



**Village of Spring Lake
Council Work Session Minutes**

October 14, 2019

7:00 p.m.

**102 W Savidge Street (Upstairs Conference Room)
Spring Lake, MI 49456**

President **Powers** called the meeting to order at 7:00 p.m.

1. Downtown Redevelopment (Power Point Presentation)

- 109 S. Jackson RFP
- Property Transfer of 109 S. Jackson (Agreement with Savidge Three, LLC)

Burns shared a presentation regarding the 109 S Jackson RFP which showed the estimated revenue from Kim VanKampen's development projects. **Burns** explained that those projects included the Lilly Mansion, new construction on Rachael's Way, Brooklyn Bagel, Bilz Pools & Spa, the Haight building, Epicurean Village and the pocket park which, when combined, are estimated to generate approximately \$82,000 in additional tax revenue. **Burns** also pointed out that concerns regarding parking have been looked at previously. A downtown business owner counted public parking spaces several years ago. In the Village, there were over 2,200 parking spots and only 2,300 people.

Council discussed the acceptance of 109 S. Jackson as a gift and the contingencies attached to the gift. They also discussed the proposed purchase of the property by ARM. **Hanks** shared that the DDA had been waiting for the results from the analysis before they made their recommendation of support. **Van Strate** asked if it would be going against the original intent to add an event center. **Burns** said that because it would be open to the public as a community center, this feels like it would be more in keeping with the intent. **Powers** asked how upset the developer would be if the redevelopment of Tanglefoot had to be put on hold due to something unforeseen. **Burns** said there was no timeline for the development to be done as long as the proceeds were set aside to be used for that project.

2. Conference Call with Howard Kohn, The Chesapeake Group

The Chesapeake Group was hired by the DDA/Village Council to perform a market analysis for downtown Spring Lake. Council's focus being Tanglefoot Park redevelopment while the DDA is taking a broader approach to redevelopment. Mr. Kohn's preliminary report is included in the agenda report and was shared with the DDA on Tuesday, October 8, 2019.

Mr. Kohn shared the findings of his preliminary analysis noting that the conclusions were that an event venue in Spring Lake could establish a viable market position

and the potential existed to be a focal point seven days of the week for the broader community and related activity. President **Powers** asked what the time line was for finishing the survey and when the final analysis would be done. **Burns** said the goal before closing the survey was to get 500 responses and they were at 350 now so she couldn't answer that definitively right now.

3. Veteran's Day Closure

Most residents assume that Village Hall is closed on Federal holidays. November 11, 2019 is a Federal holiday recognizing Veterans. Staff would like to continue the tradition of another "working holiday" whereas Village Hall is closed to the public, but staff still reports as normal. Staff would be allowed to wear jeans to work and the day would be spent entirely on records management and housekeeping.

Burns asked Council for permission to hold the annual "working holiday". **Council** had no objections.

4. 1st Amendment to Agreement

The property exchange between Savidge Four, LLC and the Village will transact shortly, however, the title company has pointed out that there should be a small exception based on the title history that was not included in the original legal description (it is a half-foot wide strip on the east edge of the pocket park which Savidge Four already owns). The amendment was distributed for Council review.

Burns explained this had been approved by Council last month, but a small strip of property was included in the legal description that was already owned by Savidge Four, LLC so the description had been amended and would need to be reapproved.

5. Master Plan Implementation Schedule

In order to obtain the Redevelopment Ready Community designation thru the MEDC, one of the many steps is to adopt a Master Plan Implementation Schedule. On September 24, 2019, the Planning Commission contemplated such and recommended approval of the schedule.

6. Mass Gathering Ordinance

This ordinance was publicly noticed for consideration at the October 21, 2019 Council Meeting. The ordinance and application were distributed for Council consideration.

Burns said they had 2 test runs using the guidelines of this ordinance and it seemed to work pretty well. **Council** was comfortable with the language of this Ordinance and ready to proceed.

7. Pedestrian Ordinance

Burns explained that a local ordinance needed to be legally adopted in order to put up signage and enforce vehicles to stop at pedestrian crosswalks.

Heather Baumgartner was present and asked Council to strongly consider adopting the Pedestrian Ordinance and purchasing the pedestrian crossing signage. Ms. Baumgartner's son was hit by a car on May 9, 2019 and had multiple injuries and she was concerned for the safety of all children.

Council agreed they would like to proceed with the ordinance adoption process.

8. Pedestrian Crossing Sign Purchase

Due to a car/pedestrian accident on May 9, 2019 at E. Savidge & Prospect, Council directed staff to work with MDOT on options to increase safety for pedestrians attempting to cross Savidge on their way to school. Those options were distributed for Council review.

9. Budget Adjustments (Marv Hinga)

Hinga went over the budget adjustments with Council. **Council** had no objections to the budget adjustments.

10. Audit Presentation (Marv Hinga)

Doug Vredevelde will be in attendance at the regular Council Meeting to present his findings of the 2018/2019 audit. The audit letter was distributed as was the audit documents.

Hinga went over the Audit with Council and explained that the biggest change was moving the Police Fund, which had previously been reported as a Special Revenue Fund and no longer met that definition would now need to be reported as a General Revenue Fund, because the Village was billed directly from Ottawa County for its portion of the Police contract.

11. Interconnection Agreement

Burns explained that this was missed on last month's Agenda after it had been discussed at the Work Session. **Council** agreed to add this to the Consent Agenda.

12. Lake Street Lift Station (Wally Delamater)

Council had requested that DPW Director Wally Delamater provide pictures of the proposed lift station prior to their approval. **Delamater** shared photos of the proposed Lake Avenue lift station and Moore & Bruggink's proposal options.

13. Economic Development Contract

Burns asked Council for approval of another 3-year contract with the Grand Haven Area Chamber of Commerce. **Council** felt that the Chamber was a great organization and resource.

14. Verplank Dock Leaf Agreement

The Village enjoys a relationship with Verplank Dock in order to dispose of our leaves each fall (as do the other 4 NW Ottawa County communities.) This contract is up for renewal every 5 years and was last approved on September 15, 2015.

Burns explained that all of the Northwest Ottawa Communities truck leaves over to Verplank's dock who mix them with the spoils from dredging the river and turn it into black dirt. **Council** agreed this was a good deal and could be added to the Consent Agenda.

15. Public, Educational and Government (PEG) Access Channels

There is currently no programming on our government access channel on Charter (Spectrum). Mr. Eric Kaelin (WAWL) has offered to handle the programming, free of charge, on behalf of the local municipalities. Our obligation would be to "feed" him news and information, much like we do for Facebook and Constant Contact.

Burns explained that there was no cost for this service, and it gave one more outlet for people. **Council** agreed.

16. Flood Plain Mapping Updates

FEMA is proposing updated flood plain hazard information for Lake Michigan and its tributaries. **Burns** shared FEMA's information for the updated flood plain hazard information with Council. These (voluminous) materials will remain at Village Hall for public review, or you may go to the following website to obtain the same information: <https://www.fema.gov/preliminaryfloodhazarddata>

17. Communications

- Board Opening Advertisement – **Burns** reported there were a few board openings coming up and had already received a couple applications.
- GHACVB Calendar (October)
- Library Calendar (October)
- Water Levels (Tribune Article and MME List Serve Comments)
- Wolters Trespass – **Burns** explained that the Parks Board had received a report of a trespass along the trail, so a letter had been sent to the resident. **Burns** said that rocks and solar lights had been added to create a path from their property to Lakeside Trail.

18. Miscellaneous

Burns shared that the DDA had received an application for a Façade grant from Weiss Chiropractic. **Burns** said that the plans looked great and they were looking at investing over \$80,000 in façade improvements.

Delamater reported that the Holiday Inn lift station project had been scheduled to take about 4 weeks but took 2 weeks just to go 75 feet because of everything they had encountered that had been buried. **Delamater** said that Moore & Bruggink were estimating that they would go about \$6,000 over budget and that due to the unforeseen difficulties, he recommended Council approve a change order. **Council** had no objections to placing the change order on the Consent Agenda.

19. Minutes

Minutes of the September 9, 2019 Work Session and September 16, 2019 regular meeting were distributed for review.

20. Public Comment

Maria & Ron Priebe, 222 Prospect, were present and asked Council for permission to remove a tree in the Village Right of Way because it was causing damage to their sewer line that runs to their home. **Powers** suggested that the Tree Board would be who they needed to present their request to. Mrs. Priebe said she had not been to the Tree Board yet because she was waiting for an opinion from another arborist. **Burns** said the Tree Board and Arborist had considered the Priebe's request and it was determined that the Maple trees were healthy and would not be removed and that this information had been shared with Mr. & Mrs. Priebe in numerous emails. **Powers** asked to have that determination sent to Council. **Burns** said she would get that information to them and suggested other options to resolve the Priebe's sewer issue, including repair to their sewer leed. Mrs. Priebe said they could not afford to replace their sewer line and their only choice was to get rid of the tree. **Powers** said he would take a look at it, but, unless the Tree Board's judgement had somehow been compromised, it was Council's policy to follow the Tree Board's recommendations.

Darcy Dye, 114 N. Fruitport Rd., suggested three pedestrian crossings that were unsafe and would be good to look into for signage. Dye also recommended that Council take a look at the art on the lift station boxes in Grand Rapids next time they were there and said she would like to see that considered here.

Lee Schuitema, as a member of the Tree Board said, in his opinion, if the plumber said the sewer line would not hold up to more boring, then the line was no good and needed to be replaced and would not be protected by taking out this tree. Dye said the trees were 2 beautiful maples in perfect condition.

21. Adjournment: There being no further business, the meeting adjourned at 8:46 p.m.

Mark Powers, Village President

Maryann Fonkert, Deputy Clerk