FERRYSBURG CITY COUNCIL MEETING

AGENDA

MONDAY, DECEMBER 20, 2021
7:00 P.M

FERRYSBURG CITY HALL
17520 RIDGE AVENUE, FERRYSBURG, MI 49409

1. Call to Order: Mayor Blease

2. Roll Call: Blease, O’Donnell, Carlson, Montgomery, Sias, Murdoch, Cate

3. Invocation by Council Member Cate

4. Pledge of Allegiance

5. Public Comments:
   This time on the agenda is for any citizen to direct brief comments or questions to the City Council. Time for public comments will be given when an agenda item is discussed. If you have a comment or question, please raise your hand to be recognized by the Mayor, and after being recognized by the Mayor, please give your name, and address for the record, and proceed with your comment or question. Please limit your comments to three (3) minutes.
6. Consideration for Approval of Consent Agenda:

a. Approve the December 6, 2021 City Council Meeting minutes as printed.

b. Approve a Grant of Easement between PV 174 SL, LLC and the City for the Dogwood Drive pedestrian path project, and to authorize the Mayor and City Clerk to sign all necessary documents.

7. New Business:

a. Discussion, and to take action if appropriate, to adopt Ordinance No. 318, an ordinance to amend City Code, Chapter 154 Zoning, Article 4, Special Land Uses, Section 4.80 and Article 9, District and District Requirements, Section 9.120, to allow and regulate accessory dwelling units in the LI-1 Zone District.

b. Discussion, and to take action if appropriate, to approve a proposal from PM Blough to prepare a grant application to the Michigan Department of Natural Resources.

c. Discussion, and to take action if appropriate, to approve a proposal from Van Noord & Associates, Inc., to conduct an appraisal in anticipation of a grant application to the Michigan Department of Natural Resources.

d. Discussion, and to take action if appropriate, to approve a bid for a 2023 Peterbuilt Single Axle Cab and Chassis Straight Truck $101,919.00.

e. Discussion and to take action if appropriate, to cancel the Monday, January 3, 2022, City Council meeting.

f. Work Session: 2022 City Council Goals.

g. Work Session: Social Media Policy.

8. Public Comments:

9. Reports: City Manager

    City Council Members

    Mayor

10. Adjournment
CITY OF FERRYSBURG  
CITY COUNCIL MINUTES  
DECEMBER 6, 2021

The meeting was called to order by Mayor Blease at 7:00 PM. Council Member Cate gave the invocation. Mayor Blease led those present in the pledge of allegiance.


Also present: City Manager Bessinger, Clerk Jessie Wagenmaker, and two citizens.

21-184 Moved by Council Member O'Donnell, seconded by Council Member Carlson, to approve the November 1, 2021, City Council meeting minutes as printed and the November 15, 2021, City Council minutes as printed. The motion passed unanimously.

21-185 Moved by Council Member O'Donnell, seconded by Council Member Carlson, to approve the schedule for the 2022 City Council Goals. The motion passed unanimously.

21-186 Roger Jonas, Chairperson of the City of Ferrysburg Planning Commission, gave a presentation introducing Ordinance No. 318, an ordinance to amend City Code, Chapter 154 Zoning, Article 4, Special Land Uses, Section 4.80 and Article 9, District and District Requirements, Section 9.120, to allow accessory dwelling units in the LI-1 Zone District.

21-187 Moved by Council Member O'Donnell, seconded by Council Member Montgomery, to approve a Community Service Fund Letter Agreement between the Grand Haven Area Community Foundation and the City of Ferrysburg for the purpose of preserving, restoring, and caring for Fire Barn Park, and to approve the Mayor, City Clerk, and City Manager to sign all necessary documents. The motion passed unanimously.

21-188 Moved by Council Member O'Donnell, seconded by Council Member Carlson, to not approve a Memorandum of Understanding between the City of Ferrysburg, Ottawa County Community Action Agency, and the Michigan Department of Health and Human Services to assist water and wastewater customers with arrears due to the COVID-19 pandemic. The motion passed unanimously.

21-189 Moved by Council Member Carlson, seconded by Council Member O'Donnell, to approve a proposal from the Michigan Municipal League (MML) to conduct a Classification and Compensation Study. The motion passed unanimously.

21-190 Moved by Council Member O'Donnell, seconded by Council Member Sias, to approve Fire Chief Olthof’s recommendation to appoint Steve Chartier to the position of Lieutenant. The motion passed unanimously.
CITY OF FERRYSBURG  
CITY COUNCIL MINUTES  
DECEMBER 6, 2021  
PAGE TWO

21-191 Moved by Council Member O’Donnell, seconded by Council Member Montgomery, to approve the recommendation to appoint David Peterson to the position of Assistant Fire Chief of Administration. The motion passed unanimously.

21-192 Moved by Council Member O’Donnell, seconded by Council Member Sias, to approve the Mayor’s appointment of Rebecca Hopp to the Recreation Commission for a term ending July 1, 2023. Roll Call vote: 6 yeas, 1 nay (Carlson), motion passed.

21-193 Moved by Council Member O’Donnell, seconded by Council Member Carlson, to approve the Mayor’s appointment of Hannah Barnard to the Recreation Commission for a term ending July 1, 2022. The motion passed unanimously.

21-194 Moved by Council Member Montgomery, seconded by Council Member Carlson, to appoint Jordin Weber to the Planning Commission for a term ending July 1, 2023. The motion passed unanimously.

21-195 Moved by Council Member Carlson, seconded by Council Member Montgomery, to appoint Heather Hawley to the Planning Commission for a term ending July 1, 2022. The motion passed unanimously.

21-196 Moved by Council Member Montgomery, seconded by Council Member Carlson, to schedule a work session as a regular agenda item on December 20. The motion passed unanimously.

The meeting was adjourned at 8:01PM.

Respectfully submitted,

Scott Blease  
Mayor

Jessie Wagenmaker  
City Clerk
December 14, 2021

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: Grant of Easement

Dogwood Drive will be repaved next year from 174th Avenue to the City limits. As part of this project, City Council has indicated their desire to replace the sidewalk with a 8' path from 174th Avenue to Mohawk Drive as part of the project. Near the intersection of 174th Avenue and Dogwood, a portion of the pedestrian path will be outside of right-of-way, on private property (area highlighted below).

The Dogwood Drive Project will receive $400,000 in Federal dollars for this project, thus the City is required to follow the MDOT easement acquisition process. A just compensation had to be determined and a Good Faith Offer was required to be submitted to the property owner. The property owner has agreed to provide the easement and has signed the attached Grant of Easement Agreement.

c: Matt Schindlbeck, Public Services Supervisor
Jessie Wagenmaker, City Clerk
GRANT OF EASEMENT

This agreement (the “Agreement”) is entered into on this 7th day of December, 2021, between PV 174 SL, LLC, of 1060 Hall Street, SW, Grand Rapids, MI 49503 (“Grantor”), and the City of Ferrysburg, of 17520 Ridge Avenue, Ferrysburg, MI 49409 (“Grantee”), on the following terms and conditions.

1. **Purpose.** Grantor and Grantee own adjacent parcels of land. Grantee wishes to purchase a pedestrian easement from Grantor across Grantor’s land for purposes of a pedestrian path, which will burden Grantor’s parcel for the benefit of Grantee’s adjacent parcel.

2. **Burdened Property.** Grantor owns land in City of Ferrysburg, Ottawa County, Michigan, described on the attached exhibit A (the “Burdened Property”).

3. **Consideration.** Grantee, in consideration of the grant of the easement stated in this Agreement agrees to pay Grantor $1,058.88 payable at the time of the signing of this Agreement.

4. **Description of the Easement.** Grantor grants to Grantee an easement for a sidewalk for pedestrian use over the area as shown on the attached exhibit A (the “Easement”) for the benefit of the benefited property (the “Benefited Property”).

5. **Condition and maintenance.** Grantee shall be solely responsible for maintaining the Easement.

6. **Interest in realty.** The sidewalk is to be an easement over the Burdened Property for the use and benefit of the Benefited Property and is to be an appurtenance to the Benefited Property and run with the land.

7. **Entire agreement.** This Agreement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Agreement, and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Agreement may not be modified except by a written document signed by both parties.

8. **Notice.** Except as otherwise provided, all notices required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

9. **Severability.** If any term, covenant, or condition of this Agreement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall
be effective, and each term, covenant, or condition of this Agreement shall be valid and enforced to the fullest extent permitted by law.

10. Jurisdiction and venue. Any disputes under this conveyance shall be subject to the laws of the state of Michigan and venue for any disputes shall lie in Ottawa County, Michigan.

11. Exhibits. The following exhibits are attached to and are a part of this Agreement:
   - Exhibit A—Legal descriptions of the Benefited Property, the Burdened Property, and Easement

12. Effective date. Grantor and Grantee have signed this Agreement, and it shall be effective as of the day and year first above written.

Grantor
PV 174 SL, LLC
By: Leo Schlesinger
Its: Member of Leo Schlesinger Holdings, LLC

Grantee
CITY OF FERRYSBURG
By: ____________________________
Scott Blease, Mayor
By: ____________________________
Jessie Wagenmaker, City Clerk

STATE OF MICHIGAN )
OTTAWA COUNTY — )

Acknowledged before me in Ottawa County, Michigan on 12.9.21, by Leo Schlesinger, as Member of Leo Schlesinger Holdings, LLC, the member of PV 174 SL, LLC.

Notary public, State of Michigan, County of _________
My commission expires _______
STATE OF MICHIGAN   
OTTAWA COUNTY   

Acknowledged before me in Ottawa County, Michigan on __________, by Scott Please, 
Mayor of the City of Ferrysburg.

____________________________________
Notary public, State of Michigan, County of _______________
My commission expires _________________ 

STATE OF MICHIGAN   
OTTAWA COUNTY   

Acknowledged before me in Ottawa County, Michigan on __________, by Jessie 
Wagenmaker, Clerk of the City of Ferrysburg.

____________________________________
Notary public, State of Michigan, County of _______________
My commission expires _________________ 

Drafted by and when recorded return to: 
Brook J. Bisonet 
Guinan Bisonet, PLLC 
128 Columbus Avenue 
Grand Haven, MI 49417
November 23, 2021

Joe Chatel
PO Box 2046
Grand Rapids, MI 49501

Subject: Good Faith Offer for 17629 174th Avenue
Parcel no. 70-03-09-300-060

Dear Mr. Chatel:

The City of Ferrysburg has an upcoming project along Dogwood Drive and 174th Avenue. We have reviewed your property located at 17629 174th Avenue in Ottawa County as it relates to the needs of the project and are interested in acquiring easement rights to your property. In accordance with state and federal regulations governing the acquisition of property, this letter is the City of Ferrysburg’s Good Faith Offer, to purchase these easement rights based on the terms and conditions contained herein. Please note that the City is not making this offer under the threat of condemnation. If an agreement regarding the purchase cannot be reached, the City will discontinue negotiations and cease this transaction. If in the future your property is needed for a project, the City will contact you at that time.

If you agree, the City will purchase the aforementioned rights to your property described and as set forth in the attached easement.

This Good Faith Offer is based upon the valuation set forth in the enclosed valuation. This report is to be considered part of this Good Faith Offer. It outlines the items for which you are entitled to be paid, based on the facts known at this time, along with the state of the market and condition of the property as the date of the valuation.

The City’s Good Faith Offer for the property rights to be purchased is itemized below:

<table>
<thead>
<tr>
<th>Type</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grant of Easement</td>
<td>$1,058.88</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$1,058.88</strong></td>
</tr>
</tbody>
</table>

Accordingly, the total amount that the City is offering to you is $1,058.88. Please note that this offer is valid only until December 31, 2021.

Please review all the materials carefully and let us know in writing if you believe anything of significance has been omitted with respect to the amount of money you should be paid. The City
will review the items you identify and will respond accordingly if any changes will be made to its Good Faith Offer. We are also available to discuss this offer with you.

This Good Faith Offer is for the property rights for all individuals and entities that may have a property interest in the parcel. If there is more than one person or entity with an interest in the property, you can decide amongst yourselves how to divide the amount the City is offering you, or you can request a court to decide.

If you are willing to accept the City’s offer and, also agree to the terms and conditions set forth in the enclosed conveyance documents, please follow the execution directions on each document. Please return the executed document(s) to my attention.

Thank you in advance for your consideration of our Good Faith Written Offer and assistance with our project. If you have any questions, please contact me at cbessinger@ferrysburg.org or 616-842-5803.

Sincerely,

Craig Bessinger
City Manager
City of Ferrysburg

Rev: 11/20
Assessor’s Sales Report
Dogwood & 174th
Ottawa County, Michigan

Prepared For: City of Ferrysburg

Prepared By: Heather M. Singleton

Report Date: 10/6/21
Assessor’s Sales Report
10/6/2021
For City of Ferrysburg

Completed by: Heather M. Singleton
Assessor for City of Ferrysburg, Michigan

Scope of Work: This report is being provided to assist in determining just compensation for the private easement needed to complete an 8 foot path that is replacing the existing sidewalk. The project consists of construction of the 8 foot path along 174th. Easements will be obtained for the completion of the path as required. All the sales in the market area are being provided to the Local Public Agency.

Market Area: The market area is primarily a residential area between Van Wagoner Rd to the North, US 31 to the East, North Shore Rd to the South, Mohawk Dr running north/south to the West. It is primarily residential with commercial along 174th and Van Wagoner. There is also a school and City Hall located East of 174th within the market area. The market area is stable with increased prices the past two years and increasing sales volume.

Search Criteria: Vacant residential land sales were searched in the market area for the last two years. With none found, I expanded the search to improved sales from the market area. Many sales were found. Sales ranged from $167,000 to $273,000. The standard deviation is 3.61 and the median price was $190,501. The improved sales were adjusted to reflect the land only at 22% of the sale price. The conclusion of value for the average sale price is $41,910 for the land portion of the sale. This equates to $0.96 per square foot based on 43,560 sq ft.
# Sales Data

<table>
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<tr>
<th>Parcel Number</th>
<th>Street Address</th>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instr.</th>
<th>Adj. Sale $</th>
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<tr>
<td>70-03-09-365-004</td>
<td>WOODBRIDGE RD 17656</td>
<td>08/23/19</td>
<td>$184,000</td>
<td>WD</td>
<td>$184,000</td>
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<td>70-03-09-365-010</td>
<td>WOODBRIDGE RD 17672</td>
<td>09/30/20</td>
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<td>70-03-09-365-014</td>
<td>MEADOW RD 17542</td>
<td>08/14/19</td>
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<td>WD</td>
<td>$190,501</td>
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<tr>
<td>70-03-09-365-023</td>
<td>WOOD RD 17495 MEADOW</td>
<td>11/06/20</td>
<td>$167,000</td>
<td>WD</td>
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<td>70-03-09-365-035</td>
<td>BRAMER LN 17848</td>
<td>09/16/19</td>
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<td>WD</td>
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<td>70-03-09-365-040</td>
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<td>09/17/19</td>
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<td>70-03-09-365-043</td>
<td>BRAMER LN 17829</td>
<td>03/03/20</td>
<td>$190,000</td>
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<tr>
<td>70-03-09-370-012</td>
<td>GRANDVIEW DR 17111</td>
<td>11/20/20</td>
<td>$273,000</td>
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<td>70-03-09-390-002</td>
<td>ROOSEVELT RD 17237</td>
<td>07/28/21</td>
<td>$180,000</td>
<td>WD</td>
<td>$180,000</td>
</tr>
</tbody>
</table>

**Totals:**

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<tbody>
<tr>
<td>$1,813,751</td>
<td>$1,813,751</td>
</tr>
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</table>
EASEMENT SKETCH
70-03-09-300-060
EXHIBIT "A"

PART OF 70-03-09-300-060

SCALE: 1" = 40'

0' 20' 40'

NORTH R.O.W. DOGWOOD DR.
P.O.B.

CENTERLINE DOGWOOD DR.

S7°24'29"E
63.34'

N6°31'00"W
82.62'

S7°45'28"E
77.43'

N87°31'00"W
64.03'

S89°34'06"E
1157.82'

-015

-066

-065

SW COR SEC. 9,
TBN, R16W

S. LINE SEC. 9, TBN, R16W

SUBJECT PARCEL (TAX DESCRIPTION)

PART OF THE SOUTHWEST ½ OF SECTION 9, TBN, R16W, CITY OF FERRYBURG, OTTAWA COUNTY, MICHIGAN,
DESCRIBED AS: COMMENCING NO2°24'00"E 1667 FEET, S62°46'38"E 1453.5 FEET AND S02°24'00"W 375.19 FEET
FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE S02°24'00"W 317.63 FEET; THENCE N87°31'00"W
177.43 FEET; THENCE N6°31'00"W 140 FEET; THENCE N23°55'03"E 329.55 FEET; THENCE S62°31'58"E 78.73
FEET; THENCE SOUTHEASTERLY 62.68 FEET ALONG A 143.26 FOOT RADIUS CURVE TO THE LEFT, THE LONG
CHORD OF WHICH BEARS S75°03'59"E 62.21 FEET; THENCE S87°36'00"E 52.12 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION

PART OF THE SOUTHWEST ½ OF SECTION 9, TBN, R16W, CITY OF FERRYBURG, OTTAWA COUNTY, MICHIGAN,
DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S89°34'06"E ALONG THE
SOUTH LINE OF SAID SECTION 1157.82 FEET; THENCE N01°03'04"E 357.65 FEET MORE OR LESS TO THE NORTH
RIGHT OF WAY LINE OF DOGWOOD DRIVE AND THE POINT OF BEGINNING; THENCE S72°42'19"E 63.34 FEET;
THENCE S77°45'28"E 77.43 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF 174TH AVENUE; THENCE
S02°24'00"W ALONG SAID LINE 3.77 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF DOGWOOD
DRIVE AND THE WEST RIGHT OF WAY LINE OF 174TH AVENUE; THENCE N87°31'00"W ALONG SAID NORTH RIGHT OF
WAY LINE 64.03 FEET; THENCE CONTINUING ALONG SAID LINE N63°17'00"W 80.62 FEET TO THE POINT OF
BEGINNING. (1103 SQUARE FEET)
WAIVER VALUATION – PREPARER CERTIFICATION

I certify that:

- I am: [X] In good standing with the State as a licensed Real Estate Broker, Associate Broker, Salesperson, or Certified Assessor.
- Not licensed in the real estate profession (qualifications provided in attachment).
- I did not base my analysis and/or in the report on the race, sex, handicap, familial status, or national original of either the prospective owners or occupants of the subject property or the current owner or occupants of the properties in the vicinity of the subject property(ies).
- Neither my employment nor my compensation is contingent upon the reporting of a predetermined price opinion or direction in price opinion that favors the cause of the client, the amount of the price estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. In addition, if this is a Broker’s Price Opinion, the subject and the sales relied upon in making said report were as represented by the photographs and were the most similar to the properties affected by the transportation project and the choice of these sales was not influenced by my client.
- No one has attempted to unduly influence or coerce me, or those assisting with the report, regarding any aspect of the report.
- I have not, and will not, reveal the findings and results of the report to anyone other than my client, and I will not do so unless authorized by my client; or, until I am required to do so by due process of law, or until I am released from the obligation by having publicly testified as to such findings.

I certify that, to the best of my knowledge and belief, except as otherwise noted in this report, that:

- I am competent and have sufficient knowledge and experience in the market area to complete this report.
- The statements contained in this report are true, and the information is correct, subject to the limiting conditions described.
- This report is to be used for the purchase, exchange, and/or lease of property in conjunction with a transportation project.
- This report has been made in conformity with the appropriate State & Federal laws, regulations, policies and procedures which apply to the type of report.
- I, and anyone providing significant professional assistance to me, have no present or prospective interest in the property(ies) that is the subject of this report and have no present or prospective personal interest or bias with respect to the participants in the transaction. Person(s) providing significant professional assistance are: [Names]

The certification in this report is subject to the following assumptions and limiting conditions:

- I will not be responsible for matters of a legal nature that affect either the property(ies) being priced or the title to it/them, except for information that I know, or became aware of, during the research involved in preparing this report. I assume that the title is good and marketable and will not render any opinions about the title.
- I will not give testimony or appear in court because of the report, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- For purposes of this assignment, I have been informed that the subject property(ies) should be looked at under the assumption that the property is free of any and all contaminants. I have noted in the report any adverse conditions (such as deterioration, adverse environmental conditions, etc.) observed during the inspection of the subject property(ies) or that I had prior knowledge of or became aware of during the research involved in preparing this report. Unless otherwise stated in this report, I have no knowledge and assume there are no hidden or unapparent physical deficiencies or adverse conditions of the property(ies) that would make the property(ies) less valuable, and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist. This report is not an environmental assessment of the property(ies).
- Expert testing should be done, if so desired.
- This report is not an appraisal and is not purported to comply with the Uniform Standards of Professional Appraisal Practice; Appraisal standards under the Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act; or the Standards of the Federal Financial Institutions Regulatory Agencies; or FNMA/FHLMC Appraisal Guidelines.
- Unless specifically noted in the report, an interior inspection of any of the property(ies) was not completed.
- I obtained the information, estimates, and opinions (if applicable) that were expressed in the report from sources that I consider to be reliable and believe them to be true and correct. I do not assume responsibility for the accuracy of any such items.

[Signature]
Name: Heather M. Svejcar
License Type: MAAD
License #: R-7748
Date of Report: 10/6/21
An Ordinance to amend the City Code by amending Chapter 154, Zoning, to amend Section 4.80 and 9.120 to allow and regulate accessory dwelling units in the LI-1 zoning district.

THE CITY OF FERRYBURG ORDAINS:

Section 1. Chapter 154 Zoning, Section 4.80 Special Land Use Specific Standards is hereby amended to include the following paragraph r) to read in its entirety as follows:

r) Accessory Dwelling Unit

1) Dwelling units shall only be authorized within or attached to a conforming storage building or a commercial building and accessory to a conforming principal land use.

2) The dwelling unit shall not be sold or leased separately from the associated principal storage unit or tenant space. The dwelling unit shall only accommodate the party owning or leasing the principal space.

3) No more than one (1) accessory dwelling unit per storage unit or tenant space is permitted. If on an upper floor, the dwelling unit may not encroach over an adjacent storage unit or tenant space.

4) The dwelling unit shall be subject to all dimensional and design requirements applicable to principal buildings within the applicable zoning district.

5) Dwelling units may be designed as an independent living area that can be isolated from the principal non-residential space; however, an internal connection shall be included. This requirement does not preclude additional entryways.

6) One (1) parking space is required per dwelling unit in addition to the number required for the principal use. No excess parking beyond the required parking space is permissible for the dwelling unit.

7) The square footage of the dwelling unit shall not exceed the square footage of the storage unit or tenant space to which it is accessory.

8) Dwelling units shall not have a separate meter for public utilities, such as electric, water, and gas service, and shall not have a separate mailing address.

9) The dwelling unit is limited to one (1) floor; however, open-air rooftop usable deck space may also be permissible if approved by the Planning Commission. Rooftop storage is prohibited, excluding tables and chairs.
10) The exterior appearance of the dwelling unit shall be of a compatible architectural character of the principal building exterior, including similar siding, windows, architectural features, and building materials.

11) Dwelling units shall meet all building and fire code requirements for mixed-use living space, including sprinkling, if warranted.

Section 2. Chapter 154 Zoning, Section 9.120 LI Zone Districts - Light Industrial District (LI-1, LI-2, and LI-3) is hereby amended to include the following special land use in the LI-1 zoning district, to be inserted as number 11 under paragraph c).

11) Accessory dwelling unit.

Section 3. This Ordinance was approved and adopted by the City Council on the____day of____________, 2021 and shall take effect upon publication in the Grand Haven Tribune, a newspaper of general circulation in the City of Ferrysburg.

Scott Blease, Mayor

Jessie Wagenmaker, City Clerk

CERTIFICATION

I, the undersigned City Clerk of the City of Ferrysburg, Ottawa County, Michigan, do hereby certify that the above Ordinance, or a summary thereof, was published in the Grand Haven Tribune, a newspaper of general circulation in the City on____________________, 2021.

Dated:______________, 2021
December 1, 2021

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: PM Blough Proposal

On the easterly lot line of the Kitchel Lindquist Hartger Dunes Preserve is a parcel owned by Harold Hartger children (outlined in yellow). The parcel is 1.865 acres.

The Kitchel Lindquist Hartger Dunes Preserve Board would like to acquire this parcel so it is not developed sometime in the future. A proposal from PM Blough to prepare a grant application to the Michigan Department of Natural Resources for funds to acquire the parcel has not been received and will be forward to you when received.

c: Jessie Wagenmaker, City Clerk
April 16, 2021

Mr. Craig Bessinger
City Manager
City of Ferrysburg
P.O. Box 38
Ferrysburg, MI 49409-0038

RE: Proposal for “Hartger Property Acquisition” for Kitchell Linquist Hartger Preserve

Dear Mr. Bessinger:

In follow up to your email, we have prepared a proposal for professional services to assist the City in submitting a MDNR MNRTF acquisition grant application for acquiring the remaining “Hartger” parcel within the preserve. As a key central property, this would be a wonderful parcel to acquire and make a part of the Preserve.

Although grant applications have not been posted yet for 2022, we anticipate that there will be little change in the acquisition grant process. As the parcel is surrounded by the Preserve, it would seem like a very good match for a MNRTF grant. Anticipated submission date for the grant is April 1, 2022.

Scope of Services
The Scope of Services will include the following:

1. PMB will assist the City in reviewing the criteria for the acquisition grant. Once the grant application is available from the MDNR, usually the first part of January, develop an itemized list of materials and activities that need to be completed for the application. Review this with the City and assist in establishing a task and schedule list to complete the necessary requirements and materials for submittal.

2. The City will be responsible for establishing the value of the property for purchase and this process can begin right now. This is recommended by the MDNR to be completed by a state-certified general appraiser by appraisal to determine the fair market value. (This appraisal is not reimbursable to the grant). Or the City can use another basis to value the property if known. This number is important to establish in a credible way as it become the basis of the grant.

3. PMB will assist in determining costs for the later Environmental Assessment and other Incidental Costs to complete the purchase. The City will assist with known tax information, coordinating with seller to indicate willingness to sell.

4. PMB will fill out the MDNR grant application forms and assist in developing needed attachments. Knowing where the site is, I do not anticipate any concerns with former contamination, industrial uses, etc.
5. City will gather letters for support from the community for the acquisition.

6. PMB will upload materials as they are developed to the MDNR grant on-line website for the submittal with completion no later than April 1, 2022.

7. Coordinate all work with the City Manager.

Proposed Fee
The proposed fees for these services will be invoiced on an hourly basis so that only work provided to the City will be invoiced. There will be some specific items that the City will be required to complete such as minutes of meeting by the Clerk, resolutions, public advertisements, letters of support, etc. The proposed fee will be a not to exceed fee of $2,400.00 Any fee not utilized will not be invoiced to the City. The fee includes all time, materials, and expenses. Any additional services requested by the City can be invoiced at hourly rates with prior approval by the City.

Thank you for requesting this proposal. If there is any way we can better meet the desires of the City, please do not hesitate to allow us to modify this proposal.

We look forward to continuing to serve the City of Ferrysburg.

P.M. Blough, Inc. Authorization to Proceed:

Pamela Blough, PLA, FASLA, President

City of Ferrysburg Date
December 15, 2021

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: Van Noord & Associates, Inc. Quote

As part of the grant process to acquire land, an appraisal of the property to be acquired is required. Attached is a quote from Van Noord & Associates, Inc., to conduct an appraisal. This firm is used by Ottawa County Parks.

c: Jessie Wagenmaker, City Clerk
Craig Bessinger

From: Daryl Hassevoort <hassevoortd@gmail.com>
Sent: Wednesday, December 15, 2021 11:34 AM
To: Craig Bessinger
Subject: Re: Quote

Craig

A fee for that appraisal in a MDNR format would be in a range of $3000 - 3500. Timing depends on when it is ordered.

Thanks
Daryl Hassevoort
President
Van Noord & Associates, Inc

Sent from my iPhone

On Dec 14, 2021, at 3:39 PM, Craig Bessinger <cbessinger@ferrysburg.org> wrote:

Daryl,

Yes, we believe it is a buildable lot. We do plan to apply for a MDNR Trust Fund grant. Pam Blough will assist with the grant application.

Craig Bessinger
City of Ferrysburg
17520 Ridge Avenue, P.O. Box 38
Ferrysburg, MI 49409-0038
P: 616-842-5803
C: 616-843-5028

From: Daryl Hassevoort <hassevoortd@gmail.com>
Sent: Tuesday, December 14, 2021 3:36 PM
To: Craig Bessinger <cbessinger@ferrysburg.org>
Subject: Re: Quote

Craig

Would this parcel be a legal building site on a long easement drive. Looks like it is located in a Barrier Dune. Would the terrain allow a driveway in or a building site.

Asking the questions because it would really affect value and some of the grant programs want the property to have more use than just park land.

Are you looking for a MDNR Trust Fund grant? If so the appraisal needs to be done to MDNR appraisal standards and also comply to USPAP.
WARRANTY DEED—Short—991 (Rev. 1967)

This Indenture, made December 13, 1971,
BETWEEN Hartger & Willard Mortgage Associates, Inc., 111 Ionia Avenue N.W.,
Grand Rapids, Michigan, party of the first part,

and

THE NATURE CONSERVANCY, 1800 North Kent Street, Arlington,
Virginia, a nonprofit corporation, party of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of
GIVEN AS A GIFT
to him in hand paid by the said party of the second part, the receipt whereof
is hereby confessed and acknowledged, does by these presents, grant, bargain,
sell, remise, release, alien and confirm unto the said party of the second
part, successors and assigns, FOREVER, all that certain piece or parcel of
land situate and being in the City of Grand Haven County of Ottawa and
State of Michigan, and described as follows, to-wit:

Being shown on North Shore Grand Haven Plat of Parts of Government
Lots 1, 2, and 3, Section 19, Town 8 North, Range 16 West, City of
Grand Haven, Ottawa County, Michigan, as recorded in Liber 10,
Page 32 of Plats, Ottawa County, Michigan Records.

Being all of Lots 114, 115, 120 and 122 as shown on said plat.

Also being Lot 118 excepting therefrom a parcel of land at the
Northeast corner, being 200 feet on the North and 150
feet on the East and West.

Also being Lot 123 excepting therefrom a parcel of land at the Easterly
end thereof, being 200 feet on the North and South and 300 feet on
the East and West.

The grantor also reserves to itself, its successors and assigns an
easement 50 feet wide, platted as Hampton Street on said Plat, from
North Shore Drive to the Easterly line of Lot 123. Said easement
to be maintained by grantor, but may be used by grantee, its
successors and assigns in common with grantor, its successors and
assigns.

This deed is given subject to the terms and conditions:

All of said premises are subject to the building and use restrictions
contained in the instrument recorded in Liber 385 at page 342,
Ottawa County, Michigan Records and the possibility of equitable
servitudes imposed by restrictions recited in conveyances by the
Seller's common grantor to others as recited in the deeds recorded
in Liber 262 at pages 93 and 95 and in Liber 450 at page 476 and
in Liber 342 at page 477, all of Ottawa County, Michigan Records,
and said premises and Lots 114, 115, 110, 120, 122 and 123 are
subject to the following restrictions:

A paper record relating to these has been duly
premises in furtherance of such and in full and with
at 1928 being known to the author in the form
This deed is made this 13th day of December, 1971,
Robert J. Kammeraad, Register

[Signature]
December 15, 2021

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: Dump Truck

In November 2020, City Council approved the purchase of a 2022 Peterbuilt Single Axle Cab and Chassis Straight Truck for $91,999.00 and equipment to outfit the vehicle for snowplowing for $73,783.00. Delivery of the truck was to be in August of this year, then in November.

This week we received notice the City’s order had been cancelled due to supply chain issues and if wish to re-order the truck, the price would increase $9,920.00. At this time, Truck and Trailer has indicated they have the parts to outfit the truck for snowplowing.

The Vehicle Replacement Fund is able to absorb the price increase.

c: Matt Schindlbeck, Public Services Supervisor
    Jessie Wagenmaker, City Clerk
Dear Mr. Shindlebeck,

JX Truck Center - is pleased to present the following proposal for
(1) New 2023 Peterbilt 348 chassis with the attached specifications:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chassis List Price</td>
<td>$144,745</td>
</tr>
<tr>
<td>Sourcewell Discount</td>
<td>26%</td>
</tr>
<tr>
<td>Sourcewell Chassis Price</td>
<td>$100,649</td>
</tr>
</tbody>
</table>

Sourced Goods:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>PDI/Delivery</td>
<td>$500</td>
</tr>
<tr>
<td>Commodity Surcharge</td>
<td>$500</td>
</tr>
<tr>
<td>MI Doc Fee</td>
<td>$230</td>
</tr>
<tr>
<td>MI Title Fee</td>
<td>$40</td>
</tr>
</tbody>
</table>

Chassis Total: $101,919

Warranties:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>no extended warranties</td>
<td>$ -</td>
</tr>
</tbody>
</table>

Total w/ Warranties: $101,919

No Flooring is included, payment is expected upon delivery/inspection.
Quote is valid for 90 days or while supplies last.
Price is not protected.
Delivery timeframe is not guaranteed.

Sincerely,

Darren Simon | Vocational Account Manager
JX Enterprises, Inc
Cell: (815) 375-1490
dsimon@jxe.com | Your Partner for the Long Haul

Date of Acceptance: ________________
By: ________________________________
Title: ______________________________
October 20, 2021

Mr. Eric Jorgensen  
President/Dealer Principal  
JX Enterprises, Inc.  
1320 Walnut Ridge Drive, Suite 100  
Hartland, Wisconsin 53029

SENT VIA EMAIL: ejjorgenson@jxe.com

RE: Order Confirmation Cancellation

Dear Eric:

As you know, Peterbilt has been unable to complete a number of orders taken early in 2021 due to circumstances beyond our control. Deliveries of completed Peterbilt chassis have been substantially delayed due to global supply shortages that have made it exceedingly difficult to acquire various key truck parts. A combination of the COVID-19 pandemic, increases in demand, logistical issues, the global shortage of electronic components including semiconductor chips, the scarcity of raw materials, and labor shortages have all been contributing factors. PACCAR senior leadership is regularly interacting with key members of Congress and the Biden Administration to prioritize the supply of semiconductor chips to the trucking industry.

At Peterbilt, the most critical shortages affect engines, control modules, transmissions, steering assemblies, door assemblies and digital displays. Many OEMs within the truck and automobile industry require similar components, which has forced suppliers to allocate and ration. We are working daily with our suppliers as well as their downstream suppliers to establish work around plans and initiatives to pursue alternative sourcing. Nevertheless, we have been informed that parts deliveries will continue to be limited and potentially unreliable. As a consequence, Peterbilt has removed from the 2021 build schedule the majority of the trucks that were scheduled in the remainder of the year, including some JXE orders. We cannot, due to these uncontrollable events, deliver previously ordered trucks at the quoted time of delivery. The scale of this scheduling change required the formation of a fair and equitable dealer allocation for 2022.

Peterbilt has had to pay higher than anticipated costs to receive components for the trucks it can build. Thus, new prices will need to be quoted for all reorders. We have historically taken pride in being able to make predictions about parts availability and raw
material costs, but accurate long-term forecasts are not possible while supply chain issues remain unresolved.

In summary, component supply issues caused by the COVID-19 global pandemic are a force majeure event in that they are unexpected, unforeseen, unavoidable, and out of Peterbilt’s reasonable control. The general terms and conditions in dealer purchase orders provide that Peterbilt cannot be held responsible for failing to deliver trucks due to force majeure events. We hope that once the allocations required by this situation are settled, you will be able to reorder trucks for your customers at a time and at a price that Peterbilt can fulfill.

Sincerely,

[Signature]

Robert P. Woodall
Assistant General Manager – Sales & Marketing
Peterbilt Motors Company
December 15, 2021

TO: Mayor and City Council Members

FROM: Craig Bessinger, City Manager

RE: January 3 City Council Meeting

The next meeting of the City Council is scheduled for Monday, January 3, 2022. At this time, I do not have anything for the agenda.

This item on the agenda is for consideration to cancel the Monday, January 3 City Council meeting.

c: Jessie Wagenmaker, City Clerk
Hi Jessie,

Here are my council goals for 2022.

1. Balance Budget
2. city infrastructure
3. Economic development growth & retention
4. ADA Universal Inclusive to city hall, parks, DPW, fire barn, etc.
5. Regional transportation
6. Smith’s Bridge extra funding for pedestrian & bike path & fishermans platform
7. collaboration with other municipalities
8. City branding
9. Kayak launch in the city
10. promote & inform residents of the Ferrysburg Nature Preserve

Have a safe & healthy day !!!

Scott

Scott Blease, Mayor
City of Ferrysburg
17520 Ridge Ave
Ferrysburg, MI 49409
Phone: 616-842-5803
FAX: 616-844-0200
Email: sblease@ferrysburg.org
Mayor and City Council Members:

I spoke with City Attorney Brook Bisonet and his opinion going by the language in the Social Media Policy, the use of the City logo or using the title of Government Official would be a violation of the policy. This may be considered creating an appearance of representing the City and could be construed as such.

Mr. Bisonet commented he was not sure that was the intent, however, that is how the policy reads.

Craig Bessinger
City of Ferrysburg
17290 Roosevelt Road, P.O. Box 38
Ferrysburg, MI 49409-0038
P: 616-842-5803
C: 616-843-5028

Based on your concern, I will consult legal council to establish clarity on if I am able to list my title as a City Council Member.

William Montgomery, Councilman
City of Ferrysburg
17290 Roosevelt Road, P.O. Box 38
Ferrysburg, MI 49409-0038
Mobile: (616) 717-8466

Get Outlook for iOS

From: W Montgomery <WMontgomery@ferrysburg.org>
Sent: Monday, January 11, 2021 8:43 PM
To: Rebecca Hopp <rhopp@ferrysburg.org>
Cc: Timothy O'Donnell <todonnell@ferrysburg.org>; miketricities@gmail.com; SCOTT BLEASE <sbleasesm@gmail.com>; Richard Carlson <rcarlson@ferrysburg.org>; J Sias <jsias@ferrysburg.org>; Craig Bessinger <cbessinger@ferrysburg.org>
Subject: Re: City of Ferrysburg'S Social Media Policy

Mayor Hopp,
SOCIAL MEDIA POLICY
City of Ferrysburg

I. Purpose

To prohibit the inappropriate use of electronic communication systems, media imaging systems, networks, devices, and equipment and dissemination of inappropriate information, images, recordings, photographs or other materials by City personnel. This includes the use of social media. Social media is broadly defined as internet-based communications technology that provides immediacy, interactivity and the sharing of information across multiple platforms. The City allows the use of social media, where appropriate, to further the goals and missions of the City. However, the City has an overriding interest and expectation in deciding what is "spoken" on behalf of the City through social media. This policy establishes guidelines for the use of social media by City Employees.

II. Applicability

This policy applies to all City Employees and approved volunteers, consultants, service providers and contractors performing business on behalf of the City ("Employees").

III. Policy

It is the policy of the City that all individuals identified in paragraph II abide by the policy set forth herein when using City information systems, which are defined as: computers and the services of both internal and external databases and information exchange networks, the internet, email, voice mail, mobile data terminals, facsimile machines, mobile telephones, lap top computers and social media ("Information Systems"). Communications sent by email may be subject to disclosure under the Freedom of Information Act or in litigation. No Employee shall have any expectation of privacy with regard to any information transmitted or stored on the City’s Information Systems.

IV. Procedure

A. Transmission of electronic messages and information on communications media provided for Employees of the City shall be treated with the same degree of propriety, professionalism and confidentiality as official written correspondence or public records.

B. The City allows City Employees with access to City Information Systems to utilize these devices whenever necessary. However, all Information Systems are the property of the City and use of any of these Information Systems is a privilege that is subject to revocation. Information Systems are intended for use in conducting official City business with limited exceptions noted in this policy.

C. Employees are advised that they do not maintain any right to privacy or ownership in Information Systems equipment of its contents or to include or install personally owned software.
D. The City’s administration reserves the right to access any of the records within the Information Systems at any time and to retain or dispose of those records in accordance with current law, and may require employees to provide passwords to files that have been encrypted or password protected.

E. The City reserves the right to access, for quality control purposes and/or for violations of this policy, date, electronic and voice transmissions of Employees conducting business in the City.

F. Personal and/or private use of City Information Systems to access social media sites is prohibited. However, City Information Systems may be used by Employees to check personal emails so long as it does not interfere with the Employee’s duties.

G. Accessing or transmitting materials from City Information Systems that involve the use of obscene language, images, jokes, sexually explicit materials, or messages that disparage or threaten the City, any person, group, or classification of individuals is prohibited regardless of whether the recipient has consented to or requested such materials.

H. Confidential, proprietary or sensitive information may be disseminated or made available through shared directories or networked systems only to individuals with a need and a right to know and when there is sufficient assurance that appropriate security of such information will be maintained. The dissemination of confidential, proprietary or sensitive information, including photographs, on social media sites or personal web pages is prohibited.

I. No Employee shall access or allow others to access any file or database of the City unless that person has a need and a right to such information. Personal identification and access codes shall not be revealed to any unauthorized source.

J. Employees are not to open email messages unless they are certain of the trustworthiness of the source.

K. Employees may not utilize email messages as a secure and confidential means of communication since subsequent direction of the message cannot be controlled.

L. Employees may not knowingly accept messages with inappropriate content as described in the policy and will immediately report it to their supervisor and then completely delete any such message inadvertently received when directed to do so.

M. Creating a web site or social media page that has any appearance of officially representing the City is prohibited without the express written approval of the City Council or designee. Any information added to the official City web page(s) or site(s) must have the written approval of the City Manager or designee prior to being accessible by the general public. Any Facebook, Instagram, Twitter or other similar social media page/account created on behalf of the City shall be for governmental information dissemination only and not in any way create a traditional public forum.
N. Using images of any official City logo, patch, badge or sign on personal web pages is prohibited without the express written approval of the City Council or designee.

O. Employees shall not utilize Information Systems to spoof, masquerade or assume any identity or credentials of another individual.

P. The use of social media shall conform to all City policies prohibiting discrimination, retaliation and harassment of co-workers.

Q. Employees shall not disclose the content of discussions and deliberations of a public body that took place during a session that was closed pursuant to the Michigan Open Meetings Act.

R. Employees shall not disclose information that is exempt from disclosure by the Michigan Freedom of Information Act.

S. Employees shall not disclose matters pertaining to strategy, positions, offers, and the like regarding pending litigation or negotiations regarding claims to which the City is a party.

T. Employees shall not disclose disciplinary proceedings regarding other employees.

U. Employees shall not disclose information that is subject to the privacy standards of HIPAA and of HIPAA policies adopted by the City.

V. Discipline

Any violation of this policy may result in disciplinary action up to and including termination.