

MME 2022 Summer Workshop



Michigan
Municipal
Executives

Downtown Zeeland Snowmelt

Tim Klunder, City Manager, City of Zeeland

DOWNTOWN ZEELAND SNOWMELT



HOW DID WE GET HERE?

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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



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



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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!



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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
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