# MME 2022 Summer Workshop



## **Downtown Zeeland Snowmelt**

Tim Klunder, City Manager, City of Zeeland

# DOWNTOWN ZEELAND SNOWMELT



## HOW DID WE GET HERE?

## **Annual Strategic Action Plan Since 2013**

- Snowmelt Attributes Consistent with Our Downtown Vision Plan
  - o Accessibility / Walkability
  - o Address Public Infrastructure Opportunities
  - o Increase Business Activity
- Financial Opportunity (PPT)

## TIMELINE OF SNOWMELT ACTION ITEMS

- 2013 Strategic Action Plan included exploring the possibility of a downtown snowmelt system
- 2017 Installation of Snowmelt on the Woonerf (public ROW) as part of the Elm Street Reconstruction Project
- 2018 Expanded snowmelt feasibility study
- 2019 Merchant survey, Engineered Snowmelt Master Plan & Cost Study

## TIMELINE OF SNOWMELT ACTION ITEMS

- 2020, City replaces/upgrades boiler system in HMCC (4 each 4 Million BTU Boilers)
- o 2021, City completes Library Alley/Cherry Street snowmelt project.
- Fall 2021, Snowmelt Committee recommends final project scope to City Council:

Sidewalks and crosswalks along 3+ blocks of Main Avenue

## **CURRENT SNOWMELT ASSETS**



## PHASE I AND PHASE II COSTS

- Capital Costs
  - o Boilers and Snowmelt Pumps
    - o Phase I City Hall Boilers Approx. \$250,000
    - o Phase II Howard Miller Library/Community Center Boilers Approx. \$1.3 Million
  - o Snowmelt Infrastructure (Piping, Valves, Manifold Boxes, Insulation, Glycol)
    - o Phase I Elm Street Approx. \$150,000
    - o Phase II Cherry and area adjacent to Library approx. \$350,000
- Operational (Heating Costs) \$0.36 to \$1.01 per square foot
- Maintenance Costs Negligible to Date





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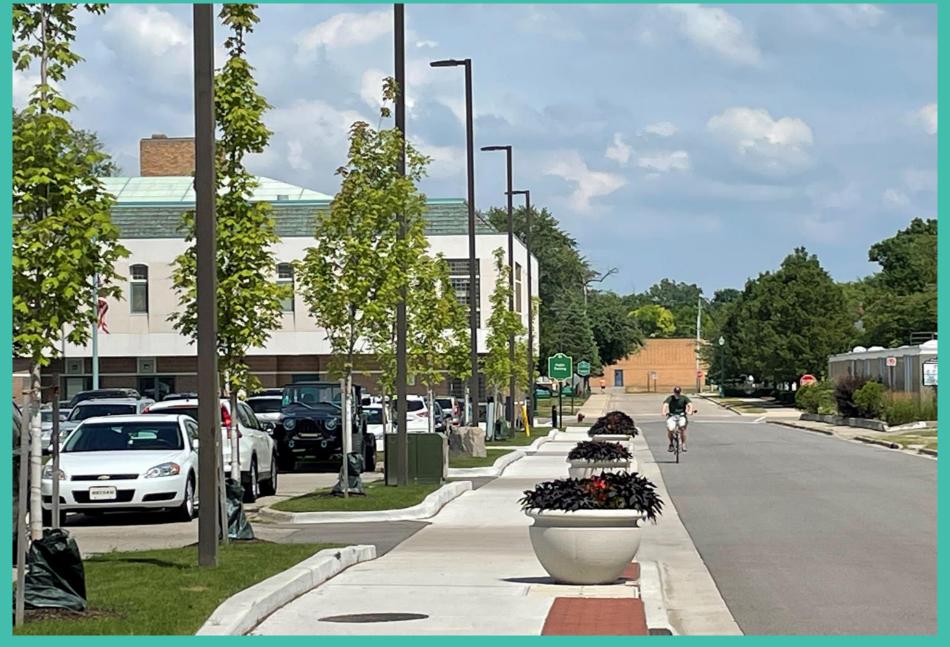
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## PROJECT SCOPE: 2023-2024

## Sidewalks and crosswalks along Main Avenue

- o The utilities and infrastructure under Main Avenue were evaluated and determined to still have a significant useful life left. Prioritizing a complete reconstruct of the street in order to install snowmelt would not be a wise economic decision.
- o Maximizes capacity available in the HMCC boiler system.
  - o Allows for up to an additional 11,000 sft of snowmelt system expansion
  - o We will end up with over a one mile loop of snowmelted walkways.

## PRELIMINARY COST ESTIMATES

(As of February 2022)

- Sidewalk and Crosswalk Removal and Replacement \$2.5 Million
- Snowmelt System Installation \$1.6 Million

## **FUNDING SOURCES**

- Personal Property Tax Reimbursement \$2,365,000 in Fiscal Years 2020 and 2021
- General Fund Surplus \$735,000 in Fiscal Years 2020 and 2021
- Installation Special Assessment Budgeted \$580,000 in Fiscal Year 2023
- General Fund Transfer Budgeted \$500,000 in Fiscal Year 2023

## SNOWMELT MASTER PLAN RESULTS-ASSESSMENTS

#### o Installation Costs:

o For purposes of this study a 100% assessment of all marginal (non-fixed costs) snowmelt related costs was considered. Estimate of \$9.03 sq/ft\*\*\*

### Operational Costs:

o For purposes of this study an 80% assessment ratio was considered. Estimates of \$0.48 - \$1.25 sq/ft (utility fee)

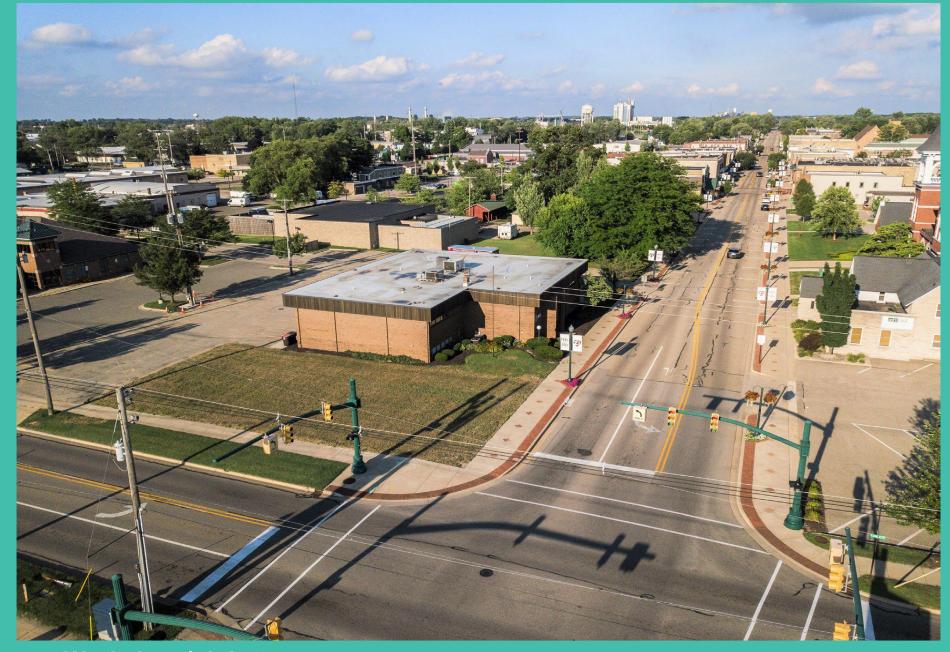
\*\*\*City Council amenable to use of our \$580k ARPA funds (American Rescue Plan Act aka COVID-19 recovery funding) to offset <u>installation</u> assessment.

## **NEXT STEPS:**

- Begin construction 2023
- o 36 week project, 12 weeks per block (likely two-year project)

The snowmelt amenity is further assisting our Downtown Vision become reality!

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## QUESTIONS?





## **TIM KLUNDER**

**City Manager City of Zeeland** 

## Snowmelt

## Active Midwestern Denial that Winter Exists

Grand Haven
Michigan Municipal Executives
Summer Conference
Wednesday, July 20, 2022

## **Participants**

#### **Public**

- City of Grand Haven
- > Grand Haven Main Street DDA
- > Board of Light and Power

#### **Private**

- > Grand Haven Area Community Foundation
- > GMB Architects
- > C2AE
- > Fleis & Vanderbrink
- > Moore & Bruggink
- Jackson Merkey

## **Three Partners**

- Diversification = sustainability
- > Broadens base of support
- > Unanimity GO OR NO GO?

#### City

- Distribution
- Fiduciary
- Coordination

SNOW MELT

BLA

Energy

Communication

## Stakeholders

### **DIRECT:**

Property owners in affected district

Spreadsheets and engagement

### INDIRECT:

Citywide property owners
Subsidized by City property taxes

**Regional impact** 

Inviting district over winter months (fail)

## Costs

- \$6 million full streetscape three blocks (2009 costs)
- > \$3 million snowmelt
- > \$500,000 special assessment
- > Water, Sewer, General fund and TIF Bonds
- Reimbursement agreement X2

## Benefits

- > No snow
- > Retail floor maintenance
- No snow hauling (25% subsidy)
- > Extended street life
- > No salt in the river!

## Snowmelt presentation brought to you by:

