

ALLEGAN CITY COUNCIL STUDY SESSION AGENDA

PLEASE TAKE NOTICE that a Study Session Allegan City Council Meeting, Monday January 25, 2021 at 6:00 P.M. will be an Electronic Meeting, held in compliance with PA 228 of 2020 amending the Michigan Open Meetings Act. Members of the public body and the general public participating electronically will be considered present and in attendance at the meeting and may participate in the meeting as if physically present at the meeting. This meeting is being held electronically to allow participation in a way that promotes public engagement and transparency without creating risk of exposure or spread of the COVID-19 virus

Monday,
January 25,
2021



**CITY OF ALLEGAN
CITY COUNCIL STUDY SESSION MEETING
Monday, January 25, 2021 6:00PM
City Council Chambers - 231 Trowbridge Street
Allegan, Michigan**

*****NO ACTION IS TAKEN DURING THE STUDY SESSION*****

Call to Order.

Public Comment Period

Discussion regarding 2021 Strategic Planning Process Update

Discussion regarding MEDC Redevelopment Ready Recertification Process

Review of Council Agenda

Council Dialogue – Time for City Council to discuss items that are not on the agenda.

Adjourn to regular meeting to begin at 7:00 pm



City Manager's Office
231 Trowbridge Street
Allegan, MI 49010
269.673.5511

MEMORANDUM

TO: Allegan City Council
FROM: Joel Dye, City Manager
REVIEWED BY: N/A
DATE: January 25, 2021

SUBJECT: 2021 Strategic Planning Process Update

Action Requested:

It is requested that City Council discuss the 2021 Strategic Planning Process for City Council

Background:

Each year, in January or February, City Council meets over a day and a half to review current operations in the City of Allegan and set their collective goals for the upcoming year. Due to the current COVID -19 Pandemic, the planning for our strategic planning for this year could be a little constrained. However, the planning process must continue since this process is foundational to the upcoming FY2022 City Budget.

Last year City Council established six overall goals to focus on during our current year. These goals, including an update of where we are in **red text**, include:

1) Water Utilities Department

- Create a plan for sustainable water utility rates.
- Finalize a plan to control odor at the WRRF Plant.
- Create a plan to address the Lead Copper Rule implementation.

Created a subcommittee of councilmembers to address these issues, however due to increased concerns of COVID-19 over the fall, this committee has not met since this summer.

At this time, staff is confident that the current plan of the annual 1.5% rate increase will continue, and this will be verified on February 18-19 when we meet again to go through our Rate Planning Workshops here at City Hall with the Michigan Rural Water Association.

Working with an engineer City Council received a report with associated costs to control the odor at the Water Resource Recovery Facility. However, possibly due to a cost/benefit conundrum, no structural improvements have been made to the facility outside the use of more freshzone spray to help mask and neutralize the odor.

Staff has applied for grant funding to help with lead service replacements and we are looking at lead service replacements as a component of all capital improvement projects.



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2) Downtown Streetscape Plan

- Prioritization of improvements.
- Financing plan to pay for work.

The DDA has prioritized the streets to be improved in the Downtown and staff is currently working with our engineers and bond counsel to develop a financing plan that will be shared with Council once it is finalized and ready for presentation.

3) Griswold Auditorium

- Develop plan to increase programming at the Griswold.
- Develop plan to ensure optimal management at the Griswold.

The COVID-19 Pandemic has dealt a heavy blow to programming at the Griswold. However, City Council has authorized an evaluation of the building, which is almost complete, and staff has begun discussions with an event promoter/scheduler (who works with the State Theater in Kalamazoo and Fire Keepers Casino). These two actions will allow the city to identify necessary improvements to the Griswold Auditorium as well as work towards increasing programming.

4) Neighborhood Planning

- Work with residents to name and solidify the various neighborhoods in the city.
- Work with residents to facilitate neighborhood pride.
- Work with residents to facilitate community block/neighborhood parties.

The Planning Commission has begun its Master Plan Update. As part of this update a public opinion survey regarding various community quality of life characteristics has been sent out and responses are coming in. As part of the master plan update we will identify the various neighborhoods in the city, and develop mechanisms to stimulate neighborhood pride and means for neighbors to interact with each other.

5) Recreation Planning

- Work with community agencies to strengthen youth and adult recreation in the city.
- Finalize a plan to ensure optimal management at the Allegan Sports Complex.

Except for a question in the opinion survey asking people if they would be interested in partaking in adult recreation and having regular conversations with Allegan Youth Baseball, not much progress has been made on this item.

6) Community and Economic Development

- Create more housing with a focus on well planned affordable housing.



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- Create more commercial and industrial investment in the city.
- Develop a final plan for the Riverfront in light of the potential removal of the Allegan City Dam.

The City has continued with a program to develop second story apartments in Downtown Allegan. Currently 113 Locust Street is under construction to create two apartments where a vacant blighted space was before, and we are in the process of working with the property owners of 106-110 Locust Street and the MEDC to convert their vacant, blighted space into four (4) apartments. In addition to the downtown apartments, the City is also talking to regional residential neighborhood developers as we try to attract new residential development to the area.

The City also continues to work with developers in getting a hotel built in the Downtown and we are continually working with developers looking to invest in Allegan.

The City has secured a grant from the Natural Resource Damage Trustees for approximately \$359,000 to conduct a full engineering study with construction plans to remove the dam and powerhouse and fill in the mill pond and partial engineering on the riverfront park and new river channel. It should be noted that the riverfront park and new river channel cannot be fully engineered until the EPA and the Responsible Parties agree on exact remediation plan.

Moving into the next year, City Council must come into agreement on how they want to conduct their strategic planning process for this year. Staff is recommending that Council conduct their Strategic Planning Meetings on Friday February 12th and Saturday February 13th at City Hall. On Friday, Department Heads will review their department operations and plans for their department for the upcoming year and then on Saturday, the City Manager, Finance Director and Tony McGhee from Abonmarche will walk the Council through their annual goal setting process.



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MEMORANDUM

TO: Allegan City Council
FROM: Joel Dye, City Manager
REVIEWED BY: N/A
DATE: January 25, 2021

SUBJECT: MEDC Redevelopment Ready Recertification Process

Action Requested:

It is requested that City Council receive an update on the MEDC Redevelopment Ready Recertification Process.

Background:

The City of Allegan must recertify as a Redevelopment Ready Community with the MEDC to continue to have access to state funding to help with our efforts to redevelop the City. Since 2017 the City/Community has received \$1 Million in MEDC Funds to continue to redevelop Allegan. As staff completes the various tasks required by the MEDC City Council will occasionally be asked to approve various policies and documents during this process.

During the regular meeting, City Council will be asked to approve a resolution to engage in this process. As Council will see, there are approximately 34 tasks the City needs to complete by the end of this year. To date we completed 11 of these tasks. We will utilize Sarah Perrigo, City Manager Intern to accomplish the majority of these tasks.