

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 15, 2021
(Electronic Remote Meeting)**

The Regular Meeting of the Grand Haven City Council was called to order at 7:30 p.m. by Mayor Bob Monetza. This meeting was held remotely due to the COVID-19 emergency.

Present: Council Members Mike Dora (Grand Haven), Ryan Cummins (Grand Haven), Dennis Scott (Grand Haven), Mike Fritz (Grand Haven), and Mayor Bob Monetza (Grand Haven).

Absent: None.

Others Present: City Manager Patrick McGinnis, City Clerk Linda L. Browand, Assistant to the City Manager Ashley Latsch, Finance Director/Treasurer Amy Bessinger, City Appraiser Josh Morgan, Neighborhood Development Coordinator Rhonda Kleyn, Community Development Manager Jennifer Howland, and Public Works Director Derek Gajdos.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

A moment of silence was led by Mayor Monetza and followed by the Pledge of Allegiance.

APPOINTMENTS

21-027 Moved by Council Member **Cummins**, seconded by Council Member **Fritz**, to appoint Chris Weavers to the MSDDA with a term expiring June 30, 2024. This motion carried unanimously.

PRESENTATIONS

Presentation of FY2021/22 Capital Plan

- **Amy Bessinger, Finance Director/Treasurer**

The first draft of next fiscal year's capital plan was presented to Council.

APPROVAL OF CONSENT AND REGULAR AGENDAS

21-028 Moved by Council Member **Cummins**, seconded by Council Member **Dora**, to approve the consent and regular agendas, as presented. This motion carried unanimously.

CALL TO AUDIENCE

Mayor Monetza made a call to the audience, allowing audience members to address Council on any issue.

Mr. Joe Spalding, Holland, wanted to express his support of the medical marijuana location approval that would be discussed later in the meeting. He also stated that Ottawa County needed more affordable housing.

CONSENT AGENDA

21-029 Moved by Council Member **Dora**, seconded by Council Member **Scott**, to approve Council electronic remote meeting minutes of the Special Work Session and Regular Meeting of February 2, 2021. This motion carried unanimously.

21-030 Moved by Council Member **Dora**, seconded by Council Member **Scott**, to approve the bills memo in the amount of \$1,096,838.30. This motion carried unanimously. (Attachment A)

21-031 Moved by Council Member **Dora**, seconded by Council Member **Scott**, to approve the Property Tax Poverty Exemption Guidelines pursuant to PA 390 of 1994 and amended by PA 253 of 2020 and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously. (Attachment B)

PUBLIC HEARINGS

The Mayor opened the public hearing at 8:00 p.m. concerning an amendment to the Grand Landing Planned Development landscape plan along the eastern edge of the development, adjacent to US-31.

The Mayor closed the public hearing at 8:05 p.m.

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21-032 Moved by Council Member **Fritz**, seconded by Council Member **Cummins**, to approve an introductory resolution approving an amendment to the Grand Landing Planned Development landscape plan along the eastern edge of the development, adjacent to US-31. This motion carried unanimously. (Attachment C)

Council said they would be pleased to see more landscaping at the gateway to the city. It was noted that there still was not any signage as to what was located in the complex.

The Mayor opened the public hearing at 8:09 p.m. concerning an amendment to the Grand Plaza Planned Development to allow for a medical marijuana provisioning center, medical office, and professional service establishment as allowable land uses, and approval of a preliminary development plan for a new multi-tenant commercial building on vacant property east of 951 Jackson Avenue (Parcel #70-03-21-199-021).

Facebook comments:

- Ms. Melanie Riekels, 619 Lake, felt there were enough provisioning centers near the entrance to the city and did not need any more.
- Ms. Andrea Hendrick, 1514 Pennoyer, was supportive of the project but emphasized the importance of following the Master Plan regarding riverfront public access for that parcel.

Mr. Joe Spalding, Holland resident, called in to support the provisioning center.

The Mayor closed the public hearing at 8:18 p.m.

21-033 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve an introductory resolution approving an amendment to the Grand Plaza Planned Development to allow for a medical marijuana provisioning center, medical office, and professional service establishment as allowable land uses, and approval of a preliminary development plan for a new multi-tenant commercial building on vacant property east of 951 Jackson Avenue (Parcel #70-03-21-199-021). This motion carried unanimously. (Attachment D)

Community Development Coordinator Howland noted that there had not been any discussion regarding brownfield funding.

Council was pleased to finally see something happening to this portion of the property and felt it was a good location for this type of activity.

UNFINISHED BUSINESS

21-034 Moved by Council Member **Fritz**, seconded by Council Member **Scott**, to adopt a Brownfield Plan Amendment to cover partial costs for demolition, tap fees, and due care activities for The Tribune Building project, 39 residential apartment units located at 101 N. 3rd Street, for a period of 10 years and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously. (Attachment E)

NEW BUSINESS

Moved by Council Member Cummins, seconded by Council Member Dora, to approve the Beyond the Pier Waterfront Master Plan and direct staff to solicit a Request for Proposals for development of the City-owned lot at Franklin Avenue and 1st Street for a mixed-use building with internal parking. This motion was amended after council discussion.

Ms. Maleah Rakestraw, Willams & Works, presented the draft plan.

After council discussion, it was decided that more time was needed for council, boards and commissions, and the public to review the document.

21-035 Moved by Council Member **Cummins**, seconded by Council Member **Dora**, to amend the previous motion by adding a postponement until the draft could be reviewed by the MSDDA, Planning Commission, and Historic Conservation District Commission for recommendations. This motion carried unanimously.

21-036 Moved by Council Member **Cummins**, seconded by Council Member **Dora**, to postpone approval of the Beyond the Pier Waterfront Master Plan until the plan could be reviewed by the MSDDA, Planning Commission, and Historic Conservation District Commission for recommendations. This motion carried unanimously.

21-037 Moved by Council Member **Dora**, seconded by Council Member **Cummins**, to approve the preliminary plat for Robinson Landing, a 30-unit residential subdivision on the north side of Comstock Street (parcel #70-03-34-200-042) and approve a variance to construct public sidewalk on only one side of Robinson Street. This motion carried unanimously.

Community Development Manager Howland and Ms. Marilyn Crowley, Michigan Community Capital, reviewed the information presented in the agenda packet. There was a change from the

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original proposal with the elimination of 2 units due to fire code requirements, elimination of the northern connection point, and elimination of the sidewalk on west side of Robinson Street.

Ms. Crowley noted that it was the hope to keep the price point close to what was originally proposed. The price would be known at the time of the closing of financing. A local realtor had also been selected for marketing.

Moved by Council Member Scott, seconded by Council Member Dora, to approve fees for use of outdoor public space at \$400 for first barricade, \$35 per additional barricade, plus \$.50 per month per square foot occupied and adjust the fee schedule included in the 2020-21 City Budget accordingly. This motion was amended after council discussion.

Since it was unknown when restaurants would be able to operate at full capacity Council members noted that the barricade fees should be waived and the square foot charge should not be included in the fee schedule, but would be revisited for next calendar year.

21-038 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to amend the previous motion by removing the square foot cost for public space and waiving all fees for this calendar year. This motion carried unanimously.

21-039 Moved by Council Member **Scott**, seconded by Council Member **Dora**, to approve fees for use of outdoor public space barricade placement at \$400 for first barricade, \$35 per additional barricade and adjust the fee schedule included in the 2020-21 City Budget accordingly, with fees to be waived this calendar year. This motion carried unanimously.

REPORTS BY CITY COUNCIL

Council Member Cummins reported the diesel plant site would be on the agenda for this Thursday's BLP meeting.

Council Member Dora attended the BLP meeting on the Harbor Island remediation, attended the MSDDA meeting, and spent the weekend looking for snowmen in Downtown and Centertown. He was pleased to see Grand Haven schoolchildren able to participate in sports. He planned on attending the BLP meeting on Thursday.

Council Member Fritz noted the largest snowman was in front of City Hall. He received his second COVID vaccine shot. The pandemic was starting to get somewhat under control, but

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people needed to continue to mask up, wash, and social distance. An interesting fact this season was that the number of flu cases were down this year due to people wearing masks.

Council Member Scott thought the snowmen in town was a great idea and thanked everyone who participated in the event.

Mayor Monetza attended the Planning Commission, MSDDA, and BLP meetings and also the Chamber of Commerce Economic Forecast. The snowmen event was a great idea and a lot of fun. He had also received his second COVID shot. He stated that masks and social distancing was working effectively and people should continue to do so.

REPORT BY CITY MANAGER

City Manager McGinnis thanked those involved in the snowmen event.

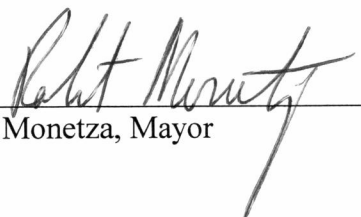
GENERAL BUSINESS/CALL TO AUDIENCE


Mayor Monetza made a call to the audience, allowing audience members to address Council on any issue.

A few comments were received thanking Council for waiting on the Beyond the Pier Waterfront Master Plan.

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 10:46 p.m.


Robert Monetza, Mayor


Linda L. Browand, City Clerk

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Attachment A

To: Patrick McGinnis, City Manager
From: Amy Bessinger, Finance Director
CM Date: 02.15.2021
RE: Bills From Payables Warrant

FUND NUMBER	FUND NAME	ACH 2.10.2021 WARRANT	WARRANT	CREDIT CARD 2.9.2021 WARRANT	TAX 2.10.2021 WARRANT	2.3.2021 WARRANT	VOIDS	TOTALS
101	General Fund	\$8,524.76	\$0.00	\$6,898.63	\$48,898.19	\$46,309.18	\$0.00	\$110,630.76
202	Major Street Fund	\$8,000.00	\$0.00	\$77.46	\$817.00	\$542.13	\$0.00	\$9,436.59
203	Local Street Fund	\$0.00	\$0.00	\$0.00	\$57.00	\$137.62	\$0.00	\$194.62
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
236	Main St Dist Dev	\$0.00	\$0.00	\$815.40	\$7,663.56	\$0.00	\$0.00	\$8,478.96
251	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
252	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
253	Brfd LSRRF TIF	\$0.00	\$0.00	\$0.00	\$17,820.00	\$0.00	\$0.00	\$17,820.00
254	Downtown TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
255	GLTIF Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
256	UTGO Inf Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
257	LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
258	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
275	Housing Fund	\$0.00	\$0.00	\$235.89	\$0.00	\$0.00	\$0.00	\$235.89
276	Lighthouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
310	Assessment Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
351	Operating Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
353	Downtown TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
355	GLTIF Debt Serv Fund	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
356	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$632,014.50	\$0.00	\$0.00	\$632,014.50
357	LTGO Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
358	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
369	Building Auth Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$500.00	\$0.00	\$0.00	\$19,348.00	\$0.00	\$0.00	\$19,848.00
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
403	Brownfield TIF Const	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
404	Downtown TIF Const	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
455	G/L TIF Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
456	UTGO Inf Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
457	LTGO Bond Construction Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$152.60	\$0.00	\$0.00	\$0.00	\$152.60
581	Airpark Fund	\$0.00	\$0.00	\$0.00	\$20,808.99	\$0.00	\$0.00	\$20,808.99
582	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
590	City Sewer Fund	\$169.50	\$0.00	\$17.49	\$7,042.19	\$113,776.97	\$0.00	\$121,006.15
591	City Water Fund	\$169.50	\$0.00	\$422.49	\$1,553.41	\$4,438.59	\$0.00	\$6,581.99
594	City Marina Fund	\$0.00	\$0.00	\$0.00	\$382.53	\$4,209.80	\$0.00	\$4,592.33
661	Motorpool Fund	\$14,927.31	\$0.00	\$293.73	\$2,243.01	\$1,633.84	\$0.00	\$19,097.89
677	Self Insurance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
679	Health Benefit Fund	\$108.00	\$0.00	\$0.00	\$176.80	\$0.00	\$0.00	\$284.80
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$430.42	\$0.00	\$0.00	\$12,452.83	\$0.00	\$0.00	\$12,883.25
711	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
678	Retirement Health Fund	\$0.00	\$0.00	\$0.00	\$40,803.92	\$0.00	\$0.00	\$40,803.92
750	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	Sewer Authority Operations	\$157.77	\$0.00	\$500.00	\$35,852.64	\$2,978.43	\$0.00	\$39,488.84
800	Sewer Authority SL Force Mn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-SLPS/Force Main Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	GH/SL SA-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810	NOWS Operating	\$2,669.00	\$0.00	\$0.00	\$10,084.54	\$19,377.28	\$0.00	\$32,130.82
810	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$36,156.26	\$0.00	\$9,413.69	\$858,019.11	\$193,401.84	\$0.00	\$1,096,838.30

Tonight, City Council will be approving, subject to audit, bills for this period, totaling as follows:

\$1,096,838.30 Total Approved Bills

\$53,971.97 Minus eligible bills for release without prior approval: including Utility,

\$1,042,866.33 Retirement, Insurance, Health Benefit, and Tax Collection Funds



Attachment B

RESOLUTION FOR POVERTY EXEMPTION

WHEREAS, the adoption of guidelines for poverty exemptions is required of the City Council; and

WHEREAS, the principal residence of persons, who the Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 (MCL 211.7u); and

WHEREAS, pursuant to PA 390 of 1994 and amended by PA 253 of 2020, the City of Grand Haven, Ottawa County adopts the following guidelines for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year;

To be eligible, a person shall do all the following on an annual basis:

- 1) Be an owner of and occupy as a principal residence the property for which an exemption is requested.
- 2) File a claim with the Board of Review, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns filed in the immediately preceding year or in the current year or a signed State Tax Commission Form 4988, *Poverty Exemption Affidavit*.
- 3) File a claim reporting that the combined assets of all persons do not exceed \$25,000.

Assets include but are not limited to, real estate, personal property, motor vehicles, recreational vehicles and equipment, certificates of deposit, savings accounts, checking accounts, stocks, bonds, life insurance, retirement funds, etc.

The following items do not count towards the maximum value of assets: principal primary residence, exclusive of excess land. One motor vehicle for each licensed driver residing full time at the property in an amount not to exceed \$15,000 in value. Excess land is defined as land allowed to be split off under current zoning, in excess of the minimum lot size.

- 4) Produce a valid driver's license or other form of identification if requested.
- 5) Produce, if requested, a deed, land contract, or other evidence of ownership of the property for which an exemption is requested.
- 6) Meet the federal poverty income guidelines published in the prior calendar year by the United States Department of Health and Human Services.
- 7) The application for an exemption shall be filed after January 1, but one day prior to the last day of the December Board of Review. The filing of this claim constitutes an appearance before the Board of Review for the purpose of preserving the right of appeal to the Michigan Tax Tribunal.

If a person meets all eligibility requirements in statute, the Board of Review must grant a full exemption equal to a 100% reduction in taxable value OR a partial exemption equal to a 25% or 50% reduction in taxable value OR any other percentage reduction in taxable value approved by the State Tax Commission.

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NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption.

The foregoing resolution offered by Council Member Dora

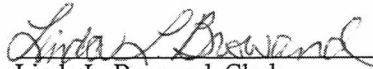
and supported by Council Member Scott.

Upon roll call vote, the following voted:

“Aye”: Scott, Fritz, Dora, Cummins, and Monetza

“Nay”: NONE

The City Clerk declared the resolution approved.

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Linda L. Browand, Clerk Date