

**CITY OF GRAND HAVEN  
GRAND HAVEN, MICHIGAN  
REGULAR CITY COUNCIL MEETING  
MONDAY, JANUARY 6, 2025**

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, and Mayor Bob Monetza.

**Absent:** Mayor Pro-tem Kevin McLaughlin.

**Others Present:** City Manager Ashley Latsch, City Clerk Maria Boersma, Assistant City Manager Dana Kollewehr, Finance Director Emily Greene, and City Planner Brian Urquhart.

**INVOCATION/PLEDGE OF ALLEGIANCE**

Pastor Emmett Brown, Trinity Church.

**APPROVAL OF CONSENT AND REGULAR AGENDAS**

Council Member **Fritz** moved, seconded by Council Member **Lowe** to approve the agendas as presented.

**25-001** Council Member **Fritz** moved, seconded by Council Member **Lowe** to amend the agenda by removing items “9A” and “10C” from the agenda, and changing the lettering of the Second Public Hearing from “A” and “B” to “C” and “D”

Roll Call Vote:

**This motion carried unanimously.**

**25-002** Council Member **Fritz** moved, seconded by Council Member **Lowe** to approve the agendas as amended.

**FIRST CALL TO AUDIENCE**

**Tom R, Grand Haven Salvation Army:** Commented on item 13 C of New Business.

**Jacob Horner, Dwelling Place:** Commented on item 13 C of New Business.

**David Tencate, Capstone:** Commented on item 13 C of New Business.

**Josh Bruegger, Ottawa County Commissioner 10th District.** Commented on item 13 C of New Business and introduced himself as the new Commissioner for the 10th District.

### **CONSENT AGENDA.**

**25-003** Approve the Regular Council Meeting Minutes of December 16, 2024.

**25-004** Approve the bill's memo in the amount of \$835,328.19. **Attachment A**

**25-005** Approve a resolution to authorize Change Order 004 to Task Order 003, Task 006 for groundwater monitoring and reporting for the remainder of the Fiscal Year 2024/25 with HDR of ANN Arbor, MI, in the not to exceed the amount of \$160,351.00

**25-006** Approve the proposal from Fishbeck Engineers, of Grand Rapids, MI, to conduct a feasibility study on the expansion of the finished water storage and standby power capacity at the Nows water treatment plant in the budget amount of \$49,800.00 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 opened a public hearing concerning the approval of a resolution to adopt the Northwest Ottawa County Joint Recreation Plan.**

Assistant City Manager Dana Kollwehr introduced the 5-year Northwest Ottawa Recreation Plan.

**Oliver Shampine, 540 D Ave:** Appreciates the collaboration between the area municipalities for the creation of the 5-year plan.

**After hearing no further comment, the Mayor closed the public hearing.**

**25-007** Council Member **Lowe** moved, seconded by Council Member **Fritz** to approve a resolution to adopt the Northwest Ottawa County Joint Recreation Plan.

Roll Call Vote:

**This motion carried unanimously.**

**The Mayor opened a public hearing concerning the approval and adoption of the Brownfield Redevelopment Plan for the 1500 Kooiman project, located at 1500 Kooiman Street, Grand Haven, MI 49417, for a period of 17 years, with an additional capture of five years for deposit into the Local Brownfield Revolving Fund.**

City Manager Ashley Latsch introduced the Brownfield Redevelopment Plan.

**After hearing no further comment, the Mayor closed the public hearing.**

### **UNFINISHED BUSINESS**

Council Member **Fritz** moved, seconded by Council Member **Lowe** to approve a final resolution to approve a major amendment to the Noto's Planned Development for an illuminated sign on the south wall located at 1223 S. Harbor Dr.

Roll Call Vote:

**Ayes:** Fritz, Monetza.

**Nays:** Lowe.

**This motion failed.**

### **NEW BUSINESS**

**25-008** Council Member **Lowe** moved, seconded by Council Member **Fritz** to approve an introductory resolution to amend the zoning map to include 700 Washington Ave. (parcel #70-03-21-358-019) in the Centertown Overlay District.

Roll Call Vote:

**This motion carried unanimously.**

**25-009** Council Member **Fritz** moved, seconded by Council Member **Lowe** to award the Department of Public Safety Garage Design-Build contract to Lakewood Construction of Holland, MI in the amount of \$36,000, and authorize the Mayor and City Clerk to execute the necessary documents.

Roll Call Vote:

**This motion carried unanimously.**

**25-010** Council Member **Fritz** moved, Council Member **Lowe** to approve an introductory resolution to amend the zoning map to remove the Sensitive Area Overlay designation from parcel #70-03-21-328-031.

Roll Call Vote:

**This motion carried unanimously.**

### **REPORT BY CITY COUNCIL**

City Council thanked city staff for their work on the New Year's Eve event.

Mayor Monetza explained the reason the second reading for the major amendment to the Noto's Planned Development failed. The City Charter specifies that the City Council cannot take action on anything without three affirmative votes from the Council. Since the second reading was not denied by three council members, the item is eligible to return on a future agenda.

### **CITY MANAGER REPORT**

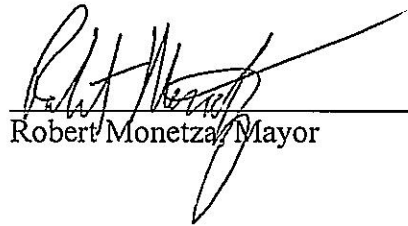
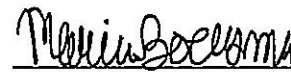
### **CALL TO AUDIENCE SECOND OPPORTUNITY**

**Tom Noto, Noto's:** Commented on Unfinished Business Item A.

**Tony Noto, Noto's:** Commented on Unfinished Business Item A.

### **ADJOURNMENT**

After hearing no further business, Mayor Monetza adjourned the meeting at 8:37 p.m.

  
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Robert Monetza, Mayor  
\_\_\_\_\_  
Maria Boersma, City Clerk

## Attachment A

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

01.06.25

| NEW<br>FUND<br>NUMBER | FUND<br>NAME                     | WARRANT<br>12.20.24 | ACH<br>WARRANT<br>12.20.24 | WARRANT<br>12.31.24 | ACH<br>WARRANT<br>12.31.24 | TOTALS       |
|-----------------------|----------------------------------|---------------------|----------------------------|---------------------|----------------------------|--------------|
| 101                   | General Fund                     | \$36,144.36         | \$0.00                     | \$1,428.96          | \$9,025.69                 | \$46,599.01  |
| 151                   | Cemetery Fund                    | \$0.00              | \$0.00                     | \$0.00              | \$0.00                     | \$0.00       |
| 202                   | Major Street Fund                | \$2,760.68          | \$0.00                     | \$0.00              | \$12,042.03                | \$14,802.71  |
| 203                   | Local Street Fund                | \$150.00            | \$0.00                     | \$0.00              | \$2,655.70                 | \$2,805.70   |
| 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       |
| 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               | \$5,161.33          | \$0.00                     | \$0.00              | \$0.00                     | \$5,161.33   |
| 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         | \$41,367.81         | \$0.00                     | \$0.00              | \$37,008.75                | \$78,376.56  |
| 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              | \$170.00                   | \$170.00     |
| 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                     | \$0.00              | \$0.00                     | \$0.00       |
| 509                   | Sewer Authority Operations       | \$41,027.67         | \$0.00                     | \$5,194.85          | \$21,052.94                | \$67,275.46  |
| 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                   | \$3,196.88          | \$0.00                     | \$0.00              | \$466.75                   | \$3,663.63   |
| 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                     | \$39.22             | \$0.00                     | \$564.96            | \$1,237.50                 | \$1,841.68   |
| 590                   | City Sewer Fund                  | \$125,009.20        | \$0.00                     | \$0.00              | \$2,351.21                 | \$127,360.41 |
| 591                   | City Water Fund                  | \$7,888.63          | \$0.00                     | \$0.00              | \$8,356.19                 | \$16,244.82  |
| 594                   | City Marina Fund                 | \$239.22            | \$0.00                     | \$0.00              | \$141.47                   | \$380.69     |
| 597                   | City Boat Launch Fund            | \$0.00              | \$0.00                     | \$0.00              | \$0.00                     | \$0.00       |
| 661                   | Motorpool Fund                   | \$3,399.33          | \$0.00                     | \$0.00              | \$17,124.13                | \$20,523.46  |
| 677                   | Self Insurance Fund              | \$72,747.25         | \$0.00                     | \$0.00              | \$0.00                     | \$72,747.25  |
| 678                   | OPEB/Retiree Benefits Fund       | \$1,336.39          | \$0.00                     | \$0.00              | \$0.00                     | \$1,336.39   |
| 679                   | Health Benefit Fund              | \$1,367.80          | \$0.00                     | \$0.00              | \$0.00                     | \$1,367.80   |
| 701                   | Trust & Agency Fund              | \$0.00              | \$0.00                     | \$0.00              | \$0.00                     | \$0.00       |
| 703                   | Tax Collection Fund              | \$239,950.70        | \$132,700.91               | \$2,019.68          | \$0.00                     | \$374,671.29 |
| 704                   | Payroll Fund                     | \$0.00              | \$0.00                     | \$0.00              | \$0.00                     | \$0.00       |
|                       |                                  | \$581,766.47        | \$132,700.91               | \$9,208.45          | \$111,632.36               | \$835,328.19 |

\$835,328.19 Total Approved Bills

\$450,122.73 Minus eligible bills for release without prior approval: including Utility,

\$385,205.46 Retirement, Insurance, Health Benefit, and Tax Collection Funds