

**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
REGULAR CITY COUNCIL MEETING
MONDAY, DECEMBER 2, 2024**

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, Mayor Pro-tem Kevin McLaughlin, and Mayor Bob Monetza.

Absent: None.

Others Present: City Manager Ashley Latsch, City Clerk Maria Boersma, Assistant City Manager Dana Kollewehr, Finance Director Emily Greene, Public Works Director Derek Gajdos, Water Filtration Plant Superintendent Eric Law, Facilities & Grounds Manager Derek Lemke, Waterfront & Events Manager Brian Jarosz, Streets & Utilities Manager Mike England, and City Planner Brian Urquhart.

INVOCATION/PLEDGE OF ALLEGIANCE

Pastor Nathan Strom, Grand Haven Church of God.

APPROVAL OF CONSENT AND REGULAR AGENDAS

Council Member **Fritz** moved, seconded by Mayor Pro-tem **McLaughlin** to approve the agendas as presented.

24-233 Council Member **Lowe** moved, seconded by Council Member **Fritz** to amend the agendas by moving Consent Agenda Item C to New Business Item G.

Roll Call Vote:

This motion carried unanimously.

24-234 Council Member **Fritz** moved, seconded by Mayor Pro-tem **McLaughlin** to approve the agendas as amended.

Roll Call Vote:

This motion carried unanimously.

FIRST CALL TO AUDIENCE

Kelley Larson, Temptations Ice Cream: Commented on the Temptations Ice Cream License Agreement.

PRESENTATION

Mike Vredevelde of Vredevelde Haefner, LLC presented on the 2023/2024 fiscal year audit.

Director of Public Works Derek Gajdos and Water Filtration Plant Superintendent Eric Law presented an update on Lead Service Lines. Part of the update included mandatory reporting that needs to be sent to EGLE and the EPA, the process of updating city records to reflect the materials of service lines, and the progress of the replacement program. Eric Law also described the water treatment process for water that comes through the Nows plant.

CONSENT AGENDA.

24-235 Approve the Special Work Session and Council Regular Meeting Minutes for November 4, 2024, and November 18, 2024.

24-236 Approve the bill's memo in the amount of \$947,551.87. **Attachment A**

24-237 Approve a resolution to purchase large water meter repair parts, from Etna Supply of Grand Rapids, Michigan in the not-to-exceed amount of \$275,000.000.

24-238 Approve a resolution to award the 2025 seasonal slip rentals for the Municipal Marina and authorize the Mayor and City Clerk to execute the necessary documents.

24-239 Adopt the annual exemption option as set forth in 2011 Public Act 152 for benefit plan coverage year January 1, 2025, through December 31, 2025, and authorize the Mayor and City Clerk to execute the necessary documents.

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 a Public Hearing concerning the approval of an introductory resolution to approve a major amendment to the Grand Landing Planned Development for a hotel located East of Miller Dr. and North of Adams Ave.

City Planner Brian Urquhart introduced the amendment to the Grand Landing Planned Development. The original plan allowed for a large-scale hotel with a North/South orientation. An amendment has been requested to allow the hotel orientation to change to East/West and be located closer to the river. The newly proposed hotel will be smaller than the original plan with 4 stories and 100 rooms.

Blake with Elite Hospitality Group explained the plans for the proposed extended-stay hotel.

Kelly Larson, Sweet Temptations: Shared her support for a hotel to be developed in the Grand Landing development and also shared her current concerns for traffic within the area and would like to see the intersection of US 31 and Jackson and Jackson and 6th reworked.

After hearing no further comments, Mayor Monetza closed the Public Hearing.

City Council asked further questions of the City Planner and the representatives from Elite Hospitality Group.

24-240 Council Member Lowe moved, seconded by Mayor Pro-tem **McLaughlin** to add a resolution to the agenda to approve an introductory resolution to approve a major amendment to the Grand Landing Planned Development for a hotel located East of Miller Dr. and North of Adams Ave.

Roll Call Vote:

This motion carried unanimously.

24-241 Council Member Lowe moved, seconded by Mayor Pro-tem **McLaughlin** to approve an introductory resolution to approve a major amendment to the Grand Landing Planned Development for a hotel located East of Miller Dr. and North of Adams Ave.

Roll Call Vote:

This motion carried unanimously.

The Mayor opens a public hearing concerning the approval of an introductory resolution to approve a major amendment to Noto's Planned Development for a non-illuminated sign on the South wall located at 1223 S. Harbor Dr.

City Planner Brian Urquhart introduced the requested amendment to the Noto's Planned Development. The purpose of the amendment would be to allow Noto's to construct a non-illuminated wall sign for their business.

Greg, Bear Sign Company: Shared support for the proposed signage and asked City Council to amend the Planning Commission recommendation to allow the sign to be illuminated.

Tom Noto, Noto's: Shared that the existing signage is currently backlit at night and would like the new sign to be allowed to be illuminated.

After hearing no further comments, Mayor Monetza closed the Public Hearing.

City Council asked the City Planner and the owner of Noto's further questions on the amendment.

City Council requested a written resolution be presented to them before voting on the amendment.

NEW BUSINESS

24-242 Mayor Pro-tem **McLaughlin** moved, seconded by Council Member **Fritz** to approve a resolution to receive and place on file the annual financial reports for June 30, 2024, as presented by Vredeveld Haefner, LLC.

Roll Call Vote:

This motion carried unanimously.

24-243 Mayor Pro-tem **McLaughlin** moved, seconded by Council Member **Fritz** to approve an introductory resolution to amend Chapter 15, Article II, of the Grand Haven Code of Ordinances, to adopt the 2021 edition of the International Fire Code.

Roll Call Vote:

This motion carried unanimously.

24-244 Council Member **Fritz** moved, seconded by Mayor Pro-tem **McLaughlin** to approve a Facility Encroachment Agreement with CSX Transportation, Inc. for underground utilities within the Columbus Avenue Reconstruction Project, pay the required fee of \$500.00, and authorize the Mayor and City Clerk to execute the necessary documents.

Roll Call Vote:

This motion carried unanimously.

24-245 Council Member **Lowe** moved, seconded by Mayor Pro-tem **McLaughlin** to approve a resolution to amend the City Manager Contract and authorize the Mayor and City Clerk to execute the necessary documents.

Roll Call Vote:

This motion carried unanimously.

24-246 Council Member **Fritz** moved, seconded by Council Member **Lowe** to approve a License Agreement with Temptations for continued use of space at the Grand Trunk Depot.

Roll Call Vote:

This motion carried unanimously.

24-247 Council Member **Lowe** moved, seconded by Council Member **Fritz** to approve a resolution for a 1/3 financial contribution towards the replacement of a retaining wall at 63 Poplar Ridge in Highland Park.

Roll Call Vote:

This motion carried unanimously.

Council Member **Fritz** moved, seconded by Mayor Pro-tem **McLaughlin** to approve a resolution to award a waterproofing bid in the budgeted amount of \$40,612.75 to Ayers Basement Systems of Kentwood, MI.

24-248 Council Member **Fritz** moved, seconded by Mayor Pro-tem **McLaughlin** to postpone voting on the waterproofing bid until an engineer can inspect and assess the basement.

Roll Call Vote:

This motion carried unanimously.

REPORT BY CITY COUNCIL

Council Member **Fritz** shared the Tree Lighting will be taking place at Bolt Park on Tuesday December 3rd and the Jingle Bell Parade will be taking place December 7th. Council Member **Fritz** also encouraged people to volunteer to be bell ringers for the Salvation Army.

Mayor **Monetza** encouraged the public to participate in the upcoming holiday events.

CITY MANAGER REPORT

City Manager **Latsch** reminded everyone the budget survey closes this Sunday and the City Council Strategy Session will be taking place December 12th.

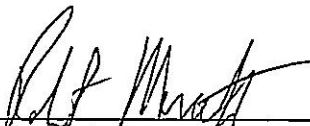
Public Works Direct shared the purchase for large meter repair parts was given a 15% discount and **Derek** introduced **Mike England** the new Streets & Utilities Manager.

CALL TO AUDIENCE SECOND OPPORTUNITY

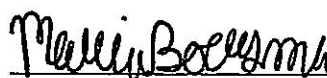
Kelly Larson, Sweet Temptations: Commented on the proposed parking with the Grand Landing Planned Development Amendment.

ADJOURNMENT

After hearing no further business, Mayor **Monetza** adjourned the meeting at 9:46 p.m.



Robert Monetza, Mayor



Maria Boersma, City Clerk

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Attachment A

To: Ashley Latsch, City Manager
From: Emily Greene, Finance Director
CM Date:
RE: Bills From Payables Warrant

12.02.24

NEW FUND NUMBER	FUND NAME	WARRANT 11.20.24	ACH WARRANT 11.20.24	WARRANT 11.27.24	ACH WARRANT 11.27.24	TOTALS
101	General Fund	\$74,397.14	\$0.00	\$16,651.13	\$45,751.15	\$136,799.42
151	Cemetery Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
202	Major Street Fund	\$1,977.53	\$0.00	\$73.74	\$1,534.32	\$3,585.59
203	Local Street Fund	\$337.60	\$0.00	\$73.74	\$384.65	\$795.99
225	Land Acquisition Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
242	Brld LSRRF TIF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
243	Brownfield Redevelopment Fund	\$0.00	\$0.00	\$0.00	\$26,899.76	\$26,899.76
244	Econ. Dev. Corp. Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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	\$2,639.00	\$0.00	\$0.00	\$0.00	\$2,639.00
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	\$0.00	\$0.00	\$24,652.49	\$7,997.44	\$32,649.93
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	\$0.00	\$106,081.66	\$106,081.66
455	GL 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	\$0.00	\$0.00
509	Sewer Authority Operations	\$4,935.53	\$0.00	\$66,589.98	\$1,081.62	\$72,607.13
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-2018 Plant Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
510	NOWS Operating	\$12,134.74	\$0.00	\$33,451.24	\$4,270.82	\$49,856.80
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	\$132.61	\$0.00	\$60.98	\$240.65	\$434.24
590	City Sewer Fund	\$196,428.68	\$0.00	\$32.73	\$18,393.14	\$214,854.55
591	City Water Fund	\$109,131.08	\$0.00	\$7,647.71	\$9,373.41	\$126,152.20
594	City Marina Fund	\$3,264.42	\$0.00	\$62.00	\$129.99	\$3,446.41
597	City Boat Launch Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
661	Motorpool Fund	\$9,945.91	\$0.00	\$86,777.57	\$8,337.47	\$105,060.95
677	Self Insurance Fund	\$0.00	\$0.00	\$48.00	\$0.00	\$48.00
678	OPEB/Retiree Benefits Fund	\$0.00	\$0.00	\$42,062.64	\$0.00	\$42,062.64
679	Health Benefit Fund	\$0.00	\$0.00	\$91.80	\$9,945.21	\$10,037.01
701	Trust & Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
703	Tax Collection Fund	\$12,473.09	\$1,067.50	\$0.00	\$0.00	\$13,540.59
704	Payroll Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$427,787.33	\$1,067.50	\$276,275.75	\$240,421.29	\$947,551.87

\$947,551.87 Total Approved Bills

\$65,688.24 Minus eligible bills for release without prior approval: Including Utility,

\$881,863.63 Retirement, Insurance, Health Benefit, and Tax Collection Funds