

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 2, 2021**

The Regular Meeting of the Grand Haven City Council was called to order at 7:30 p.m. by Mayor Bob Monetza in the Council Chambers of City Hall.

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

Absent: None.

Others Present: City Manager Patrick McGinnis, Assistant City Manager Ashley Latsch, Public Works Director Derek Gajdos, Community Development Manager Jennifer Howland, Community Affairs Manager Char Seise, and Streets and Utilities Manager Matt Wade.

APPROVAL OF CONSENT AND REGULAR AGENDAS

21-230 Moved by Council Member **Fritz**, seconded by Council Member **Scott**, to approve the consent and regular agendas, as amended. This motion carried unanimously.

City Manager McGinnis requested that an item be added to the consent agenda regarding Charter Amendments.

GENERAL BUSINESS/CALL TO AUDIENCE

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

Callie Melton, 1340 Hoover Road, expressed concern about PFAS findings on Harbor Island and asked that Council postpone voting on the bond.

Field Reichardt, 427 Sand Dr., presented City Council a petition from residents expressing opposition to the proposed BLP bond and peaker plant on Harbor Island.

Gail Ringelberg, 16 Lafayette, believes that new developments, including the discovery of PFAS, have provided Council the opportunity to slow down and rebuild trust with the community.

Michael Trier, 14104 Cleveland, reported that he is a member of the dune preserve. He further expressed concern about chemical pollution around the island. Trier concluded that it does not make sense to move forward given the unknowns.

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Brendan Thomas, 17566 Beech Hill Drive, encouraged Council to pause in regard to the BLP bond vote, and to evaluate climate considerate options.

Elizabeth Prell, 407 Ohio Ave, expressed frustration that Council was not listening to the community input that has been provided regarding the BLP bond issue.

Jeff Miller, 1120 South Harbor, explained that the BLP could financially support their efforts without seeking bonds. Miller also stated that the BLP should work with the City to find adequate office space.

Karen Lowe, 92 Poplar Ridge, reviewed that both citizens and top area employers have asked Council to pause. Lowe further pointed to contamination on the Island as reason to pause. Lowe asked that Council take the opportunity to listen and learn.

Shannon Donley, 15857 Brucker, expressed that she has had no issue with BLP service generally, however, in regard to the proposed peaker plant, environmental clean-up needs to take place before any construction.

Jim Hagen, 400 Lake Avenue, explained that the cost to taxpayers of the proposed development was largely unknown. Hagen cited the available Community Center space as a positive alternative to the proposed office expansion on Harbor Island.

Chip Francke, 17270 Quail Creek Drive, encouraged Council to clean up the environmental concerns on the island before investing further.

CONSENT AGENDA

21-231 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve Special Work Session minutes of July 6 and 12, 2021 and Regular meeting minutes of July 6, 2021. This motion carried unanimously.

21-232 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the bills memo in the amount of \$492,329.10. This motion carried unanimously. (Attachment A)

21-233 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve a Michigan Main Street Program Community Requirements and Expectations

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Agreement to maintain designation as a Master Michigan Main Street Community and authorize the City Manager to execute the agreement. This motion carried unanimously.

21-234 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the Grand Haven Main Street Sidewalk Sales event to be held downtown Grand Haven on Friday, August 20 from 9:00 a.m. to 7:00 p.m. and Saturday, August 21, from 9:00 a.m. to 5:00 p.m. This motion carried unanimously.

21-235 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the Walk the Beat special event (in anticipation of recommendation by the Park Board meeting of August 11) to be held Saturday, August 14, 2021, from 12:00 p.m. to 5:00 p.m. at various businesses in Eastown. This motion carried unanimously.

21-236 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the extension of the WAWL Sounds of Summer Concert Series being held at Bolt Park through August 24, 2021, by adding two additional weeks from the original approval. This motion carried unanimously.

21-237 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the Tuesday's in the Park Concert Series to be held in Central Park from August 3 through August 31, 2021, from 7:00 p.m. to 8:30 p.m. This motion carried unanimously.

21-238 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the purchase of three (3) zero-turn mowers and a stand-on blower in the not-to-exceed price of \$37,502.49 from Steensma Lawn & Power Equipment, Plainwell, Michigan, and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

20-239 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the purchase of a 4-ton asphalt hot box trailer in the not-to-exceed price of \$29,592.59 from Falcon Asphalt Repair Equipment, Freeland, Michigan, and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

21-240 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the purchase of one ¾-ton pickup truck, one 1-ton pickup truck, and one 1-ton dump truck in the not-to-exceed price of \$99,886.75 from Preferred Ford, Grand Haven, Michigan, and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

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21-241 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the Ninth Amendment to the Restated Contract allowing the Grand Haven-Spring Lake Sewer Authority to provide sewer service to facilities outside of the geographical boundaries of the constituent municipalities under certain expanded conditions and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

21-242 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to assign the Robinson Landing Master Agreement with GH Comstock LLC and all ensuing liability and responsibility of CLT-related activities to the Grand Haven Area Community Land Trust. This motion carried unanimously.

21-243 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve the proposal from Abonmarche, Benton Harbor, Michigan, in the amount of \$24,880.00 to provide Preliminary/Final Design & Construction Engineering Services for FY 2021-22 Manhole Rehabilitation and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

21-244 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve a revised resolution to approve and submit the language of various proposed amendments to the Charter of the City of Grand Haven. This motion carried unanimously.

Council Member Fritz asked for a brief synopsis of the added item N.

City Manager McGinnis explained that proposed charter amendments are to eliminate references to city hospitals and municipal courts, the county board of supervisors and a municipal library. Additionally, the language requiring the city attorney attend meetings will be eliminated along with gender specific pronouns. McGinnis explained that it is back on the agenda as a result of the Attorney General's Office asking that the agenda approval include a copy of the full proposed changes.

Mayor Monetza asked for confirmation that the Public Works requests were budgeted items.

Streets and Utilities Manager Matt Wade confirmed.

NEW BUSINESS

21-245 Moved by Council Member **Cummins**, seconded by Council Member **Dora**, to approve an introductory resolution rezoning 305 North Beacon Blvd (parcel #70-03-21-306-005) from Neighborhood Mixed Use (NMU) to Commercial (C) Zoning District. This motion carried unanimously. (Attachment B)

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Community Development Manager Howland explained the rezoning stemmed from a request to place an electronic message board, and those are only permitted in the Commercial Zoning District. Howland explained that given the other uses in the area, the rezoning made sense.

Council Member Fritz expressed concerns about the different types of uses that would be permitted with the proposed change.

Community Development Manager Howland explained that there are certain protections in that the type of uses that would be of concern would require special use permits and be subject to Planning Commission review.

Council Member Cummins agreed with the Planning Commissions assessment, noting that the block is largely commercial in nature.

Mayor Monetza remarked that zoning should be based on a plan and not the other way around, but noted he wasn't opposed to the change.

21-246 Moved by Council Member **Fritz**, seconded by Council Member **Dora**, to approve an introductory resolution amending Section 16-5 of the Grand Haven Code of Ordinances to update the Flood Insurance Rate Map (FIRM) panels and effective dates of same. This motion carried unanimously. (Attachment C)

Community Development Manager Howland explained the map amendment from FEMA. She explained it allows the city to continue to provide access to flood insurance to residents. Howland noted that the maps will be located in the Building Official's office and that the effective date is October 21st of 2021.

Mayor Monetza questioned whether any part of the changes may be something a resident would challenge.

Community Development Manager Howland answered that there had already been an evaluation period that welcomed public comment.

21-247 Moved by Council Member **Scott**, seconded by Council Member **Dora**, to approve and introductory resolution amending Section 40-413.03D of the Grand Haven Code of Ordinances concerning window proportion in the Central Business District. This motion carried unanimously. (Attachment D)

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Community Development Manager Howland explained that a local architect had asked for the review of the window proportion requirements. She explained that the Planning Commission revamped the language offering more flexibility.

Council Member Cummins stated that he was glad the Historic Conservation District Commission and the MSDDA were able to review the plans ahead of it arriving on a Council Agenda.

21-248 Moved by Council Member **Scott**, seconded by Council Member **Fritz**, to accept the proposal from Abonmarche, Benton Harbor, Michigan, in the amount of \$199,525.00 to provide Preliminary/Final Design & Construction Engineering Services for Citywide Booker Lead Service Line Replacements and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

Streets and Utilities Manager Matt Wade explained that the contract will be for design and construction services to assist with the \$3 million in grant funding for lead service line replacements.

Mayor Monetza inquired whether this just covered the \$3 million portion of the project or the entire project.

Streets and Utilities Manager Wade responded that it covered just the \$3 million portion.

Council Member Scott asked if the fee were the same no matter the quantity.

Tony McGhee confirmed the fee is fixed, and would remain the same.

City Manager McGinnis inquired about the amount of time the City had to spend the Booker money.

Public Works Director Gajdos responded about 3 years.

21-249 Moved by Council Member **Fritz**, seconded by Council Member **Cummins**, to approve a 3-year lease agreement extending through December 31, 2024, with Abonmarche for office space located at 11 N. 6th Street and authorize the Mayor and City Clerk to execute the necessary documents. This motion carried unanimously.

Assistant City Manager Latsch outlined the details of the 3-year agreement with Abonmarche, noting how thrilled the City was to fill the space with such a great partner.

REPORTS BY CITY COUNCIL

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Council Member Fritz explained that the figure in the bills memo includes tax pass through, and is not representative of the City's finances. Fritz commended the Honorary Citizenship Ceremony and remarked that it was an honor to participate. In conclusion Fritz reminded all to get vaccinated if they are able.

Council Member Scott commented that there was a great crowd for the Coast Guard boats arrival. Scott reminded viewers to get out and vote tomorrow.

Council Member Cummins noted that he appreciated the public comments from earlier in the evening, and that the City was lucky to have such an engaged community. Cummins also reminded viewers of the upcoming town hall meetings and asked all to remember to vote.

Council Member Dora commented that the town halls start at 6pm the following week. Dora reported having watched the MPART meeting, commenting that there are still many unknowns. Dora also reminded residents to vote and to get out and enjoy Coast Guard Festival.

Mayor Monetza also reminded residents of the upcoming town hall meetings. Monetza expressed that council should reserve judgement and listen to the community feedback. Monetza also expressed that all who can get vaccinated should. In conclusion, he acknowledged the passing of Senator Carl Levin.

REPORT BY CITY MANAGER

City Manager McGinnis made City Council aware that the MSDDA would be presenting a social district request at the next meeting.

McGinnis also reminded council of the upcoming Walk the Beat event on August 14th.

GENERAL BUSINESS/CALL TO AUDIENCE

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

James DeVries, 1514 Beechtree, thanked Councilman Dora for being responsive.

Tim Dieters, 516 Orchard, expressed concern for how quickly Council was looking to make decisions regarding developments.

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Shannon Donley, 15857 Brucker, found a comment made by a Council Member distasteful.

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 9:28 p.m.

A blue ink signature of the name Robert Monetza.

Robert Monetza, Mayor

A blue ink signature of the name Ashley Latsch.

Ashley Latsch, Assistant City Manager

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Attachment A

To: Patrick McGinnis, City Manager
 From: Amy Bessinger, Finance Director
 CM Date: 08.02.21
 RE: Bills From Payables Warrant

FUND NUMBER	FUND NAME	ACH 07.28.21 WARRANT	CREDIT CARD 07.21.21 WARRANT	07.28.21 WARRANT	VOIDS	TOTALS
101	General Fund	\$1,347.87	\$0.00	\$19,204.82	\$35,570.86	\$0.00 \$56,131.55
202	Major Street Fund	\$76.38	\$0.00	\$2,824.97	\$0.00	\$0.00 \$2,911.35
203	Local Street Fund	\$76.37	\$0.00	\$896.66	\$0.00	\$0.00 \$973.03
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
236	Main St. Dist. Dev	\$0.00	\$0.00	\$0.00	\$17.35	\$0.00 \$17.35
251	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00 \$5,000.00
252	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
253	Bfld LSRRF TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
254	Downtown TIF	\$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
256	UTGO Inf Spec Rev Fund	\$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
258	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
275	Housing Fund	\$0.00	\$0.00	\$1,690.15	\$0.00	\$1,690.15
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
310	Assessment Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
351	Operating Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
352	Brownfield TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
353	Downtown TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
355	GLTIF Debt Serv Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
356	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
357	LTGO Debt	\$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
360	2020 LTGO Bond - Warber Drain	\$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
401	Public Improvements Fund	\$0.00	\$0.00	\$10,791.45	\$15.90	\$0.00 \$10,807.35
402	Fire Truck Replacement Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
403	Brownfield TIF Const.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
404	Downtown TIF Const.	\$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
456	UTGO Inf Construction Fund	\$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
458	2015 UTGO Bond Inf Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
469	Building Auth. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
508	North Ottawa Rec Authority	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00
581	Airpark Fund	\$3,047.70	\$0.00	\$219.03	\$0.00	\$0.00 \$3,266.73
582	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
590	City Sewer Fund	\$0.00	\$0.00	\$221,032.75	\$0.00	\$0.00 \$221,032.75
591	City Water Fund	\$0.00	\$0.00	\$102,284.86	\$0.00	\$0.00 \$102,284.86
594	City Marina Fund	\$43.98	\$0.00	\$791.37	\$75.00	\$0.00 \$910.35
661	Motorpool Fund	\$98.65	\$0.00	\$8,638.99	\$45.05	\$0.00 \$8,982.69
677	Self Insurance Fund	\$0.00	\$0.00	\$48,758.66	\$0.00	\$0.00 \$48,758.66
679	Health Benefit Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$48,098.36	\$0.00	\$0.00	\$1,647,580.66	\$0.00 \$1,695,689.02
711	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
678	Retirement Health Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
750	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	Sewer Authority Operations	\$6,020.74	\$0.00	\$26,451.72	\$40,136.41	\$0.00 \$72,608.87
800	Sewer Authority SL Force Mn	\$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
800	GH/SL SA-2013 Debt	\$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
800	GH/SL SA-Local Lift Station Debt	\$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
810	NOWS Operating	\$5,359.31	\$0.00	\$142.02	\$210.74	\$0.00 \$5,712.07
810	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
810	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$64,169.36	\$0.00	\$443,937.45	\$1,720,744.97	\$0.00 \$2,236,776.78

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

\$2,236,776.78
 \$1,744,447.68
 \$492,329.10



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Attachment B

**CITY COUNCIL
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN**

Councilmember _____, supported by Councilmember _____, moved the adoption of the following Ordinance:

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP

THE CITY OF GRAND HAVEN ORDAINS:

Section 1. Amendment to Zoning District Map of the City of Grand Haven. The Zoning District Map approved January 4, 2021 is hereby amended by rezoning 305 North Beacon Boulevard (parcel #70-03-21-306-005) from NMU, Neighborhood Mixed Use District to C, Commercial District.

Section 2. Effective Date. This Ordinance shall take effect twenty (20) days after its adoption or upon its publication in a newspaper of general circulation in the City, whichever occurs later.

YEAS: Councilmember(s) _____

NAYS: Councilmember(s) _____

ABSTAIN: Councilmember(s) _____

ABSENT: Councilmember(s) _____

APPROVED: _____, 2021

I certify that this ordinance was adopted at a meeting of the Grand Haven City Council held on _____, 2021.

Linda Browand, City Clerk

Introduced: _____

Adopted: _____

Published: _____

Effective: _____

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Attachment C

**CITY COUNCIL
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN**

Councilmember _____, supported by Councilmember _____, moved the adoption of the following Ordinance:

ORDINANCE NO. 21-

AN ORDINANCE TO AMEND SECTION 16-5 OF THE GRAND HAVEN CODE OF ORDINANCES TO UPDATE FIRM (FLOOD INSURANCE RATE MAP) PANELS AND EFFECTIVE DATES OF SAME

THE CITY OF GRAND HAVEN ORDAINS:

Section 1. Designation of regulated flood prone hazard areas. Section 16-5 the Code of Ordinances of the City of Grand Haven, is amended to read as follows:

(a) The provisions of this chapter shall apply to all areas of special flood hazards within the jurisdiction of the city.

(b) The areas of special flood hazard identified by the Federal Emergency Management Agency Flood Insurance Study entitled "Flood Insurance Study for Ottawa County, All Jurisdictions," effective October 21, 2021, with an accompanying flood insurance rate map and flood hazard boundary map, panel numbers of: 26139CIND0C, 26139C0059F, 26139C0067F, 26139C0078F, 26139C0079F, 26139C0086F, effective October 21, 2021 and 26139C0087E, 26139C0089E, 26139C0091E effective December 16, 2011, are adopted by reference and made a part of this chapter as if fully set forth herein for the purposes of administration of the Michigan Building Code, and declared to provide the contents of the "flood hazards" section of Table R301.2(1) of the Michigan Residential Code. The flood insurance study, along with the accompanying flood insurance rate map and flood hazard boundary map, are on file at city hall.

Section 2. Effective Date. This Ordinance shall take effect October 21, 2021.

YEAS: Councilmember(s) _____

NAYS: Councilmember(s) _____

ABSTAIN: Councilmember(s) _____

ABSENT: Councilmember(s) _____

APPROVED: _____, 2021

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Attachment D

**CITY COUNCIL
CITY OF GRAND HAVEN
OTTAWA COUNTY, MICHIGAN**

Councilmember _____, supported by Councilmember _____, moved the adoption of the following Ordinance:

ORDINANCE NO. 21-

**AN ORDINANCE TO AMEND SECTION 40-413.03.D OF THE GRAND HAVEN ZONING
ORDINANCE CONCERNING WINDOW PROPORTION IN THE CENTRAL BUSINESS DISTRICT**

THE CITY OF GRAND HAVEN ORDAINS:

Section 1. Proportion. Section 40-413.03.D of the Zoning Ordinance of the City of Grand Haven, is amended to read as follows:

D. Proportion: New construction and facade rehabilitation shall create or maintain horizontal and vertical spacing of facade elements such as windows, entries and rooflines, in keeping with the rhythm of the bays, windows and openings of surrounding buildings. Window openings shall be rectangular and 2.2 times as tall as they are wide and may include an archway or transom on top. Façades facing alleys or private property may use windows of any size or shape, and transparency regulations shall not apply.

Section 2. Effective Date. This Ordinance shall take effect 20 days after adoption.

YEAS: Councilmember(s) _____

NAYS: Councilmember(s) _____

ABSTAIN: Councilmember(s) _____

ABSENT: Councilmember(s) _____

APPROVED: _____, 2021

I certify that this ordinance was adopted at a meeting of the Grand Haven City Council held on _____, 2021.

Linda Browand, City Clerk

Introduced: _____

Adopted: _____

Published: _____

Effective: _____