



Village of Grand Beach Michigan
48200 Perkins Blvd
Grand Beach, MI 49117
269-469-3141

Police Station Committee Meeting
Friday, December 12th 2025 at 10:00 a.m. ET

Call to Order

The meeting was called to order at 10:08 a.m. by Chief Layman. The Committee members present in addition to Chief Layman were Michiana Resident, Ron Rossetto, New Buffalo Township Fire Chief Jamie Flick, Grand Beach Planning Commission representative, Jim Krillenberger, Grand Beach Building Official & Zoning Administrator, Chad Butler, Michiana Council President, Tim McCarthy, Michiana Councilman, Mike Mumper, Architect Mike Elliott and Grand Beach Council President, Harry Walder.

Also in attendance, Grand Beach Deputy Clerk, Michelle Maroney and Grand Beach Police Sergeant, Creo Brewster. There was one person in the audience.

Adoption of Agenda

A motion was made to adopt the agenda by Walder and seconded by Mumper.

Approve Minutes N/a

Old Business

Chief Layman gave a brief history of the grant application submitted in March of 2025 for this project. Layman attributed the changing hands of administration as the reasoning the application was not chosen. Layman continued that with over 200 letters of support this effort is supported by the residents of both Villages and now with the Millage increase has become part of the Grand Beach Master Plan. Additionally, the Village of Michiana is finishing up their Master Plan and has the Police Station included in this. He reiterated that we have been encouraged to reapply for the grant in 2026 but that this meeting is intended to create a plan and timeline for moving forward should those funds once again not come through.

New Business

- 1. Bond Discussion** Chief Layman introduced the option to pursue a Bond to complete this project. He explained this without a bond the process of cash flowing the project could take years and potentially frustrate the public. Pursuing a bond would be a method to “get the process rolling and the project done in a couple of years- ideally one or two. Krillengberger shared that he had toured the New Buffalo Township Fire station that was recently constructed and was impressed with their facility and knew that they had a bond to complete the work. Chief Flick confirmed they have a 20-year bond. McCarthy shared that he wasn’t against bringing the concept of a bond to his residents, but that the Village of

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Michiana is currently facing a \$3 million dollar water project and has a 10-year bond getting ready to expire for this endeavor. He speculated that they could potentially take out another 10-year bond, but with their current projects at hand this would not be a definite solution without considering something like a Special Assessment.

2. **Michiana's Funding Source** The conversation moved to the specifics of each Village's funding sources and the actual options that can be pursued moving forward. The projected cost for the Police Station is estimated at a \$2.5 million dollar project at this time. Mumper stressed that there is support for the project is felt on both sides and that it may take a little more time than Chief Layman was anticipating but that everyone is 'doing their best effort,' and he was feeling confident about the Congressman (2026 Grant Application) and having meetings like this means we are moving forward. Chief Layman emphasized that this conversation has been ongoing for a year and a half and he would like to advance while he has Council support. "I have been here since 2009...Councils come and go and with new Councils new priorities come up." Chief Layman reiterated that we cannot rely on the funds from the grant and need to highlight other funding sources now. Walder interjected, "Rather than debating this- say we have the funds now-what does this timeline look like (to Layman)?" Chief Layman stated he would like this upcoming year to be planning, permitting and breaking ground in 2027.
3. **Property Survey** Architect Mike Elliott shared that he was planning to work with Chad Butler and gain some contacts within EGLE to keep moving forward to address any potential 'Wetlands,' issues for the chosen site. Elliott described a rough outline: topographic survey, soil boring, structural and engineering site plans – explaining the biggest outlier for his work is the site itself. What these return will determine any changes to cost and design.
4. **Architectural/ Engineering Bid status, permitting, etc.** Butler explained the permitting process for projects within the Village. He reviewed the documents required to be submitted for work for the residential projects we typically see; 3 sets of plans, construction schedule, water tap, gravel on site form, stormwater management form, soil erosion, EGLE permit, and soil boring. He explained that he will work with Elliott to ensure that this 'Commercial,' building will adhere to the Ordinances of the Village and can advise on Michigan Building Code. Butler also stated that he will be waiving his fees to do so.

Walder suggested the Villages hire the Surveyor for the topography and that Elliott and his firm handle the Soil Boring. Elliott reiterated this topo will help determine where they will build things up and need roadways. Butler discussed potential Stormwater issues and Elliott said he is hopeful we can avoid any underground work having to deal with Stormwater. McCarthy questioned how good initial permits will last and Bulter confirmed Soil is a one-year permit and that there are 'things that timeout,' during the course of permitting.

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5. Confirm Location

McCarthy stressed a need to have Congressman Walberg or his team back out to our Villages to see the newly added dispensaries along Highway 12- “let him see our need to have a **presence** and be visible where it is (planned).” Walder confirmed that the proposed location, “is the location.”

McCarthy passed around a property fact sheet that was given to him before the meeting from audience member Toni Morris with a proposed site for purchase. The property is commercially zoned but not on the market. This suggested property does not meet the size or property specifications necessary for a joined police department and the needs of that department.

6. **Project Timeline** Elliott stated that his next step is to get a proposal together from his firm “My team brings the experience, and we need to make sure the facility meets the needs (of both Villages).” He added, “this proposal will have all of the documents to bring to bids.” It was determined Elliott and his team would have a proposal to the Committee by January 15th. Walder confirmed the proposal would include all necessary steps involved with permitting, a schedule of work, timeline for each step and any instances the Committee may need to review a step that has to have approval before moving ahead- to ensure enough time to bring decisions to respective Councils.

A discussion of working with General Contractors versus Construction Managers ensued. Walder explained that a General Contract will take the drawing/specs, give a price, and then build. A Construction Manager is not vested in making money on the job but rather as a fee to manage the job and award the different trades. Butler added, ‘A CM works for YOU.’ Chief Flick shared that they used a CM for their Fire Station and that it ‘kept everyone on track’ by managing all contractors. Elliott further explained a CM will handle all contracts and disperse the funds to each party on a site. Chief Layman questioned if there was the local talent for this- Chief Flick stated they had workers from all over Michigan on their project and did not have any issues getting the project underway. Chief Layman asked for a potential timeline from each representative at the table- it was agreed upon breaking ground in 2027 could be feasible should all permitting and initial site information come back as expected.

7. **Ownership discussion** It was determined that this conversation would involve the Village of Grand Beach and Village of Michiana’s attorney, Sara Senica, to weigh in on this matter. McCarthy proposed in the future assigning a Board of Trustees to the building as a special district for law enforcement that could represent the interests of the Police and could approach both respective Councils as needed.
8. **Zoning questions/concerns** Butler stated there were not any specific concerns at this time. Elliott echoed they will adhere to all changing energy codes, and Butler said Michigan is in the 2021 code year for Commercial guidelines at this time. McCarthy questioned if there would be any sales tax relief on building materials – Walder stated we are Sales Tax Exempt and Elliott confirmed this would be written into the listed details and how we bid the project. McCarthy explained when they received their grant

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funding recently for their Water project it was a stipulation that they use American made parts whenever possible; as an example of possible parameters for any received federal monies.

9. **Next steps/next meeting date** It was agreed upon to meet directly after the proposal is submitted from Elliott for a Work Session. This is scheduled for January 16th at 10:00 a.m. ET.

Walder proposed they ask their respective Councils to allow the Police Station Committee to make non-financial decisions to move along the timeline of any prospective checklists from the Architect or permitting requirements to ensure timeliness of deadlines. McCarthy said he would bring to his Council meeting that very afternoon. It was briefly discussed that because Michiana does not meet for Council in January or February, they could still pull together a special meeting, or the concept of joint Village Council Meeting could be held to ensure promptness of any decision making necessary to the project.

Krillenberger questioned whether “every decision made is essentially a financial decision,” and thus should have further involvement. Walder explained that “we already have our concept I think when we get into building costs that can be when we approach Council.” Krillenberger then added another potential delay- if the Planning Commission needed to be involved every step of the way. McCarthy explained in Michiana their Planning Commission is responsible for creating and maintaining the Master Plan and then creating Zoning Ordinances but will ultimately not be involved in the decision making of this project. Walder suggested Krillengberger speak with Planning Commission Chair Ross Kerr to refer to the Grand Beach Planning Commission Charter to follow up with this.

Walder stated he will work on a cashflow to figure out the potential funds needed from each Village.

McCarthy suggested reaching out to the County for information about pursuing a joint Village bond-and to see what the rates are. Chief Layman said he will follow up with this.

Maroney will follow up with our contacts in Congressman Walberg’s office to review what the re-application process will look like in 2026.

Public Comments Toni Morris reviewed the property information sheet given to McCarthy prior to the Committee meeting. She is the owner of this building and although not for sale, currently could be a site for the proposed station. She stressed that the current structure is zoned Commercially and has high visibility on the Highway. When referring to the conceptual specifications of the proposed Police Station shared earlier in the meeting- she questioned if the size of the Station was necessary for crime in this area. The Committee did not engage in a back-and-forth dialogue and thanked the audience member for her suggestion.

Adjournment Motion to adjourn made by Jim Krillenberger seconded by Mike Mumper. The meeting was adjourned at 11:02 p.m. ET.

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