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
  - Accessibility / Walkability
  - Address Public Infrastructure Opportunities
  - 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)
- 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

MME Summer Workshop | July 19-22, 2022
PHASE I AND PHASE II COSTS

- **Capital Costs**
  - Boilers and Snowmelt Pumps
    - Phase I - City Hall Boilers - Approx. $250,000
    - Phase II - Howard Miller Library/Community Center Boilers - Approx. $1.3 Million
  - Snowmelt Infrastructure (Piping, Valves, Manifold Boxes, Insulation, Glycol)
    - Phase I - Elm Street - Approx. $150,000
    - 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
PROJECT SCOPE: 2023-2024

- Sidewalks and crosswalks along Main Avenue
  - 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.
  - Maximizes capacity available in the HMCC boiler system.
    - Allows for up to an additional 11,000 sft of snowmelt system expansion
    - 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

- Installation Costs:
  - 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:
  - 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 installation assessment.
NEXT STEPS:

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

- The snowmelt amenity is further assisting our Downtown Vision become reality!
QUESTIONS?
TIM KLUNDER
City Manager
City of Zeeland
Snowmelt or 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?
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:

PORTAGE
A Natural Place to Move