

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, DECEMBER 18, 2023**

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, 519 Washington Ave.

Present: Council Members Mike Fritz, Karen Lowe, Kevin McLaughlin, Mayor Pro-tem Ryan Cummins, and Mayor Bob Monetza.

Absent:

Others Present: City Manager Ashley Latsch, City Clerk Maria Boersma, City Attorney Ronald Bultje, Assistant City Manager Tim Price, Finance Director Emily Greene, Public Works Director Derek Gajdos, Facilities Manager Doug Lang, and Special Events/Project Manager Dana Kollewehr.

INVOCATION/PLEDGE OF ALLEGIANCE

Pastor Emmett Brown, Trinity Reformed Church

REAPPOINTMENTS TO BOARDS & COMMISSIONS

23-292 Council Member **McLaughlin** moved, seconded by Council Member **Lowe** to reappoint Todd Anthes to the Main Street Downtown Development Authority with a term ending June 30, 2026.

Roll Call Vote:

This motion carried unanimously.

APPROVAL OF CONSENT AND REGULAR AGENDAS

23-293 Council Member **Fritz** moved, seconded by Council Member **McLaughlin** to approve the agendas with amendments to the November 20, 2023 minutes to correct the Finance Committee term lengths.

Roll Call Vote:

This motion carried unanimously.

FIRST CALL TO AUDIENCE

Jim Hagen, 400 Lake: Commented on sidewalk slope, specifically on Howard.

CONSENT AGENDA

23-294 Approve the special work session and regular council meeting minutes of November 20 (as amended) and December 4, 2023.

23-295 Approve the bills memo in the amount of \$1,269,548.65.

Attachment A

23-296 Approve snowplowing service agreement renewals with Stickney Woods, Scheifele Ridge, and Woodside Drive neighborhood associations and authorize the Mayor and City Clerk to execute the necessary documents.

23-297 Approve a Coastal Zone Management Grant Agreement with an award amount of \$59,740.32 for Harbor Island Redevelopment Planning and Engagement and authorize the Mayor and City Clerk to execute the necessary documents.

23-298 Approve a special event request to hold the Grand Armory Food Truck event in front of the Grand Armory Brewing Company at 17 S. 2nd Street, as depicted on the submitted map, during the Grand Armory's hours of operation from December 19th through January 31, 2024.

23-299 Approve the fourth amendment to the emergency medical services contract with Trinity Health Grand Haven Hospital and authorize the Mayor and City Clerk to execute the necessary documents.

23-300 Approve the 2023 City of Grand Haven Emergency Support Operations Plan and authorize the Mayor and City Clerk to execute the necessary documents.

23-301 Adopt the Lake Forest Cemetery Rules and Regulations as recommended by the Cemetery Board.

23-302 Appoint Krista Jackson of Smith, Haughey, Rice, and Roegge as special legal counsel for the purpose of reviewing PFAS litigation settlement agreements.

Council Member **Fritz** moved, seconded by Council Member **Lowe** to approve the Consent Agenda as amended.

Roll Call Vote:

This motion carried unanimously.

PUBLIC HEARING

The Mayor opens the public hearing concerning adoption of the Brownfield Plan for the Grand Power Works (former Diesel Plant) project, located at 518 S Harbor Drive, Grand Haven, MI 49417, for a period of 20 years.

Regular City Council Meeting Minutes

Monday, December 18, 2023

Page 3

Roman Wilson from Fishbeck presented on the Brownfield Plan brought forth by Grand Power Works.

After hearing no further comment, the Mayor closed the Public Hearing.

Council Member **Fritz** moved, seconded by Council Member **Lowe** to approve and adopt the Brownfield Plan for the Grand Power Works (former Diesel Plant) project, located at 518 S Harbor Drive, Grand Haven, MI 49417, for a period of 20 years.

Council Member **McLaughlin** moved, seconded by Mayor Pro-tem **Cummins** to amend the Brownfield Plan and adjust the interest rate from 5% to 2.5%.

Roll Call Vote:

Ayes: McLaughlin, Cummins.

Nays: Fritz, Lowe, Monetza.

This motion failed.

23-303 Council Member Fritz moved, seconded by Council Member Lowe to approve and adopt the Brownfield Plan for the Grand Power Works (former Diesel Plant) project, located at 518 S Harbor Drive, Grand Haven, MI 49417, for a period of 20 years.

Roll Call Vote:

Ayes: Fritz, Lowe, Cummins, Monetza.

Nays: McLaughlin.

This motion carried.

NEW BUSINESS

23-304 Council Member **McLaughlin** moved, seconded by Council Member **Fritz** to approve a buy-sell agreement with Capstone for the purchase, preservation, and development of city property located at 18-20 N. 5th Street and authorize the Mayor and City Clerk to execute the necessary documents.

Roll Call Vote:

This motion carried unanimously.

23-305 Council Member **McLaughlin** moved, seconded by Council Member **Lowe** to approve the fee schedule amendments for special events and the boat launch, as presented, effective January 1, 2024, through December 31, 2024, and authorize the Mayor and City Clerk to execute the necessary documents.

Roll Call Vote:

This motion carried unanimously.

REPORT BY CITY COUNCIL

Council Member McLaughlin wished everyone a Merry Christmas.

Council Member Lowe wished everyone Merry Christmas and a happy and safe holiday.

Council Member Fritz shared the appreciation dinner for employees was a great event and well attended and thanked everyone who participated.

Mayor Pro-tem Cummins thanked the East End Association and staff for work on the tree lighting event. The Momentum Center Open House was a huge success, Mayor Pro-tem Cummins expressed his gratitude for their work. Mayor Pro-tem Cummins also attended the open house for the community energy plan and thanked staff and volunteer. Lastly, Mayor Pro-tem Cummins thanked staff for their work on receiving grant dollars for Sluka Field.

Mayor Monetza shared he attended the community energy plan open house, gave updates on the depot accident repair and congratulated Jennifer Smelker for obtaining a Master Citizen Planner certificate.

CITY MANAGER REPORT

City Manager Latsch invited everyone to check out the new Harbor Island website, and shared that the New Year's Eve event would take place from 9:00 p.m. - 12:00 a.m.

CALL TO AUDIENCE SECOND OPPORTUNITY

Jim Hagen, 400 Lake: Commented on the Diesel Plant and the process for approving incentives for projects, and thanked Council Members McLaughlin and Fritz for their comments during discussions.

CLOSED SESSION

Council Member **McLaughlin** moved, seconded by Council Member **Fritz** to enter into closed session at 8:50 p.m. for the purpose of reviewing an attorney opinion pursuant to Section 8(1)(h) of the Open Meetings Act.

Roll Call Vote:

This motion carried unanimously.

Council Member **Fritz** moved, seconded by Council Member **Lowe** to exit Closed Session at 10:01 p.m.

Roll Call Vote:

This motion carried unanimously.

Regular City Council Meeting Minutes

Monday, December 18, 2023

Page 5

ADJOURNMENT

After hearing no further business, Mayor Monetza adjourned the meeting at 10:02 p.m.



Robert Monetza, Mayor



Maria Boersma, City Clerk

Regular City Council Meeting Minutes

Monday, December 18, 2023

Page 6

Attachment A

To: Ashley Latsch, City Manager
 From: Emily Greene, Finance Director
 CM Date: 12.18.23

RE: Bills From Payables Warrant

FUND NUMBER	FUND NAME	WARRANT	WARRANT	ACH WARRANT	CREDIT CARD WARRANT	TOTALS
		12.06.23	12.13.23	12.13.23	12.12.23	
101	General Fund	\$76,069.50	\$51,605.24	\$48,539.96	\$10,906.86	\$187,121.56
151	Cemetery Fund	\$0.00	\$3,468.00	\$0.00	\$0.00	\$3,468.00
202	Major Street Fund	\$2,283.98	\$3,189.18	\$16,061.89	\$0.00	\$21,535.05
203	Local Street Fund	\$44,015.08	\$102.93	\$10,376.89	\$0.00	\$54,494.90
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
242	Brfd LSRRF TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
243	BRA Peerless Flats EGLE Loan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
244	Econ. Dev. Corp. Fund	\$28,563.65	\$0.00	\$0.00	\$0.00	\$28,563.65
245	Downtown TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
246	GLTIF Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
248	Main St Dist Dev	\$9,034.86	\$3,589.10	\$0.00	\$2,493.75	\$15,117.71
272	UTGO Inf Spec Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
273	LTGO Bond Rev Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
274	2015 UTGO Bond Rev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
276	LightHouse Maintenance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
278	Community Land Trust	\$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
355	GLTIF Debt Serv Fund	\$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
372	UTGO Inf Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
373	LTGO Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
374	2015 UTGO Bond Debt Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
384	2020 LTGO Bond - Warber Drain	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
394	Downtown TIF Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
401	Public Improvements Fund	\$50,472.90	\$1,504.00	\$25,057.90	\$705.22	\$77,740.02
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
410	Harbor Island	\$0.00	\$0.00	\$82,449.56	\$0.00	\$82,449.56
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	\$0.00	\$315.64	\$315.64
509	Sewer Authority Operations	\$14,938.03	\$33,183.67	\$9,210.45	\$531.32	\$57,863.47
509	Sewer Authority SL Force Mn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	Sewer Authority Plant Mod	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2013 Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-SLPS/Force Main Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-Local Lift Station Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
509	GH/SL SA-2016 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Operating	\$54,354.31	\$2,626.99	\$2,730.72	\$0.00	\$59,712.02
510	NOWS Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
535	Housing Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
572	Chinook Pier Rental Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
581	Airpark Fund	\$1,108.73	\$5,442.00	\$0.00	\$0.00	\$6,550.73
590	City Sewer Fund	\$145,201.27	\$2,630.83	\$31,617.62	\$0.00	\$179,449.72
591	City Water Fund	\$20,382.97	\$258,865.87	\$37,862.47	\$119.07	\$317,230.36
594	City Marina Fund	\$3,001.26	-\$41.14	\$446.29	\$195.53	\$3,601.94
597	City Boat Launch Fund	\$0.00	\$160.00	\$520.00	\$0.00	\$680.00
661	Motorpool Fund	\$6,549.82	\$4,957.10	\$28,268.47	\$0.00	\$39,775.39
677	Self Insurance Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
678	OPEB/Retiree Benefits Fund	\$327.09	\$0.00	\$0.00	\$0.00	\$327.09
679	Health Benefit Fund	\$6,548.99	\$0.00	\$0.00	\$0.00	\$6,548.99
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$119,128.89	\$10.00	\$7,863.84	\$0.00	\$127,002.83
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

\$581,981.33 \$371,293.77 \$301,006.16 \$15,267.39 \$1,269,548.65

\$1,269,548.65 Total Approved Bills
 \$133,878.91 Minus eligible bills for release without prior approval: including Utility,
 \$1,135,669.74 Retirement, Insurance, Health Benefit, and Tax Collection Funds