



**THE CITY OF THE VILLAGE OF DOUGLAS  
REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, JUNE 02, 2025 AT 6:00 PM  
86 W CENTER ST., DOUGLAS MI**

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**MINUTES**

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1. **CALL TO ORDER:** By Mayor North
2. **ROLL CALL:** By Clerk Kasper  
PRESENT  
Mayor Cathy North  
Councilmember Jerome Donovan  
Councilmember Neal Seabert  
Councilmember John O'Malley  
Mayor Pro-Tem Randy Walker  
Councilmember Gregory Freeman  
Councilmember Matt Balmer  
Also Present City Manager Lisa Nocerini  
City Clerk Laura Kasper  
Planning & Zoning Administrator Sean Homyen
3. **PLEDGE OF ALLEGIANCE:** Led by Mayor North
4. **CONSENT CALENDAR**
  - A. Approve the Council Meeting Agenda for June 2, 2025 – *amended, removal of item 13. Closed Session*
  - B. Approve the Council Regular Meeting Minutes for May 19, 2025
  - C. Approve Invoices in the Amount of \$711,220.23

*Motion by Seabert, second by Balmer, to approve the Consent Calendar of June 2, 2025, as amended. – Motion carried by unanimous roll call vote.*
5. **PUBLIC COMMUNICATION – VERBAL:** Members of the public were present, comments received.
6. **PUBLIC COMMUNICATION – WRITTEN**
  - A. Council Nominating Petition Notice - City Clerk Kasper
  - B. Letter - Joe Milauckas
7. **UNFINISHED BUSINESS:** None
8. **NEW BUSINESS**
  - A. Ryan Kilpatrick Follow-up – (17-acres bids) Discussion Only

B. Resolution 14-2025 - Swingbridge Boardwalk Amendment (S. Homyen)

*Motion by Balmer, second by Walker, to approve with conditions the request made by Dave Contant of BDR Inc. for amendment to the approved Boardwalk at Swingbridge condominium site plan under Section 16.24(11)(c) for the property generally located just north and west of the Blue Star Highway/Union Street intersection, and to adopt Resolution 14-2025, based on the findings outlined in the staff report dated May 29, 2025, on the parcel identified as PPN 59-670-000-00/59-016-024-00, subject to the following conditions, with the understanding that any additional conditions added by City Council during this meeting will be incorporated into the final adopted resolution:*

- 1) Applicant shall have demonstrated to the reasonable satisfaction of the City attorney that the Applicant has secured any Co-owner and mortgagee approvals, if any, as are required by the Condominium Act or Master Deed for the recording of an Amendment to the Master Deed and Replat of the Condominium Subdivision Plan consistent with the approved Requested Changes and the Revised Site Plan, prior to the joint submission of a proposed Order Amending the Consent Judgment for entry by the Allegan County Circuit Court.*
- 2) The City Attorney shall have approved the final Amendment to the Master Deed and Replat of the Condominium Subdivision Plan prior to the joint submission of a proposed Order Amending the Consent Judgment for entry by the Allegan County Circuit Court. authorized in the following Paragraph.*
- 3). Upon its recording in the office of the Allegan County Recorder, Applicant at its expense may cause the Amendment to the Master Deed and Replat to be recorded in the office of the Allegan County Recorder and shall provide to the City without charge a recorded copy within ten (10) days of its recording.*
- 4) The City Manager is hereby authorized to join with the Applicant in requesting that the Allegan County Circuit Court amend the Consent Judgment entered in Case No. 08-42855-CZ, to approve the City-approved Requested Changes and Revised Site Plan. Upon entry of such Order, the Applicant at its expense shall cause the Order to be recorded in the office of the Allegan County Recorder and shall provide to the City without charge a recorded copy thereof within ten (10 ) days of its recording.*
- 5) The developer shall revise the site plan to incorporate all changes required by City Council and recommended by the Planning Commission at its meeting on May 8,2025, to the satisfaction of City staff, prior to the joint submission of a proposed Order Amending the Consent Judgment for entry by the Allegan County Circuit Court.*
- 6) The applicant shall submit revised drawings incorporating the recommendations of the City Engineer.*
- 7) Install "No Parking Fire Lane" signs with arrows at the Union Street side of the emergency lane.*
- 8) The applicant shall obtain a zoning permit prior to building the pool, pool house, emergency access lane.*
- 9) The applicant shall obtain a building permit from MTS before commencing construction.*
- 10) The Emergency Access Lane must be constructed in accordance with the site plan (Project No. 2420154, Sheet C-205) and shall be constructed in a manner that shall not dispense water run off onto adjacent properties and shall be completed subject to the ruling of the court of the consent judgment with a final inspection conducted by the Zoning Administrator and City Engineer.*
- 11) Landscaping around the pool shall be constructed in accordance with the original consent judgement site plan and completed subject to the ruling of the court of the consent judgment.*
- 12) The culvert shall be installed beneath the emergency access lane to allow water to flow north toward Kalamazoo Lake, in accordance with the City Engineer's memorandum. The*

*installation shall be completed subject to the ruling of the court of the consent judgment.*

*13) The Drainage Swale shall be reconstructed along the drainage easement per approved utility site plan (Project No. 06200300, G2.10, dated 10/9/11) and shall be completed subject to the ruling of the court of the consent judgment and to be inspected by the City Engineer.*

*14) The developer shall enter into a stormwater maintenance agreement for the culvert, and a water and sanitary sewer utility easement agreement, subject to the ruling of the court of the consent judgment.*

*15) The retaining wall shall be reviewed and inspected by the City Engineer.*

*16) Insofar as in conflict with this Resolution, any prior Council resolutions in conflict with this resolution are deemed rescinded and revoked by the adoption of this resolution.*

*17) Subject to the conditions stated above, this Resolution shall take effect immediately upon City Council approval. – Motion carried by unanimous roll call vote.*

C. Resolution 15-2025 - PA 152 Health Insurance Contribution (L. Nocerini)

*Motion by Donovan, second by Seabert, to adopt resolution 15-2025, exempting the City from the requirements of PA 152. – Motion carried by unanimous roll call vote.*

D. Resolution 16-2025 - Employee Health Insurance Plan - FY 2025-2026 (L. Nocerini)

*Motion by Donovan, second by Seabert, to adopt resolution 16-2025, approving Fiscal Year 2025-2026 employee insurance plans and contribution rates. – Motion carried by unanimous 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
10. Tri-Community Wildlife Committee

B. Administration Report: City Manager Nocerini provided updates on several matters.

**10. PUBLIC COMMUNICATION – VERBAL:** None

**11. COUNCIL COMMENTS:** Councilmembers made final comments.

**12. MAYOR’S REPORT/COMMENTS:** Mayor North stated final comments.

**13. ADJOURNMENT**

*Motion by Seabert, second by O’Malley, to adjourn the meeting.*

Approved on this 16<sup>th</sup> day of June 2025

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

Cathy North, Mayor

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

Laura Kasper, City Clerk

**Certification of Minutes**

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on June 2, 2025, I further certify that the meeting was duly called and that a quorum was present.

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

Laura Kasper, City Clerk