



VILLAGE OF SUTTONS BAY
Village Council Regular Meeting
420 N. Front Street, Suttons Bay, MI 49682
Monday October 19, 2026, 5:30 p.m.

Agenda

1. Regular Meeting Called to Order
2. Roll Call
3. Consent Agenda
 - a. Approval of September 21, 2026 regular meeting minutes
 - b. Payment of Invoices
 - c. Report VSB-2026-33 Manager's Update
 - d. Report VSB-2026-34 Periard Recognition
4. Agenda Approval
5. Public Comment / Communication (please limit to no more than three (3) minutes)

See enclosed correspondence.
6. Unfinished Business
7. New Business
 - a. Report VSB 2026-031 Sewer Water Rates Proposed Increase
 - b. Report VSB-2026-32 Marina Fee Proposed Increase
 - c. Manager's Review
8. Special Committee Reports/Staff Reports
9. Good of the Order (Council Member Comments)
10. Public Comment (please limit to no more than three (3) minutes)
11. Adjournment

If you are planning on attending this meeting and are disabled requiring any special assistance, please notify the Village Clerk by calling 231.271.3051 or by email suttonsbay@suttonsbayvillage.org as soon as possible.



VILLAGE OF SUTTONS BAY
420 N FRONT STREET, SUTTONS BAY, MI 49682
VILLAGE COUNCIL
MEETING MINUTES OF September 21, 2026

The meeting was called to order at 5:30 p.m. by President Lutke.

Present: Bahle, Christensen, Lutke, Perkins, Smith, Suppes & Yoder

Absent: None

Staff present: Larrea & Petroskey

Guests: 3

Consent Agenda

Yoder moved, Suppes seconded, CARRIED, to approve the consent agenda as presented. The August 17, 2026 Village Council meeting minutes are approved. The payments for invoices are approved. Ayes: 7 No: 0. Absent-0

Conflict of Interest: None

Agenda approval

Bahle moved, Suppes seconded to approve the agenda as presented.

Ayes: 7 No: 0 Absent 0

Public comment/Communications:

- Tim Lodge introduced himself as a candidate for Drain Commissioner and noted 35 years of experience as a civil engineer. He hopes to bring transparency and experience to the job.

New Business:

Manager's Annual Review

President Lutke recommended that the Manager's review be forwarded to the next administrative committee to discuss the manager's review, achievements and goals.

Report VSB-2026-20 Manager's Update

The Village manager took the highlights of his report and talked about the following:

- The A-Dock-Bid Openings
- Coal Dock Grant-Spring Implementation
- Future Dredging Projects
- Port Suttons-Request to evaluate the at trail crossing on M-22. Discussion with TART and MDOT
- Elm Street Walk Through with neighbors

Christensen stated that there was good conversation with the Elm Street neighbors and a lot of information was provided. Rob will be talking with the various entities involved to discuss options.

Good of the Order: Karl asked if rate increases for sewer and water services will be on the table for the 2027 budget to help offset costs for future improvements. Rob indicated that they will be proposed and he will be seeking additional grants to help with funding.

Public Comment- Bill Crackel thanked Rob for the information provided on the walk through on Elm Street and offered his concern regarding the drainage on St. Mary's.

The meeting was adjourned at 5:55 p.m.

Minutes prepared by Dorothy Petroskey, Village Clerk.

Check Date	Check	Vendor Name	Description	Amount
Bank GEN FIFTH THIRD CHECKING				
09/16/2025	47918	BARTCH, TED & CYNTHIA	UB refund for account: DOCK-000712-00G4-	79.69
09/16/2025	47919	DICKINSON, HADLEY	UB refund for account: BRW -000310-0000-	267.67
09/17/2025	19677(E)	DTE ENERGY	MULTIPLE ACCTS SEPTEMBER 2025	544.18
09/17/2025	19678(E)	AMAZON	MEASURING TAPE ROLLING WHEEL(S)	75.98
09/17/2025	19679(E)	CHARTER COMMUNICATIONS	ACCT# 8284134220008513 146 S SHORE	205.00
09/17/2025	19680(E)	FIFTH THIRD BANK	BANK FEES SEPTEMBER	439.21
09/17/2025	19681(E)	SCHNEIDER PENINSULA PERENNIAL NURSU	6 STREET TREES	1,900.00
09/17/2025	47920	BRAMER AUTO SUPPLY	CUST# 8571 MARINA REPAIR SUPPLIES	52.27
09/17/2025	47921	DC COLLECTIVE GROCER	DPM OFFICE SUPPLIES	28.38
09/17/2025	47922	NORTHERN BUILDING SUPPLY, LLC	MULTIPLE INVOICES AUGUST 2025	188.58
09/17/2025	47923	ABONMARCHE CONSULTANTS, INC	25-0418 DOCK PHASE 1 ENGINEERING SERVICE	30,801.98
09/17/2025	47924	AIRGAS USA, LLC	CYL RENTAL/HAZMAT	60.66
09/17/2025	47925	ASPIRE FINANCIAL SERVICES	CUSTOMERIAL FEES RETIREMENT	695.46
09/17/2025	47926	GOOD NATURE GARDENS, INC	ROUTINE GARDEN MAINTENANCE	70.00
09/17/2025	47927	KSS ENTERPRISES	38X65 ML BAGS	369.95
09/17/2025	47928	INTEGRITY SOFTWARE SYSTEMS	ANNUAL THREAT PROTECTION/TECH SUPPORT	490.00
09/17/2025	47929	INTEGRITY BUSINESS SOLUTIONS	6 BOX PAPER	197.94
09/17/2025	47930	PK CONTRACTING	PAVEMENT MARKINGS S SHORE	2,951.52
09/17/2025	47931	PURE WATER WORKS	WATER/DELIVERY FUEL CHG	34.75
09/19/2025	47932	JEFFREY STEENDAM	REFUND TRANSIENT-LESS PROCESSING FEE	407.00
09/26/2025	47933	ART'S AUTO AND TRUCK PARTS INC	20W50 SYNTHETIC OIL	1.26
09/26/2025	47934	FERGUSONS LAWN EQUIP.	VALVE DUST EJECTOR	34.51
09/26/2025	47935	ABONMARCHE CONSULTANTS, INC	MARINA-A DOCK PHASE 1	7,625.26
09/26/2025	47936	BAYSHORE OIL & PROPANE	1570 GALS REC 90 @ \$3.54 PER GAL + TAXES	6,589.29
09/26/2025	47937	BECKETT & RAEDER	PLANNING SERVICES JULY 2025	1,162.50
09/26/2025	47938	BUHR ELECTRIC INC	FAILED BREAKER SLIP 99	145.00
09/26/2025	47939	KAL EXCAVATING CO	REPLACE SEWER MANHOLE/ASPHALT	1,450.00
09/26/2025	47940	KDP RETIREMENT PLAN SVCS, INC	QUARTERLY ESTIMATE 7/1-9/30	270.00
09/26/2025	47941	MR CLEAN	CLEANING SERVICES AUGUST	340.00
09/26/2025	47942	NETLINK BUSINESS SOLUTIONS	3 MO MAINTENANCE AGREEMENT THR 12/19/202	271.59
09/26/2025	47943	NORTHERN SPRINKLERS	SPRINKLER BLOWOUT MARINA	115.00
09/26/2025	47944	SECURITY SANITATION, INC	PORTA JOHN RENTAL WM PARK	1,810.00
09/26/2025	47945	SITECH	REPAIR OF MOTHERBOARD	2,394.88
09/26/2025	47946	STANDARD INSURANCE COMPANY	6429460117, OCTOBER 2025 PREMIUM	511.22
09/26/2025	47947	TC RENTALS, INC	STUMP GRINDER RENTAL	650.00
09/26/2025	47948	TIS SECURITY	ANNUAL CONTRACT MONITORING	240.00
09/29/2025	19682(E)	CERRYLAND ELECTRIC	ACCT# 836441D 1522 RICHTER	172.39
09/29/2025	19683(E)	ADOBE	NGR SOFTWARE OCT 2025	21.19
09/29/2025	19684(E)	AMAZON	KASCO PROPELLER	66.00
09/29/2025	19685(E)	AMERICAN PLANNING ASSOCIATION	AIPC MEMBERSHIP DUES	535.00
09/29/2025	19686(E)	BRIGHTSPEED	TELEPHONE SERVICE-MULTIPLE SEPT 2025	279.83
09/29/2025	19687(E)	BRIGHTSPEED	TELEPHONE SERVICE-MULTIPLE SEPT 2025	678.71
09/29/2025	19688(E)	CHARTER COMMUNICATIONS	ACCT# 0005327201 420 W FRONT	159.99
09/29/2025	19689(E)	CHARTER COMMUNICATIONS	ACCT# 005327B01 665 N FRONT	119.99
09/29/2025	19690(E)	MICHIGAN RETAILERS SERVICES	ID# 46597-001 OCT 2025 PREMIUM	611.76
09/29/2025	19691(E)	AMWAY GRAND PLAZA	CONFERENCE NGR'S ACCOMODATIONS	645.96
09/29/2025	19692(E)	MICROSOFT	DPM MICROSOFT 365	159.00
09/29/2025	19693(E)	BRICK & PORTER	NGR'S CONFERENCE EXPENSE	15.37
09/29/2025	19694(E)	CINCO DE MAYO	NGR'S CONFERENCE EXPENSE	20.14
09/29/2025	19695(E)	PITNEY BOWES	E-2 SEAL FLIP TOP BOTTLES	29.04
09/29/2025	19696(E)	CHARTER COMMUNICATIONS-NATL	ACCT # 1034749401090125 SEPT 2025	130.00
09/29/2025	19697(E)	US BANK BOND CONTROL	ABA 091-000-022 A/C 170225065979	127,071.88
09/29/2025	19698(E)	WELLS FARGO FINANCIAL LEASING	ACCT# 210000421989 SEPTEMBER 2025	83.79
09/29/2025	19699(E)	KITCHEN COUNTER	NGRS CONF EXPENSE	19.47
09/30/2025	19700(E)	AMAZON	OFFICE SUPPLIES	16.42
09/30/2025	19701(E)	PITNEY BOWES	ACCT# 0016108757 LEASE AGREEMENT	179.46
10/02/2025	19703(E)	STATE OF MICHIGAN - TREASURY	SALES TAX/INTEREST AUG 2025 - MARINA	774.81

Check Date	Check	Vendor Name	Description	Amount
10/07/2025	19704(E)	CONSUMERS ENERGY	MULTIPLE ACCOUNTS OCT 2025	4,645.06
10/07/2025	19705(E)	AMAZON	OFFICE SUPPLIES	11.71
10/07/2025	19706(E)	AMAZON	OFFICE SUPPLIES	17.89
10/07/2025	19707(E)	AMAZON	OFFICE SUPPLIES-BLUEPRINT ORGANIZERS	87.28
10/07/2025	19708(E)	AMAZON	LOOSE LEAF BINDER RINGS	8.99
10/07/2025	19709(E)	AIRTEL MOBILITY	CELL PHONE-MULTIPLE ACCTS OCT 2025	489.16
10/07/2025	19710(E)	BARN OWL TECH	DATA USAGE BW/WATER	31.92
10/07/2025	19711(E)	CHARTER COMMUNICATIONS	326 FRONT STREET OCT 2025	140.00
10/07/2025	19712(E)	GFL ENVIRONMENTAL	ACCT# 002105664 326 FRONT STREET1520 RIC	332.82
10/07/2025	19713(E)	GFL ENVIRONMENTAL	ACCT# 326 FRONT STREET	249.75
10/07/2025	19714(E)	ON TIME TELECOM, INC	ROBO CALLS OCT 3, 2025	52.00
10/07/2025	19715(E)	PITNEY BOWES - PURCHASE POWER	RESERVE ACCOUNT SEPTEMBER 2025	1,000.00
10/07/2025	19716(E)	PRIORITY HEALTH	GROUP 784340 2025 OCTOBER PREMIUM	10,872.14
10/07/2025	19717(E)	VISION SERVICE PLAN	ACCT# 30 017164001 OCTOBER 2025	221.49
10/08/2025	47949	BRAMER AUTO SUPPLY	MARINA SUPPLIES	264.96
10/08/2025	47950	DC COLLECTIVE GROCER	WATER SUPPLIES	12.34
10/08/2025	47951	ART'S AUTO AND TRUCK PARTS INC	CUST # 20090 REISSUE CHECK	351.60
10/08/2025	47952	LEELANAU ENTERPRISE	SYNOPSIS 9/15/2025 MEETING	75.80
10/08/2025	47953	BAYSHORE OIL & PROPANE	1000 GALS REC 90 @ \$3.54 + TAXES	4,197.00
10/08/2025	47954	BECKETT & RAEDER	PLANNING SERVICES THROUGH AUGUST 2025	1,725.00
10/08/2025	47955	BRITTANY MECHANICAL	WELL HOUSE MAINTENANCE	542.00
10/08/2025	47956	HYDROCORP	C000781 CCCP SEPT 2025 JOB B893000	837.01
10/08/2025	47957	KAL EXCAVATING CO	SCREENED TOPSOIL	250.00
10/08/2025	47958	LAND INFORMATION ASSESS ASSOC	WEBSITE HOSTING	117.50
10/08/2025	47959	OUTSIDE EDGE CONCRETE CONSTRUCTION	1440 SQ FEET/4 " SIDEWALK ELM STREET	13,860.00
10/08/2025	47960	LEELANAU CTY ROAD COMMISSION	CHIP AND SEAL SOUTH SHORE DRIVE	18,904.55
10/08/2025	47961	SECURITY SANITATION, INC	PORTA JOHN BAHLE PARK	125.00
10/08/2025	47962	SMITH & JOHNSON, ATTORNEYS	15455.00004 GENERAL	2,923.52
10/08/2025	47963	SOS ANALYTICAL	ROUTINE LAB ANALYSIS SEPTEMBER	225.00
10/08/2025	47964	STANDARD ELECTRIC COMPANY	SERVICE CALL/CONTROLLER GENERATOR	3,005.20
10/08/2025	47965	USABUEBOOK	CUST # 820127 BLUE/GREEN FLAGS	66.13
10/14/2025	19718(E)	VILLAGE OF SUTTONS BAY	TRANS FR 5/3 TO MI CLASS - OCT 24, 2025	400,000.00

GEN TOTALS:

Total of 89 Checks:	660,903.75
Less 0 Void Checks:	0.00
Total of 89 Disbursements:	660,903.75

		VILLAGE OF SUTTONS BAY REPORT VSB -2026-33	
Prepared:	October 16, 2026	Pages:	1 of 2
Meeting:	October 19, 2026	Attachments:	☐
Subject:	Managers Update		

LAW ENFORCEMENT CONTRACT

As we come to the unfortunate realization that our longstanding partnership with law enforcement is likely to end, due to an impasse on new out of Village charges to our residents, we have reached out to legal for assistance. To explain further, we are working with legal to understand the requirements of the Village, as it pertains to having/contracting with law enforcement, and the obligations of law enforcement to our Village residents with and without the additional 6-figure cost to our residents.

Please note: a common misconception is that if we do not renew the contract with these new out of Village charges to our residents, that the police will no longer serve our Village. That is false.

We will keep you posted.

WASTEWATER OPERATIONAL CONTRACT

A 3-year extension with Jacobs has been reached and is scheduled for signature. These discussions, recognize our long-standing partnership and has moved forward in a fair and professional manner.

BOATERS SERVICE AND PUBLIC RESTROOM PROJECT- (GRANT)

They backfilled the structure last week and installed a large amount of the plumbing and drains. I will provide you with periodic updates as we move forward.

MARINA "A-DOCK" – (GRANT)

We have received bids for the project, however, we have yet to award the project at this time. For the time being, we are looking into various cost saving opportunities. Stay tuned.

COAL DOCK SHORELINE (GRANT)

We now have a signed agreement with the State and have submitted for our permits to the State (EGLE) and Army Corps of Engineers (USACE). This project is anticipated to take implemented and completed in May, weather permitting.

MARINA DREDGE (x2)

This has been a bit of a process; however, we have received the EGLE permit for one of the two applications and are awaiting the USACE signoff on both. These applications are both for dredging within the marina over the next several months. One is a minor dredge to accommodate the new A-Dock project and the other is a full marina dredge.

SPEED SIGNS - 2027

We have budgeted for the purchase of electronic/solar speed signs. These signs flash your speed below a posted speed limit sign to catch the driver's attention. We will strategically place a sign in each direction along Elm Street, S. Shore Drive and St. Marys Street. The Township has also discussed placing a solar speed sign just outside the Village limits on Elm Street and will be discussing this with the Leelanau County Road Commission.

DPW

We have hired a new DPW employee who will be joining the crew on Monday, October 19, 2026.

INFRASTRUCTURE - UPCOMING

We had four small infrastructure projects scheduled for this year. Two have been completed, the fire hydrant replacement (3 of 4) on St. Marys & the water valve install for the fountain at Sutton Park. Two are still scheduled, being the stormwater (flooding) project located in front of the Village Hall, and the bollard project, scheduled to begin within the next two weeks.

ETHICS

There are already various laws in place that address conflict of interest and ethical behavior, including the Villages Resolution #2 of 2007. This resolution has now been modified, presented to the personnel committee, and is now at legal for review.

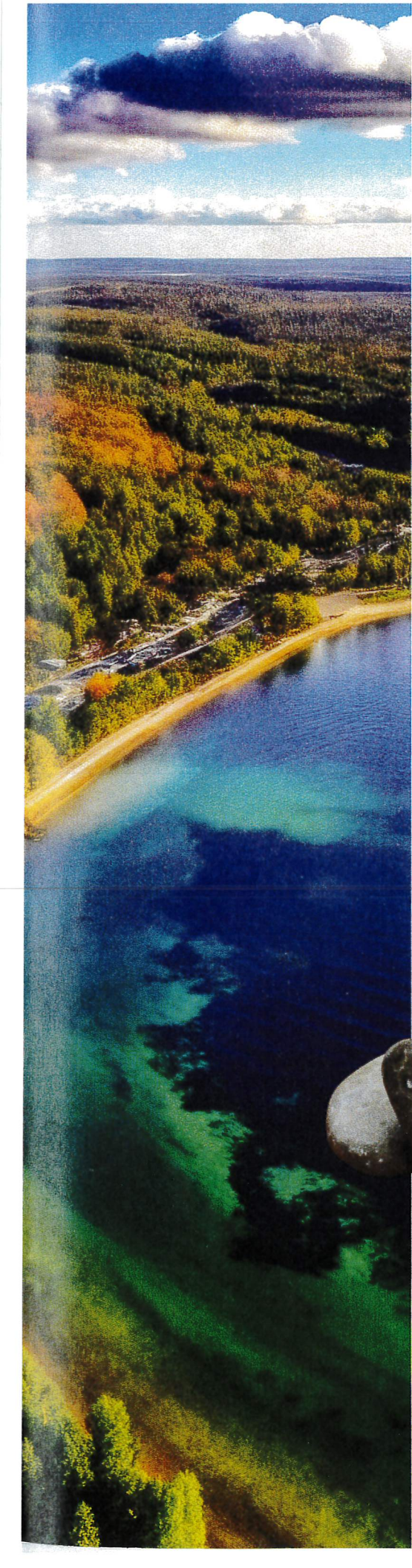
		VILLAGE OF SUTTONS BAY	
		REPORT VSB -2026-34	
Prepared:	October 15, 2026	Pages:	1 of 1
Meeting:	October 19, 2026	Attachments:	☒
Subject:	Bravo		

PURPOSE

To recognize Grace Periard.

STAFF COMMENT

Although we don't typically recognize our employees in this manner, we felt it was appropriate to provide Grace with a moment of recognition. The attached article was authored by Grace and published in the Traverse Bay Lifestyles magazine. Congrats Grace!



ON THE HUNT FOR PETOSKEY STONES

BY GRACE PERIARD

Enjoying a quintessential Michigan experience can be as simple keeping your head down and your eyes peeled as you look for rocks. Whether visiting or residing locally, discovering a Petoskey stone is rarely a disappointment. They can be found in more places than you might think, though it's best practice to follow established rules when collecting.

Hexagonaria percarinata were colonial corals that lived during the Devonian Period, roughly 350 million years ago when the landmass that is now Michigan was submerged in a warm, shallow sea near the Equator. During the last ice age around two million years ago, **glaciers carved the fossilized remains of these coral reefs out of the bedrock** and deposited them around Michigan's Lower Peninsula. We call these fossils, which have often been smoothed by the glaciers and wave action, Petoskey stones.

Petoskey stones are primarily composed of calcite, sometimes containing quartz, pyrite, or clay. The few varieties of Petoskey stones include classic, pink, black, and druzy quartz. Most are dull when dry, but the honeycomb pattern becomes prominent when wet, usually in shades of gray or beige – classic. Pink Petoskey stones ("Pink Pets") are rare; the pinkish-orange color comes from iron that seeped into the coral as it calcified. Black Petoskey stones were made black by oil or dark limestone permeating the coral during fossilization. Druzy quartz Petoskey stones contain small, sparkly quartz crystals.

The name commemorates an Ottawa leader, Chief Petosegay, whose name translates as "rising sun," "rays of dawn," or "sunbeams of promise." In 1873, a few years before Petosegay's death, the town of Petoskey was established on his ancestral lands,

considered to be the epicenter of where the fossils could be found. Almost a century later, the Petoskey stone was declared Michigan's official state stone, and a descendant of Chief Petosegay was present when the declaration was signed in 1965.

Petoskey stones can be found at beaches, sand dunes, gravel pits, and construction sites – even in your own back yard. Some specific places to look are **Fisherman's**

Island State Park, Petoskey State Park, Antrim Creek Nature Preserve, Beaver Island, and various Lake Michigan beaches, where they are easier to find after storms. That said, collecting is strictly

prohibited in national parks (including Sleeping Bear), and it is important to know what can legally be collected from state land. There is a 25-pound per person per year limit for noncommercial use only, and the MDNR has the right to confiscate individual rocks weighing more than 25 pounds.

Happy hunting! 

		VILLAGE OF SUTTONS BAY REPORT VSB -2026-31	
Prepared:	October 6, 2026	Pages:	1 of 1
Meeting:	October 19, 2026	Attachments:	☐
Subject:	Proposed Sewer Rate Increase/Year		

The proposed sewer rates are based on a 10% increase for 2027 – 2029 and a 5% increase for 2030. We will continue our efforts to secure funding for improvements, utilize newer technology to extend the lifespan of our aging infrastructure, and continue to plan for future improvements and unforeseen circumstances. This approach, is intended to avoid an abrupt increase in rates, that could otherwise be detrimental to those residents living on a fixed income.

PROPOSED SEWER RATES

SEWER - READY TO SERVE RATES 2027-2030					
Meter Size	2026 Ready to Serve Cost	2027 Ready to Serve Cost	2028 Ready to Serve Cost	2029 Ready to Serve Cost	2030 Ready to Serve Cost
5/8" to 1"	\$17.00	\$18.70	\$20.57	\$22.63	\$23.76
1 1/4" - 1 1/2"	\$57.12	\$62.83	\$69.12	\$76.03	\$79.83
2"	\$105.06	\$115.57	\$127.12	\$139.83	\$146.83
3"	\$241.23	\$265.35	\$291.89	\$321.08	\$337.13
4"	\$433.50	\$476.85	\$524.54	\$576.99	\$605.84
COST PER 1000 GALLONS USED					
Current Rate	2027 Rate	2028 Rate	2029 Rate	2030 Rate	
\$6.63	\$7.63	\$8.38	\$9.13	\$9.63	

COMMUNITY COMPARISON – SEWER RATES FROM 2025

2025 SEWER RATES VS 2026/2027 VILLAGE RATES			
READY TO SERVE FEE / MONTH	COST / 1000 Gallons	POPULATION	COMMUNITY
\$40.28	\$8.05	1,600	Elk Rapids
\$12.91	\$6.42	605	Mackinaw City, Village of
\$28.46	\$6.68	501	Roscommon, Village of
\$14.89	\$12.36	880	East Jordan
\$17.00	\$6.63	600	2026 – Village Cost
\$18.70	\$7.63	600	2027 – Village Cost

APPROVED WATER RATES

WATER - READY TO SERVE RATES 2027-2029					
Meter Size	Number of Meters by Size	2026 Ready to Serve Cost	2027 Ready to Serve Cost	2028 Ready to Serve Cost	2029 Ready to Serve Cost
5/8" to 1"	451	\$13.77	\$15.84	\$18.21	\$20.94
1 1/4" - 1 1/2"	10	\$38.90	\$41.82	\$44.96	\$48.33
2"	9	\$73.64	\$79.16	\$85.10	\$91.48
3"	1	\$183.09	\$192.25	\$201.86	\$211.95
4"	0	\$321.72	\$ 329.76	338.01	\$346.46
COST PER 1000 GALLONS USED					
Current Rate	2027 Rate	2028 Rate	2029 Rate	2030 Rate	
\$4.70	\$5.45	\$5.95	\$6.45	N/A	

 VILLAGE OF SUTTONS BAY REPORT VSB -2026-32		
Prepared:	October 14, 2026	Pages: 1 of 1
Meeting:	October 19, 2026	Attachments: ☐
Subject:	2027 Marina Slip Fee Increase	

PURPOSE

To consider an increase in slip fees for 2027.

STAFF COMMENT

At the recommendation of Harbormaster Edie, the Committee has supported the following increase in seasonal slip fees. A comparison of fees with our neighboring marinas shows that we offered the best bargain on the bay in 2026.

Edie has recommended the following increase for seasonal slip leases:

- a. Main Marina – Increase the per foot cost from \$99 to \$115 per ft.
- b. Coal Dock – Increase the per foot cost from \$89 to \$105

The \$16.00 per foot increase may seem drastic at first glance, so a rate comparison has been provided in the table below. The 2027 column should be viewed as *incomplete* considering we were only able to confirm Northport's 2027 rate. Therefore, we simply transferred everyone's 2026 rate over for comparison purposes. Please observe, that despite our increase, we remain among the lowest per foot cost marinas.

Marina / Harbor	2026 Rates	2027 Rates
Clinch	\$121	\$121
Elmwood	\$120	\$120
Northport	\$112	\$121
Elk Rapids	\$105	\$105
Suttons Bay	\$99	\$115

ACTION REQUESTED

Discussion / Consensus