-2022, an ordinance to *Establish Procedures for Transfer of Surplus Real Property for the City of the Village of Douglas*, the sale of surplus real property shall be done by passing an ordinance.

A review of Chapter 13 of the City Charter, also specifies that, “The City may not sell any cemetery, park or any part thereof unless approved by a majority vote of the electors voting thereon at any general or special election.” The property located at 291 66<sup>th</sup> Street is neither a park or cemetery.

The City purchased 291 66<sup>th</sup> Street property in 2017 with the intent of relocating any or all of the Department of Public Works operations and construct a clear span storage building. The City paid just under \$52,000 for the property. An additional \$58,000 was invested to install a culvert, driveway, and parking pad. The City’s total investment into the property was \$110,000 not including the cost for an environmental assessment. The current appraisal of the property estimates the value to be approximately \$160,000.

The property is deemed to be surplus due to the relatively small area that is buildable to suit the Department of Public Works needs. Furthermore, the location of the property in a residential neighborhood east of the highway is not the ideal location for a municipal facility.

Per the Surplus Property Ordinance:

- Disposing of real property by City officials for employees for personal gain or to benefit the interest of any person or party other than the City is strictly prohibited.
- Sale of land or other real property requires City Council authorization and may require a vote of the majority of electors as provided in Chapter 13 of the City Charter.
- Sale of surplus real property shall be done by passing an ordinance. Real property may be conveyed by quit claim deed.
- The City shall not sell property to any individual or entity who is in default to the City.

- The purchaser shall agree to pay and be responsible to pay for any mortgage or title insurance policy, all costs in applying for and securing financing, inspections, environmental assessments, recording fees, and costs in connection with the purchaser's use or intended use.

If the City Council agrees to sell the property, the City Manager will issue a request for sealed bids and allow 30 days for the submission of responses. The City may give preference to purchasers that will construct a home on vacant property for residentially zoned parcels. Adjoining property owners may be given preference if the real property is unbuildable because of zoning, other codes or laws, environmental or economic factors.

**First reading – No action required**

**CITY OF THE VILLAGE OF  
DOUGLAS ALLEGAN COUNTY,  
MICHIGAN ORDINANCE NO. 02-2023**

**AN ORDINANCE TO SELL 291 66<sup>TH</sup> STREET, SURPLUS REAL PROPERTY, FOR  
THE CITY OF THE VILLAGE OF DOUGLAS**

**THE CITY OF THE VILLAGE OF DOUGLAS DOES HEREBY ORDAIN:**

**SECTION 1: PURPOSE**

The purpose of this ordinance is to provide a framework for the transfer of the City's real property, 291 66<sup>th</sup> Street, PNN: 03-59-022-006-00, Zoned R-1 Residential District, deemed to be surplus. This ordinance is intended to authorize the sale of real property that is transparent to the community, fair, equitable, and consistent with the best interests of the City.

**SECTION 2: METHOD OF SALE**

The real property shall be sold through sealed bids/offers after a Notice of Intent – Request for Bid is advertised.

**SECTION 3: AUTHORIZATION TO SELL**

The City is hereby authorized to sell the real property identified 291 66<sup>th</sup> Street, in accordance with the terms and conditions set forth in Ordinance 02-2022.

**SECTION 4: TERMS OF SALE**

The terms of sale, including the accepted bid and any other conditions of sale, shall be approved by the City Council.

**SECTION 5: AUTHORIZATION TO EXECUTE DOCUMENTS**

The City Manager is hereby authorized to execute any and all documents necessary to complete the sale of the real property, including purchase agreements, deeds, and escrow instructions, subject to final approval of the sale by the City Council subject to section 4 above.

Ordinance Offered by: \_\_\_\_\_

Ordinance Supported by: \_\_\_\_\_

Ayes:

Nays:

Abstain:

Absent:



# Allegan County Parcel Number: 20-022-024-00

Item 8B.



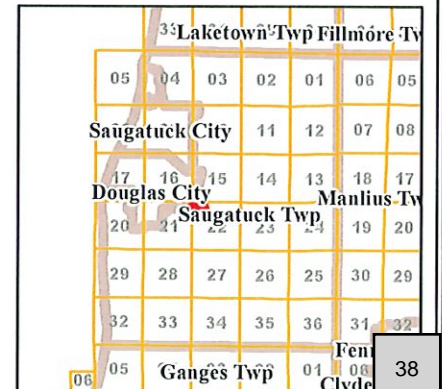
0 215 430 860 Feet

Address: 66Th St V/L  
 Owner: Carpenter Donald C  
 Acres: 9.59



The information contained herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

Image Year: 2014 Map Date: 7/12/2017



**NOTICE OF PUBLIC HEARING  
CITY OF THE VILLAGE OF DOUGLAS  
ALLEGAN COUNTY**

**Proposed adoption of Ordinance 02-2023: Sale of surplus property.**

NOTICE IS HEREBY GIVEN, that a public hearing on Ordinance 02-2023 to sell 291 66<sup>th</sup> Street, surplus property, for the City of the Village of Douglas at 7:00 p.m. on July 3, 2023, in the Council Chambers of City Hall, 86 W. Center Street, Douglas Michigan 49406.

The City Council may not adopt the proposed ordinance until after the public hearing. All interested parties will be given an opportunity to be heard regarding the proposed adoption. A copy of Ordinance 02-2023 is available to the public during normal office hours at the City Clerk's office, City Hall, 86 W Center Street, Douglas, Michigan, for a period of not less than one week prior to such public hearing.

This notice is given by order of the City of the Village of Douglas Council.

The City of the Village of Douglas is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting, or the facilities are requested to contact City Hall, at 269-857-1438 promptly to allow the City of the Village of Douglas to make reasonable accommodations for those persons.

Pamela Aalderink, CMC/MiCPT  
Douglas City Clerk



**MEMORANDUM**  
**REGULAR CITY COUNCIL MEETING**  
**July 5, 2023, at 7:00 PM**

**TO:** City Council

**FROM:** Rich LaBombard, City Manager

**SUBJECT:** Lead Water Service Line Replacement – Sole Source Vendor

On occasion, municipalities encounter projects that make complying with the purchasing policy difficult. With lead service line replacements, the cost varies based on complexity and location, there are numerous locations throughout the City that need replacing, and the coordination of other nearby replacements vary. By using a sole source vendor, the City can rely on one vendor to work with for the duration of the project and receive consistent results, the best price, good response time, and good communication and coordination. Because of these factors, the City Council authorized the use of a sole source vendor for lead service line replacement on January 17, 2023 to expire on June 30, 2023.

We've found through our past quoting process that we have one bidder consistently responding to our request for quotes, providing the best price, and providing quality service. We've also found a number of contractors aren't willing to quote work for various reasons; however, Unema Plumbing of Holland, Michigan has been consistently responsive to the City of Douglas and generally provides a better price than competitors.

With those factors in mind, I'd like to request that the City of Douglas move to a single source vendor for the lead service line replacement project for Fiscal Year 23/24 so we may meet the State of Michigan's Lead and Copper Rule objectives to replace five percent of our lead containing service lines per year with a completion date of 2041. The purchasing policy allows sole source bidding when the unique characteristic of the needs of the City are not susceptible to competitive bidding.

Without revealing the names of the other contractors, examples of Unema's competitive pricing are included in the following examples.

Example #1 - Lakeshore Drive Service Replacement — Lead service serving multiple housing

- Unema Plumbing                      \$29,250
- Vendor #2                              \$33,250
- Vendors #3 through #7              No Quote

Example #2 — Main Street Service Split — Currently a two on one connection

- Unema Plumbing                      \$11,400
- Vendors #2 through #5              No Quote



The City has budgeted \$100,000 in FY 23-24 for lead service line replacements in the 450-000-974 Water & Sewer Fund - Construction Account.

**I recommend City Council consider approving Unema Plumbing of Holland, Michigan as a preferred sole source vendor for lead service line replacements for Fiscal Year 23/24 or until the budget is exhausted.**



# MEMORANDUM

*The Village of Friendliness – Since 1870*

Date: June 27, 2023  
 To: Douglas City Council  
 From: Joe Blair, AICP  
 Planning & Zoning Administrator  
 Re: **Lakeshore Woods – Final Private Road Review**

## Project Highlights

- **Background.** This private road is proposed to connect the Lakeshore Resort to Blue Star Highway, mostly through Saugatuck Township. The applicant has proposed using the approach and portions of the existing access drive to the self-storage facility located at 2862 Blue Star Highway (referred to as the “Tranquil” parcel in the application documents) This area is the only portion of the proposed private road that is within the City’s boundary.
- **Jurisdiction.** The proposed private road crosses jurisdictional boundaries between Saugatuck Township and the City of Douglas. Saugatuck Township has jurisdiction over the portion of the proposed private road that runs through those parcels. The review of the proposed private road has been a joint effort among staff and consultants in both jurisdictions. Saugatuck Township has provided conditional approval for their portion of the road. These conditions are included in the Council packet.
- **Review.** This application has been reviewed by Planning & Zoning, the City Engineer, and the City Attorney pursuant to the regulations outlined in Article 18, Access and Private Roads. A favorable recommendation from the Planning Commission is largely based on the standards of Article 18 being met upon review by the City Engineer and City Attorney of the physical specifications of the road and the private road easement and maintenance agreement. These areas have been satisfactorily met, per the communications and reports provided by the City Engineer and the City Attorney.

**Planning Commission Recommendation.** At the June 15, 2023 meeting, the Planning Commission unanimously forwarded a favorable recommendation to the City Council for the

approval of the proposed Lakeshore Woods Private road on the parcel located at 2862 Blue Star Highway, subject to the following conditions:

1. The applicant shall address any issues outlined by the Saugatuck-Douglas Fire Department.
2. The applicant shall work with the City Attorney to address any additional changes to the Declaration and Grant of Easement document, as it relates to emergency access, prior to the final review by the City Council.
3. The applicant shall work with Saugatuck Township to satisfy any requirements related to the Declaration and Grant of Easement document that may not be addressed in the Douglas Zoning Ordinance.
4. Upon Council approval, the applicant shall record the Declaration and Grant of Easements prior to use of the private road, and provide the City with a recorded copy.

**Action Requested by Council.** The City Council is tasked with offering an approval, with or without conditions, denial or tabling of the Lakeshore Woods Private Road on the “Tranquil” parcel. If the consensus is to table Council action due to an incomplete application or areas where the City Council may feel additional information is needed, it is requested that it be sent back to the Planning Commission for further review.

If the City Council is inclined to offer approval, it must be subject to those conditions forwarded on by the Planning Commission, with exception of Condition #2 (above), which has been satisfied by the applicant as evidenced in the City Attorney’s letter dated 6/29/2023, included in your packet.

The other three conditions noted in the Planning Commission report are to remain and be part of the Council’s approval if it is so inclined. They are listed below in the suggested motion, along with the added condition noted in the City Attorney’s letter for the applicant to provide necessary changes to the Declaration and Grant of Easement document.

**Suggested Motion.** I move to approve the private road application for Lakeshore Woods private road on the parcel located at 2862 Blue Star Highway (referred to as the “Tranquil” parcel), based on the favorable recommendation of the Planning Commission and the findings noted in the Williams & Works memorandum dated June 8, 2023, and subject to the following conditions:

1. The applicant shall address any issues outlined by the Saugatuck-Douglas Fire Department.
2. The applicant shall work with Saugatuck Township to satisfy any requirements related to the Declaration and Grant of Easement document that may not be addressed in the Douglas Zoning Ordinance.
3. Upon Council approval, the applicant shall record the Declaration and Grant of Easements prior to use of the private road, and provide the City with a recorded copy.
4. The City Attorney shall have final review of the expected revision to the Declaration and confirmation to the City Planner that the Declaration, as revised, satisfies the City Ordinance and the expectations outlined in the City Attorney’s letter dated 6/29/23.

**CITY OF THE VILLAGE OF DOUGLAS  
COUNTY OF ALLEGAN  
STATE OF MICHIGAN**

**RESOLUTION NO. 24-2023**

**A RESOLUTION TO APPROVE LAKESHORE  
WOODS PRIVATE ROAD ON 2862 BLUE STAR  
HIGHWAY, SECTION 20 (PPN 59-020-005-20),  
CITY OF THE VILLAGE OF DOUGLAS,  
ALLEGAN COUNTY, MICHIGAN**

\_\_\_\_\_

At a regular meeting of the City Council for the City of the Village of Douglas, Michigan, held at the City of the Village of Douglas City Hall, Douglas, Michigan, on the 5th day of July, 2023, at 7:00 p.m. with

PRESENT:

ABSENT:

The following Resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_.

**RESOLUTION**

**WHEREAS,** The City has received a private road application from Mr. Andrew Milauckas, property owner at 2862 Blue Star Highway, and parcels located in Saugatuck Township for a proposed private road (Lakeshore Woods Private Road) beginning on the access drive of parcel #59-020-005-20 located at 2862 Blue Star Highway (“Tranquil” parcel) in the City of the Village of Douglas and ending at the Lakeshore Resort in Saugatuck Township; and

**WHEREAS**, Article 18, Access and Private Roads, Section 18.02, Private Roads of the Zoning Ordinance of the City of the Village of Douglas (“The City”) outlines the requirements for the application, procedures, and standards of approval of private roads; and

**WHEREAS**, The City of the Village of Douglas Planning Commission forwarded a favorable recommendation to the City Council for the approval of the portion of Lakeshore Woods Private Road within the City’s jurisdiction on June 15, 2023; and

**WHEREAS**, The applicant has received conditional approval from Saugatuck Township for the portion of the road in that jurisdiction, in the letter dated June 6, 2023 (EXHIBIT A); and

**WHEREAS**, The private road, as proposed in accordance with the site plan dated June 7, 2023 (EXHIBIT B) conforms to the standards and specifications set forth by Section 18.02 Private Roads of the City of the Village of Douglas Zoning Ordinance and to the satisfaction of the City Engineer.

**WHEREAS**, The applicant’s Declaration and Grant of Easements (EXHIBIT C) has been drafted to the standards of Section 18.02(11) of the City of the Village of Douglas Zoning Ordinance, and to the satisfaction of the City Attorney.

**NOW, THEREFORE, BE IT RESOLVED:**

**Section 1. Final Private Road Approval.** The City Council of the City of the Village of Douglas finds that the minimum requirements for a private road, as outlined in Section 18.02, Private Roads, of the City of the Village of Douglas Zoning Ordinance, and as recommended by the City of the Village of Douglas Planning Commission on June 15, 2023, and approves the Lakeshore Woods Private Road for Mr. Andrew Milauckas, across the parcel located at 2862 Blue Star Highway in the City of the Village of Douglas, Michigan, in accordance with the civil

engineered drawings provided by Nederveld and Associates, last revision dated June 7, 2023, subject to the following conditions:

1. The applicant shall record the Declaration and Grant of Easements with the Allegan County Deed Office and provide a copy to the City within 120 days of certification of this Resolution, and before the use of the road; and
2. The applicant shall address any issues outlined by the Saugatuck-Douglas Fire Department; and
3. The applicant shall work with Saugatuck Township to satisfy any requirements related to the Declaration and Grant of Easement document that may not be addressed in the Douglas Zoning Ordinance.
4. The City Attorney shall conduct a final review of the expected revision to the Declaration and confirmation to the City Planner that the Declaration, as revised, satisfies the City Ordinance and the expectations outlined in the City Attorney's letter dated 6/29/23.

**Section 2. Notice of Easement.** As required in Section 18.02 of the City of the Village of Douglas Zoning Ordinance, all purchasers of property where a private road provides access to the premises shall, prior to the closing of the sale, receive from the seller a notice of easement, in the same form that it has been recorded with the County Register of Deeds, substantially conforming to the following:

"This parcel of land has private road access across a permanent easement which is a matter of record and a part of the deed. This notice is to make Purchaser aware that this parcel of land has egress and ingress over this easement only. Neither the County nor City has any responsibility for the maintenance or upkeep of any improvement across this easement. This is the responsibility of the owners of record. The United States Mail service and the local school district are not required to traverse this private improvement

and may provide service only to the closest public access. (Michigan P.A. 134 of 1972, as amended.)”

**Section 3. Performance Guarantee.** The City Council shall require a performance guarantee meeting the requirements of Section 23.06, in an amount necessary to cover the cost of any remaining improvements needed, at the time the City Council grants approval if such a performance guarantee is recommended by the City Engineer.

**Section 4. Severability.** That any resolutions in conflict with this Resolution are deemed rescinded and revoked by the adoption of this Resolution.

**Section 5. Effective Date.** This resolution shall take effect immediately upon City Council approval.

YEAS: Council Members:

NAYS: Council Members:

ABSTAIN: Council Members:

ABSENT: Council Members:

**ADOPTED** this 5th day of July, 2023

**CITY OF THE VILLAGE OF DOUGLAS**

BY: \_\_\_\_\_  
Jerome Donovan, Mayor

BY: \_\_\_\_\_  
Pamela Aalderink, City Clerk

**CERTIFICATION**

I, Pamela Aalderink, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Douglas City Council at a regular meeting held on Wednesday, July 5, 2023, in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as required by said Act.

**CITY OF THE VILLAGE OF DOUGLAS**

BY: \_\_\_\_\_  
Pamela Aalderink, City Clerk





June 29, 2023

Mayor and Council  
 City of the Village of Douglas ("City")  
 c/o Tricia Anderson, Interim City Planner  
 86 W. Center Street  
 P.O. Box 757  
 Douglas, Michigan 49406-0757

VIA EMAIL ONLY: [Anderson@williams-works.com](mailto:Anderson@williams-works.com)

RE: Andrew Milaukas, 2862 Blue Star Highway ("Applicant")  
 Application for Approval of Proposed Lakeshore Woods Drive Private Road

Dear Mr. Mayor and Members of the Council:

Ms. Anderson requested our opinion whether a failure to permit vehicular access along this private road in the event Lakeshore Drive in Saugatuck Township is temporarily closed, or "washed out", complies with City Zoning Ordinance sec. 18.02.11)b.1., which reads in pertinent part:

"Road easement agreement signed by the applicant / owners(s) to be recorded with the City and Allegan County Register of Deeds providing for:

1. Easements to the public for purposes of emergency and other public vehicles for whatever public services are necessary."

A May 8, 2023 draft – the most recent version submitted for our review -- of the Applicant's proposed Declaration and Grant of Easements (the "Declaration") expressly provides for emergency vehicular access across the entire length of the proposed Lakeshore Woods Drive private road (the "Private Road"). The question now raised is whether the "emergency" requirement of City Zoning Ordinance sec. 18.02.11) b. 1 also requires that the Declaration permit use of the proposed private road in the event of a temporary closure, or "washout", of Lakeshore Drive in Saugatuck Township.

In our opinion, City Zoning Ordinance sec 18.02.11) b. 1. can only be applied to the portion of the Private Road that is described in the Declaration as the "Tranquil Parcel", and which is located within the City of Douglas, as the remainder of the Private Road will be located within Saugatuck Township. In that regard, we note that Ms. Lynee Wells, understood by us to be the Saugatuck Township Planner, has expressed by email the Township's support for use of the Private Road as a "Lakeshore Drive" emergency detour

City of the Village of Douglas  
June 29, 2023  
Page 2

route; however, since we have not been advised or examined whether the Township is authorized, or has taken all appropriate action as is necessary, to impose this as a requirement of that portion of the Private Road which will be located within the Township, we believe the Council should not assume this right of emergency access over the Township portion of the Private Road will be required.

We are not required for the purposes of this opinion to, and do not, determine whether the Ordinance provision in question should be interpreted to require the Private Road be made available as a Lakeshore Drive detour route in the event of a closure or "washout" of Lakeshore Drive. We are advised that the Applicant's legal counsel has, or will, submit for our further review and approval a final revision of the Declaration which will voluntarily establish an easement for temporary, emergency vehicular passage in the event of a closure or "washout" of Lakeshore Drive across, at a minimum, the Tranquil Parcel. In our opinion, this should satisfy the City Ordinance requirement.

We commend the cooperation of the Applicant and legal counsel in resolving all approval concerns and, as to all legal requirements of the Ordinance, recommend Council approval conditioned solely upon final City attorney review of the expected revision to the Declaration and confirmation to the City Planner that the Declaration, as revised, satisfies the City Ordinance and the expectations discussed above.

Sincerely,

PLUNKETT COONEY



David S. Keast  
Of Counsel

[dkeast@plunkettcooney.com](mailto:dkeast@plunkettcooney.com)

(586) 212-5443

Open.20448.43876.31360963-1

# EXHIBIT A



Item 8D.

June 6, 2023

Joe Milauckas  
P.O. Box 121  
Saugatuck, MI 49453

Re: Private Road Conditional Approval, Lake Shore Woods Drive from Blue Star to Lake Shore Resort  
Parcels: 202-033-00, 020-038-00, 0359-020-005-20

Dear Mr. Milauckas,

You have submitted a request for Private Road. We reviewed this request in March, 2023. Subsequent to our review, your plans were modified, and new plans have been reviewed and submitted concurrent with review and comment by the City of Saugatuck. A redlined easement agreement was also reviewed and dated May 23, 2023.

Copies of relevant permits by reviewing agencies are on file including the EGLE wetland permit and driveway permit from the Allegan County Road Commission. The private road is approved with the following conditions:

1. Copies of applicable review letters and permitting issued by the City of the Village of Douglas for the private road shall be provided to the Township prior to road use.
2. Review and approval of easement documents and maintenance agreement by the Township's Attorney shall be required prior to road construction, and the agreed upon easements and maintenance agreement be recorded prior to C of O for new proposed Lakeshore Motel Lakeview and Forest View units.
3. Any proposed gate shall be reviewed and approved by the Saugatuck Township Fire District.
4. The use of Lake Shore Woods Drive shall be for vehicles of hotel guests only and only in the event Lakeshore Drive is declared impassible. Should use other than by hotel guests be desired, such as for the general public, or should use expand to time when Lakeshore Drive is passable, the roadway shall be fully paved per construction plans.
5. Any building permits or other land use approval (such as land division or site condo) for the aforementioned parcels shall require review and approval of Lake Shore Woods Private Road by the Planning Commission if required per the Township Zoning Ordinance, as amended. Similarly, should use of roadway change from item #4 above, a major amendment of the site plan for Lakeshore Motel shall be required.

Should you have questions, please reach out.

Sincerely,

*Lynce Wells* (via email)

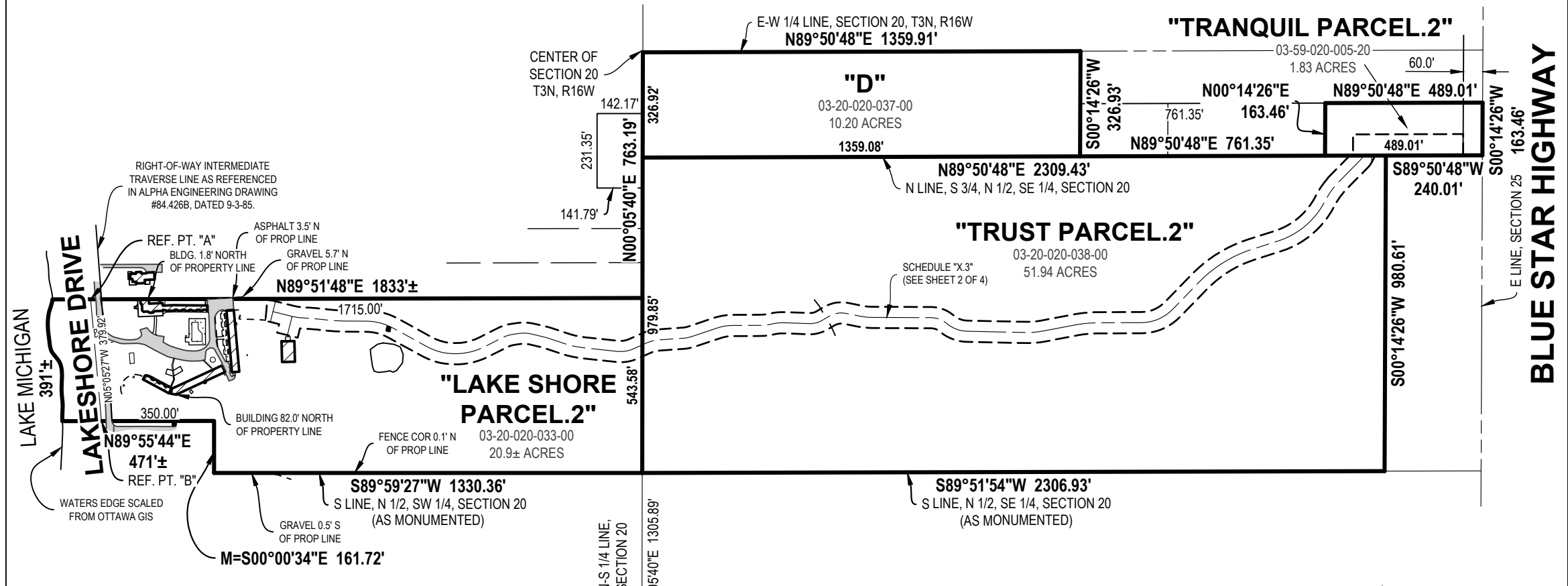
Lynce Wells, AICP  
Township Planner

# EXHIBIT B

## PARTIAL DESCRIPTION



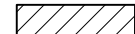
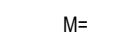
Part of the South 1/2 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan.

(See Sheet 4 of 4 for complete descriptions.)



This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

### LEGEND

-  Asphalt
-  Concrete
-  Existing Building
-  M= Measured

SCALE: 1" = 400'



Lake Shore Resort  
 Andrew Milauckas  
 PO Box 121  
 Saugatuck, MI 49453

Lake Shore Resort

DRAWN BY: JV DATE: 02-14-2023  
 REV. BY: JV REV. DATE: 06-07-23  
 REV.: REVISED EASEMENT

PRJ #: 20200220XA.2  
 1 OF 4



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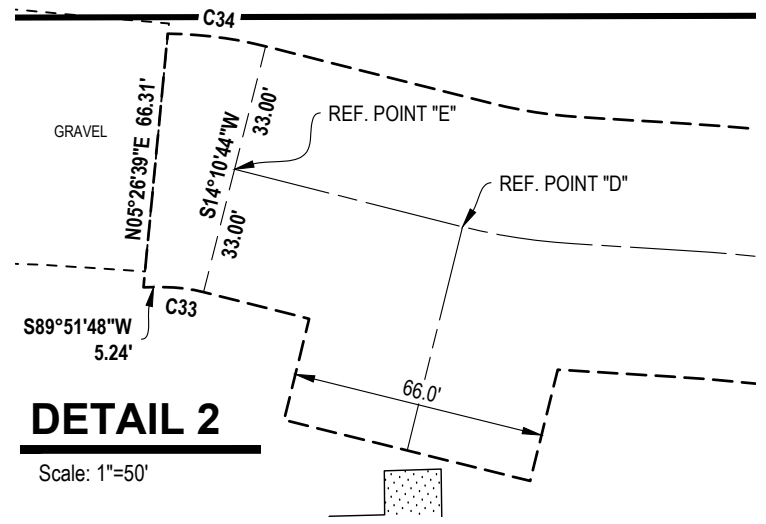
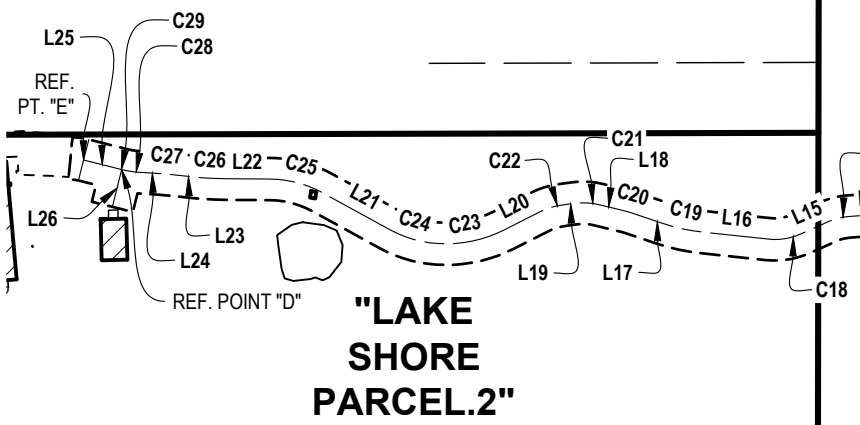
Ann Arbor, Chicago, Columbus,  
 Grand Rapids, Indianapolis, St. Louis

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# EXHIBIT B

## DETAIL 1

Scale: 1"=300'



## DETAIL 2

Scale: 1"=50'

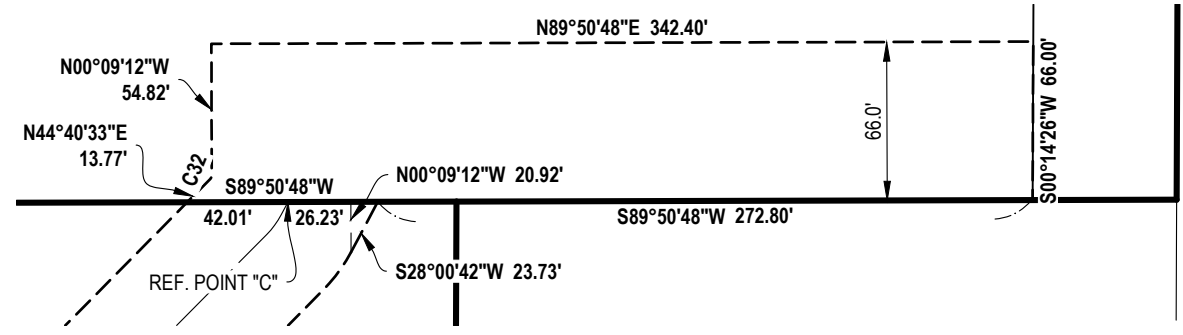
This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

"D"

"TRANQUIL PARCEL.2"

N89°50'48"E 2239.21'

"TRUST PARCEL.2"



## DETAIL 3

Scale: 1"=80'

NO SCALE



|  |   |  |
|--|---|--|
| Lake Shore Resort<br>Andrew Milauckas<br>PO Box 121<br>Saugatuck, MI 49453 |   | <br>www.nederveld.com • 800.222.1868<br>Holland<br>347 Hoover Blvd.<br>Holland, MI 49423<br>Ann Arbor, Chicago, Columbus,<br>Grand Rapids, Indianapolis, St. Louis |
| Lake Shore Resort  |   |  |
| DRAWN BY: JV<br>REV. BY: JV<br>REV.: REVISED EASEMENT                      | DATE: 02-14-2023<br>REV. DATE: 06-07-23 | PRJ #: 20200220XA.2<br>2 OF 4  |

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| CURVE TABLE |         |         |           |               |              |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 10.18'  | 35.00'  | 16°39'51" | S36°20'38"W   | 10.14'       |
| C2          | 76.59'  | 250.00' | 17°33'15" | S35°53'56"W   | 76.29'       |
| C3          | 197.50' | 250.00' | 45°15'51" | S49°45'14"W   | 192.41'      |
| C4          | 197.11' | 400.00' | 28°14'02" | S58°16'08"W   | 195.12'      |
| C5          | 107.48' | 135.00' | 45°37'04" | S66°57'39"W   | 104.67'      |
| C6          | 64.55'  | 350.00' | 10°34'00" | S84°29'11"W   | 64.46'       |
| C7          | 52.20'  | 250.00' | 11°57'52" | S85°11'07"W   | 52.11'       |
| C8          | 69.03'  | 100.00' | 39°32'55" | N69°03'30"W   | 67.66'       |
| C9          | 53.00'  | 75.00'  | 40°29'34" | N69°31'49"W   | 51.91'       |
| C10         | 38.42'  | 200.00' | 11°00'20" | N84°16'26"W   | 38.36'       |
| C11         | 55.06'  | 75.00'  | 42°03'47" | S80°11'50"W   | 53.83'       |
| C12         | 43.22'  | 75.00'  | 33°01'05" | S75°40'29"W   | 42.63'       |
| C13         | 41.09'  | 150.00' | 15°41'38" | S84°20'13"W   | 40.96'       |
| C14         | 34.86'  | 150.00' | 13°18'49" | S83°08'49"W   | 34.78'       |
| C15         | 48.22'  | 150.00' | 18°25'01" | S80°35'43"W   | 48.01'       |
| C16         | 25.36'  | 100.00' | 14°31'55" | S78°39'10"W   | 25.30'       |
| C17         | 34.92'  | 100.00' | 20°00'35" | S75°54'50"W   | 34.75'       |
| C18         | 52.73'  | 100.00' | 30°12'35" | S81°00'50"W   | 52.12'       |

| CURVE TABLE |         |         |           |               |              |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C19         | 65.23'  | 300.00' | 12°27'28" | N77°39'08"W   | 65.10'       |
| C20         | 8.80'   | 100.00' | 5°02'34"  | N73°56'41"W   | 8.80'        |
| C21         | 37.41'  | 100.00' | 21°25'57" | N87°10'57"W   | 37.19'       |
| C22         | 33.00'  | 100.00' | 18°54'30" | S72°38'50"W   | 32.85'       |
| C23         | 118.88' | 200.00' | 34°03'20" | S80°13'15"W   | 117.13'      |
| C24         | 65.65'  | 175.00' | 21°29'33" | N72°00'18"W   | 65.26'       |
| C25         | 86.50'  | 175.00' | 28°19'19" | N75°25'11"W   | 85.63'       |
| C26         | 49.82'  | 500.00' | 5°42'33"  | N86°43'34"W   | 49.80'       |
| C27         | 22.97'  | 500.00' | 2°37'57"  | N85°11'16"W   | 22.97'       |
| C28         | 29.07'  | 160.00' | 10°24'33" | N81°17'57"W   | 29.03'       |
| C29         | 0.76'   | 160.00' | 0°16'25"  | N75°57'28"W   | 0.76'        |
| C32         | 1.56'   | 2.00'   | 44°49'45" | N22°15'41"E   | 1.53'        |
| C33         | 10.49'  | 42.00'  | 14°18'56" | N82°58'44"W   | 10.47'       |
| C34         | 25.77'  | 108.00' | 13°40'21" | S82°39'26"E   | 25.71'       |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S28°00'42"W | 6.06'   |
| L2         | S44°40'33"W | 92.98'  |
| L3         | S72°23'10"W | 83.05'  |
| L4         | S44°09'07"W | 117.73' |
| L5         | S89°46'11"W | 139.70' |
| L6         | S79°12'11"W | 103.86' |
| L7         | N88°49'57"W | 184.18' |
| L8         | N89°46'36"W | 182.64' |
| L9         | N78°46'16"W | 44.51'  |
| L10        | S59°09'57"W | 23.86'  |
| L11        | N87°48'58"W | 75.64'  |
| L12        | S89°48'13"W | 87.42'  |
| L13        | S71°23'13"W | 83.63'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L14        | S85°55'08"W | 80.01'  |
| L15        | S65°54'33"W | 45.84'  |
| L16        | N83°52'52"W | 102.44' |
| L17        | N71°25'24"W | 51.64'  |
| L18        | N76°27'58"W | 43.82'  |
| L19        | S82°06'05"W | 21.60'  |
| L20        | S63°11'35"W | 64.17'  |
| L21        | N61°15'32"W | 120.40' |
| L22        | N89°34'50"W | 69.75'  |
| L23        | N83°52'17"W | 32.30'  |
| L24        | N86°30'14"W | 28.35'  |
| L25        | N75°49'16"W | 60.43'  |
| L26        | S13°54'19"W | 60.00'  |

# EXHIBIT B

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

NO SCALE

Lake Shore Resort  
Andrew Milauckas  
PO Box 121  
Saugatuck, MI 49453

---

Lake Shore Resort

|                        |                     |                            |
|------------------------|---------------------|----------------------------|
| DRAWN BY: JV           | DATE: 02-14-2023    | <b>PRJ #: 20200220XA.2</b> |
| REV. BY: JV            | REV. DATE: 06-07-23 |                            |
| REV.: REVISED EASEMENT |                     | <b>3 OF 4</b>              |



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# DESCRIPTIONS

PARCEL "D" DESCRIPTION: Part of the Southeast 1/4 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 2285.74 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence continuing N00°05'40"E 326.92 feet along said North-South 1/4 line to the Center of said Section; thence N89°50'48"E 1359.91 feet along the East-West 1/4 line of said Section; thence S00°14'26"W 326.93 feet; thence S89°50'48"W 1359.08 feet along the North line of the South 3/4 of North 1/2 of the Southeast 1/4 of said Section to the Point of Beginning. Contains 10.20 acres. Subject to easements, restrictions and rights-of-way of record.

"TRANQUIL PARCEL.2" DESCRIPTION: Part of the Southeast 1/4 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 2285.74 feet along the North-South 1/4 line of said Section; thence N89°50'48"E 2120.43 feet along the North line of the South 3/4 of the North 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence N00°14'26"E 163.46 feet, parallel with the East line of said Section; thence N89°50'48"E 489.01 feet; thence S00°14'26"W 163.46 feet along said East line; thence S89°50'48"W 489.01 feet to the Point of Beginning. Contains 1.83 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Blue Star Highway over the most Easterly 33.00 feet thereof. Also subject to and together with easement described in Schedule "X.3".

"TRUST PARCEL.2" DESCRIPTION: Part of the Southeast 1/4 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 1305.89 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence continuing N00°05'40"E 979.85 feet along said North-South 1/4 line; thence N89°50'48"E 2309.43 feet along the North line of the South 3/4 of the North 1/2 of the Southeast 1/4 of said Section; thence S00°14'26"W 980.61 feet, parallel with the East line of said Section; thence S89°51'54"W 2306.92 feet along the South line of the North 1/2 of the Southeast 1/4 of said Section (as monumented) to the Point of Beginning. Contains 51.94 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to and together with easement described in Schedule "X.3".

"LAKE SHORE PARCEL.2" DESCRIPTION: Part of the Southwest 1/4 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 1305.89 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence continuing N00°05'40"E 543.58 feet along said 1/4 line; thence S89°51'48"W 1715.00 feet to a point referred to as Reference Point "A"; thence continuing S89°51'48"W 118 feet, more or less, to the shoreline of Lake Michigan; thence Southerly along said shoreline 391 feet, more or less, to a point that is S89°55'44"W 121 feet, more or less, from Reference Point "B", Referenced Point "B" being located S05°05'27"E 379.92 feet from aforementioned Reference Point "A"; thence N89°55'44"E 121 feet, more or less, to Reference Point "B"; thence continuing N89°55'44"E 350.00 feet; thence S00°00'34"E 161.72 feet; thence N89°59'27"E 1330.36 feet along the South line of the North 1/2 of the Southwest 1/4 of said Section (as monumented) to the Point of Beginning. Contains 20.9 acres, more or less. Subject to easements restrictions and rights-of-way of record. Also subject to and together with easement described in Schedule "X.3".

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCHEDULE "X.3" DESCRIPTION: An easement over part of the South 1/2 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Lying 33.00 feet on either side of the following described centerline: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 2285.74 feet along the North-South 1/4 line of said Section; thence N89°50'48"E 2239.21 feet along the North line of the South 3/4 of the North 1/2 of the Southeast 1/4 of said Section to Reference Point "C", being the Point of Beginning of said centerline; thence S28°00'42"W 6.06 feet; thence Southwesterly 10.18 feet along a 35.00 foot radius curve to the right, said curve having a central angle of 16°39'51", and a chord bearing S36°20'38"W 10.14 feet; thence S44°40'33"W 92.98 feet; thence Southerly 76.59 feet along a 250.00 foot radius curve to the left, said curve having a central angle of 17°33'15", and a chord bearing S35°53'56"W 76.29 feet; thence Southwesterly 197.50 feet along a 250.00 foot radius curve to the right, said curve having a central angle of 45°15'51", and a chord bearing S49°45'14"W 192.41 feet; thence S72°23'10"W 83.05 feet; thence Southwesterly 197.11 feet along a 400.00 foot radius curve to the left, said curve having a central angle of 28°14'02", and a chord bearing S58°16'08"W 195.12 feet; thence S44°09'07"W 117.73 feet; thence Southwesterly 107.48 feet along a 135.00 foot radius curve to the right, said curve having a central angle of 45°37'04", and a chord bearing S66°57'39"W 104.67 feet; thence S89°46'11"W 139.70 feet; thence Westerly 64.55 feet along a 350.00 foot radius curve to the left, said curve having a central angle of 10°34'00", and a chord bearing S84°29'11"W 64.46 feet; thence S79°12'11"W 103.86 feet; thence Westerly 52.20 feet along a 250.00 foot radius curve to the right, said curve having a central angle of 11°57'52", and a chord bearing S85°11'07"W 52.11 feet; thence N88°49'57"W 184.18 feet; thence Northwesterly 69.03 feet along a 100.00 foot radius curve to the right, said curve having a central angle of 39°32'55", and a chord bearing N69°03'30"W 67.66 feet; thence Northwesterly 53.00 feet along a 75.00 foot radius curve to the left, said curve having a central angle of 40°29'34", and a chord bearing N69°31'49"W 51.91 feet; thence N89°46'36"W 182.64 feet; thence Westerly 38.42 feet along a 200.00 foot radius curve to the right, said curve having a central angle of 11°00'20", and a chord bearing N84°16'26"W 38.36 feet; thence N78°46'16"W 44.51 feet; thence Westerly 55.06 feet along a 75.00 foot radius curve to the left, said curve having a central angle of 42°03'47", and a chord bearing S80°11'50"W 53.83 feet; thence S59°09'57"W 23.86 feet; thence Southwesterly 43.22 feet along a 75.00 foot radius curve to the right, said curve having a central angle of 33°01'05", and a chord bearing S75°40'29"W 42.63 feet; thence N87°48'58"W 75.64 feet; thence Westerly 41.09 feet along a 150.00 foot radius curve to the left, said curve having a central angle of 15°41'38", and a chord bearing S84°20'13"W 40.96 feet; thence Westerly 34.86 feet along a 150.00 foot radius curve to the right, said curve having a central angle of 13°18'49", and a chord bearing S83°08'49"W 34.78 feet; thence S89°48'13"W 87.42 feet; thence Westerly 48.22 feet along a 150.00 foot radius curve to the left, said curve having a central angle of 18°25'01", and a chord bearing S80°35'43"W 48.01 feet; thence S71°23'13"W 83.63 feet; thence Westerly 25.36 feet along a 100.00 foot radius curve to the right, said curve having a central angle of 14°31'55", and a chord bearing S78°39'10"W 25.30 feet; thence S85°55'08"W 80.01 feet; thence Southwesterly 34.92 feet along a 100.00 foot radius curve to the left, said curve having a central angle of 20°00'35", and a chord bearing S75°54'50"W 34.75 feet; thence S65°54'33"W 45.84 feet; thence Westerly 52.73 feet along a 100.00 foot radius curve to the right, said curve having a central angle of 30°12'35", and a chord bearing S81°00'50"W 52.12 feet; thence N83°52'52"W 102.44 feet; thence Westerly 65.23 feet along a 300.00 foot radius curve to the right, said curve having a central angle of 12°27'28", and a chord bearing N77°39'08"W 65.10 feet; thence N71°25'24"W 51.64 feet; thence Northwesterly 8.80 feet along a 100.00 foot radius curve to the left, said curve having a central angle of 05°02'34", and a chord bearing N73°56'41"W 8.80 feet; thence N76°27'58"W 43.82 feet; thence Westerly 37.41 feet along a 100.00 foot radius curve to the left, said curve having a central angle

of 21°25'57", and a chord bearing N87°10'57"W 37.19 feet; thence S82°06'05"W 21.60 feet; thence Southwesterly 33.00 feet along a 100.00 foot radius curve to the left, said curve having a central angle of 18°54'30", and a chord bearing S72°38'50"W 32.85 feet; thence S63°11'35"W 64.17 feet; thence Westerly 118.88 feet along a 200.00 foot radius curve to the right, said curve having a central angle of 34°03'20", and a chord bearing S80°13'15"W 117.13 feet; thence Northwesterly 65.65 feet along a 175.00 foot radius curve to the right, said curve having a central angle of 21°29'33", and a chord bearing N72°00'18"W 65.26 feet; thence N61°15'32"W 120.40 feet; thence Northwesterly 86.50 feet along a 175.00 foot radius curve to the left, said curve having a central angle of 28°19'19", and a chord bearing N75°25'11"W 85.63 feet; thence N89°34'50"W 69.75 feet; thence Westerly 49.82 feet along a 500.00 foot radius curve to the right, said curve having a central angle of 05°42'33", and a chord bearing N86°43'34"W 49.80 feet; thence N83°52'17"W 32.30 feet; thence Westerly 22.97 feet along a 500.00 foot radius curve to the left, said curve having a central angle of 02°37'57", and a chord bearing N85°11'16"W 22.97 feet; thence N86°30'14"W 28.35 feet; thence Westerly 29.07 feet along a 160.00 foot radius curve to the right, said curve having a central angle of 10°24'33", and a chord bearing N81°17'57"W 29.03 feet to Reference Point "D"; thence Northwesterly 0.76 feet along a 160.00 foot radius curve to the right, said curve having a central angle of 00°16'25", and a chord bearing N75°57'28"W 0.76 feet; thence N75°49'16"W 60.43 feet to Reference Point "E" and the Point of Ending of said centerline.


ALSO, beginning at said Reference Point "C"; thence S89°50'48"W 42.01 feet along said North line of the South 3/4 of the North 1/2 of the Southeast 1/4 of said Section; thence N44°40'33"E 13.77 feet; thence Northerly 1.56 feet along a 2.00 foot radius curve to the left, said curve having a central angle of 44°49'45", and a chord bearing N22°15'41"E 1.53 feet; thence N00°09'12"W 54.82 feet; thence N89°50'48"E 342.40 feet; thence S00°14'26"W 66.00 feet, parallel with the East line of said Section; thence S89°50'48"W 272.80 feet along said North line; thence S28°00'42"W 23.73 feet; thence N00°09'12"W 20.92 feet; thence S89°50'48"W 26.23 feet along said North line to the Point of Beginning.

ALSO, lying 33.00 feet on either side of the following described centerline: Beginning at said Reference Point "D"; thence S13°54'19"W 60.00 feet to the Point of Ending of said centerline.

ALSO, beginning at said Reference Point "E"; thence S14°10'44"W 33.00 feet; thence Westerly 10.49 feet along a 42.00 foot radius curve to the left, said curve having a central angle of 14°18'56", and a chord bearing N82°58'44"W 10.47 feet; thence S89°51'48"W 5.24 feet; thence N05°26'39"E 66.31 feet; thence Easterly 25.77 feet along a 108.00 foot radius curve to the right, said curve having a central angle of 13°40'21", and a chord bearing S82°39'26"E 25.71 feet; thence S14°10'44"W 33.00 feet to the Point of Beginning.

# EXHIBIT B

NO SCALE

|  |   |   |   |
|--|---|---|---|
| Lake Shore Resort<br>Andrew Milauckas<br>PO Box 121<br>Saugatuck, MI 49453 |   |  | <b>NORTH</b><br><br><br><b>NEDERVELD</b><br>www.nederveld.com • 800.222.1868<br>Holland<br>347 Hoover Blvd.<br>Holland, MI 49423<br>Ann Arbor, Chicago, Columbus,<br>Grand Rapids, Indianapolis, St. Louis |
| Lake Shore Resort  |   |   |   |
| DRAWN BY: JV<br>REV. BY: JV<br>REV.: REVISED EASEMENT                      | DATE: 02-14-2023<br>REV. DATE: 06-07-23 | <b>PRJ #: 20200220XA.2</b><br><br><b>4 OF 4</b>                                       |   |

# EXHIBIT C

## DECLARATION AND GRANT OF EASEMENTS

This Declaration and Grant of Easements (the “**Agreement**”) is made May \_\_, 2023, by **TRANQUIL ROAD, LLC**, a Michigan limited liability company, whose address is PO Box 121, Saugatuck, Michigan 49453 (“**Tranquil**”), Joseph J. Milauckas Jr, as Trustee of the **JOSEPH J. MILAUCKAS JR. TRUST**, whose address is also PO Box 121, Saugatuck, Michigan 49453 (the “**Trust**”) and **LAKE SHORE RESORTS, LLC**, a Michigan limited liability company, whose address is also PO Box 121, Saugatuck, Michigan 49453 (“**Lake Shore**”).

This conveyance is exempt from County Real Estate Transfer Tax under MCL 207.505(a) and from State Real Estate Transfer Tax under MCL 207.526(a). The value of the consideration is less than \$100.

### Background

- A.** Tranquil owns of certain land located in the City of the Village of Douglas, Allegan County, Michigan described and depicted on the attached Exhibit A as the **Tranquil Parcel**.
- B.** The Trust owns certain adjoining land located in Saugatuck Township, Allegan County, Michigan described and depicted on the attached Exhibit A as the **Trust Parcel**.
- C.** The Trust also owns certain adjoining land located in Saugatuck Township, Allegan County, Michigan described and depicted on the attached Exhibit A as **Parcel D**.
- D.** Lake Shore owns certain adjoining land located in Saugatuck Township, Allegan County, Michigan, described and depicted on the attached Exhibit A as the **Lake Shore Parcel**.
- E.** Tranquil, the Trust, and Lakeshore desire to grant to each other, and their successors and assigns, non-exclusive, perpetual, private easements over certain portions of the Tranquil Parcel, Trust Parcel, and Lakeshore Parcel pursuant to the terms and conditions of this Agreement.

### Terms and Conditions



NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties make this Declaration and Grant of Easements.

**1. Declaration of Easements.**

(a) **Reciprocal Roadway and Utilities Easement.** Tranquil, the Trust and Lakeshore, as owners of their respective Parcels, declare and grant to the Trust and Lakeshore, and their respective successors and assigns, as easements appurtenant to the Trust Parcel, Parcel D, and Lake Shore Parcel (individually a “**Parcel**” and collectively the “**Parcels**”), non-exclusive, perpetual, private easements (the “**Private Road and Utilities Easement**”) for vehicular ingress to and egress from Blue Star Highway (including for emergency services for local police, sheriff and fire departments), and public and private utilities on, over, across, and under those parts of the Parcels as described and depicted as “Schedule X.2” on the attached Exhibit A (the “**Road Easement Area**”).

Included within this Private Road and Utilities Easement is the right to construct, install, maintain, repair, replace, reinstall, operate, and inspect driveway improvements, and water, sanitary sewer, telephone, cable television, electric, gas, and other similar utility lines (“**Utility Lines**”), over, across, and under the Road Easement Area.

The easements are to be for purposes of (i) pedestrian and vehicular ingress and egress to and from Blue Star Highway, including access for emergency services, including the Saugatuck Township Fire District, and local police and Sheriff departments, (ii) using, maintaining, repairing, reconstructing, improving, replacing and removing the Utility Lines, (iii) servicing any buildings and improvements upon the Parcels, (iv) fire protection, (v) security, and (vi) related uses.

**2. Construction and Maintenance Obligations.** The parties to this Agreement shall have the following construction and maintenance obligations with respect to the Private Road and Utilities Easement (together the “**Easements**”):

(a) **Construction of Private Road Improvements.** Tranquil previously constructed certain road improvements located within that portion of the Road Easement Area within the Tranquil Parcel (the “**Existing Road**”). Lake Shore shall initially construct on and in the remainder of the Road Easement Area gravel roadway improvements with a minimum bed width of 20 feet for the use of the Lake Shore Parcel, Parcel D, and the Trust Parcel (the “**New Road**”). The construction of the New Road shall comply with all applicable provisions of the Saugatuck Township Zoning Ordinance, City of the Village of Douglas Zoning Ordinance, and/or applicable Allegan County Road Commission standards. All subsequent construction costs to the Existing Road or New Road (collectively the “**Private Road**”) shall be paid by the owners of the Lake Shore Parcel and Trust Parcel in proportion to the linear footage of the Private Road on their respective parcels, which costs shall include expanding or paving the Private Road.

The parties acknowledge that a core sample was taken of the Existing Road. The

core sample showed that the Existing Road generally meets the City of Douglas's standards with the exception that there are more fines in the gravel and sand subbase than allowed by MDOT. As a result, this could impact the life expectancy of the Existing Road.

**(b) Maintenance of Private Road Improvements.** The Private Road shall at all times be maintained in a good and useful condition, and shall be owned, constructed, used maintained, and repaired in compliance with established Allegan County Road Commission Standards for public roads, and in compliance with the applicable Saugatuck Township Zoning Ordinance or City of the Village of Douglas Zoning Ordinance, or other applicable law or ordinance.

Decisions for matters such as approval of contractors or bids shall require approval of a majority of the Parcel Owners. Each Parcel Owner shall have one vote for each linear foot of frontage on the Road Easement Area on their respective Parcels.

For so long as Parcel D remains a vacant parcel with no access to the Private Road, all maintenance and repair costs, including costs for posting and maintaining any road signs, shall be paid by the owners of the Lake Shore Parcel and Trust Parcel in proportion to the linear footage of the Private Road on their respective parcels, which costs shall also include but not be limited to costs for: paving the roadway; resurfacing and repairs; snow, leaf and debris removal; and tree trimming and tree removal required for construction or maintenance of the roadway improvements. At such time that a road is constructed providing access to the Private Road from and to Parcel D, the Parcel D Owner shall then be responsible to contribute 5% of all costs to maintain and repair the Private Road, with the balance of such costs paid by the owners of the Lake Shore Parcel and Trust Parcel in proportion to the linear footage of the Private Road on their respective parcels.

Notwithstanding the foregoing, any damage to the road or utilities located within the Private Road and Utilities Easement caused by the owner of any parcel, or the respective owner's family members, guests, invitees, or agents, shall promptly be repaired by such owner at the owner's sole expense.

**(c) Utility Improvements.** Each Parcel Owner shall be responsible for the costs to construct, repair, replace and maintain any utilities located with the Road Easement Area that serve that parcel exclusively. The costs to construct, repair, replace or maintain utilities serving more than one Parcel shall be paid by the Parcel Owners benefitting from such utility in equal shares.

**3. Method of Construction.** The construction obligations shall be performed in accordance with applicable laws, ordinances and regulations of all governmental authorities, specifically including (without limitation) Saugatuck Township and the City of the Village of Douglas. Roadway improvements shall be constructed in accordance with the quality standards and specifications of Saugatuck Township, the City of the Village of Douglas, and Allegan County, Michigan. All construction shall be completed in a good, workmanlike, and expeditious fashion and shall be performed free of any and all construction liens.

**4. Private Road Notice.** The Private Road will not be maintained by the Allegan County Road Commission, Saugatuck Township nor The City of the Village of Douglas. No public funding is available or will be used to construct, reconstruct, maintain, repair, improve or snowplow the Private Road. If repairs and maintenance of the private road are not made so as to maintain the road to established Allegan County Road Commission standards for public roads, either Saugatuck Township or the city of the Village of Douglas shall have the authority, but not the obligation, to repair and maintain the road and assess owners of the parcels having frontage on the private road for the total cost, plus an administrative fee not to exceed 25% of the total cost of the repairs and maintenance. Any person purchasing a parcel having frontage on the private road shall be deemed to have petitioned for the repair and maintenance of the private road specified in this subsection as provided by Public Act No. 188 of 1954 (MCL 41.721 et. seq.) authorizing the special assessment by Saugatuck Township or the City of the Village of Douglas of the cost of the maintenance and repair of the private road, and to have consented in all respects to the imposition of a special assessment pursuant to such act for the cost for Saugatuck Township or the City of the Village of Douglas to repair and maintain the private road. The United States mail service and the local school district are not required to traverse this private improvement and may provide service only to the closest public access. (Michigan P.A. 134 of 1972, as amended.)

**5. Rights and Remedies.** If any owner of the Trust Parcel or Lake Shore Parcel fails to perform or commence to perform any obligation hereunder and such failure continues for ten (10) days (or shorter if necessity requires) following written notice specifying the default, the non-defaulting owner shall have the right (but not the obligation) to cure such default and take such action as may be necessary to do so including, without limitation, entering upon the land owned by the defaulting owner to effect such cure. If any sums are paid by the non-defaulting owner pursuant to this paragraph, the defaulting owner shall be liable to the non-defaulting owner for all sums expended by such non-defaulting owner in accordance with the provisions of this paragraph until such sums are repaid in full. Such amounts shall bear interest from the date of delinquency at the rate of three (3%) percent per annum in excess of the prime rate of interest published in The Wall Street Journal, adjusting and changing as such prime rate changes, and such amounts, including interest and the costs of collection shall constitute a lien on defaulting owner's parcel. The parties agree, for themselves, their successors and assigns, that such liens constitute a consensual agreement to encumber real property pursuant to MCL 565.25(3)(c).

The non-defaulting owner may enforce collection by foreclosure of the lien securing payment by the means set forth in the Michigan Foreclosure by Advertisement statute, being MCL 600.3201, et. seq., as amended, or by other legal or equitable proceedings as permitted by law or by judicial foreclosure. Alternatively, the non-defaulting owner may enforce collection of such amount by a suit at law for money judgment. The parties agree that prior to such enforcement action the non-defaulting party shall provide written notice to the defaulting party's lender of record, if any. The expenses incurred in connection with collecting unpaid amounts, including statutory interest, costs and reasonable attorneys' fees (actual, not limited to statutory), shall also be chargeable to the defaulting owner.

**6. Barriers.** No Parcel owner shall at any time construct any barrier, fence, or other obstruction which will inhibit or restrict ingress, egress, and use of the Private Road by other Parcel

owners or their family members, guests, invitees, agents, contractors, or emergency vehicles bound to or returning from any of the Parcels.

**7. No Public Funding.** No public funding is available or will be used to construct, re-construct, maintain, repair, or improve the Private Drive or to remove snow and ice from the Private Drive.

**8. Third Party Beneficiary.** All Parcel Owners and all the Owner' successors and assigns agree that Saugatuck Township and the City of the Village of Douglas shall be considered third party beneficiaries with respect to this Agreement and as such shall have the right to enforce the terms, conditions, responsibilities, duties, and obligations set forth in those sections.

**9. Binding Effect.** This Agreement shall, to the extent permitted by law, run with the land which comprises the Parcels, shall not be subject to termination except upon the written mutual agreement of the parties to this Agreement or their respective successors and assigns (in which case such parties will execute and record a release of this Agreement in recordable form, whereupon all rights, duties and liabilities created hereby shall automatically terminate), and shall inure to the benefit of the Trust Parcel and Lake Shore Parcel, and be binding upon the owners of the Parcels and their respective successors, assigns, transferees, licensees, invitees, servants, designees, and mortgagees, and each person or entity owning, occupying, or using the Parcels or any portion of them.

**10. Liability.** The owner of each Parcel agrees to defend, indemnify, and hold harmless Saugatuck Township, the City of the Village of Douglas, the other Parcel Owners and their successors and assigns, from and against all liens, claims, suits, or causes of action, that may be based upon any injury or alleged injury to person or property, which may be caused by or which may arise from any construction, maintenance, or use of or to the Private Road and Utilities Easement by that party, its successors and assigns, or its employees, agents, contractors, customers, guests or invitees.

**11. Miscellaneous.** Time is of the essence. Invalidation of any one of the provisions contained in the Agreement by judgment, court order, or otherwise shall not invalidate or otherwise affect any other provision in this Agreement, all of which shall remain in full force and effect. Whenever a transfer of ownership of any of the Parcels occurs, liability of the transferor for the breach of any obligation under this Agreement occurring after the transfer shall automatically terminate. The easement grant shall be given a reasonable construction so that the intention of each party to confer a usable right of enjoyment is carried out.

**12. Scope.** This Agreement is being entered into for the sole use and benefit of the Trust Parcel and Lake Shore Parcel. This Agreement, and the rights under this Agreement, shall not be transferred or assigned by the parties, except appurtenant to the property owned by them. None of the rights contained in this Agreement may be conveyed or granted by either party to real estate other than the Parcels.

**13. Relationship of Parties.** Nothing contained in this Agreement, nor any act of the parties, shall be deemed or construed by any party or by any third party to create the relationship of principal and agent, of partnership, of joint venture, of joint enterprise, or of any association between the parties hereto, nor shall anything contained in this Agreement or any act of the parties be construed to render any party liable for the debts or obligations of any other party.

**14. Amendment, Waiver, Modification, or Cancellation.** Any amendment, waiver, alteration, or modification of any of the provisions of this Agreement, or cancellation or replacement of this Agreement (in whole or in part), shall be effective only if in writing and signed by the parties to this Agreement, and only upon receiving the written approval of Saugatuck Township and the City of the Village of Douglas.

**15. Cumulative Remedies.** All rights, remedies, and recourse under this Agreement or otherwise are separate and cumulative and may be pursued separately, successively, or concurrently, are non-exclusive and the exercise of any one or more of them shall in no way limit or prejudice any other legal or equitable right, remedy, or recourse to which any party may be entitled.

**16. Interpretation.** No provision in this Agreement is to be interpreted for or against any party because that party or that party’s legal representative drafted the provision.

**17. Construction.** This Agreement shall be governed by and construed according to the laws of the State of Michigan.

**18. Entire Agreement.** This Agreement contains the entire understanding between the parties relating to the rights granted and the obligations assumed. This Agreement may not be amended, except in writing and signed by all parties to this Agreement, their heirs, personal representatives, successors or assigns.

**TRANQUIL:**

Tranquil Road, LLC

By: \_\_\_\_\_  
Joseph J. Milauckas  
Its Member

Acknowledged before me in \_\_\_\_\_ County, \_\_\_\_\_, on May \_\_, 2023, by Joseph J. Milauckas, as Member of Tranquil Road, LLC, a Michigan limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_, County of \_\_\_\_\_  
Acting in the County of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**TRUST:**

\_\_\_\_\_  
Joseph J. Milauckas Jr, as Trustee of the  
Joseph J. Milauckas Trust

Acknowledged before me in \_\_\_\_\_ County, \_\_\_\_\_, on May \_\_, 2023, by Joseph J. Milauckas Jr, as Trustee of the Joseph J. Milauckas Trust.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_, County of \_\_\_\_\_  
Acting in the County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**LAKE SHORE:**

Lake Shore Resorts, LLC

By: \_\_\_\_\_  
Joseph J. Milauckas  
Its Member

Acknowledged before me in \_\_\_\_\_ County, \_\_\_\_\_, on May \_\_, 2023, by Joseph J. Milauckas, as Member of Lake Shore Resorts, LLC, a Michigan limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_, County of \_\_\_\_\_  
Acting in the County of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Drafted by and when recorded return to:  
**William A. Sikkell, IV, esq.**

Sikkel & Associates, PLC  
42 East Lakewood Blvd.  
Holland, Michigan 49424  
(616) 394-3025

**Exhibit A**

**Survey**

# williams&works

engineers | surveyors | planners

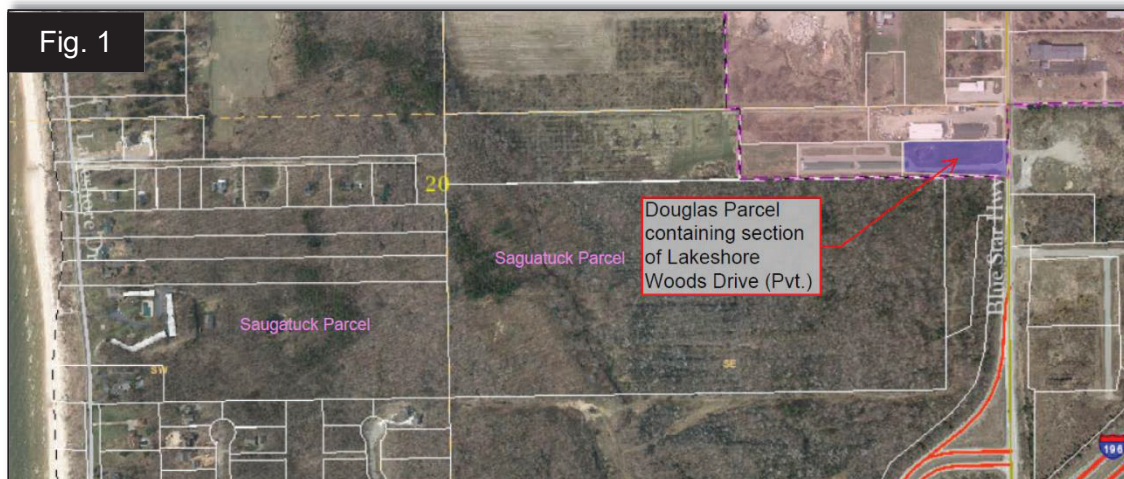
## MEMORANDUM

**To:** City of The Village of Douglas Planning Commission  
**Date:** June 8, 2023  
**From:** Tricia Anderson, AICP  
**RE:** Lakeshore Woods Private Road Review (Tabled on May 11, 2023)

This memorandum has been updated to reflect additional information received after the May 11, 2023, Planning Commission meeting. Updates are shown in red.

**Background.** Mr. Andrew Milauckas, property owner, has submitted an application for a proposed private road that is planned to access the Lakeshore Resort from Blue Star Highway. The subject parcel is located at 2862 Blue Star Highway and is 1.83 acres in size. The parcel is currently occupied by an existing self-storage facility and contains an access road with an approach onto Blue Star Highway. The proposed private road is planned to use this existing access road with the existing approach, as approved by the Allegan County Road Commission. The private road application has been reviewed pursuant to Article 18, Access Control and Private Roads, and reviewed by the City Attorney and the City Engineer.

**Jurisdiction.** The proposed private road is intended to create an access point to the Lakeshore Resort from Blue Star Highway. As dune and beach erosion slowly create the potential to impact the reliability of Lakeshore Drive, property owners, and public agencies are seeking ways to access the lakeshore from the east. This proposed private road is a bit unique, as it crosses the jurisdictional line between Douglas and Saugatuck Township and is only proposed





on one small parcel in the Douglas jurisdiction as shown in Figure 1. The review of this proposed private road was a joint effort between both jurisdictions, however, the Planning Commission is tasked with providing a recommendation to the City Council for the approval of *only* the portion of the private road that runs through the Douglas parcel (referred to as “Tranquil Parcel” on the site plan). Saugatuck Township has jurisdiction over reviews and approval of the majority of the proposed private road. **Update: The Saugatuck Township Planner has provided an updated conditional approval letter based on the revised plans and draft easement agreement.**

**Application and Process.** Section 18.02.11 requires an application to be submitted pursuant to Section 23.03(4), Permit Procedures and Regulations. The process for approval of private roads requires the City Attorney and City Engineer to forward their recommendations to the Planning Commission and City Council. As noted above, the Planning Commission is tasked with providing a recommendation to the City Council, based on the finding that the proposed private road complies with the requirements of Article 18. Once the City Council approves the private road plans, then the authorization for the construction of the road is issued by the Zoning Administrator. In this case, the portion of the proposed private road has already been constructed in conjunction with the existing self-storage facility use, thus construction authorization for the remainder of the road would be under the jurisdiction of Saugatuck Township.

**Review.** Section 18.02 provides requirements and standards for private road design. This section of the ordinance is provided for your reference. Since the road is only proposed on approximately 489’ of the parcel located in Douglas (shown on the plan as “Tranquil Parcel”), our review is limited to only that portion, however, we have worked with staff from Saugatuck Township to discuss the topics of future development of the Saugatuck parcels, as well as the potential for the road to be utilized by the public, should a catastrophic event cause Lakeshore Drive to become impassible. We have asked the property owner to address these topics within the required easement document/maintenance agreement that covers the entire road in both jurisdictions.

The site plan provided by the applicant dated ~~April 11, 2023~~ **June 7, 2023**, has been reviewed against the requirements of Section 18.02. The applicable standards are below, along with our remarks.

**18.02(4) Construction Standards.**

- a. *A private road that serves three (3) or more parcels in a division of land other than subdivisions as defined by the Land Division Act of 1967, as amended, shall meet or exceed the cross-sectional construction standards established by the Allegan County Road Commission for public roads, except that the paving of a private road is not required unless the private road has two (2) or more connections to a public street, or seven (7) or more lots or dwelling units gain access from the private road.*

**Remarks:** The applicant has provided a separate set of construction drawings for the proposed road, however, cross-sectional details are not provided. These plans have been reviewed by the City's engineer, who has provided review comments related to these standards. The private road, as proposed, does not connect to Lakeshore Drive, thus paving isn't required at this time, however, the portion of the road on the Tranquil parcel is currently paved with a 25' wide traveled surface. The road is planned as gravel throughout the Saugatuck parcels. Without the cross-section details, the City Engineer cannot ensure that the existing access road meets the minimum requirements for private roads as-built. **Update:** The applicant provided the City Engineer with the existing road cross-section details on May 16, 2023. Those reports are attached, along with the City Engineer's recommendation to include in the easement agreement the acknowledgment that the aggregate and sand found in the existing road on the Tranquil parcel do not meet MDOT standards, but that the samples were found to "generally meet" the City's standards for construction. The applicant has incorporated the recommended statement within the draft easement agreement. The Planning Commission may find this standard is met.

- b. *For existing private roads with two (2) or more connections to a public street or which provide access for seven (7) or more lots which are not under the jurisdiction of a maintenance agreement specifying paving and/or repaving funding, the City Council may apportion the paving costs via a special assessment to all benefiting property owners or decide that all the costs should be borne by the developer of the private road, whichever under the circumstances, seems fair following a hearing at which each of the affected property owners is notified by mail at least fifteen (15) days before the hearing.*

**Remarks:** **Update:** A condition of Saugatuck Township's approval is for the applicant to pave the road if additional users are to access the road in the future, or if the road becomes available for public use.

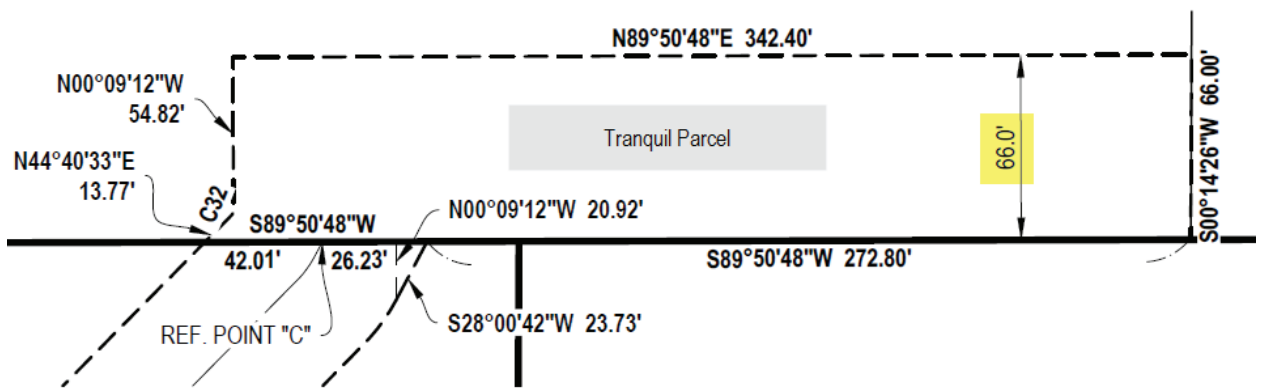
4. The use of Lake Shore Woods Drive shall be for vehicles of hotel guests only and only in the event Lakeshore Drive is declared impassible. Should use other than by hotel guests be desired, such as for the general public, or should use expand to a time when Lakeshore Drive is passable, the roadway shall be fully paved per construction plans.

This area is not under Douglas's jurisdiction. However, the City does have an interest in ensuring the proposed private road has another connection to a public street even though any future connections would be located in Saugatuck Township. The private road maintenance agreement should reflect this. **This standard is not applicable, since the portion in Douglas is currently paved.**

**18.02(5) Right-of-Way and Road Bed Width.**

All private roads shall have a minimum right-of-way easement width of at least sixty-six (66) feet unless waived by the City Council. Waiver to a narrower width may be considered when seven (7) or less lots are involved, and is discretionary depending on public health, safety, emergency vehicle access, utility line extension and service considerations pertinent to both the property in question and the surrounding area. In no case shall a right-of-way easement width be less than thirty-three (33) feet in width. Road bed widths for private roads serving seven (7) or less lots shall be at least sixteen (16) feet. Road bed widths for private roads serving more than seven (7), but less than fifteen (15) lots, may not be less than nineteen (19) feet. Road beds for private roads serving fifteen (15) or more lots shall be not less than twenty-four (24) feet.

**Remarks:** The proposed right-of-way width does not currently meet the 66'. As indicated above, the private road would utilize the access road for the self-storage facility. The plan provides for a 56' wide easement across the self-storage access road, and a 20' wide "Claim of Interest in Easement" over the parcel immediately south of the "Tranquil parcel". The claim of interest in easement document, as reviewed by the City Attorney, does not grant an actual easement and will not be accepted unless the property owner grants the easement. There appears to be space on the "Tranquil parcel" to locate the full 66' easement. **Update: The applicant has revised the plans to locate the entire 66' easement on the Tranquil parcel. See below. The Planning Commission may find this standard met.**



**18.02(7) Connection to Public Streets**

Construction authorization from the Allegan County Road Commission is required for connection to County roads. When applicable, a permit is also required from the County under the Soil Erosion and Sedimentation Control Act, Act 347. At the discretion of the City Council, a proposed private road may be disapproved unless it connects to another private road or public street when necessary to provide safe traffic flow and/or emergency vehicle access.

**Remarks:** The existing access drive and its existing geometry is acceptable to the Allegan County Road Commission, according to the applicant. It connects to Blue Star Highway and the permit issued by the Allegan County Road Commission is attached. **No changes. The Planning Commission may find this standard met.**

#### **18.02(9) Limit on Length**

*Private roads with only one connection to a public street or another approved private road meeting the requirements of this Ordinance shall not exceed one thousand three hundred and twenty (1,320) feet in length.*

**Remarks:** The total length of the proposed private road far exceeds 1,320 feet. However, the majority of the road is proposed within Saugatuck Township, and their zoning regulations will apply. **No changes – not applicable.**

#### **18.02(11)(a) Road Maintenance Agreement (to be recorded):** Must include:

1. *A method of initiating and financing of such road in order to keep the road up to properly engineered specifications and free of snow or debris.*
2. *A workable method of apportioning the costs of maintenance and improvements to current and future uses.*
3. *A notice that if repairs and maintenance are not made, the City Council may bring the road up to established Allegan County Road Commission standards for public roads and assess owners of parcels on the private road for the improvements, plus an administrative fee in an amount not to exceed twenty-five (25) percent of total costs.*
4. *A notice that no public funds of the City of the Village of Douglas are to be used to build, repair, or maintain the private road or road sign.*
5. *Funding of the posting and maintenance of the road sign.*

**Remarks:** The most recent draft reviewed by the City Attorney was not acceptable. His report is included with this memorandum. Additional attention is required for several areas. **Update: The applicant has revised the Private Road Maintenance to address the concerns expressed by the City Attorney and the City Engineer related to items 1-5 above. Correspondence containing approvals is included in your packet. The Planning commission may find this standard met.**

#### **18.02(11)(b) Road Easement Agreement (to be recorded):** Must include:

1. *Easements to the public for purposes of emergency and other public vehicles for whatever public services are necessary.*
2. *A provision that the owners of any and all of the property using the road shall refrain from prohibiting, restricting, limiting or in any manner interfering with normal ingress and egress and use by any of the other owners. Normal ingress and egress and use shall include use by family, guests, invitees, vendors, tradesmen, delivery persons,*

*and others bound to or returning from any of the properties having a need to use the road.*

**Remarks:** The required easement document and maintenance agreement document are combined into one document named “Declaration and Grant of Easements”. The City Attorney’s report should be referred to in whether these elements have been included in the combined document. **Update:** *The Declaration and Grant of Easements contains a section titled Barriers, which indicates the following:*

**6. Barriers.** *No Parcel owner shall at any time construct any barrier, fence, or other obstruction which will inhibit or restrict ingress, egress, and use of the Private Road by other Parcel owners or their family members, guests, invitees, agents, contractors, or emergency vehicles bound to or returning from any of the Parcels.*

*The City Attorney must determine whether this statement satisfies the requirement in 18.02(11)(b).1. which specifically requires that easement must be granted to the public for the purpose of emergencies. We believe the statement satisfies the requirement detailed in Section 18.02(11)(b).2. The Planning Commission may find this standard met upon confirmation from the City Attorney that the statement meets the intent of the ordinance requirement.*

**Final Thoughts.** The applicant requested to be placed on the agenda, with the knowledge that there are specific areas indicated in both the City Engineer’s and the City Attorney’s reports, that must be addressed before they can make a favorable recommendation to the Planning Commission. In summary, the following items require attention and compliance before the applicant can return to the Planning Commission:

1. Core samples of the access road on the “Tranquil parcel” must be obtained and provided to the City Engineer for his review.
2. The language within the Declaration and Grant of Easements will need some changes as noted by the City Attorney.
3. The City Attorney has advised that the 20’ “Claim of Interest in Easement” does not suffice for the required 66’ easement.

Saugatuck Township provided an approval with conditions in January of this year, however, some of the issues related to the easement came about after the approval letter was distributed. Lynee Wells, Township Planner, has expressed a desire for the 66’ easement to be contained entirely on the “Tranquil Parcel”, as the “Mendoza Parcel” (containing the 20’ “Claim of Interest in Easement”) is in the Township, and there is an interest in that parcel being developed in the future. **Update:** *These items have all been addressed in the revised submittal. The area noted above related to emergency access must still be addressed.*

**Recommendations.** At the upcoming meeting, the Planning Commission should carefully consider comments and information provided at the meeting by the applicant, members of the public, and fellow Planning Commissioners. Based on the findings noted in this memorandum, we are recommending that the Planning Commission forward a favorable recommendation to the City Council for the approval of the Lakeshore Woods Private Road, subject to the following conditions and any others deemed necessary by the Planning Commission:

1. The applicant shall address any issues outlined by the Saugatuck-Douglas Fire Department.
2. The applicant shall work with the City Attorney to address any additional changes to the Declaration and Grant of Easement document, as it relates to emergency access, prior to the final review by the City Council.
3. The applicant shall work with Saugatuck Township to satisfy any requirements related to the Declaration and Grant of Easement document that may not be addressed in the Douglas Zoning Ordinance.
4. Upon Council approval, the applicant shall record the Declaration and Grant of Easements prior to use of the private road, and provide the City with a recorded copy.

June 6, 2023

Joe Milauckas  
P.O. Box 121  
Saugatuck, MI 49453

Re: Private Road Conditional Approval, Lake Shore Woods Drive from Blue Star to Lake Shore Resort  
Parcels: 202-033-00, 020-038-00, 0359-020-005-20

Dear Mr. Milauckas,

You have submitted a request for Private Road. We reviewed this request in March, 2023. Subsequent to our review, your plans were modified, and new plans have been reviewed and submitted concurrent with review and comment by the City of Saugatuck. A redlined easement agreement was also reviewed and dated May 23, 2023.

Copies of relevant permits by reviewing agencies are on file including the EGLE wetland permit and driveway permit from the Allegan County Road Commission. The private road is approved with the following conditions:

1. Copies of applicable review letters and permitting issued by the City of the Village of Douglas for the private road shall be provided to the Township prior to road use.
2. Review and approval of easement documents and maintenance agreement by the Township's Attorney shall be required prior to road construction, and the agreed upon easements and maintenance agreement be recorded prior to C of O for new proposed Lakeshore Motel Lakeview and Forest View units.
3. Any proposed gate shall be reviewed and approved by the Saugatuck Township Fire District.
4. The use of Lake Shore Woods Drive shall be for vehicles of hotel guests only and only in the event Lakeshore Drive is declared impassible. Should use other than by hotel guests be desired, such as for the general public, or should use expand to time when Lakeshore Drive is passable, the roadway shall be fully paved per construction plans.
5. Any building permits or other land use approval (such as land division or site condo) for the aforementioned parcels shall require review and approval of Lake Shore Woods Private Road by the Planning Commission if required per the Township Zoning Ordinance, as amended. Similarly, should use of roadway change from item #4 above, a major amendment of the site plan for Lakeshore Motel shall be required.

Should you have questions, please reach out.

Sincerely,

*Lynce Wells* (via email)

Lynce Wells, AICP  
Township Planner



# SAUGATUCK TOWNSHIP FIRE DISTRICT

Proudly serving : Douglas | Saugatuck | Saugatuck Township



3342 Blue Star Highway  
Saugatuck, MI 49453  
269 857-3000 / Fax: 269 857-1228  
E-mail: [info@saugatuckfire.org](mailto:info@saugatuckfire.org)

December 21<sup>st</sup>, 2022

Nederveld  
c/o Mike Baker  
347 Hoover Blvd.  
Holland, MI 49423

Re: Lakeshore Woods Drive – Proposed Private Road – Site Plan Review #2 for Prj# 20200220 for  
Sheets: C-100, C-300, C-301, C-302, C-303 for drawings dated 2022.10.20, rev. 2022.12.02

Dear Mr. Baker

We are in receipt of the site plan for the Lakeshore Woods Private Road received 12/2/2022. We reviewed the plans using the International Fire Code (IFC) 2015 edition. Please see the result of the fire department review listed **below**.

1. Vehicle impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3. (312.1) **Not applicable.**
2. Dead end driveways and access roads in excess of 150 feet in length shall be provided with an approved area for turning around with fire apparatus (IFC 503.2.5) **Approved, turnaround as shown adjacent to existing barn complies with the minimum requirements.**
3. “No Parking Fire Lane” signage shall be installed at the dead end of the turnaround. (IFC 503.3) **Approved, “No Parking Fire Lane” Signage is shown on Sheet C-300 in revised submittals.**
4. No parking shall be allowed within the turnaround. The area must be clear and unobstructed for turnaround at all times. (IFC 503.4)
5. Fire apparatus access roads and driveways shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. (IFC 503.2.1) **Approved, width is shown as 20 feet.**
6. Minimum clear height shall be 13’6” across the entire 20ft width of driveway. (IFC 503.2.1) **Approved, height clearance is noted as 13’6” in plans provided**
7. Road shall not exceed the 10% maximum grade. (IFC 503.2.7) **Approved, grade is shown as less than 10% in plans provided.**
8. The driveway shall be installed with asphalt, concrete, or other approved driving surfaces capable of supporting the 80,000-pound imposed load of our heaviest apparatus and be installed to provide emergency access prior to commencement of building construction. (IFC 503.2.3) **Approved, weight capacity is noted as capable of supporting 80,000lbs on Sheet C-301 of revised submittals.**
9. The road shall be maintained free of snow and ice to provide all weather driving capabilities. (IFC 503.2.3) **Approved, road is noted to be maintained free of snow and ice to provide all weather driving capability.**
10. Fire department access roads shall be constructed and maintained for all construction sites. (IFC 3310.1) **Not applicable to the private road project.**





# SAUGATUCK TOWNSHIP FIRE DISTRICT

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Item 8D.

11. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. (IFC 503.6) **No gate is listed in the plans provided, however if it is installed in the future, a Knox Key switch or Knox padlock is required for emergency access and activation**
11. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (IFC 505.1) **Not applicable to the private road project.**
12. Streets and roads shall be identified with *approved* signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an *approved* size, weather resistant and be maintained until replaced by permanent signs. (IFC 505.2) **Approved, street signage for "Lakeshore Woods Drive" is noted at the intersection of Blue Star Highway / Lakeshore Woods Drive in revised submittals.**
13. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. (IFC 506.1) **Not applicable to the private road project.**
14. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 510.1) **Not applicable to the private road project.**
15. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1) **Not applicable to the private road project.**
16. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. (IFC 507.4) **Not applicable to the private road project.**
17. A hydrant is required within 400 ft. of any exterior portion of a non-sprinklered building or 600 ft. for an R-3 occupancy or sprinklered building. (IFC 507.5.1) **Not applicable to the private road project.**
18. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. (IFC 3312.1) **Not applicable to the private road project.**
19. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the fire chief. (IFC 912.2) **Not applicable to the private road project.**
20. Upon completion of construction, physical testing with apparatus will be required. If the apparatus is unable to navigate the completed road and driveway in a safe and efficient manner, modifications may be required.



# SAUGATUCK TOWNSHIP FIRE DISTRICT

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Item 8D.

21. Anything omitted in this plan review is subject to field inspection. (IFC 105.4.4)

***You have site plan approval from the fire department to begin construction on the Lakeshore Woods Private Drive project in Saugatuck Township if you are in agreement with the above-mentioned items. Please ensure you receive the appropriate permits from Saugatuck Township, City of Douglas, and other agencies prior to commencement of construction.***

Respectfully Yours,

*Chris Mantels*

Deputy Chief / Fire Inspector

Cc: Greg Janik – Fire Chief (via email)  
Lynee Wells – Zoning Administrator - Twp (via email)  
Tricia Anderson – Zoning Administrator - Douglas (via email)  
Joe Milauckas – Property Owner (via email)  
Andrew Milauckas – Property Owner (via email)

# APPLICATION AND PERMIT

to construct, operate, maintain, use and/or  
remove within a county road right-of-way

**ROAD COMMISSION USE ONLY**

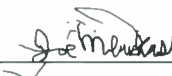
Item 8D.

Permit Number: 22-20-20  
 Issuance Date: 2/14/2022  
 New/Annual: **NEW CONSTRUCTION**

Board of County Road Commissioners of Allegan County, Michigan  
 ADDRESS: 1308 Lincoln Road, Allegan, MI 49010-9762  
 PHONE: (269)673-2184 FAX (269)673-5922  
 EMAIL: jsharp@alleganroads.org

If applicant hires a contractor to perform the work, BOTH must complete this form and BOTH assume responsibility for the provisions of this Application and Permit.

| APPLICANT   | CONTRACTOR             |
|---|------------------------|
| Name: <u>Joseph Milauckas</u>                             | Name: _____            |
| Mailing Address: <u>P.O. Box 121, Saugatuck, MI 49453</u> | Mailing Address: _____ |
| Telephone No: <u>616 994-2617</u>                         | Telephone No: _____    |
| Email address: <u>LSR@WMOL.COM</u>                        | Email address: _____   |

|   |   |
|---|---|
| Applicant's Signature: <u></u><br>Print Name: <u>Joseph Milauckas</u><br>Title: <u>Property Owner</u> Date: <u>1/25/2022</u> | Applicant's Signature: _____<br>Print Name: _____<br>Title: _____ Date: _____ |
|---|---|

| FINANCIAL REQUIREMENTS  | ATTACHMENTS REQUIRED   |
|---|--|
| Application Fee \$ _____<br>Permit Fee \$ <u>200.00</u><br>Est. Inspect Fee \$ _____<br>Bond \$ _____<br>Deposit \$ _____<br>Other \$ _____<br>To Be Billed \$ _____<br>Receipt Number _____<br>Dated _____ | Plans and Specs _____<br>Bond _____<br>Proof of Insurance<br><input type="checkbox"/> Yes <input type="checkbox"/> No<br>P.I. \$ <u>200.00</u> P.D. \$ _____<br>Other <u>CS 201639</u> |

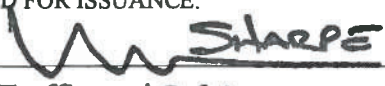
## APPLICATION

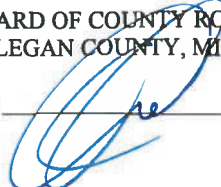
Applicant and/or Contractor request a permit for the purpose indicated in the description of work below and attached plans and specifications at the following location:  
 TOWNSHIP Saugatuck SECTION 20 NAME OF ROAD "Lake Shore Woods" between Blue Star Highway  
 and Lake Shore Drive for a period beginning 1/25/2022 and ending permanent and agrees to the terms of the permit.

This is a request for a permit to access Blue Star Hwy from a new private road that will start in the City of Douglas at Blue Star Highway and located on and shared with the existing 22' wide asphalt curb cut driveway that presently accesses Saugatuck Self Storage. The road will continue west on the existing drive approximately 350' then turn left onto my parcel #20-020-038-00 and continue to my business, Lake Shore Resort located at 2885 Lakeshore Drive. Private Road approvals will be obtained from the Saugatuck Twp and Douglas as required. No construction in the Blue Star Hwy right of way unless required. The 20' ingress/egress easement to south will be used for construction access until road completed.

## PERMIT

A permit is granted in accordance with the foregoing application for the period stated above subject to the following terms agreed to by the Permit Holder. When Applicant hires a Contractor, the "Permit Holder" is the Applicant and the Contractor.

RECOMMENDED FOR ISSUANCE:  
 Investigator:   
 Title: Traffic and Safety  
 Date: 2/14/22


BOARD OF COUNTY ROAD COMMISSIONERS  
 ALLEGAN COUNTY, MICHIGAN  
 By: 

1. **Specifications.** All work performed under this permit must be done in accordance with the plans, specifications, maps, and Statements filed with the Commission and must comply with the Commission's current requirements and specifications on file at its offices and M.D.O.T. specifications.
2. **Fees and Costs.** Permit Holder shall be responsible for all fees incurred by the Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Commission, at the time the permit application is submitted.
3. **Bond.** Permit Holder shall provide a cash deposit, letter of credit, or bond in a form and amount acceptable to the Commission at the time permit is issued.
4. **Insurance.** Permit Holder shall furnish proof of liability and property damage insurance in the amount stated on this permit naming the Commission as an insured. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without ten (10) days advance written notice by certified mail with return receipt required to the Commission.
5. **Indemnification.** Permit Holder shall hold harmless and indemnify and keep indemnified the Commission, its officers and employees from all claims, suits, and judgments to which the Commission, its officers, or employees may be subject and for all costs and actual attorney fees which may be incurred on account of injury to persons or damage to property, including property of the Commission, arising out of the work under this permit, or in connection with work not authorized by this permit, or resulting from failure to comply with the terms of this permit, or arising out of the continued existence of the work products which is the subject of this permit.
6. **Miss Dig.** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800)482-7171 AT LEAST TWO (2) FULL WORKING DAYS, BUT NOT MORE THAN TWENTY ONE (21) CALENDAR DAYS, BEFORE YOU START WORK. Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **Notification of Start and Completion of Work.** Permit Holder must notify the Commission at least 48 hours before starting work and must notify the Commission when work is completed.
8. **Time Restrictions.** All work shall be performed Mondays through Fridays between 8:00 a.m. and 5:00 p.m. unless written approval is obtained from the Commission, and work shall be performed only during the period set forth in this permit. No work will be allowed between November 15 and March 31.
9. **Safety.** Permit Holder agrees to work under this permit in a safe manner and to keep the area affected by this permit in a safe condition until the work is completed. All work site conditions shall comply with Michigan Manual of Uniform Traffic Control Devices.
10. **Restoration and Repair of Road.** Permit Holder agrees to restore the road and right-of-way to a condition equal to or better than its condition before the work began; and to repair any damage to the road right-of-way which is the result of the facility whenever it occurs or appears.
11. **Limitations of Permit.** This permit does not relieve Permit Holder from meeting other applicable laws and regulations of other agencies. Permit Holder is responsible for obtaining additional permits or releases which may be required in connections with this work from other governmental agencies, public utilities, corporations and individuals, including property owners. Permission may be required from the adjoining property owners.
12. **Revocation of Permit.** The permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate, or remove its facilities at its expense at the request of the Commission.
13. **Violation of Permit.** This permit shall become immediately null and void if Permit Holder violate the terms of this permit, and the Commission may require immediate removal of Permit Holder's facilities, or the Commission may remove them without notice at Permit Holder's expense.
14. **Assignability.** This permit may not be assigned without the prior approval of the Commission. If approval is granted, the assignor shall remain liable and the assignee shall be bound by all the term of this permit.
15. This permit is subject to supplemental specifications on file with the Road Commission and Act 200 of Public Acts of 1969.

**From:** [Keast, David](#)  
**To:** [Ken Bosma](#)  
**Cc:** [Anderson, Tricia](#); [Joe Blair](#)  
**Subject:** Re: [External] Revised plans - Lakeshore Woods Pvt. Rd.  
**Date:** Monday, May 22, 2023 10:15:53 AM  
**Attachments:** [image002.png](#)

Looks like both Ken and I are satisfied with the 5/16 changes to the Lakeshore Woods private road easement. You may let the Applicant know.

Dave


**David S. Keast**  
 Plunkett Cooney  
 Attorneys & Counselors at Law  
 T 248.901.4051 C 586.212.5443  
[bio](#) | [office](#) | [vcard](#) | [web](#) | [linkedin](#)

On May 22, 2023, at 3:46 AM, Ken Bosma <[KBosma@preinnewhof.com](mailto:KBosma@preinnewhof.com)> wrote:

**[EXTERNAL]**

Yes, we are good with the road.

**Kenneth A. Bosma, P.E.**

**Prein&Newhof**

t. 616-394-0200 d. 616-432-6691

f. 616-364-6955

[Website](#) | [Blog](#) | [LinkedIn](#)

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**From:** Keast, David <[DKeast@plunkettcooney.com](mailto:DKeast@plunkettcooney.com)>  
**Sent:** Sunday, May 21, 2023 12:57 PM  
**To:** Ken Bosma <[KBosma@preinnewhof.com](mailto:KBosma@preinnewhof.com)>  
**Cc:** Anderson, Tricia <[Anderson@williams-works.com](mailto:Anderson@williams-works.com)>; Joe Blair <[pzadmin@DouglasMI.gov](mailto:pzadmin@DouglasMI.gov)>  
**Subject:** RE: [External] Revised plans - Lakeshore Woods Pvt. Rd.

Ken,

The 5/16 changes appear to meet your core sample concern. My only remaining concern is that Bill Sikkel has not reconciled the "Schedule X-1" vs "Schedule X-2" reference discrepancy. However, before responding, I wish to

make sure that you are satisfied in all respects with the “Existing Road” as no immediate changes or construction to the Existing Road is contemplated by the Easement Agreement.

Dave

<image001.jpg>

**David S. Keast**

Plunkett Cooney  
Attorneys & Counselors at Law  
T 248.901.4051 C 586.212.5443

[bio](#) | [office](#) | [vcard](#) | [web](#) | [linkedin](#)

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**From:** Ken Bosma <[KBosma@preinnewhof.com](mailto:KBosma@preinnewhof.com)>  
**Sent:** Tuesday, May 16, 2023 3:44 PM  
**To:** Keast, David <[DKeast@plunkettcooney.com](mailto:DKeast@plunkettcooney.com)>; Anderson, Tricia <[Anderson@williams-works.com](mailto:Anderson@williams-works.com)>; Lynee Wells <[lwells@saugatucktownship.org](mailto:lwells@saugatucktownship.org)>; Rich LaBombard <[rlabombard@douglasmi.gov](mailto:rlabombard@douglasmi.gov)>; Jennifer Pearson <[Douglas@douglasmi.gov](mailto:Douglas@douglasmi.gov)>; Joe Blair <[pzadmin@DouglasMI.gov](mailto:pzadmin@DouglasMI.gov)>; Chris Mantels <[cmantels@saugatuckfire.org](mailto:cmantels@saugatuckfire.org)>  
**Subject:** RE: [External] RE: Revised plans - Lakeshore Woods Pvt. Rd.

**[EXTERNAL]**

As to item 3, we assume that item 2(a) addresses the issue as construction will need to meet Douglas zoning ordinance. Please note in our previous email (May 12, 2023), we suggested the agreement also address Code of Ordinances for Acceptance of Private Roads. This will address if there are more parcels added that use this road.

Let me know if this answers your concerns.

**Kenneth A. Bosma, P.E.**  
**Prein&Newhof**  
t. 616-394-0200 d. 616-432-6691  
f. 616-364-6955  
[Website](#) | [Blog](#) | [LinkedIn](#)

---

**From:** Keast, David <[DKeast@plunkettcooney.com](mailto:DKeast@plunkettcooney.com)>  
**Sent:** Tuesday, May 16, 2023 2:56 PM  
**To:** Anderson, Tricia <[Anderson@williams-works.com](mailto:Anderson@williams-works.com)>; Lynee Wells <[lwells@saugatucktownship.org](mailto:lwells@saugatucktownship.org)>; Ken Bosma <[KBosma@preinnewhof.com](mailto:KBosma@preinnewhof.com)>; Rich LaBombard <[rlabombard@douglasmi.gov](mailto:rlabombard@douglasmi.gov)>; Jennifer Pearson

<[Douglas@douglasmi.gov](mailto:Douglas@douglasmi.gov)>; Joe Blair <[pzadmin@DouglasMI.gov](mailto:pzadmin@DouglasMI.gov)>; Chris Mantels <[cmantels@saugatuckfire.org](mailto:cmantels@saugatuckfire.org)>

**Subject:** [External] RE: Revised plans - Lakeshore Woods Pvt. Rd.

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

The revised Lakeshore Woods private road documents received by Tricia Anderson and distributed for review on May 12 are satisfactory to the City of the Village of Douglas attorney with the following exceptions:

1. The Road Easement Area is defined by reference to “Schedule X-1” on the proposed Exhibit A drawings. We believe that the correct reference should be to “Schedule X-2”.
2. The Easement Agreement only mentions “Parcel D” in Construction of Improvements paragraph 2(a), where it is granted the right to utilize the private road bed. Parcel D is NOT granted an easement over the Road Easement Area in Parcel 1(a), and, although defined in “Background” paragraph C, it is not mentioned in any other provision of the Easement Agreement. It is not clear to us whether the Applicant wishes to grant easement and road rights and responsibilities to Parcel D at this time, and this must be clarified; if so, Parcel D certainly should be granted an easement over the Tranquil and Lake Shore Parcels in the same manner as the “Trust Parcel”, and the Applicant then should consider whether Parcel D should be included when describing the allocation of construction, maintenance and repair costs, and the imposition of a lien in the event the Trust or its successors do not pay as agreed. Finally, I recommend that, if Parcel D will remain a beneficiary to the easement and private road, that approval by Douglas Council (and perhaps the Township) be expressly subject to a reserved right of review should the private road at some future date be utilized by a platted or condominium subdivision developed on Parcel D.
3. Although not a legal concern relative to this Application, we note that the portion of the Road Easement Area located on the Tranquil Parcel now includes the entire width of the Tranquil Parcel. As we understand that there may be / in the future may be competing “local” uses and traffic on the Tranquil Parcel, including perhaps the Self-Storage facility to the West, we would defer to the City Engineer for direction as to how these may be safely managed on the Tranquil Parcel.

David S. Keast

&lt;image001.jpg&gt;

**David S. Keast**

Plunkett Cooney  
 Attorneys & Counselors at Law  
 T 248.901.4051 C 586.212.5443

[bio](#) | [office](#) | [vcard](#) | [web](#) | [linkedin](#)

**From:** Anderson, Tricia <[Anderson@williams-works.com](mailto:Anderson@williams-works.com)>

**Sent:** Friday, May 12, 2023 12:21 PM

**To:** Lynee Wells <[lwells@saugatucktownship.org](mailto:lwells@saugatucktownship.org)>; Ken Bosma <[KBosma@preinnewhof.com](mailto:KBosma@preinnewhof.com)>; Keast, David <[DKeast@plunkettcooney.com](mailto:DKeast@plunkettcooney.com)>; Rich LaBombard <[rlabombard@douglasmi.gov](mailto:rlabombard@douglasmi.gov)>; Jennifer Pearson <[Douglas@douglasmi.gov](mailto:Douglas@douglasmi.gov)>; Joe Blair <[pzadmin@DouglasMI.gov](mailto:pzadmin@DouglasMI.gov)>; Chris Mantels <[cmantels@saugatuckfire.org](mailto:cmantels@saugatuckfire.org)>

**Subject:** Revised plans - Lakeshore Woods Pvt. Rd.

**[EXTERNAL]**

All,

These were sent over on Monday. The Planning Commission discussed this item at their meeting last night, as requested by the applicant, however, no one on behalf of the applicant was in attendance at the meeting.

I would anticipate their request to be placed on the June PC agenda, thus I would ask that you review the revised plans and provide your written comments by June 1<sup>st</sup>. Please feel free to reach out with any questions!

Lynee, I'm wondering if your approval letter needs to be updated to reflect the most recent plan set with the 66' easement being entirely on the tranquil parcel? If you would also forward to the Twp attorney for review of the revised easement agreement, it would be appreciated. Thank you!

Have a great weekend!

Tricia Anderson, AICP  
 Planner + Project Manager

**williams&works**

(616) 224-1500 | (800) 224-1590

[williams-works.com](http://williams-works.com)

**From:** Bill Sikkel <[BSikkel@sikkellaw.com](mailto:BSikkel@sikkellaw.com)>

**Sent:** Monday, May 8, 2023 5:05 PM







### AGGREGATE INSPECTION DAILY REPORT

| PROJECT NAME<br>Lake Shore Woods Drive |               |            |  | JOB NO.<br>2023.0728                                     |          |        |     | REPORT NO.<br>1         |                             |      |      | PAGE<br>1 |    | <b>Specification<br/>22A</b> |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
|--|---------------|------------|--|--|----------|--------|-----|-------------------------|-----------------------------|------|------|-----------|----|------------------------------|----|----|---------------------|---------------------|-----------------|--|--------------|--|----|-----|-----|--|--|
|  |               |            |  |  |          |        |     | DATE TESTED<br>5/4/2023 |                             |      |      | OF<br>1   |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| PIT NAME                               |               |            | PIT NO.  |  | PRODUCER |        |     |                         | CLIENT<br>Lake Shore Resort |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| TEST NO.                               | SPECIFICATION | SAMPLE NO. | SAMPLED FROM:<br><input type="checkbox"/> Mini Stockpile<br><input type="checkbox"/> Shipping Face<br><input checked="" type="checkbox"/> On the Grade | CUMULATIVE PERCENT PASSING<br>SPECIFICATION REQUIREMENTS |          |        |     |                         |                             |      |      |           |    |                              |    |    | FINENESS<br>MODULUS | CRUSHED<br>MATERIAL | CLAY IRON-STONE | (1)<br>SOFT<br>PART-<br>ICLES<br>INCL.<br>CLAY-<br>IRON- | (2)<br>CHERT | SUM OF<br>SOFT<br>PART-<br>ICLES<br>AND<br>CHERT |    |     |     |  |  |
|  |               |            |  | SIEVE OPENINGS - INCHES OR SIEVE NUMBER                  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
|  |               |            |  | 6"   | 3"       | 2-1/2" | 2"  | 1-1/2"                  | 1"                          | 3/4" | 1/2" | 3/8"      | 4  | 8                            | 16 | 30 |                     |                     |                 |  |              |  | 50 | 100 | 200 |  |  |
| 1                                      | 22A           | 2303429    | Site   | 100  | 100      | 100    | 100 | 100                     | 100                         | 91   | 77   | 71        | 57 | 46                           | 39 | 33 | 22                  | 13                  | 10              |  | 50           |  |    |     |     |  |  |
| 2                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 3                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 4                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 5                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 6                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 7                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 8                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 9                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 10                                     |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 11                                     |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 12                                     |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| 13                                     |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                              |    |    |                     |                     |                 |  |              |  |    |     |     |  |  |
| <b>AVERAGE:</b>                        |               |            |  | 100  | 100      | 100    | 100 | 100                     | 100                         | 91   | 77   | 71        | 57 | 46                           | 39 | 33 | 22                  | 13                  | 10              |  | 50           |  |    |     |     |  |  |

REMARKS Material does not meet MDOT 22A specifications.

|               |                                   |  |                    |                                 |           |
|---------------|-----------------------------------|--|--------------------|---------------------------------|-----------|
| THIS MATERIAL | <input type="checkbox"/> DOES     | <input checked="" type="checkbox"/> DOES NOT     | MEET SPECIFICATION | AGGREGATE INSPECTOR (Signature) | DATE      |
| IT IS         | <input type="checkbox"/> ACCEPTED | <input checked="" type="checkbox"/> NOT ACCEPTED |                    | B. Fritz (102780-0127)          | 5/11/2023 |

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### AGGREGATE INSPECTION DAILY REPORT

| PROJECT NAME<br>Lake Shore Woods Drive |               |            |  | JOB NO.<br>2023.0728                                     |          |        |     | REPORT NO.<br>1         |                             |      |      | PAGE<br>1 |    | <b>Specification<br/>Class II</b> |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
|--|---------------|------------|--|--|----------|--------|-----|-------------------------|-----------------------------|------|------|-----------|----|-----------------------------------|----|----|----|------------------|------------------|-----------------|--|--------------|---------------------------------|-----|-----|--|--|--|
|  |               |            |  |  |          |        |     | DATE TESTED<br>5/4/2023 |                             |      |      | OF<br>1   |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| PIT NAME                               |               |            | PIT NO.  |  | PRODUCER |        |     |                         | CLIENT<br>Lake Shore Resort |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| TEST NO.                               | SPECIFICATION | SAMPLE NO. | SAMPLED FROM:<br><input type="checkbox"/> Site Stockpile<br><input type="checkbox"/> Shipping Face<br><input checked="" type="checkbox"/> On the Grade | CUMULATIVE PERCENT PASSING<br>SPECIFICATION REQUIREMENTS |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    | FINENESS MODULUS | CRUSHED MATERIAL | CLAY IRON-STONE | (1)<br>SOFT PARTICLES INCL. CLAY-IRON- | (2)<br>CHERT | SUM OF SOFT PARTICLES AND CHERT |     |     |  |  |  |
|  |               |            |  | SIEVE OPENINGS - INCHES OR SIEVE NUMBER                  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
|  |               |            |  | 6"   | 3"       | 2-1/2" | 2"  | 1-1/2"                  | 1"                          | 3/4" | 1/2" | 3/8"      | 4  | 8                                 | 16 | 30 | 50 |                  |                  |                 |  |              |                                 | 100 | 200 |  |  |  |
| 1                                      | Class II      | 2303428    | Job Site   | 100  | 100      | 100    | 100 | 100                     | 100                         | 100  | 100  | 99        | 98 | 98                                | 97 | 96 | 75 | 38               | 13               |                 |  |              |                                 |     |     |  |  |  |
| 2                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 3                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 4                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 5                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 6                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 7                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 8                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 9                                      |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 10                                     |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 11                                     |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 12                                     |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| 13                                     |               |            |  |  |          |        |     |                         |                             |      |      |           |    |                                   |    |    |    |                  |                  |                 |  |              |                                 |     |     |  |  |  |
| <b>AVERAGE:</b>                        |               |            |  | 100  | 100      | 100    | 100 | 100                     | 100                         | 100  | 100  | 99        | 98 | 98                                | 97 | 96 | 75 | 38               | 13               |                 |  |              |                                 |     |     |  |  |  |


REMARKS: Material does not meet MDOT Class II specifications.

|   |   |                   |
|---|---|-------------------|
| THIS MATERIAL <input type="checkbox"/> DOES <input checked="" type="checkbox"/> DOES NOT MEET SPECIFICATION<br>IT IS <input type="checkbox"/> ACCEPTED <input checked="" type="checkbox"/> NOT ACCEPTED | AGGREGATE INSPECTOR (Signature)<br>B. Fritz (102780-0127) | DATE<br>5/11/2023 |
|---|---|-------------------|

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**Project Name:** Lake Shore Woods Drive      **Project Number:** 2023.0728 TS  
**Project Location:** Douglas, Michigan      **Logged By:** D.Neimczak      **Reviewed By:** J.Veeneman  
**Client:** Lake Shore Resort      **Survey Datum:** NAD 1983 StatePlane Michigan South      **Hole Depth:** 3.00  
**Date Started:** May 04 2023      **Completed:** May 04 2023      **Latitude:**      **Longitude:**      **Elevation:**      **Frost Depth:**      **Ground Water Levels:**  
**Drilling Method:** Hand Auger





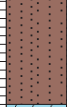

**Notes:** Boring located 60' W of Blue Star Highway.

 End of Drilling      May 04 2023 - Water not encountered.


| Depth | Graphic                 | Material Description | Moisture Content | Hand Penetrometer | Blow Counts | DCP |    |    |    |    |    |    |    |    |  | USCS |  |
|-------|-------------------------|----------------------|------------------|-------------------|-------------|-----|----|----|----|----|----|----|----|----|--|------|--|
|       |                         |                      |                  |                   |             | 5   | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 |  |      |  |
|       | ASPHALT - (3.5")        |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
|       | GRAVEL                  |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 1     | SAND - light brown fine |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 2     | SAND - dark brown fine  |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 3     | SAND - light brown fine |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 4     |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 5     |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 6     |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 7     |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 8     |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 9     |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 10    |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 11    |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 12    |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 13    |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 14    |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 15    |                         |                      |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |





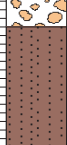
**Project Name:** Lake Shore Woods Drive      **Project Number:** 2023.0728 TS  
**Project Location:** Douglas, Michigan      **Logged By:** D.Neimczak      **Reviewed By:** J.Veeneman  
**Client:** Lake Shore Resort      **Survey Datum:** NAD 1983 StatePlane Michigan South      **Hole Depth:** 3.00  
**Date Started:** May 04 2023      **Completed:** May 04 2023      **Latitude:** \_\_\_\_\_      **Longitude:** \_\_\_\_\_      **Elevation:** \_\_\_\_\_  
**Drilling Method:** Hand Auger      **Frost Depth** \_\_\_\_\_  
**Notes:** Boring located 210' W od Blue Star Highway.      **Ground Water Levels**

 End of Drilling      May 04 2023 - Water not encountered.

| Depth      | Graphic   | Material Description            | Moisture Content | Hand Penetrometer | Blow Counts | DCP |    |    |    |    |    |    |    |    |  | USCS |  |  |  |
|------------|---|---------------------------------|------------------|-------------------|-------------|-----|----|----|----|----|----|----|----|----|--|------|--|--|--|
|            |   |                                 |                  |                   |             | 5   | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 |  |      |  |  |  |
| 0.0 - 0.3  |  | ASPHALT - (3.0")                |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |  |  |
| 0.3 - 0.5  |  | GRAVEL                          |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |  |  |
| 0.5 - 1.5  |  | ASPHALT - (1.5")                |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |  |  |
| 1.5 - 3.0  |  | GRAVEL                          |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |  |  |
| 3.0 - 3.2  |  | SAND - light brown fine         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |  |  |
| 3.2 - 3.5  |  | CLAY - brown with gray mottling |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |  |  |
| 3.5 - 15.0 |   |                                 |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |  |  |

**Project Name:** Lake Shore Woods Drive      **Project Number:** 2023.0728 TS  
**Project Location:** Douglas, Michigan      **Logged By:** D.Neimczak      **Reviewed By:** J.Veeneman  
**Client:** Lake Shore Resort      **Survey Datum:** NAD 1983 StatePlane Michigan South      **Hole Depth:** 3.00  
**Date Started:** May 04 2023      **Completed:** May 04 2023      **Latitude:**      **Longitude:**      **Elevation:**      **Frost Depth**      \_\_\_\_\_  
**Drilling Method:** Hand Auger      **Ground Water Levels**      \_\_\_\_\_  
**Notes:** Boring located 360' W of Blue Star Highway.

 End of Drilling      May 04 2023 - Water not encountered.

| Depth     | Graphic   | Material Description    | Moisture Content | Hand Penetrometer | Blow Counts | DCP |    |    |    |    |    |    |    |    |  | USCS |  |
|-----------|---|-------------------------|------------------|-------------------|-------------|-----|----|----|----|----|----|----|----|----|--|------|--|
|           |   |                         |                  |                   |             | 5   | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 |  |      |  |
| 0.0 - 0.3 |  | ASPHALT - (3.0")        |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 0.3 - 1.0 |  | GRAVEL                  |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 1.0 - 1.3 |  | ASPHALT (3.0")          |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 1.3 - 2.0 |  | GRAVEL                  |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 2.0 - 3.0 |  | SAND - light brown fine |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 3.0 - 3.0 |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 4.0       |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 5.0       |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 6.0       |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 7.0       |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 8.0       |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 9.0       |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 10.0      |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 11.0      |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 12.0      |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 13.0      |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 14.0      |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |
| 15.0      |   |                         |                  |                   |             |     |    |    |    |    |    |    |    |    |  |      |  |

**From:** [Ken Bosma](#)  
**To:** [Mike Baker](#); [Anderson, Tricia](#); [Bill Sikkel](#); [Keast, David](#); [Rich LaBombard](#); [Jennifer Pearson](#); [Chris Mantels](#)  
**Cc:** [Lynee Wells](#); [Joe Milauckas](#); [andrew@milauckas.com](mailto:andrew@milauckas.com); [Joe Blair](#)  
**Subject:** RE: [External] Existing road test results - Lake Shore Woods Drive Pvt.  
**Date:** Tuesday, May 16, 2023 2:49:04 PM  
**Attachments:** [image001.png](#)

Reviewing the submittal, the only issue is the aggregate and sand do not meet MDOT standards. They both have more fines than allowed. Generally the pavement section would meet the City of Douglas's standards. I would recommend that the applicants include in their agreement that the core samples were taken on the existing road and found to generally meet City of Douglas's standards with the exception there is more fines in the gravel and sand subbase than is allowed by MDOT. Knowing that all parties acknowledge this and not this could impact the life expectancy of the road.

Let me know if you have any other questions.

**Kenneth A. Bosma, P.E.**

**Prein&Newhof**

t. 616-394-0200 d. 616-432-6691

f. 616-364-6955

[Website](#) | [Blog](#) | [LinkedIn](#)

**From:** Mike Baker <mbaker@nederveld.com>

**Sent:** Tuesday, May 16, 2023 11:52 AM

**To:** Anderson, Tricia <Anderson@williams-works.com>; Bill Sikkel <BSikkel@sikkellaw.com>; Ken Bosma <KBosma@preinnewhof.com>; Keast, David <DKeast@plunkettcooney.com>; Rich LaBombard <rlabombard@douglasmi.gov>; Jennifer Pearson <Douglas@douglasmi.gov>; Chris Mantels <cmantels@saugatuckfire.org>

**Cc:** Lynee Wells <wells@alignedplanning.org>; Joe Milauckas <lsr@wmol.com>; andrew@milauckas.com; Joe Blair <pzadmin@DouglasMI.gov>

**Subject:** [External] Existing road test results - Lake Shore Woods Drive Pvt.

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Ken,

Here are the test results on the existing roadway for your review.

See attached:

1. Core and auger logs (showing material thickness)
2. Core location map
3. Sieve analysis of the sand (Class II) and gravel (22A)

Please let me know if you have any questions.

**Mike Baker PE**

800.222.1868

EXHIBIT "A"

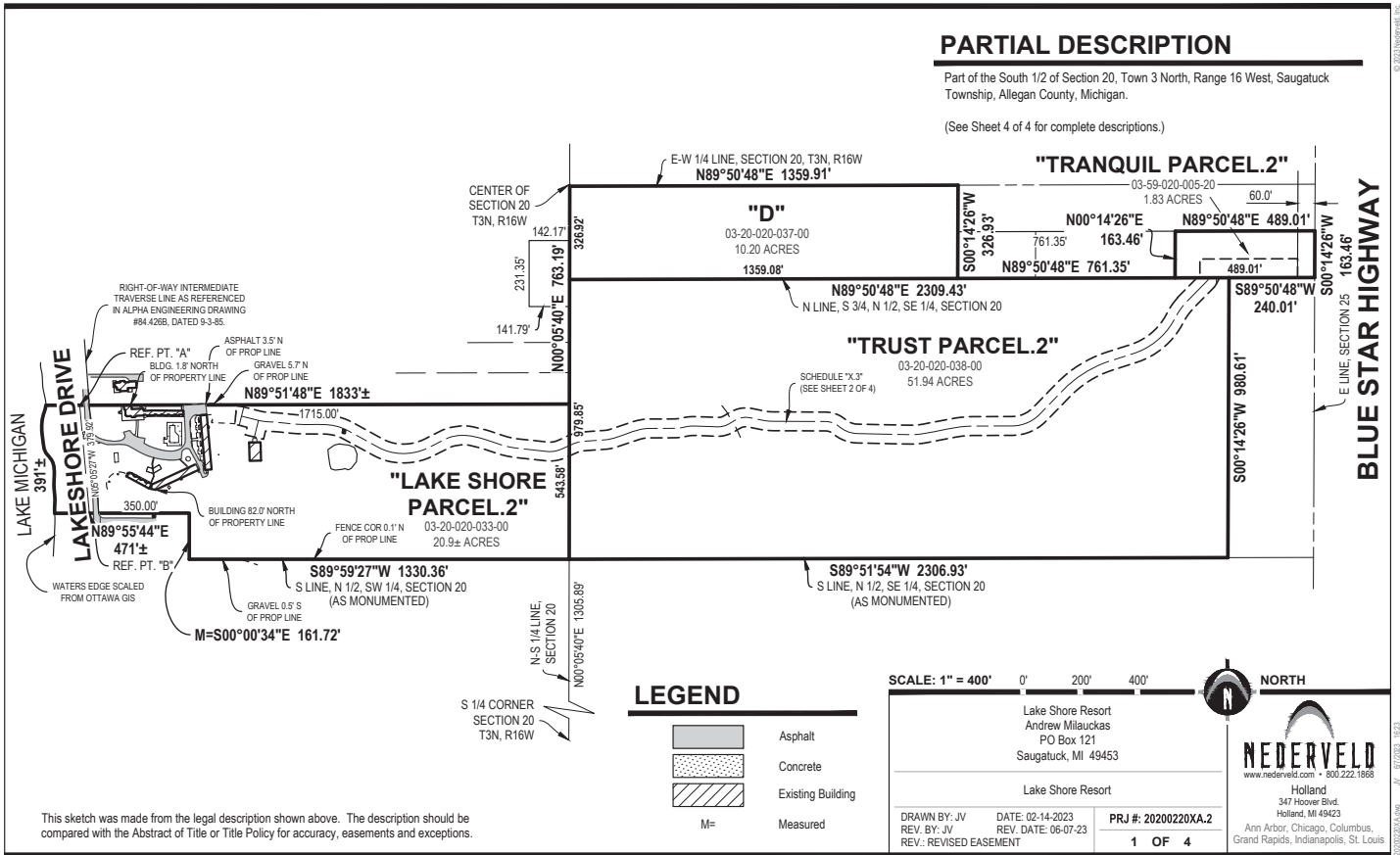
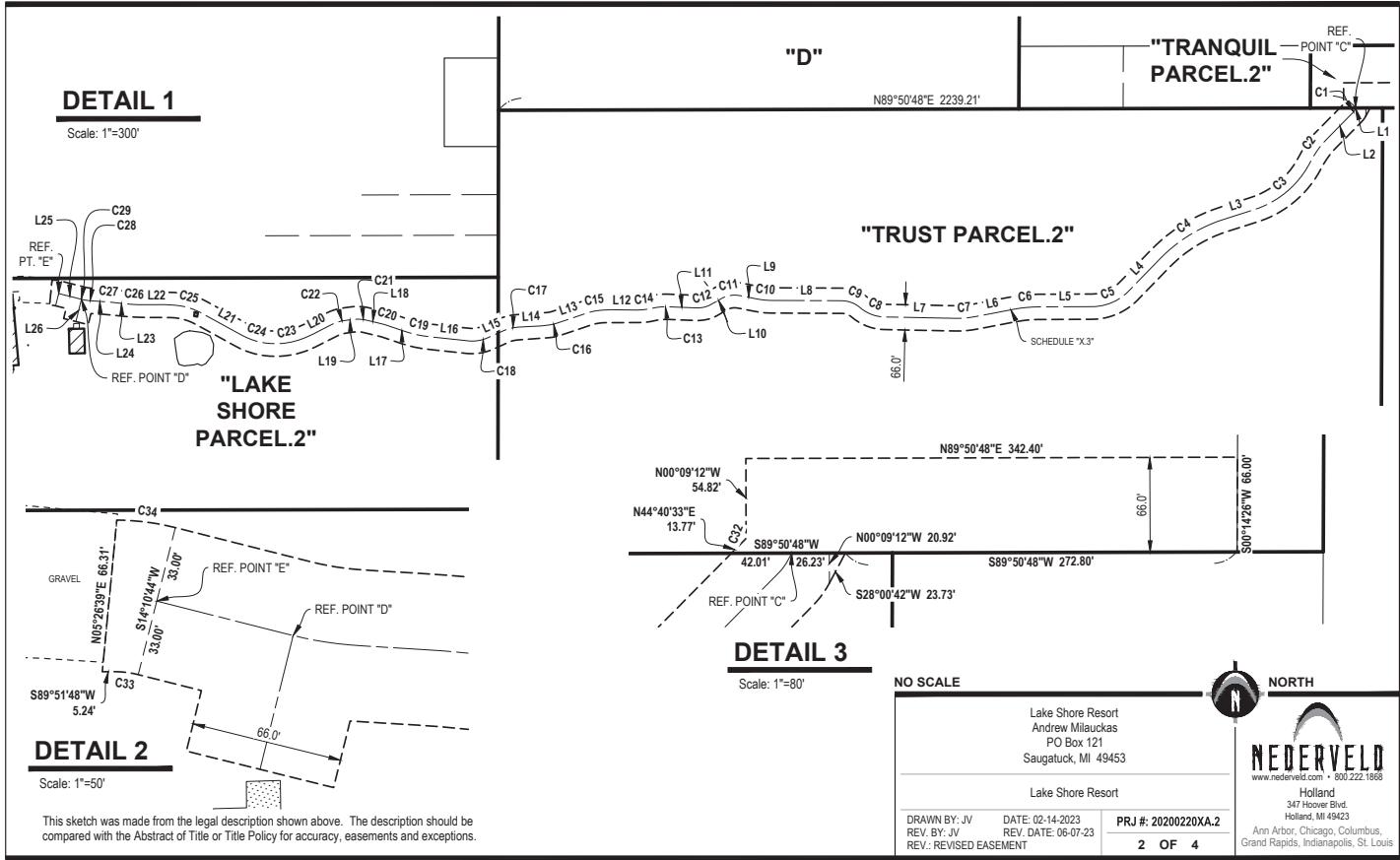




EXHIBIT "A"



This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

EXHIBIT "A"

| CURVE TABLE |         |         |           |               |              |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 10.18'  | 35.00'  | 16°39'51" | S36°20'38"W   | 10.14'       |
| C2          | 76.59'  | 250.00' | 17°33'15" | S35°53'56"W   | 76.29'       |
| C3          | 197.50' | 250.00' | 45°15'51" | S49°45'14"W   | 192.41'      |
| C4          | 197.11' | 400.00' | 28°14'02" | S58°16'08"W   | 195.12'      |
| C5          | 107.48' | 135.00' | 45°37'04" | S66°57'39"W   | 104.67'      |
| C6          | 64.55'  | 350.00' | 10°34'00" | S84°29'11"W   | 64.46'       |
| C7          | 52.20'  | 250.00' | 11°57'52" | S85°11'07"W   | 52.11'       |
| C8          | 69.03'  | 100.00' | 39°32'55" | N69°03'30"W   | 67.66'       |
| C9          | 53.00'  | 75.00'  | 40°29'34" | N69°31'49"W   | 51.91'       |
| C10         | 38.42'  | 200.00' | 11°00'20" | N84°16'26"W   | 38.36'       |
| C11         | 55.06'  | 75.00'  | 42°03'47" | S80°11'50"W   | 53.83'       |
| C12         | 43.22'  | 75.00'  | 33°01'05" | S75°40'29"W   | 42.63'       |
| C13         | 41.09'  | 150.00' | 15°41'38" | S84°20'13"W   | 40.96'       |
| C14         | 34.86'  | 150.00' | 13°18'49" | S83°08'49"W   | 34.78'       |
| C15         | 48.22'  | 150.00' | 18°25'01" | S80°35'43"W   | 48.01'       |
| C16         | 25.36'  | 100.00' | 14°31'55" | S78°39'10"W   | 25.30'       |
| C17         | 34.92'  | 100.00' | 20°00'35" | S75°54'50"W   | 34.75'       |
| C18         | 52.73'  | 100.00' | 30°12'35" | S81°00'50"W   | 52.12'       |

| CURVE TABLE |         |         |           |               |              |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE       | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C19         | 65.23'  | 300.00' | 12°27'28" | N77°39'08"W   | 65.10'       |
| C20         | 8.80'   | 100.00' | 5°02'34"  | N73°56'41"W   | 8.80'        |
| C21         | 37.41'  | 100.00' | 21°25'57" | N87°10'57"W   | 37.19'       |
| C22         | 33.00'  | 100.00' | 18°54'30" | S72°38'50"W   | 32.85'       |
| C23         | 118.88' | 200.00' | 34°03'20" | S80°13'15"W   | 117.13'      |
| C24         | 65.65'  | 175.00' | 21°29'33" | N72°00'18"W   | 65.26'       |
| C25         | 86.50'  | 175.00' | 28°19'19" | N75°25'11"W   | 85.63'       |
| C26         | 49.82'  | 500.00' | 5°42'33"  | N86°43'34"W   | 49.80'       |
| C27         | 22.97'  | 500.00' | 2°37'57"  | N85°11'16"W   | 22.97'       |
| C28         | 29.07'  | 160.00' | 10°24'33" | N81°17'57"W   | 29.03'       |
| C29         | 0.76'   | 160.00' | 0°16'25"  | N75°57'28"W   | 0.76'        |
| C32         | 1.56'   | 2.00'   | 44°49'45" | N22°15'41"E   | 1.53'        |
| C33         | 10.49'  | 42.00'  | 14°18'56" | N82°58'44"W   | 10.47'       |
| C34         | 25.77'  | 108.00' | 13°40'21" | S82°39'26"E   | 25.71'       |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S28°00'42"W | 6.06'   |
| L2         | S44°40'33"W | 92.98'  |
| L3         | S72°23'10"W | 83.05'  |
| L4         | S44°09'07"W | 117.73' |
| L5         | S89°46'11"W | 139.70' |
| L6         | S79°12'11"W | 103.86' |
| L7         | N88°49'57"W | 184.18' |
| L8         | N89°46'36"W | 182.64' |
| L9         | N78°46'16"W | 44.51'  |
| L10        | S59°09'57"W | 23.86'  |
| L11        | N87°48'58"W | 75.64'  |
| L12        | S89°48'13"W | 87.42'  |
| L13        | S71°23'13"W | 83.63'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L14        | S85°55'08"W | 80.01'  |
| L15        | S65°54'33"W | 45.84'  |
| L16        | N83°52'52"W | 102.44' |
| L17        | N71°25'24"W | 51.64'  |
| L18        | N76°27'58"W | 43.82'  |
| L19        | S82°06'05"W | 21.60'  |
| L20        | S63°11'35"W | 64.17'  |
| L21        | N61°15'32"W | 120.40' |
| L22        | N89°34'50"W | 69.75'  |
| L23        | N83°52'17"W | 32.30'  |
| L24        | N86°30'14"W | 28.35'  |
| L25        | N75°49'16"W | 60.43'  |
| L26        | S13°54'19"W | 60.00'  |

NO SCALE



Lake Shore Resort  
Andrew Mitauckas  
PO Box 121  
Saugatuck, MI 49453

Lake Shore Resort

DRAWN BY: JV DATE: 02-14-2023  
REV. BY: JV REV. DATE: 06-07-23  
REV.: REVISED EASEMENT

PRJ #: 20200220XA.2  
3 OF 4

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

EXHIBIT "A"

DESCRIPTIONS

PARCEL "D" DESCRIPTION: Part of the Southeast 1/4 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 2285.74 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence continuing N00°05'40"E 326.92 feet along said North-South 1/4 line to the Center of said Section; thence N89°50'48"E 1359.91 feet along the East-West 1/4 line of said Section; thence S00°14'26"W 326.93 feet; thence S89°50'48"W 1359.08 feet along the North line of the South 3/4 of North 1/2 of the Southeast 1/4 of said Section to the Point of Beginning. Contains 10.20 acres. Subject to easements, restrictions and rights-of-way of record.

"TRANQUIL PARCEL 2" DESCRIPTION: Part of the Southeast 1/4 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 2285.74 feet along the North-South 1/4 line of said Section; thence N89°50'48"E 2120.43 feet along the North line of the South 3/4 of the North 1/2 of the Southeast 1/4 of said Section to the Point of Beginning; thence N00°14'26"E 163.46 feet, parallel with the East line of said Section; thence N89°50'48"E 489.01 feet; thence S00°14'26"W 163.46 feet along said East line; thence S89°50'48"W 489.01 feet to the Point of Beginning. Contains 1.83 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Blue Star Highway over the most Easterly 33.00 feet thereof. Also subject to and together with easement described in Schedule "X.3".

"TRUST PARCEL 2" DESCRIPTION: Part of the Southeast 1/4 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 1305.89 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence continuing N00°05'40"E 979.85 feet along said North-South 1/4 line; thence N89°50'48"E 2309.43 feet along the North line of the South 3/4 of the North 1/2 of the Southeast 1/4 of said Section; thence S00°14'26"W 980.61 feet, parallel with the East line of said Section; thence S89°51'54"W 2306.92 feet along the South line of the North 1/2 of the Southeast 1/4 of said Section (as monumented) to the Point of Beginning. Contains 51.94 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to and together with easement described in Schedule "X.3".

"LAKE SHORE PARCEL 2" DESCRIPTION: Part of the Southwest 1/4 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 1305.89 feet along the North-South 1/4 line of said Section to the Point of Beginning; thence continuing N00°05'40"E 543.58 feet along said 1/4 line; thence S89°51'48"W 1715.00 feet to a point referred to as Reference Point "A"; thence continuing S89°51'48"W 118 feet, more or less, to the shoreline of Lake Michigan; thence Southerly along said shoreline 391 feet, more or less, to a point that is S89°55'44"W 121 feet, more or less, from Reference Point "B"; Reference Point "B" being located S05°05'27"E 379.92 feet from aforementioned Reference Point "A"; thence N89°55'44"E 121 feet, more or less, to Reference Point "B"; thence continuing N89°55'44"E 350.00 feet; thence S00°00'34"E 161.72 feet; thence N89°59'27"E 1330.36 feet along the South line of the North 1/2 of the Southwest 1/4 of said Section (as monumented) to the Point of Beginning. Contains 20.9 acres, more or less. Subject to easements restrictions and rights-of-way of record. Also subject to and together with easement described in Schedule "X.3".

SCHEDULE "X.3" DESCRIPTION: An easement over part of the South 1/2 of Section 20, Town 3 North, Range 16 West, Saugatuck Township, Allegan County, Michigan, described as: Lying 33.00 feet on either side of the following described centerline: Commencing at the South 1/4 corner of said Section; thence N00°05'40"E 2285.74 feet along the North-South 1/4 line of said Section; thence N89°50'48"E 2239.21 feet along the North line of the South 3/4 of the North 1/2 of the Southeast 1/4 of said Section to Reference Point "C", being the Point of Beginning of said centerline; thence S28°00'42"W 6.06 feet; thence Southwesterly 10.18 feet along a 35.00 foot radius curve to the right, said curve having a central angle of 16°39'51", and a chord bearing S36°20'38"W 10.14 feet; thence S44°40'33"W 92.98 feet; thence Southerly 76.59 feet along a 250.00 foot radius curve to the left, said curve having a central angle of 17°33'15", and a chord bearing S35°53'56"W 76.29 feet; thence Southwesterly 197.50 feet along a 250.00 foot radius curve to the right, said curve having a central angle of 45°15'51", and a chord bearing S49°45'14"W 192.41 feet; thence S72°23'10"W 83.05 feet; thence Southwesterly 197.11 feet along a 400.00 foot radius curve to the left, said curve having a central angle of 28°14'02", and a chord bearing S58°16'08"W 195.12 feet; thence S44°09'07"W 117.73 feet; thence Southwesterly 107.48 feet along a 135.00 foot radius curve to the right, said curve having a central angle of 45°37'04", and a chord bearing S66°57'39"W 104.67 feet; thence S89°46'11"W 139.70 feet; thence Westerly 64.55 feet along a 350.00 foot radius curve to the left, said curve having a central angle of 10°34'00", and a chord bearing S84°29'11"W 64.46 feet; thence S79°12'11"W 103.86 feet; thence Westerly 52.20 feet along a 250.00 foot radius curve to the right, said curve having a central angle of 11°57'52", and a chord bearing S85°11'07"W 52.11 feet; thence N88°49'57"W 184.18 feet; thence Northwesterly 69.03 feet along a 100.00 foot radius curve to the right, said curve having a central angle of 39°32'55", and a chord bearing N69°03'30"W 67.66 feet; thence Northwesterly 53.00 feet along a 75.00 foot radius curve to the left, said curve having a central angle of 40°29'34", and a chord bearing N69°31'49"W 51.91 feet; thence N89°46'36"W 162.64 feet; thence Westerly 38.42 feet along a 200.00 foot radius curve to the right, said curve having a central angle of 11°03'02", and a chord bearing N84°16'25"W 38.36 feet; thence N78°46'16"W 44.51 feet; thence Westerly 55.06 feet along a 75.00 foot radius curve to the left, said curve having a central angle of 42°03'47", and a chord bearing S80°11'50"W 53.83 feet; thence S59°09'57"W 23.86 feet; thence Southwesterly 43.22 feet along a 75.00 foot radius curve to the right, said curve having a central angle of 33°01'05", and a chord bearing S75°40'29"W 42.63 feet; thence N87°48'58"W 75.64 feet; thence Westerly 41.09 feet along a 150.00 foot radius curve to the left, said curve having a central angle of 15°41'38", and a chord bearing S84°20'13"W 40.96 feet; thence Westerly 34.86 feet along a 150.00 foot radius curve to the right, said curve having a central angle of 13°18'49", and a chord bearing S83°08'49"W 34.78 feet; thence S89°48'13"W 87.42 feet; thence Westerly 48.22 feet along a 150.00 foot radius curve to the left, said curve having a central angle of 18°25'01", and a chord bearing S80°35'43"W 48.01 feet; thence S71°23'13"W 83.63 feet; thence Westerly 25.36 feet along a 100.00 foot radius curve to the right, said curve having a central angle of 14°31'55", and a chord bearing S78°39'10"W 25.30 feet; thence S85°55'08"W 80.01 feet; thence Southwesterly 34.92 feet along a 100.00 foot radius curve to the left, said curve having a central angle of 20°00'35", and a chord bearing S75°54'50"W 34.75 feet; thence S65°54'33"W 45.84 feet; thence Westerly 52.73 feet along a 100.00 foot radius curve to the right, said curve having a central angle of 30°12'35", and a chord bearing S81°00'50"W 52.12 feet; thence N83°52'52"W 102.44 feet; thence Westerly 65.23 feet along a 300.00 foot radius curve to the right, said curve having a central angle of 12°27'28", and a chord bearing N77°39'08"W 65.10 feet; thence N71°25'24"W 51.64 feet; thence Northwesterly 8.80 feet along a 100.00 foot radius curve to the left, said curve having a central angle of 05°02'34", and a chord bearing N72°56'41"W 8.80 feet; thence N76°27'58"W 43.82 feet; thence Westerly 37.41 feet along a 100.00 foot radius curve to the left, said curve having a central angle

of 21°25'57", and a chord bearing N87°10'57"W 37.19 feet; thence S82°06'05"W 21.60 feet; thence Southwesterly 33.00 feet along a 100.00 foot radius curve to the left, said curve having a central angle of 18°54'30", and a chord bearing S72°38'50"W 32.85 feet; thence S63°11'35"W 64.17 feet; thence Westerly 118.88 feet along a 200.00 foot radius curve to the right, said curve having a central angle of 34°03'20", and a chord bearing S80°13'15"W 117.13 feet; thence Northwesterly 65.65 feet along a 175.00 foot radius curve to the right, said curve having a central angle of 21°29'33", and a chord bearing N72°00'18"W 65.26 feet; thence N61°15'32"W 120.40 feet; thence Northwesterly 86.50 feet along a 175.00 foot radius curve to the left, said curve having a central angle of 28°19'19", and a chord bearing N75°25'11"W 85.63 feet; thence N89°34'50"W 69.75 feet; thence Westerly 49.82 feet along a 500.00 foot radius curve to the right, said curve having a central angle of 05°42'33", and a chord bearing N86°43'34"W 49.80 feet; thence N83°52'17"W 32.30 feet; thence Westerly 22.97 feet along a 500.00 foot radius curve to the left, said curve having a central angle of 02°37'57", and a chord bearing N85°11'16"W 22.97 feet; thence N86°30'14"W 28.35 feet; thence Westerly 29.07 feet along a 160.00 foot radius curve to the right, said curve having a central angle of 10°24'33", and a chord bearing N81°17'57"W 29.03 feet to Reference Point "D"; thence Northwesterly 0.76 feet along a 160.00 foot radius curve to the right, said curve having a central angle of 00°16'25", and a chord bearing N75°57'28"W 0.76 feet; thence N75°49'16"W 60.43 feet to Reference Point "E", and the Point of Ending of said centerline.

ALSO, beginning at said Reference Point "C", thence S89°50'48"W 42.01 feet along said North line of the South 3/4 of the North 1/2 of the Southeast 1/4 of said Section; thence N44°40'33"E 13.77 feet; thence Northerly 1.56 feet along a 2.00 foot radius curve to the left, said curve having a central angle of 44°49'45", and a chord bearing N22°15'41"E 1.53 feet; thence N00°09'12"W 54.82 feet; thence N89°50'48"E 342.40 feet; thence S00°14'26"W 66.00 feet, parallel with the East line of said Section; thence S89°50'48"W 272.80 feet along said North line; thence S28°00'42"W 23.73 feet; thence N00°09'12"W 20.92 feet; thence S89°50'48"W 26.23 feet along said North line to the Point of Beginning.

ALSO, lying 33.00 feet on either side of the following described centerline: Beginning at said Reference Point "D"; thence S13°54'19"W 60.00 feet to the Point of Ending of said centerline.

ALSO, beginning at said Reference Point "E", thence S14°10'44"W 33.00 feet; thence Westerly 10.49 feet along a 42.00 foot radius curve to the left, said curve having a central angle of 14°18'56", and a chord bearing N82°58'44"W 10.47 feet; thence S89°51'48"W 5.24 feet; thence N05°26'39"E 66.31 feet; thence Easterly 25.77 feet along a 108.00 foot radius curve to the right, said curve having a central angle of 13°40'21", and a chord bearing S82°39'26"E 25.71 feet; thence S14°10'44"W 33.00 feet to the Point of Beginning.

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

NO SCALE



Lake Shore Resort  
Andrew Milauckas  
PO Box 121  
Saugatuck, MI 49453



|                        |                     |
|------------------------|---------------------|
| Lake Shore Resort      |                     |
| DRAWN BY: JV           | DATE: 02-14-2023    |
| REV. BY: JV            | REV. DATE: 06-07-23 |
| REV.: REVISED EASEMENT | PRJ #: 20200220XA.2 |
|                        | 4 OF 4              |

Holland  
347 Hoover Blvd.  
Holland, MI 49423  
Ann Arbor, Chicago, Columbus,  
Grand Rapids, Indianapolis, St. Louis



# MEMORANDUM

City Council

July 5, 2023, at 7:00 PM

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**TO:** City Council

**FROM:** Rich LaBombard, City Manager

**SUBJECT:** Manager's report

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Attached is information related to cost for events for the fiscal year and electric usage at Beery Field for the electric car charging station.



**MEMORANDUM**  
**REGULAR CITY COUNCIL MEETING**  
**July 5, 2023 at 7:00 PM**

**TO:** Rich LaBombard, City Manager

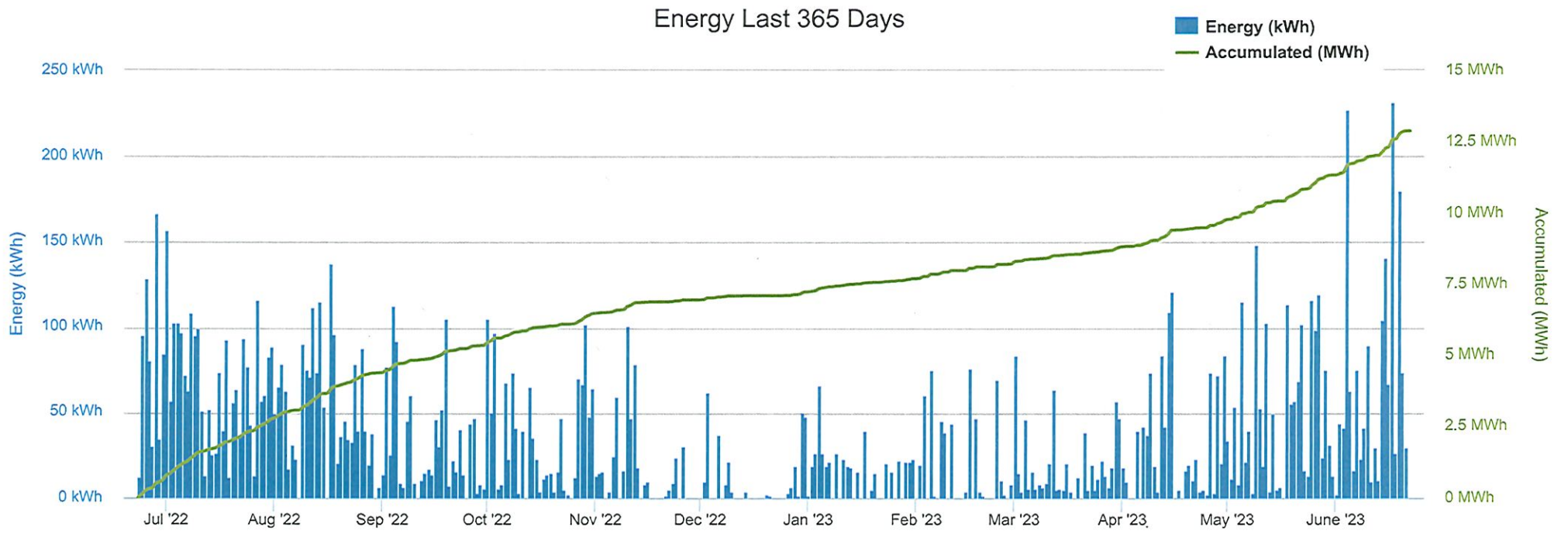
**FROM:** Matt Smith, Treasurer

**DATE:** June 27, 2023

**SUBJECT:** Special Events Summary Fiscal Year 2022-2023

During fiscal year 2022-2023 there were approximately 10 special events. Through the City's payroll software, employee and equipment time and related costs were tracked. Based on what was input into the payroll system, the City has contributed just shy of 550 hours of labor during the fiscal year. This amounted to approximately \$23,000 of labor and \$8,000 of equipment usage. Below is a list of events their hours and costs:

| <u>Event</u>              | <u>Total Hours</u> | <u>Labor and Fringe Costs</u> | <u>Equipment Costs</u> | <u>Total Costs</u> |
|---------------------------|--------------------|-------------------------------|------------------------|--------------------|
| Town Crier                | 35.5               | \$1,054.78                    | \$769.50               | \$1,824.28         |
| Pride                     | 151                | 6,693.29                      | 2,634.23               | 9,327.52           |
| Memorial Day              | 30.75              | 1,576.58                      | 1,631.82               | 3,208.40           |
| Easter                    | 7                  | 356.46                        | 161.18                 | 517.64             |
| People/Dog Parade         | 4.5                | 168.95                        | -                      | 168.95             |
| Halloween                 | 125                | 5,260.67                      | 970.62                 | 6,231.29           |
| Octoberfest/<br>Walkathon | 103.5              | 4,284.98                      | 1,617.4                | 5,902.38           |
| Labor Day                 | 9.25               | 583.33                        | -                      | 583.33             |
| Venetian                  | 26.25              | 1,148.30                      | -                      | 1,148.3            |
| July 4th                  | <u>53</u>          | <u>1,850.01</u>               | -                      | <u>1,850.01</u>    |
| Total                     | 545.75             | \$22,977.35                   | \$7,784.75             | \$30,762.10        |



## Financials i

| Session Fees | Utility Cost |
|--------------|--------------|
|--------------|--------------|

**\$293.00**

You've dispensed **2.10 MWh** of electricity over the last 30 days. Recoup your costs by charging a fee. ChargePoint will send you the money.

Estimated monthly cost based on electricity price of **\$0.14** ▼ per kWh.