

## **Beverly Shores Park Board Meeting Minutes- Revised**

January 17, 2018

### **1. Call to Order**

- 7:02 pm
- Roll Call Park Board Members Present – Michael Ganz, Linda Kurtos, Paula Tillman
- Town Council Liaison – Matrona Malik

### **2. Administrative Business**

- The 11.15.17 Meeting Minutes were approved
- Election of officers was tabled until the February meeting
- Paula Tillman was recommended as the Park Board Capital Planning Advisory Committee representative and forwarded to the Town Council.

### **3. Old Business**

- Cell Tower – Linda Kurtos reported on her correspondence with Town attorney Connor Nolan. Nolan reported that he submitted his edits on the potential contract, but has received no response from the vendor.
- Rebora Plaza Fire Repair – The bids were determined and we are awaiting better weather to complete the work. Former Board Member Rafi Wilkenson had been taking the lead with the contractors; Linda Kurtos will follow up with Mr. Wilkenson to transition and finalize the project plans.
- Lituania Park 50<sup>th</sup> Anniversary – Michael Ganz has agreed to pick up the baton from former Park Board member Matrona Malik in planning the celebration.

### **4. New Business**

- ABSR's annual Town Cleanup - Mary Marvel appeared to ask the Board to participate in ABSR's Earth Days clean-up event on April 21, 2018. A motion was brought and approved to join the event, with park clean-up scheduled from 10:00 am to noon. ABSR and Mary Marvel will take responsibility for the communication of the event, but will coordinate with Linda Kurtos to include the relevant park clean-up information regarding expected activities and tools.
- ABSR Events – Jackie Conrad appeared to ask the Board for permission to use Park Board facilities for a number of ABSR events. A motion was presented and approved granting ABSR use of the following facilities on the following dates and times, with the condition that ABSR will make sure that each area will be cleaned up after each event, including that all trash and recycling that cannot be contained in the existing receptacles will be removed to the Town's additional dumpsters located behind the Administration Building.
  - Lituania Park – Park and Warming Hut
    - Mar 31, 2018, 10:00 am – 1:00 pm -- Easter Egg Hunt
    - October 27, 2018, 10:00 am – 10:00 pm – Halloween celebration and bonfire
  - Rebora Plaza
    - April 21, 2018, 3:00 pm – 8:00 pm -- Spring Cookout (alternative is Lituania Park warming hut, depending on weather)
    - May 28, 2018, 7:00 am – 11:00 am -- Memorial Day Coffee
    - June 16, 2018, 4:00am – 11:00am -- 5K Necktie Run

▪ July 28-29, 2018, 3:00 am (7/28) – 11:00 am (7/29) -- Summerfest

- RailCats Fundraiser – an anonymous donation was made to the Park Board of a suite and tickets for a Rail Cats baseball game. Linda Kurtos will take responsibility for planning the event and fundraiser.
- Wagner's Rib Sale Fundraiser – the fundraiser was a great success last year. Michael Ganz has agreed to work with Wagner's to conduct the fundraiser again this year.
- The Park Board received and gave its thanks for a \$50 gift donation from the American Lithuanian Club of Beverly Shores.
- Park Board Meeting day will be changed to the second Thursday of the month at 7:00 pm beginning in February. It will continue to meet at the Administrative Building, except on days the BZA has a scheduled meeting, when it will meet at the Community Building.

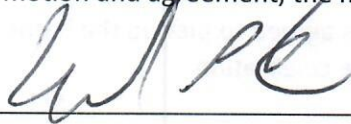
5. **Public Comment**

- Matrona Malik commented that the Wagner's Rib sale was a great success last year and asked if the Park Board would be repeating it this year. Upon discussion, the Board agreed to continue the fundraising event this year.

6. **Adjourn**

Upon motion and agreement, the meeting was adjourned at 7:40 pm.

Prepared by: \_\_\_\_\_



Linda Kurtos

## Beverly Shores Park Board Meeting Minutes [Draft]

February 8, 2018

LPL

### 1. Call to Order

- 7:05 pm
- Roll Call Park Board Members Present – Michael Ganz, Linda Kurtos, Paula Tillman
- Town Council Liaison – Matrona Malik

### 2. Administrative Business

- The 01.11.18 Meeting Minutes were approved
- Election of officers was conducted. Linda Kurtos was elected Park Board President and Paula Tillman was elected Vice President.

### 3. Old Business

- Cell Tower – Linda Kurtos reported on her correspondence with Town attorney Connor Nolan. Nolan reported that the contract was near completion, with just a few edits required. The Park Board could vote to accept the contract and allow the cell tower to move forward or to receive more information. The Park Board voted to invite the representative of the cell tower vendor to appear at the March 8, 2018 meeting to present design and site plans for the Board and public review before voting on the contract. Linda Kurtos agreed to contact Mr. Nolan to issue that invitation.

### 4. New Business

- The Board approved the use of Lituanica Park for the Depot's Anniversary Party
  - Date: September 22, 2018
  - Time: 6:00 – 11:00pm
  - Set-up Time: Noon – 6:00
  - Depot to remove any waste/recycling that cannot fit in the on-site containers to the additional dumpsters at the Administrative Building at the time of clean-up that night or arrange for removal by contractors
  - Depot will be advised to consider contracting for an additional porta-john that evening
- Fee Schedule for Park Use – the Board discussed whether it should initiate a fee schedule for the use of Park Board facilities. There was discussion that a fee schedule may exist, but has not necessarily been enforced recently. The Board agreed to look into whether a fee schedule exists before discussing enacting a schedule.
- Park Clean-up Day – April 21, 2018, the Board discussed work that might need to be done for the Park on the scheduled clean-up day, including treating the invasive phragmites around the pond.

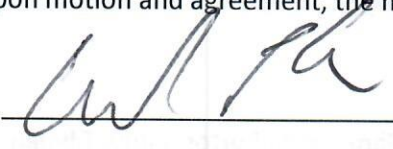
### 5. Public Comment

- Ed Kleese reported that a memorial service for Pat Wagner will be held on the afternoon of April 21.

**6. Adjourn**

Upon motion and agreement, the meeting was adjourned at 7:30 pm.

Prepared by: \_\_\_\_\_



Linda Kurtos

## Beverly Shores Park Board Meeting Minutes [draft]

April 19, 2018

### 1. Call to Order

- 7:33 pm
- Park Board Members Present – Michael Ganz (@ 8:07), Frank Hardwick, Linda Kurtos, Paula Tillman
- Town Council Liaison – Matrona Malik
- Also present -- Clerk/Treasurer Ellen Hundt

### 2. Administrative Business

- New Park Board member Frank Hardwick was sworn in by Clerk/Treasurer Ellen Hundt and welcomed by the Board.
- The revised and corrected 01.12.18 meeting minutes were approved to correctly indicate the year as 2018, rather than 2017.
- The 02.08.18 meeting minutes were approved

### 3. New Business

- The Board discussed the plans for the Earth Day Litanica Park Clean-up planned for Saturday, April 21, 2018. In addition to general clean-up, Candace Smith would lead the volunteers in removal of invasive plants.
- The Board reviewed proposed changes to the Boat Permit Application terms and upon motion and unanimous vote, approved the new permit terms and directed the Town Clerk to begin selling permits on April 20, 2018.
- The Board discussed additional boat permit options, including raising or changing the fee structure based on boat size. Town Ordinance dictates the fee associated with the permit, so any changes the Board would like to make to the fee structure would have to be presented as a suggested ordinance change to the Town Council. The Board did not take any further action on the issue. The Board further discussed whether a boat owner must be a resident to apply for a boat permit; Clerk/Treasurer Ellen Hundt reviewed the town ordinance and reported that permits were only available to residents who have no outstanding tickets and are fully paid on the trash bill.
- Linda Kurtos reported that she has received questions about the availability of boat storage for the coming season. She reported that the kayak rack that was previously located at Rebora Plaza was damaged by erosion last season and much of the remaining lumber for the rack has disappeared. The Board discussed potential costs to rebuild the storage rack. The Board also noted that the previous location was too eroded and unsafe to erect the rack this season and discussed other potential locations. One location that will be considered is a parking spot in Rebora Plaza. Frank Hardwick offered to research the cost to replace the kayak rack and report back to the Board.

- The Lithuanian Club's request to use Lituania Park and Warming Hut on August 4, 2018, noon to 5:00 for its annual festival (warming hut opened at 10:00) was approved.
- Linda Kurtos reported that she is getting bids for work to rebuild the tennis court at Lituania Park as a possible benefactor has emerged who could sponsor the reconstruction.

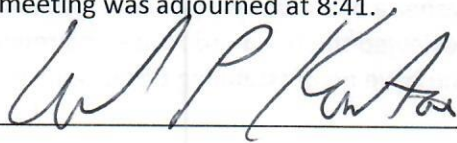
#### 4. Old Business

- Cell Tower
  - Derek McGrew from LendLease made a presentation to the Board of the proposed cell site plans and drawings. The Board asked a number of questions about the plans, including the expected coverage area of the cell service, the materials for the reinforcement wall, the style of the tower and landscaping and other aesthetic concerns. The Board opened the discussion to questions from the floor.
  - Mr. McGrew was unable to answer some of the specific questions at this time. The Board moved to continue the vote on the contract until Mr. McGrew could answer of the specific questions presented at the meeting. Ms. Kurtos offered to reconfirm those questions in an email to Mr. McGrew and he agreed to return to the Board to present the answers.
- Reborra Plaza Fence Repair
  - A contract has been executed with Woodland Restoration for repair fire damage of the fence at Reborra Plaza. Woodland will advise when it is able to start the repair. At the completion of the fence repair, a different contractor will repair the electric damage from the fire.
- Wagner's rib sale
  - Michael Ganz reported that he has worked with Dave Wagner to host a Wagner's rib sale as a fund-raiser for the Park Board. Each slab of ribs, cooked and fully sealed, will be sold in advance for \$15, with pickup set for some time in the weekend of June 9-10. Mr. Ganz reported that he will soon be sending emails to town residents, via the Clerk/Treasurer, with details of the sale.

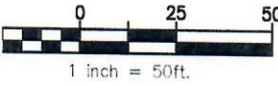
#### 5. Adjourn

The meeting was adjourned at 8:41.

Prepared by: \_\_\_\_\_



Linda Kurtos



**lendlease**

909 Lake Carolyn Pkwy  
Suite 260  
Irving, TX 75039

**M<sup>1</sup>**

**MISSION 1  
COMMUNICATIONS**

6202 Constitution Drive, Suite C  
Fort Wayne, IN 46804

CERTIFICATION:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

RELEASE	
DATE	
04-17-18	PRELIMINARY SITE PLAN
04-19-18	PRELIMINARY SITE PLAN

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DRAWN BY: MLM  
CHECKED BY: MJA

SITE NAME:

**BEVERLY  
SHORES CELL  
SITE**

SITE ADDRESS:

**BROADWAY  
BEVERLY SHORES, IN 46301**

SHEET TITLE:

**SITE LOCATION PLAN**

A&E PROJECT NO.:

SHEET NO.:



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C-1



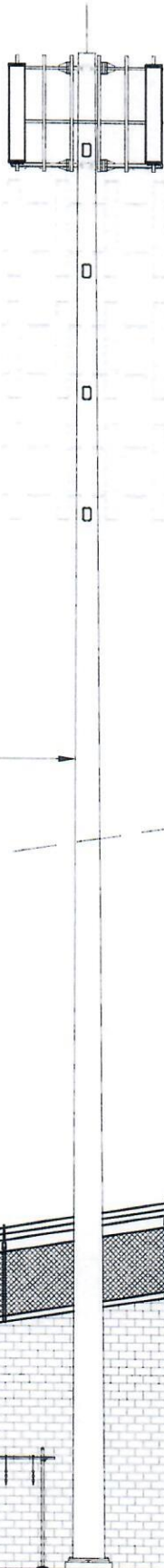
Site Location Plan



NOI



- 129'-0"± ELEV.  
TIP OF LIGHTNING ROD  
(NOT TO EXCEED FAA  
MAX. HGT.)
- 125'-0"± ELEV.  
TOP OF TOWER
- 120'-0"± ELEV.  
VERIZON WIRELESS  
PANEL ANTENNA C.L.
- 110'-0"± ELEV.  
FUTURE ANTENNA C.L.
- 100'-0"± ELEV.  
FUTURE ANTENNA C.L.
- 90'-0"± ELEV.  
FUTURE ANTENNA C.L.



125' MONOPOLE TOWER ON  
CONCRETE FOUNDATION -  
DESIGN BY OTHERS

APPROXIMATE TREE LINE

LESSEE EQUIPMENT PAD AND  
OUTDOOR EQUIPMENT

PROPOSED CHAIN LINK  
FENCE ON RETAINING WALL

EXISTING SLOPED  
GRADE

PROPOSED REDI-ROCK PC  
SYSTEM FACING BLOCK WITH 12"  
WDE STRIP OF MIRAFI XT  
GEOGRID SOIL REINFORCEMENT

0'-0"± ELEV.  
TOP OF FOUND. T.B.D  
FIN. GRADE T.B.D

EDGE OF  
ROAD

65.3'

TO END OF RETAINING WALL

PROPOSED REDI-ROCK PC  
SYSTEM FACING BLOCK WITH 12"  
WDE STRIP OF MIRAFI XT  
GEOGRID SOIL REINFORCEMENT  
PROPOSED  
UTILITY H-FRAME  
125' MONOPOLE TOWER ON  
CONCRETE FOUNDATION

PROPOSED 20'x10'  
LEASE AREA

PROPOSED CHAIN LINK  
FENCE WITH WOOD SIDING  
PROPOSED LESSEE OUTDOOR  
GENERATOR ON CONC. FOUNDATION

PROPOSED LESSEE EQUIPMENT  
PAD ON CONC. FOUNDATION

EXISTING GRADE TO BE LEVELED  
FOR PROPOSED PARKING AREA

PROPOSED CHAIN LINK  
FENCE ON RETAINING WALL

En

# Tower Elevation

SCALE: N.T.S.

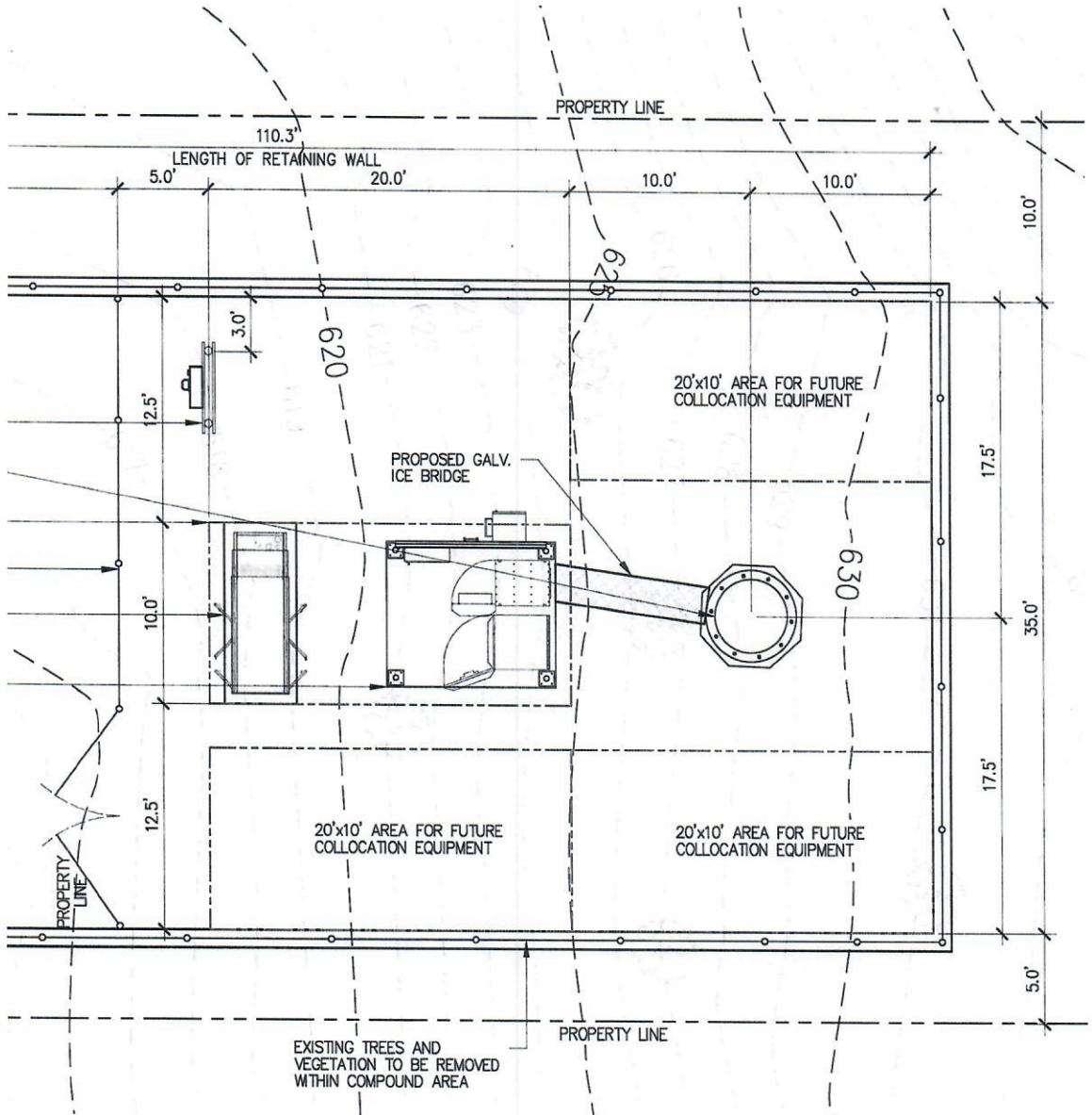
lendlease

909 Lake Carolyn Pkwy  
Suite 260  
Irving, TX 75039



**Contour Legend:**

- +XXX.X SPOT ELEVATION - SUBGRADE (FINISH GRADE OF SITE = 0.67' ABOVE SUBGRADE)
- EXIST. CONTOUR - MINOR
- EXIST. CONTOUR - MAJOR
- NEW CONTOUR



CERTIFICATION:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE	
DATE	
04-17-18	PRELIMINARY SITE PLAN
04-19-18	PRELIMINARY SITE PLAN

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DRAWN BY: MLM  
CHECKED BY: MJA

SITE NAME:

**BEVERLY SHORES CELL SITE**

SITE ADDRESS:

BROADWAY  
BEVERLY SHORES, IN 46301

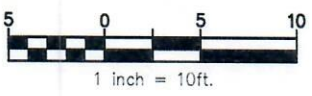
SHEET TITLE:

ENLARGED SITE PLAN

A&E PROJECT NO.:

SHEET NO.:

**Enlarged Site Plan**



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**C-2**

Beverly Shores Park Board Meeting Minutes (draft) *upc*

June 14, 2018

**1. Call to Order**

- 7:00 pm
- Park Board Members Present – Michael Ganz, Frank Hardwick, Linda Kurtos, Paula Tillman
- Town Council Liaison – Donna Norkus
- Also present, Town Clerk Ellen Hundt

**2. Administrative Business**

- Upon motion and unanimous vote, the Board approved the 04.19.18 Meeting Minutes

**3. Old Business**

- Cell Tower
  - Park Board President Kurtos reported that in the 4/19/2018 meeting, the Park Board heard a presentation by Derek McGrew on behalf of LendLease with detailed site plans for the offered cell tower on Park property on Broadway, just north of Fairwater. At the last meeting, the Board had asked a number of questions that Mr. McGrew needed additional time to answer fully. The matter was tabled until further development. At this meeting, a motion was made to untable the matter to hear discussion of the outstanding questions by the Park Board and additional questions from residents who were present. Before getting to the follow-up questions, President Kurtos provided a summary of the matter for the audience:

Approximately one year ago, the Park Board was approached by a private company regarding the possibility of locating a cell phone tower on Park property. The Park Board had the town attorney talk to the company representative, Derek McGrew, to determine what the terms of an agreement might look like and whether it could be done legally. The Park Board later asked to see specific plans of the offered development. President Kurtos further emphasized that no work had been done by the Park Board on the offer other than in open and public meetings that were reflected in Park Board meeting minutes that were available on the Town website. President Kurtos also noted that the Town Council reported monthly, via a Town Council liaison at the Town Council meeting, on the Park Board activities, including the notice of discussions taking place about a possible cell tower. President Kurtos also noted that those Town Council meetings were reported in ABSR's Sand Tracks. She also noted that there was not something to report on a cell tower every month because sometimes the Park Board had to cancel its monthly meeting or there was no further activity to report at the time.

- President Kurtos then read each of the specific follow-up questions from the Board to Mr. McGrew from the previous meeting individually, allowed Mr. McGrew to answer, allowed public question/comment on each question and permitted further response. The questions from the Board and Mr. McGrew's responses are as follows:

- a. What is the coverage area of the anticipated cell service once the tower is installed? Could you please present it on a map.
  - i. Mr. McGrew provided maps of current cell coverage and expected coverage; the maps were distributed among the Board and audience. Mr. McGrew confirmed that the maps show most of the additional coverage will be on the beach at Reborna Plaza and will not extend as far as Lake Shore County Road.
- b. What are the aesthetic options for the tower? For example, some sites have a tower shaped like a pine tree. What are the aesthetic options here?
  - i. Mr. McGrew answered that his client would provide the option of building a monopine tower – which is a tower that looks like a pine tree. He also presented a picture of a similar tower located in Chesterton, but noted that a monopine in Beverly Shores will look even better than the one in Chesterton because a monopine in Beverly Shores will be within the wooded area, not out in the open like Chesterton. He also noted the Chesterton picture is during the winter with no leaves on neighboring trees. Mr. McGrew confirmed that some trees currently on the site would have to be removed, but the number and specific trees had not been identified. The remaining trees would be left undisturbed.
- c. What are the specific landscaping plans for the property?
  - i. Mr. McGrew presented a landscaping plan for the area that was distributed. He noted that the fence would be in sections that would be twenty feet tall in some areas and there will be retaining walls built on three sides to account for the slope of the parcel.
- d. What is the proposed material for the fence? May we see a color and material sample?
  - i. Mr. McGrew replied that the fence could be of any material and color we wanted and agreed that it would conform with the Town's ordinance against fully opaque fences.
- e. Can we see a color and material sample for the proposed retaining walls?
  - i. Mr. McGrew distributed a document that showed color options for the retaining wall material.
- f. Will the tower have a light on the top?
  - i. Mr. McGrew explained that it was an FAA determination after the final plans were submitted; the rule is, a tower is not lighted unless the tower is over 199' and/or with 3 miles of an existing airport, but based on his experience, it was highly unlikely due to the height and location of this site.
- g. What is the type, lumen-level, locations and operating times of lighting for the site?

- i. Mr. McGrew referred to the spec sheet and noted that the light is operated on a switch, so it will not typically be lighted.
- h. What is the material of the access road/drive/parking area?
  - i. Asphalt per the site plans.
- i. Is there a generator on site and, if so, what type and what will be the testing time and frequency?
  - i. Yes, it would be tested on Wednesdays at 9:30AM.

The public response consisted of more comments and questions.

Public Comment:

The following is a summary of the comments and questions:

1. There is a violation of the original purpose.
2. There is safety issue according to Park Board.
3. The community has done without cell phone service and none is needed or wanted now.
4. The signal will not cover the entire beachfront.
5. The tower will ruin the aesthetics the community.
6. Land value will be diminished
7. Has Park Board already made a decision.
8. Cheaper micro cells can be installed on telephone polls that would cover a greater area.
9. Micro cells will only cover a limited area and location will be determined by utility companies who own the poles that exist and will likely cause even more obstruction to sight lines.
10. What happens when tower is no longer needed.
11. Park Board president read letters of support from lakefront residents who currently have limited or no cell phone service.
12. Residents in attendance indicated that they had no notice about this tower.
13. Rental price of tower will be \$9,000.00 per year. The Park Board would use the money to manage the park assets and make needed repairs and upgrades. The town attorney has drafted the proposed license and negotiated the rental price.
14. Residents offered to provide the lost revenue to the Park Board rather than have the cell tower in place.
15. Resident adjacent to proposed tower is opposed to its construction.

Board President Kurtos explained that no decision has been made on the proposal and Mr. McGrew was here to answer additional questions by the Park Board. She also repeated that the cell tower proposal has been publicized in the "Sand Tracks" publication and reports have been given to the town council over the past several months. There is no intent to keep these plans from the public and the Park Board minutes discussing the opportunity have always been available on the Town website. The Park Board has promised to circulate proposed Park Board agendas via the town clerk's website and notice methods.

At the conclusion of the 90-minute discussion, a motion was made by Board VP Tillman to table a final vote until a public meeting with notices to residents to allow for full public comment. The motion was seconded by board member Michael Ganz and unanimously approved by Board members.

Town Council President Norkus reminded audience that Board is comprised of volunteers and that it is important to remain civil.

At the conclusion of the cell tower matter, a large majority of the audience left the meeting and the Park Board continued its public meeting on the remaining agenda items.

- **Rebora Plaza Fence Repair**

- Board President reported that the fence at Rebora Plaza that had been damaged by fire the previous year was in the process of repair. The old fence had been removed and new posts had been erected. In the following week, the contractor would replace the rest of the fencing – including the section that was damaged in the southeast corner by vandals. Once the fence was fully repaired, the damaged electric system would be replaced. President Kurtos reported that there was electricity available for the upcoming Neck Tie Race.

- **Kayak Rack**

- President Kurtos restated her report from the previous meeting that the kayak rack that had been located at Rebora Plaza in the 2017 season had been damaged by beach erosion and theft and the Board currently had no way to allow storage of kayaks at Rebora. She noted that boat storage for permitted boats was still allowed at Derby and Shore beaches. Board Member Frank Hardwick stated that he believed construction of a new rack that could store 6-8 kayaks would cost approximately \$500-\$800 dollars. Hardwick moved that the Board seek official bids for the construction of the kayak rack, VP Tillman seconded, and upon unanimous vote, the motion was approved.

- **Wagner's rib sale**

- Board Member Michael Ganz reported that there 200 orders and 40 on site sales. The Park Board profited \$5.00 per order. The total profit was \$1200. Many thanks to all supporters. Clerk Ellen will meet with Mike Ganz to finalize the accounting of funds.

- **Tennis court repair**
  - Park Board President Kurtos restated the background of the tennis court repair opportunity for the benefit of the audience who might not have attended earlier Park Board meetings. The Park Board had been approached by a friend of the park who wanted to make a donation to repair or replace the tennis court in Lithuanica Park. Park Board President Kurtos had spent a number of months working with a professional tennis court construction company to have them view the site and provide a bid for the work. However, the company recently decided they did not want the project and declined to further bid. Kurtos will continue to look for a tennis court contractor.
- **Lithuanica Park Anniversary Celebration**
  - Park Board President Kurtos reminded the Board that this year was the 50<sup>th</sup> Anniversary of Lithuanica Park and noted that the Board had proposed having a celebration. However, due to Board member changes, planning for the celebration had been overlooked. She asked if any Board members would be willing to pick up the planning process. Board Member Michael Ganz said that he would work on the planning; Park Board President Kurtos asked if anyone else would be willing to help Mr. Ganz and resident Angela Maurello volunteered to help. The Park Board offered its thanks to Ms. Maurello.

#### 4. New Business\Public Comment

Chris May appeared as a representative of ABSR and stated that ABSR has a history of providing a number of benefits to the Park Board. He asked if the Park Board would be willing to meet and work with ABSR to further discuss the relationship. Park Board President Kurtos thanked the ABSR for their support of the Park Board activities and stated that, speaking for herself and probably the rest of the Board, that she would be happy to meet with ABSR about their work for the Park Board. She also noted that she would be happy to put ABSR on the agenda of an upcoming meeting to present any specific request to the Park Board. She reminded Mr. May, however, that state law requires the Park Board to only act in public and at noticed meetings, so no more than two Park Board members could meet with ABSR outside of a meeting to discuss the matter to avoid an appearance of the Park Board acting in violation of State laws. Mr. May asked if ABSR could be put on the agenda for the next meeting. Park Board President Kurtos agreed to add it to the agenda.

#### 5. Adjourn

Upon motion by Michael Ganz, second by Frank Hardwick, and unanimous vote, the meeting was adjourned.

Time: 9:07

*Agreed: Curt P. Kurtos*

MINUTES  
BEVERLY SHORES PARK BOARD  
EXECUTIVE MEETING  
JULY 5, 2018

An executive meeting of the Beverly Shores Park Board was held at 7:00 p.m., to discuss strategy with respect to any of the following: Initiation of litigation or litigation that is either pending or has been threatened specifically in writing pursuant to Ind. Code § 5-14-1.5-6.1(b)(2)(B).

Present were Park Board President Linda Kurtos, Park Board Vice President Paula Tillman, and Park Board members Michael Ganz and Frank Hardwick. Also present were Council member and Park Board Liaison Matrona Malik and Clerk-Treasurer Ellen Hundt.

No votes were taken. No other Park Board business was discussed.

The Town of Beverly Shores Clerk-Treasurer certifies that no matter was discussed in the executive session other than the subject matters specified in the public notice.

Respectfully submitted,



Ellen Hundt,  
Beverly Shores Clerk-Treasurer



Beverly Shores Park Board Minutes (draft) *approved LPE*

July 12, 2018

7:00 p.m. Administration Building

**1. Call to Order**

- 7:10 p.m.
- Park Board Members Present – Michael Ganz, Frank Hardwick, Linda Kurtos, Paula Tillman
- Town Council Liaison – Matrona Malik

**2. Administrative Business**

- Upon motion, second and unanimous vote, the Board approved the 06.14.18 Meeting Minutes

**3. Old Business**

A. Cell Tower

- LendLease representative, Derek McGrew, continued a presentation of the proposed cell tower site plans. Including the following key points and exhibits:
  - He provided visual exhibits that showed a representation of what the cell tower might look like from Broadway and approaching from Lake Front Drive.
  - He provided comments from the Michigan City Police and Fire Departments supporting greater cell coverage in the area for safety purposes. He reported that 70% of 911 calls come from cell phones.
  - He answered questions from the Board regarding the frontage distance and hardscape and landscape surrounding the structure
- President Kurtos addresses the matter before public comment period.
  - President Kurtos thanked the residents for their interest in the matter, including their presence at the meetings and the emails and correspondence the Board has received about the matter. She explained that most of the comments and input had been helpful and civil, but noted that some comments were inaccurate, inappropriate, and contained personal attacks against the Board and their integrity. All of the comments received in writing will be posted on the Town's website. President Kurtos restated the Park Boards duty to and concern for the safety of residents and visitors when they are using Park resources and read the Mission of the Park Board: "To enhance the quality of life for residents and guests of Beverly shores; to provide safe, fun, recreational opportunities and event facilities; and to maintain and enhance our unique natural recreational and historical resources.
  - President Kurtos further stated that it was the Park Board's duty and responsibility to act in the best interests of the Park facilities and that included

obtaining all the information necessary to consider proposals brought to the Board and not dismiss them out-of-hand.

- To address the many rumors and inaccuracies, President Kurtos summarized the history of the development of the cell tower matter before the Park Board:
  - June 2017, the Park Board was first approached, by email, by Mr. McGrew asking if they would be interested in exploring a proposal for a cell tower on park property. June 26, 2017 Park Board Meeting, members agree to learn more about the proposal.
  - August 2017, Park Board receives a proposed agreement for a site on Broadway. This is the first time the Board learns of the proposed site location. August 16, 2017, Park Board votes to allow Park attorneys to review proposal and advise on the legal status and the Board's ability to act, if at all.
  - September 2017, Park Board receives legal advice from attorneys. Park Board votes to have attorneys continue discussing potential terms of a potential agreement with the cell tower development company.
  - November 2017, Park Board receives additional legal advice from attorneys on potential agreement terms. No specific terms or site plans have been made available, only the terms of proceeding to negotiate. November 15, 2017 Park Board meeting, Board agrees to continue discussions and exploring specific terms and plans
  - February 8, 2018 Park Board Meeting, Park Board declines to sign an agreement with the cell tower development company. Board votes to invite Mr. McGrew to appear at the March 2018 meeting to present design and site plans and answer specific questions.
  - April 19, 2018 Park Board Meeting, Mr. McGrew appears before the Park Board and presents the first presentation of the site plan and details. The Park Board has many specific questions about cell coverage, appearance, location, landscaping, lighting and other areas that Mr. McGrew is unable to answer at the time. The matter is tabled for the next meeting for Mr. McGrew to obtain specific answers to the Board's questions. Specific questions are reflected in the Park Board minutes.
  - June 17, 2018, Mr. McGrew makes presentation to Board regarding specific questions from previous Board meeting; the Board and Mr. McGrew fields 90 minutes of public comment.

- Public Comment – Twenty-five residents and one family member of a resident made public comments:

<b>Resident Name</b>	<b>Address</b>
Richard Rikoski	Lakefront
Chris May	4 E. Fairwater
Kris Jacobucci	20 S. Drexwood
Bill May	805 Vera
Carol Kilred	805 Vera
Angela Maurello	11 S. Broadway
Carol Gallagher	312 Myrtle
Barbara Vanecko	801 Vera
Suzy Vance	8 Beach
Tim Griffin	8 Beach
Rita Dagys	3 Oval
Kristine Fallow	11 E. Ripplewater
Jeff Sweeney	11 E. Ripplewater
Susan Zucker	6 S. Merrivale
Paul Zucker	6 S. Merrivale
Alan Bell	114 E. Ripplewater
Donna Ogle	351 E. Lakefront
Herbert George	7 E. Leewater
Brad Steinberg	713 E. Rogers
Georganne Keeley	103 W. Leewater
Paddy McNamara	
Chuck Nolan	Ripplewater
Charles Weinberg	10 S. Greatwater
Larry Stanton	515 Myrtle
Deborah Allan	838 Lakefront

Resident comments included:

- Concerns on appearance and aesthetics of the proposed tower and the location;
- Microwave risk from the proposed tower;
- Safety in the event of tower collapse;
- A cell tower proposal had been rejected by the Town Council eight times previously;
- All the residents should be polled before acting on the matter;
- Concerns that the Park Board was not seeking public input early enough;
- Presentation of a petition signed by over 200 residents (note that the explanation provided on the petition included many inaccuracies about the proposed project)
- The town is valued for its natural beauty and the proposed project would ruin that;
- Concern for better cell service equally throughout the town for better safety;
- Proposed cell coverage would not cover sufficient area to be worth the project;
- The proposed technology is aging and will be obsolete;
- Will violate building codes;
- Beverly Shores Comprehensive Plan does not call for a tower
- There are less-invasive alternatives for coverage
- Asked the Park Board to convene a group of knowledgeable residents to work with the Park Board on the matter

Mr. McGrew was given an opportunity to address some of the questions and comments made by the public.

President Kurtos called for a motion; Ganz made a motion to accept the proposal and then after discussion withdrew his motion. Tillman made a motion that the Board consider other alternatives; it was seconded by Hardwick. Upon further discussion of the motion, Kurtos and Tillman expressed their continued concern for safety at the beaches, especially considering the recent drownings in Chicago. Kurtos called for a vote on the motion, which was passed 3:1: Tillman, Hardwick and Kurtos voted in favor of the motion; Ganz voted against.

#### **B. Rebora Plaza fence/electric repair update**

- Park Board President Kurtos reviewed the history of the damage caused to the fence and electricity at Rebora Plaza following a fire in the 2017 beach season. She reported that the repairs had been fully completed, including an upgrade to the electricity to 50 Amp outlet that would be appropriate for food trucks and large musical amplifiers. She further stated that the Plaza would be fully functional in time for the upcoming Summer Fest celebration.

#### **C. Kayak rack update**

- Frank Hardwick reported on the kayak rack development, noting that he believed that a rack could not be rebuilt with the existing resources, but believed with a modest investment in additional materials, a rack could be built and installed in the Rebora Plaza parking lot. Due to erosion, the rack cannot be replaced on the beach or dune. A motion was made, seconded, and unanimously approved to approve an expenditure of up to \$500 for materials and labor to complete the kayak rack. Resident Charles Weinberg stated that he would be willing to help with the kayak rack.

4. Adjourn

- A motion was made, seconded and unanimously approved to adjourn the meeting at 9:05 p.m.

Approved: 8/9/18

A handwritten signature in black ink, appearing to be "L. P. G.", written over a horizontal line.

*Approved*

**Beverly Shores Park Board Meeting Minutes -- Draft**

August 9, 2018

1. **Call to Order**

- 7:00 pm
- Park Board Members Present: Frank Hardwick, Linda Kurtos & Paula Tillman. Absent: Michael Ganz
- Town Counsel Liaison: Matriona Malik

2. **Administrative Business**

- Upon motion, second and unanimous vote, the Board approved the 07.12.18 Meeting Minutes

3. **Public Comment**

Public comments were made by a number of residents. Comments ranged from continued comments about the need for a cell tower, safety devices at the beaches, safety response times, public participation in decision-making, and potential committees to work with the Park Board:

- Suzy Vance – 8 Beach Ave - presenting a memo from Jay Hennessey Fire Fighter. Ms. Vance stated that by presenting the memo, she had been granted the right to speak on behalf of the Beverly Shores Fire Department on these safety issues. (a copy of the memo will be posted on the Town's website)
- Carol Kilred – 805 Vera – asked about the former Fire Department boat
- Chuck Nolan – 211 Ripplewater – suggested the Board should be talking to cell carriers and not Lend/Lease about coverage and suggested there were other alternatives
- Susan Zucker – 6 S. Merrivale – suggested safety rings and other devices should be located at the lakefront.
- Jeff Singer – 2 W. Fairwater – Jeff Singer asked for sufficient notice if the Board planned to address the cell tower issue again
  - President Kurtos assured him that if the Board planned to address the issue, it would be reflected in the agenda.
- Tim Griffin – 8 Beach Ave. – asked again how the Board initially started talking to Lend/Lease how Lend/Lease knew the Park Board owned the property proposed for the cell tower.
  - President Kurtos repeated explanations from earlier meetings that the then Park Board President was approached by Mr. McGrew and that property records and Sidwell maps are a matter of public record/
- Rita Dags – 3 Oval – suggested the issue be removed to the Town Council to take a full town vote
- Fred Sandler – suggested the Board speak to a group with expertise on cell towers
- Bill May - 805 Vera – asked about placing flags on the beach that indicate the water condition as used in other beaches
- Arlene Beglin – reporting a problem with the stairs at Rebora Plaza
- Ed Kleese – 705 Rogers – asked about riptide warning signs
- Nelda Standish -27 S. Shore – noted poor cell coverage

- Alan Bell – 114 E. Ripplewater – asked if the Board had spoken with Geoff Bevington about cell coverage
  - President Kurtos responded that she had

President Kurtos reported that the September 13 Park Board meeting would include a presentation on alternatives for safety at the lakefront, including a presentation by Geoff Bevington.

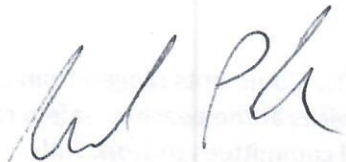
4. **New Business**

- Chris May had asked to present to the Board on ABSR Support Activities, but unexpectedly took ill and was unavailable. The Board will put Mr. May on the September agenda.

5. **Adjourn**

Upon motion, second and unanimous vote, the meeting was adjourned at 7:38 p.m.

Approved:



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Park Board President

09/13/18

Beverly Shores Park Board Meeting Minutes (draft)

September 13, 2018

7:00 p.m. Administration Building

1. Call to Order

- Present: Michael Ganz, Frank Hardwick, Linda Kurtos; Paula Tillman
- Also present: Town Council liaison Matrona Malik

2. Administrative Business

- Upon motion, second and unanimous approval of 08.09.18 Meeting Minutes
- The Board provided public thanks to recent Park Board supporters
  - Fund raising supporters
    - Carmen Hernandez
    - Dean Blobaum & Laurie Wardell
    - Greg & Caryn Brown
    - Troy Ford
    - Michael Ganz
    - Mark and Marybeth Lies
    - Matrona Malik
    - Donna Norkus & Bill Taylor
    - Beth Rutherford & Rafi Wilkinson
    - Paula Tillman
  - Reborna Plaza
    - John Mackin – repairing the damaged stairs
    - Terry McKenna – volunteering to maintain the landscaping

3. New Business

- Small Cell Technology – Geoff Bevington
  - i. Mr. Bevington appeared as a private resident with knowledge in the area as a principal in a consulting firm that markets for NEPSA – a company that designs and cells small cell technology. He provided a presentation on small cell technology and its current use nationally. He stressed the demand for digital data access as the driving force in development. He noted that a system for Beverly Shores could cost up to \$750,000.
- Pedestal Security System – Jeff Singer with Dan Hufhand.
  - i. Mr. Hufhand, of NCG technologies, presented information on pedestal security systems that are used as emergency stations to call emergency personnel from designated locations. He explained the system is used in other beach towns such as Ludington, MI and on college campuses. The emergency call systems could be located at Reborna Plaza, Shore Beach access and Derby beach access, as an example. The Board thanked Mr. Hufhand for his presentation and asked for contact



information for system users in other beach towns and follow up on potential costs for a Beverly Shores system.

- ii. Board and community questions about the system were answered by Mr. Hufhand.
- Chris May – ABSR Support Activities
  - i. Mr. May provided a spreadsheet describing the monetary support ABSR has provided to the Park Board and Town, including providing and maintaining a porta potty at Lituanica Park during the high season. The Board thanked Mr. May and ABSR for its continued support.
  - ii. Upon motion and second, the Board unanimously granted the ABSR permission to locate and maintain the porta potty at Lituanica Park for an indefinite period of time.
- Ed Kleese – Speaking as a citizen
  - i. Mr. Kleese asked the Park Board to consider turning the Broadway and Fairwater property into a small park. The Board thanked Mr. Kleese for his suggestion.

4. **Old Business**

- Upon Motion and Second, the Board considered a motion to not consider the macro cell tower proposal at Broadway and Fairview. Further Board discussion included the Board's disappointment that the proposed cell coverage with the tower would not include all of the Park beach areas and the Board's interest in continuing to consider other alternatives for safety. The motion was passed unanimously.

5. **Adjourn**

- Upon motion and second, the meeting was unanimously adjourned at 9:06.

Approved:

*Lee Platt*

10/11/18

Agon  
R UKH

**Beverly Shores Park Board Meeting Minutes [draft]**

October 11, 2018

1. **Call to Order**

- The meeting was called to order at 7:04.
- Present: Michael Ganz, Linda Kurtos; Paula Tillman. Absent: Frank Hardwick
- Also present: Town Council liaison Matrona Malik

2. **Administrative Business**

- Upon motion, second and unanimous vote the 09.13.18 Meeting Minutes were approved

3. **Old Business**

- Update of kayak rack
  - Frank Hardwick was not present to report, but Ms. Kurtos reported that we were still exploring options because the Marshall had expressed a security concern about placing the rack in the Rebora parking lot.

4. **New Business**

- Proposed updates to beach storage and signage ordinances
  - Ms. Kurtos proposed recommending to the Town Council changes to the town ordinance regarding storage of boats and personal property on the town beaches after a set date. The proposed changes also included changes to boat storage signs and appropriate actions for boats not in compliance. Ms. Tillman moved to accept the proposed changes and refer them to Town Council. Mr. Ganz, seconded and the motion was unanimously approved

5. **Adjourn**

- Upon motion, second and unanimous approval, the meeting was adjourned at 7:22.

Approved: 11/08/18



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Linda Kurtos  
Park Board President

Beverly Shores Park Board Meeting Minutes [draft] *LPL*

November 8, 2018

1. Call to Order

- The meeting was called to order at 7:05.
- Present: Frank Hardwick, Linda Kurtos Paula Tillman. Absent: Michael Ganz
- Also present: Town Council liaison Matrona Malik

2. Administrative Business

- Upon motion, second and unanimous vote the 10.11.18 Meeting Minutes were approved

3. Old Business

- Update of kayak rack
  - Frank Hardwick reported on the work on replacing the kayak rack at Rebora Plaza. He noted the Marshall had expressed a security concern about placing the rack in the Rebora parking lot. The Board discussed ways in which the kayaks could be better secured to meet the security concerns and the storage needs and decided to continue the conversations.

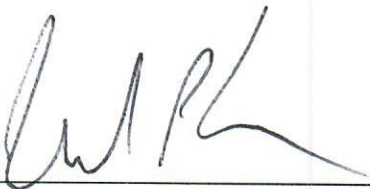
4. New Business

- Upon motion, second and unanimous approval, a request by Theresa O'Neil for the use of the Lituania Park warming hut on November 9, 2018 was approved.
- Chris May, on behalf of ABSR, announced that ABSR would be finalizing its budget by the end of the calendar year and invited the Park Board to make requests for a gift or support to be considered by ABSR. Mr. May explained that any requests should be made by submitting appropriate forms available on the ABSR website.
- Upon motion, second and unanimous approval, the Board agreed to present a request to ABSR for the following:
  - Up to \$2500 for repair or replacement of the water fountain located at Four Corners;
  - Up to \$2000 for repair or replacement of the water fountain located at Rebora Plaza; and
  - Up to \$1000 for purchase of a chain saw and protective gear for use by the Park Board or its agents in clearing and maintaining park properties.

5. Adjourn

- Upon motion, second and unanimous approval, the meeting was adjourned at 7:48.

Approved:



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Linda Kurtos  
Park Board President

CPC

Beverly Shores Park Board Meeting Minutes – [Draft]

December 13, 2018

7:00 p.m. Administration Building

1. Call to Order

- The meeting was called to order at 7:05.
- Present: Michael Ganz, Frank Hardwick, Linda Kurtos and Paula Tillman.
- Also present: Town Council liaison Matrona Malik

2. Administrative Business

- Upon motion, second and unanimous vote the 11.08.2018 Minutes were approved.

3. New Business

- Upon motion, second and unanimous vote, the following ABSR requests for use of Park facilities, via ABSR's Annette Young and Bobbi Petru, were approved:
  - Saturday, April 20, 2019 – 11:00 – 6:00 p.m. -- Lituanica Park and Warming Hut – Easter Egg Hunt;
  - Monday, May 27, 2019 – 7:00 a.m. – 10:30 a.m. -- Rebora Plaza – Community Coffee;
  - Saturday, June 15, 2019 – 2:00 a.m. – noon – Rebora Plaza – Necktie 5K Race;
  - Friday - Saturday, July 26-27, 2019 – noon – noon – Summer Fest;
  - Saturday, October 26, 2019 – noon – 7:00 p.m. – Lituanica Park and Warming Hut – Halloween
- Closing of Rebora Plaza beach access
  - President Kurtos explained that access to the beach from Rebora Plaza has been closed for safety reasons. Erosion has created extremely dangerous conditions in and around the stairs and the area access will be closed until the condition can be evaluated in the Spring. The Board thanked the Marshall for taking quick action on the matter.
- The Board thanked the American/Lithuanian Club of Beverly Shores for its recent donation.

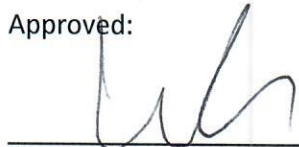
4. Old Business

- Upon motion, second and unanimous approval, the Board amended its approval for the dollar amount the Board made as a request to ABSR for grant funds. The amount was amended to \$3700 to reflect past bids.

5. Adjourn

- Upon motion, second and unanimous approval, the meeting was adjourned at 7:45.

Approved:



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Linda Kurtos  
Park Board President