



**CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN**

**AGENDA FOR
SPECIAL CITY COUNCIL WORK SESSION**

**GRAND HAVEN CITY HALL*
COUNCIL CHAMBERS
519 WASHINGTON AVE**

**JANUARY 5, 2026
6:30PM**

1. CALL TO ORDER

2. ROLL CALL

3. PRESENTATIONS

- A. Asset Management Plan
Leah Bectel, Abonmarche

4. ADJOURNMENT

**City of Grand Haven
Department of Public Works
616-847-3493**



MEMORANDUM

TO: Ashley Latsch – City Manager

CC: Emily Greene – Finance Director
Logan Cuddington – Street and Utilities Manager
Dana Kollewehr – Assistant City Manager
Jessica Kossuth – Administrative Secretary

FROM: Michael England – Director of Public Works

DATE: December 29, 2025

SUBJECT: Asset Management Presentation

The Water System is required by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to develop and maintain an asset management plan (AMP). The asset management rule in Michigan's Safe Drinking Water Act aims to ensure that water systems are considering all costs as they plan for the future.

Part of our asset management plan includes our roads as we apply the "dig once" theory. Using this theory means that we will replace our utility infrastructure along with rebuilding our roads. We will also identify what roads we will be resurfacing based on Paser scores. A Paser score is a rating system used to evaluate the condition of road pavements, based on visual conditions of the road.

The asset management plan gives us a fair way to plan on future needed infrastructure projects and fiscally prepare for the future.



ABONMARCHE

January 5, 2026



Comprehensive Asset Management Plan Presentation

by Leah Bectel, PE

AGENDA

1. Introductions
2. Project Background
3. Asset Management Plan Process
4. Proposed Capital Improvement Plan
5. Additional Recommendations
6. Financial Analysis
7. Next Steps & Discussion



INTRODUCTIONS

Asset Management Team

City of Grand Haven

- **Ashley Latsch – City Manager**
- **Dana Kollewehr – Assistant City Manager**
- **Emily Greene – Finance Director**
- **Mike England – Public Works Director**
- **Logan Cuddington – Streets & Utilities Manager**

Abonmarche

- **Leah Bectel, PE – Project Manager**
- **Tim Drews, PE, PTOE, RSP – Chief Control Officer**
- **Kaleb Wiegand – GIS Technician**

PROJECT BACKGROUND



- Scope: create a comprehensive Asset Management Plan (AMP) for the following assets:
 - **Water Distribution System**
 - **Sanitary Sewer Collection System**
 - **Storm Sewer Collection System**
 - **Road Network**

PROJECT BACKGROUND

- Not included:
 - Northwest Ottawa Water Treatment Plant
 - Grand Haven-Spring Lake Wastewater Treatment Plant
 - City Buildings/Property
 - Parks
 - Other City Assets (sidewalks, marina, etc.)



PROJECT BACKGROUND

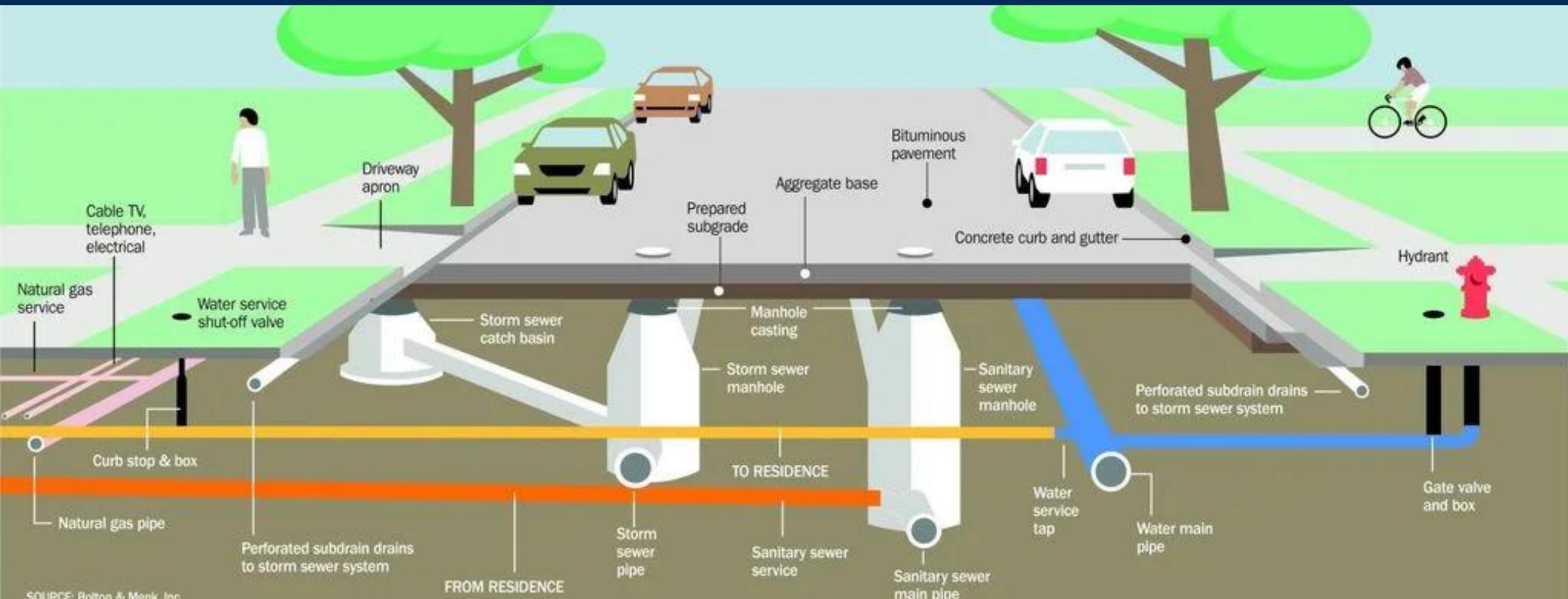
- City has been working with Abonmarche since 2022 to create five AMP reports
 - *City funded + EGLE grant for \$582,355*
- Grand Haven has a history of capital planning activities
- Comprehensive reports for all major distribution/collection utilities and roads not created before this project

ASSET MANAGEMENT PLAN (AMP)

An AMP takes inventory of a city's existing assets, evaluates their condition, and develops recommended operation and maintenance (O&M) activities, a long-term capital improvement plan (CIP), and financial analysis to replace assets.

PROJECT OBJECTIVE

Create a comprehensive, data-driven capital plan of
“dig-once” projects in the coming 20 years.



THE “WHY”

- Plan that can be shared with residents
- Budget and plan “dig-once” projects
- Save construction time & money
- Extend life of assets

ASSET MANAGEMENT 101



1. Asset Inventory → *what do we own?*
2. Condition Assessment → *what condition is it in?*
3. Criticality Rating → *how does it compare to other assets?*
4. Capital Improvement Plan → *what needs to be replaced?*
5. Financial Analysis → *how will we fund it?*

ASSET INVENTORY

- **Water Distribution System**
 - 78.6 Miles of Water Main
 - 1,475 Valves & 600 Hydrants
 - 4,751 Service Lines & Meters
- **Sanitary Sewer Collection System**
 - 60.5 Miles of Sanitary Sewer
 - 1,332 Manholes
 - 13 Lift Stations
- **Storm Sewer Collection System**
 - 42.1 Miles of Storm Sewer
 - 835 Manholes & 1,810 Catch Basins
 - 46 Outfalls
- **Road Network**
 - 59 Miles of Major & Local Roads

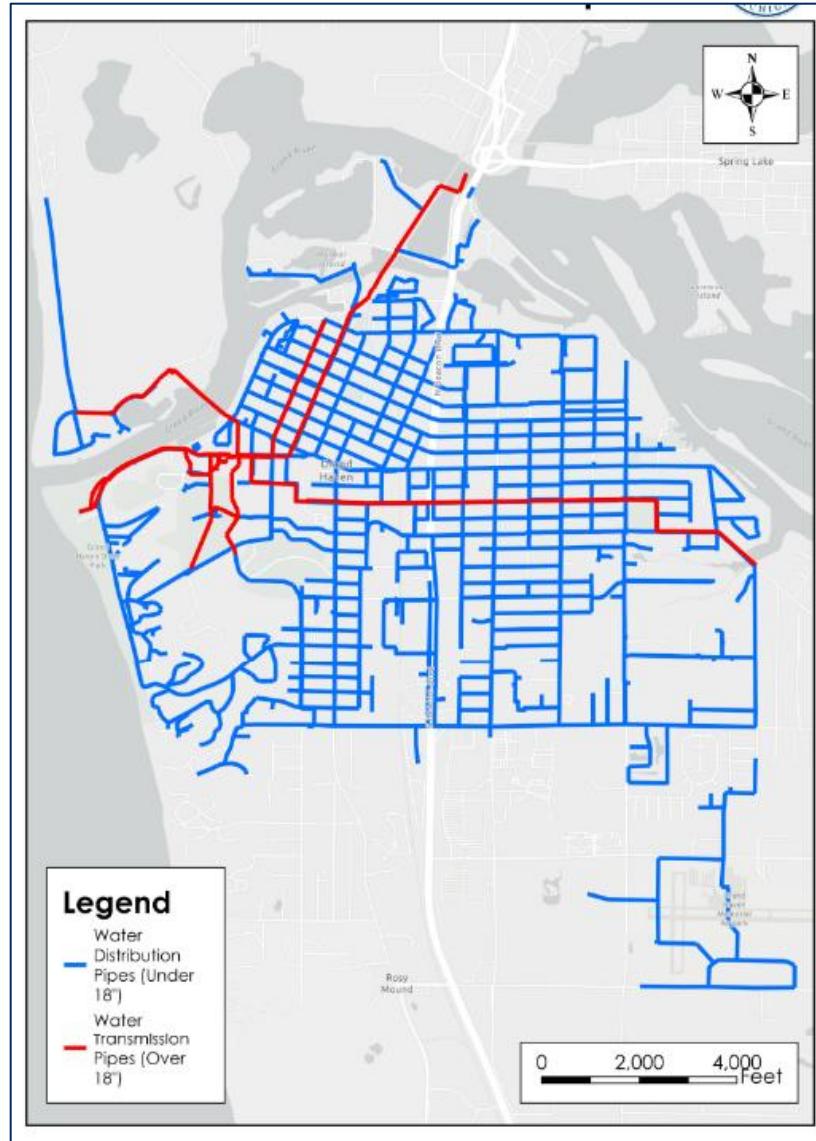


WHAT DO
WE OWN?

ASSET INVENTORY

Water Distribution System

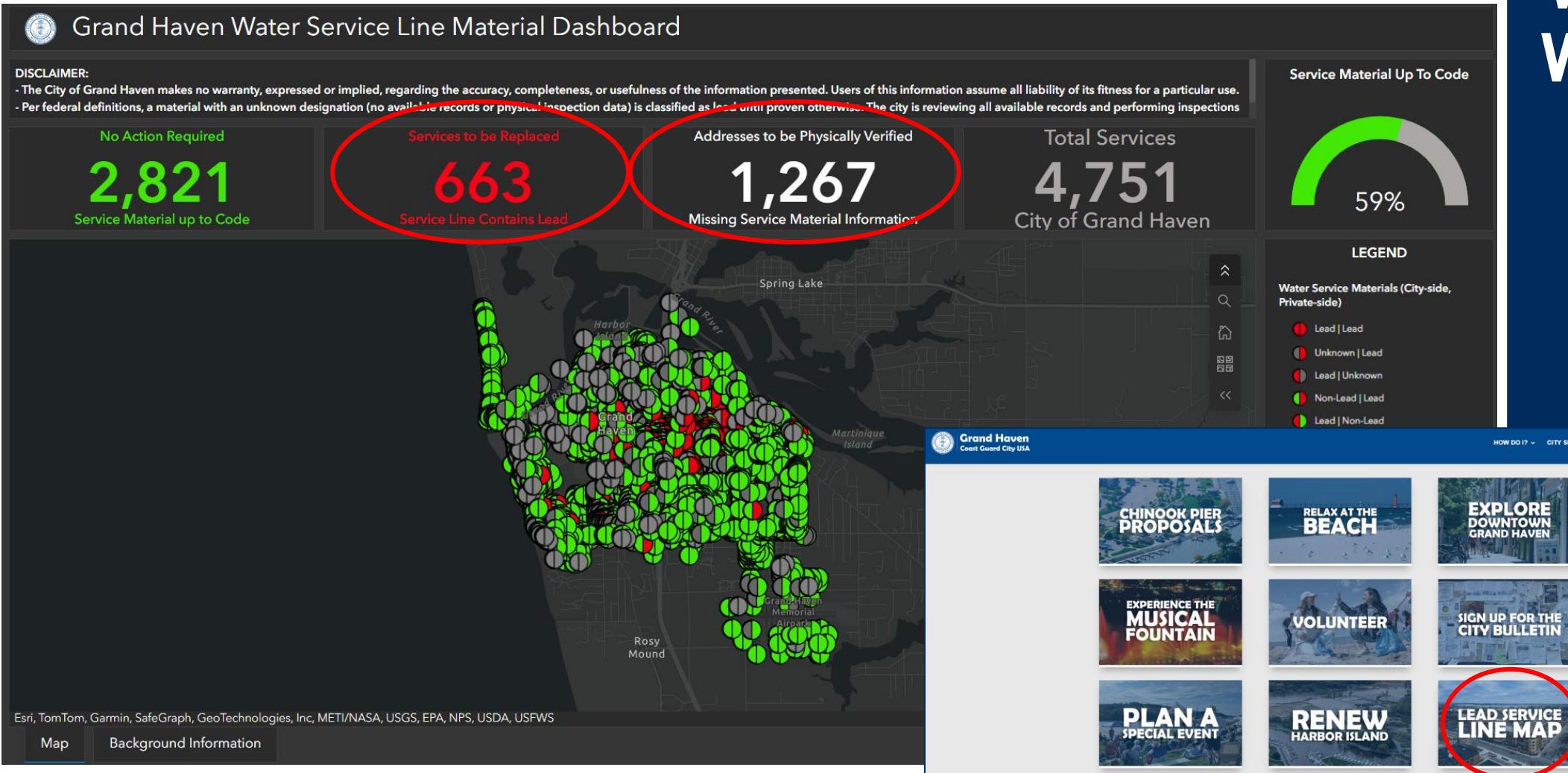
- Built primarily in:
 - 1920's / 30's
 - 1960's
- Cast Iron Main, 4 – 6 inches
- **GIS map indicates good knowledge of age, material, and diameter**



WHAT DO
WE OWN?

ASSET INVENTORY

- Water Service Lines – 4,751
 - Excavation of Lines to determine material, records review



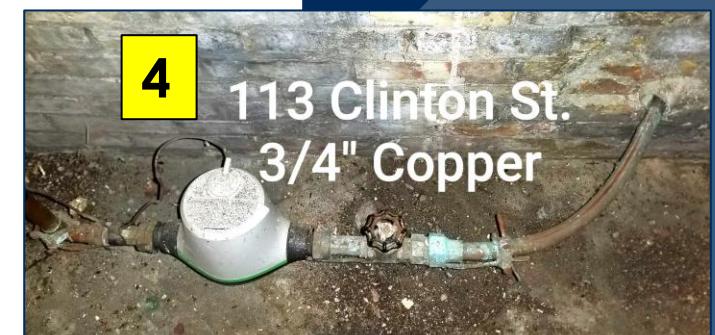
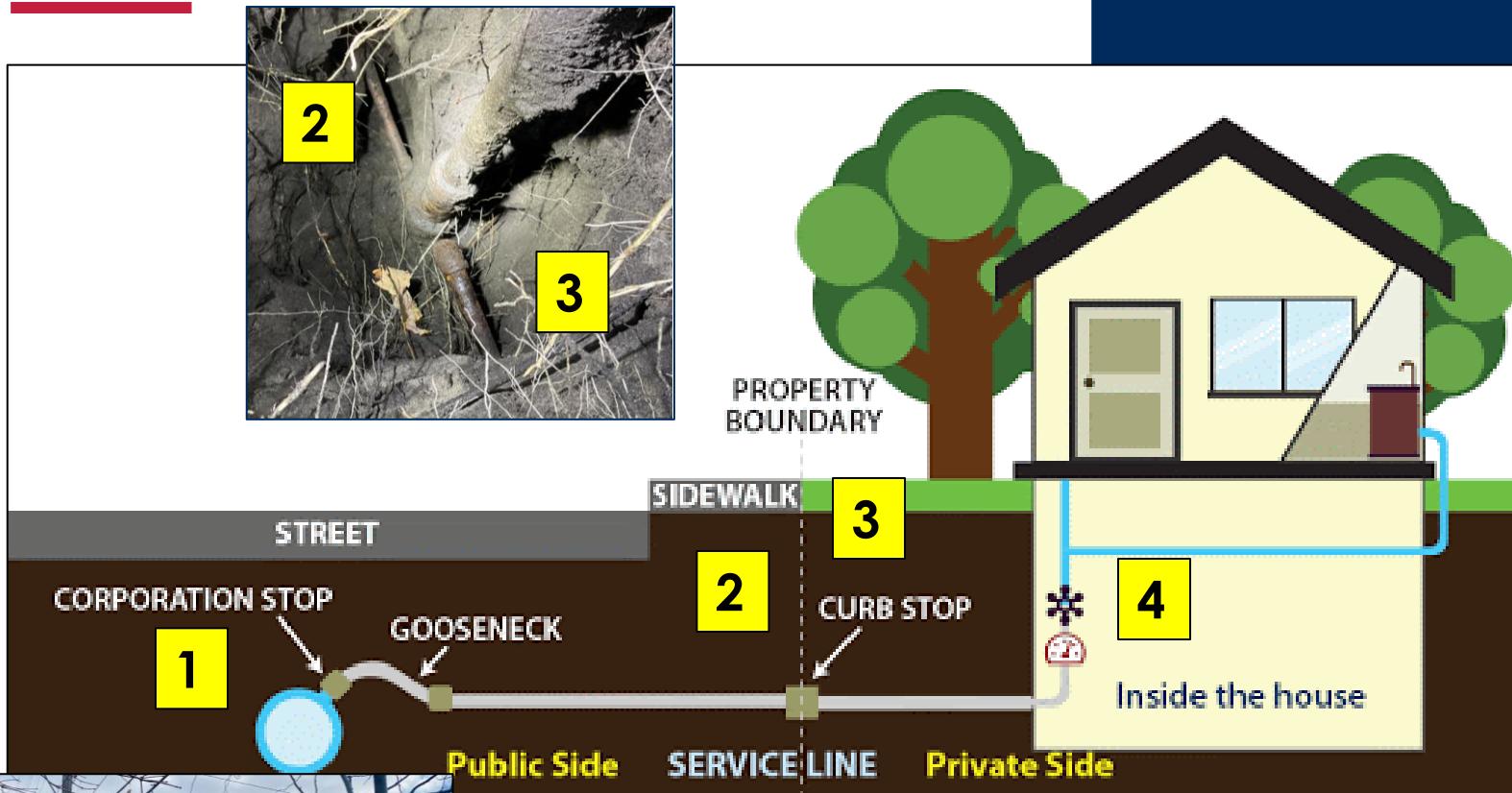
WHAT DO WE OWN?

WATER SERVICE LINE INVESTIGATIONS

4 Spots to Investigate a water service line:

1. At the corporation stop
2. At the curb stop (public side)
3. At the curb stop (private side)
4. Inside the home

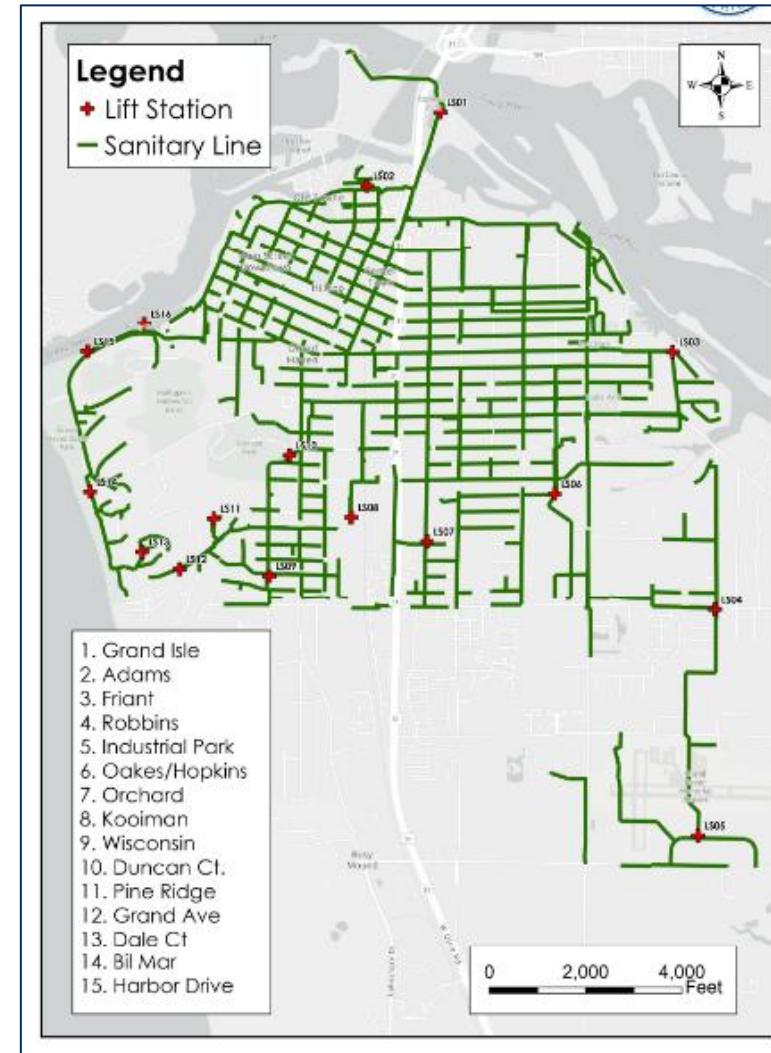
Why investigations at multiple points?
Material changes are common



ASSET INVENTORY LOCATION, AGE, MATERIAL, DIAMETER

- Sanitary Collection System

- Built primarily in:
 - 1940's – 1960's
- Clay Pipe material
- **GIS map indicates good knowledge of location, material, diameter**
- **Assumed age common**

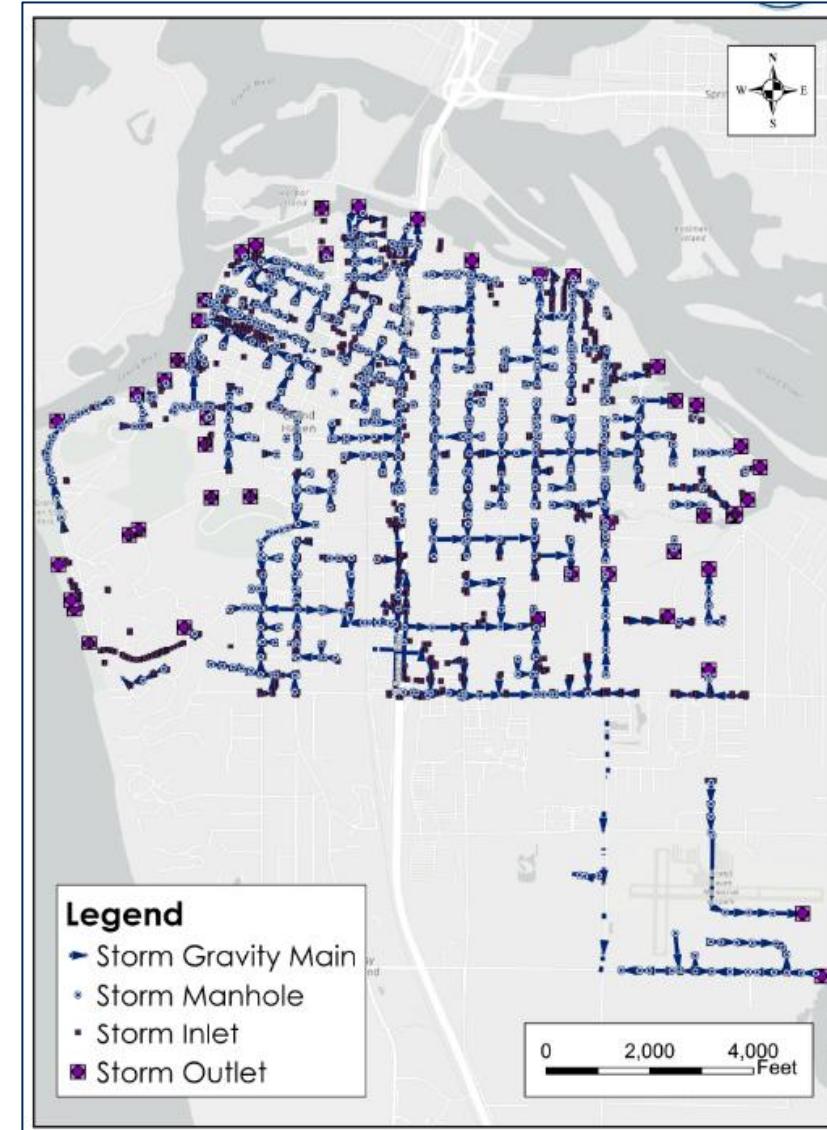


WHAT DO
WE OWN?

ASSET INVENTORY LOCATION, AGE, MATERIAL, DIAMETER

- Storm Collection System

- Built primarily in:
 - 1950's
- Concrete material
- **GIS map indicates okay knowledge of location, material, diameter**
- **Assumed age common**

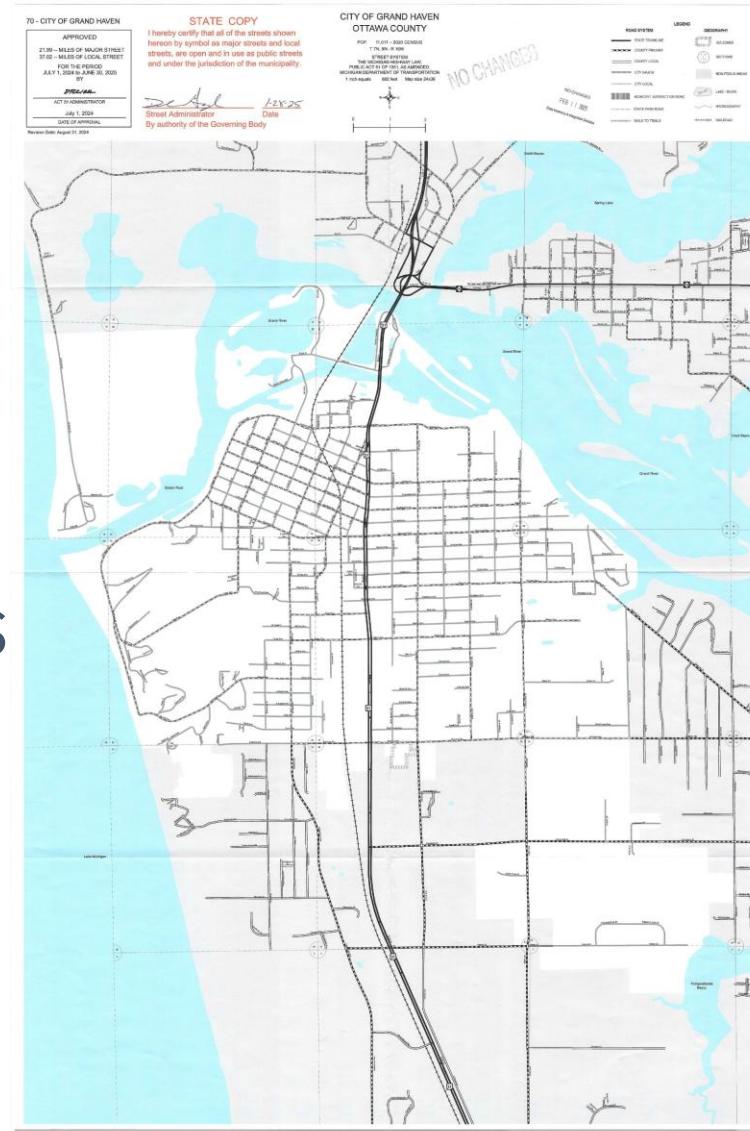


WHAT DO
WE OWN?

ASSET INVENTORY

- **Road Network**

- 21.99 Miles of Major Roads
- 37.02 Miles of Local Roads
- 59.01 Total Miles
- Certified annually



WHAT DO WE OWN?

WHAT CONDITION IS IT IN?

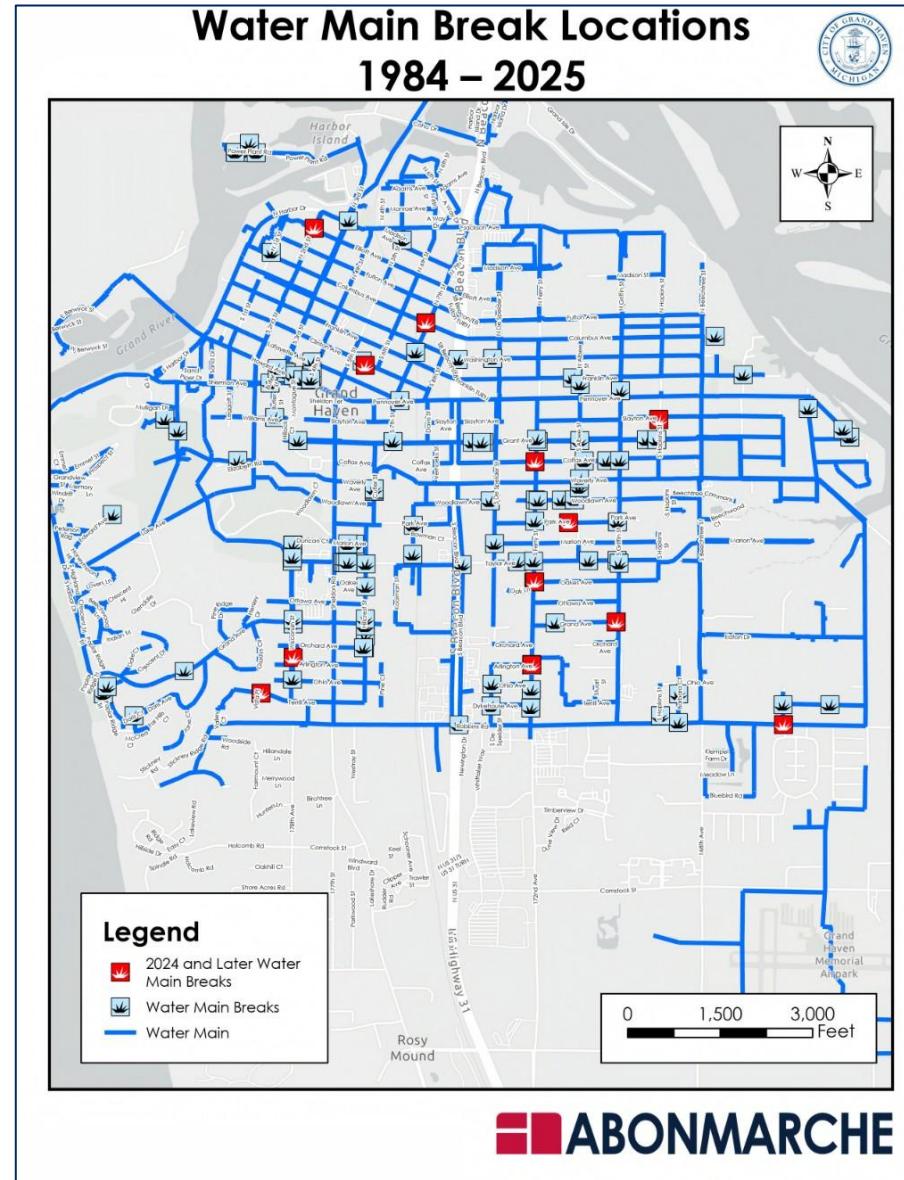
CONDITION ASSESSMENT

- **Water Distribution System**
 - Age of assets
 - Water main breaks
- **Sanitary & Storm Sewer System**
 - Age of assets
 - Televising results
 - Lift Station Inspections
- **Road Network**
 - Rate road surface, scale 1-10



CONDITION ASSESSMENT - WATER

- Age of assets
 - City water main dates to the 1920's
- Water Main Breaks
 - 127 documented water main breaks since 1984



WHAT
CONDITION
IS IT IN?

CONDITION ASSESSMENT - WATER



Robbins & Gillin
Water Main
Break

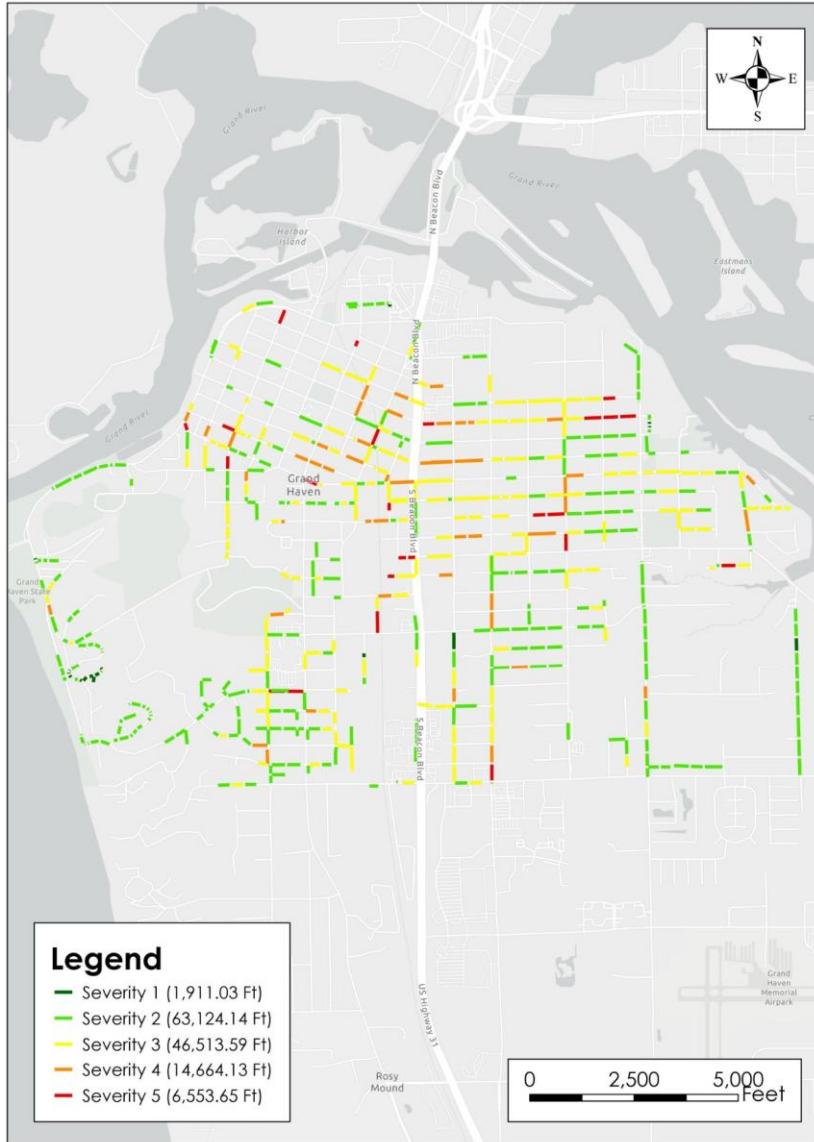
THURSDAY
12 12 2024



Albee & Slayton Water
Main Break

WHAT
CONDITION
IS IT IN?

Figure 5. Sanitary Gravity Collection System
CCTV Ratings Results



CONDITION ASSESSMENT – SANITARY

Sanitary televising
available on ~25% of
pipes in system

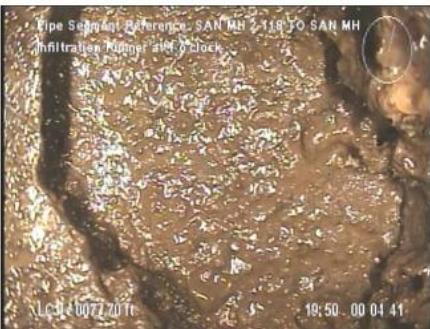
Most of televising data 10
years old, not in common
coded language

WHAT
CONDITION
IS IT IN?

WHAT CONDITION IS IT IN?

CONDITION ASSESSMENT – SANITARY

S Ferry St MH 1-205 to MH 2-158



MH 2-118 to MH 2-120
Hole, infiltration at joints

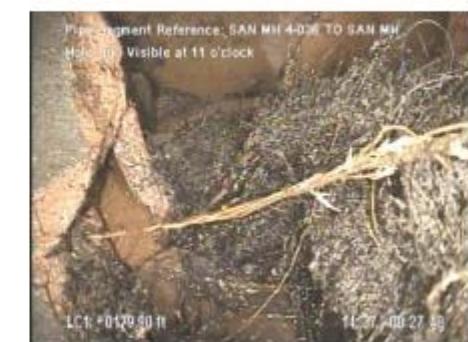


MH 2-147 to MH 2-146

4th St MH 3-013 to MH 4-055



MH 3-011 to MH 4-036
Roots, cracks at joints



MH 4-036 to MH 4-055
Soil intrusion, roots and cracking

WHAT CONDITION IS IT IN?

CONDITION ASSESSMENT – SANITARY

Grant Ave MH 371 to MH 707



CB 2076 to CB 2075
Cross bore holes, fractures



MH 255 to MH 45
Roots through joints

Colfax Ave MH 1-216 to MH 1-233



MH 1-235 to MH 1-234
Holes soil visible

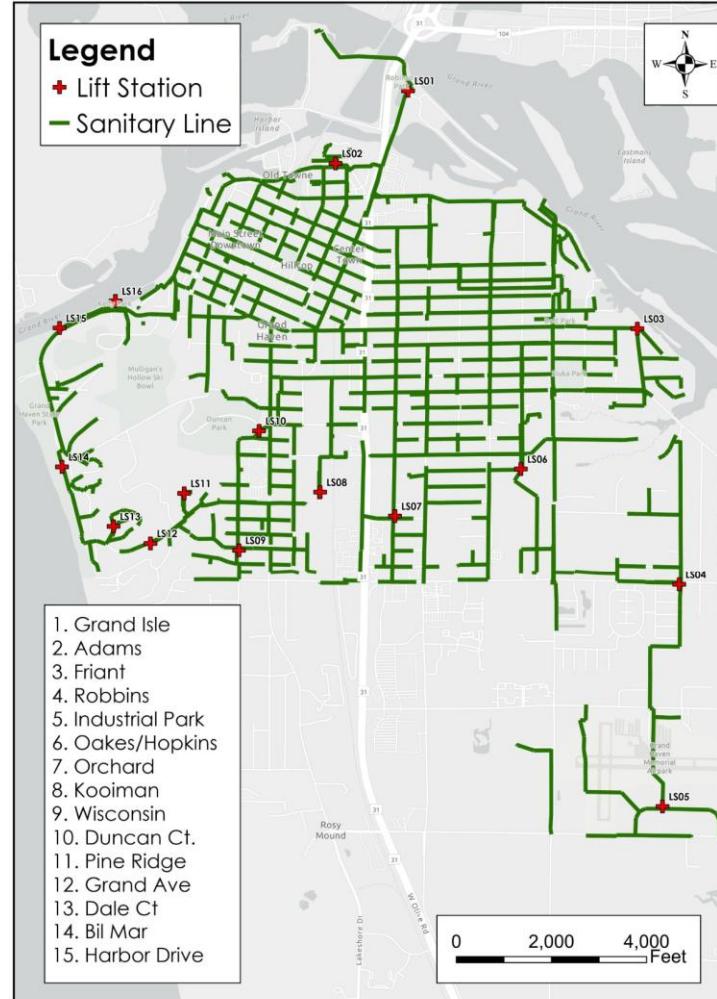


MH 1-238 to MH 1-237
Roots through joints

CONDITION ASSESSMENT – SANITARY

- Kennedy Performed Lift Station Inspections in 2024
- Abonmarche review of major components
- Electrical, valves & piping, structures, pumps, generator, site conditions

Figure 4. City of Grand Haven Lift Stations

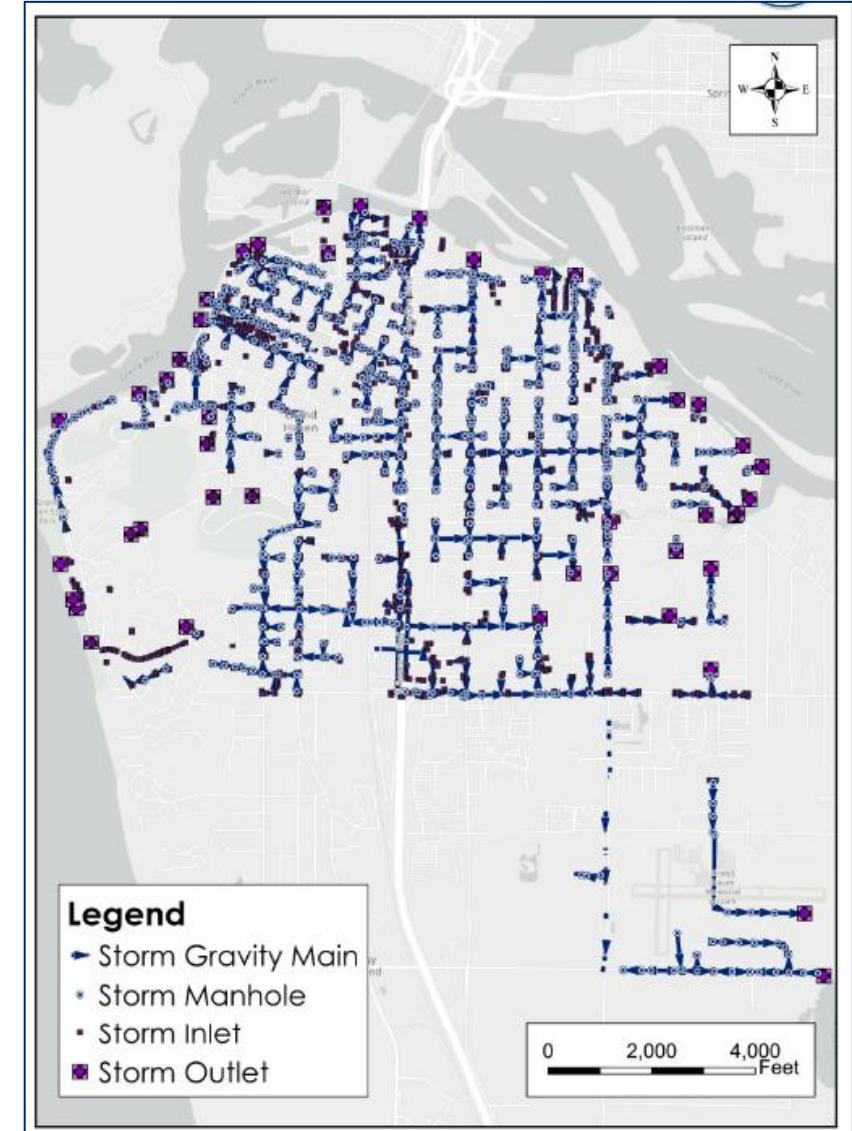


WHAT
CONDITION
IS IT IN?

WHAT CONDITION IS IT IN?

CONDITION ASSESSMENT – STORM

- Storm results not incorporated in first round of AMP – **widespread televising data not available**
- Assumed age common for storm system



CONDITION ASSESSMENT – ROAD NETWORK

- **Road Network**

- Rate road surface on scale of 1 (worst) to 10 (best)

- **Pavement Surface Evaluation and Rating (PASER)**

- Average score – **3.43/10** (Fair)



WHAT
CONDITION
IS IT IN?

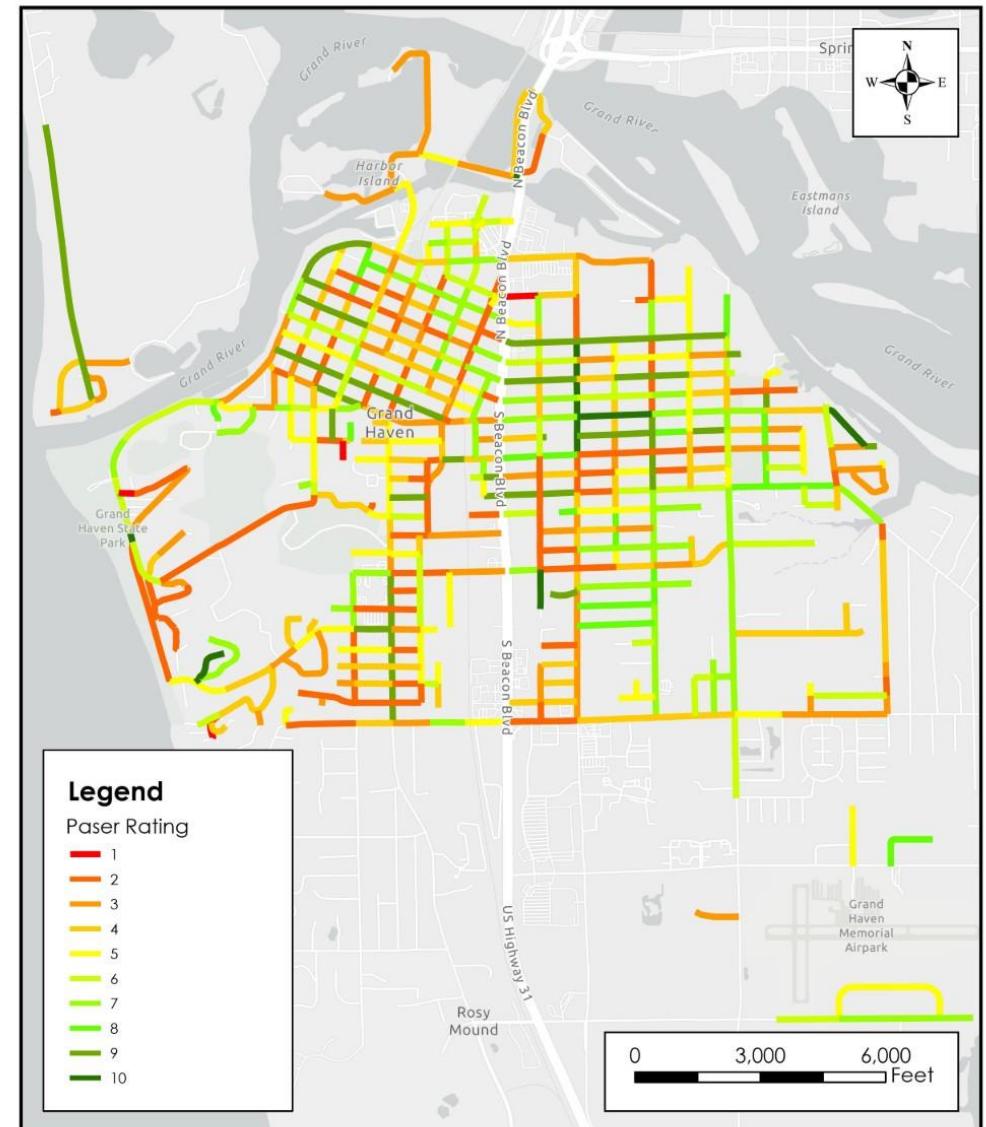
WHAT CONDITION IS IT IN?

CONDITION ASSESSMENT – ROAD NETWORK

Abonmarche and
City will rate roads in
April

City spends \$500,000
annually on
resurfacing of ~1.5
miles of roads

Figure 3. City of Grand Haven
Paser Ratings 2024



CRITICALITY ASSESSMENT

Likelihood of Failure: How likely an asset is to fail on a score from 1 to 10.

10-year-old
Ductile Iron
Water Main with
no breaks.

100-year-old
pipe with history
of water main
breaks.

LOW

HIGH



LIKELIHOOD OF FAILURE

**WHAT IS THE
ASSET'S RISK?**

WHAT IS THE ASSET'S RISK?

CRITICALITY ASSESSMENT

Consequence of Failure: Should an asset fail, how big of an impact would it have on the area, customers, traffic, environment, etc.?

Sanitary sewer in a residential area.

LOW

Large trunkline sewer crossing under a railroad.

HIGH

CONSEQUENCE OF FAILURE

CRITICALITY ASSESSMENT

Likelihood of Failure (1 to 10) x Consequence of Failure (1 to 10)
= Criticality or Risk Assessment (1 to 100)

Risk Assessment Score Priority Matrix

WHAT IS THE ASSET'S RISK?

CAPITAL PROJECT PLANNING

CRITICALITY ASSESSMENT → CAPITAL PROJECTS

- Risk Assessment completed for all distribution/collection assets
- Map Results
- Analyze to find overlap and most pressing projects
- Prioritize segments with poor utility & road conditions

CAPITAL PLANNING

Projects can be selected based on a variety of factors:

- 1. Asset Management Driven (focused on condition of assets and criticality assessment results)**
- 2. Compatibility with other utility and roadway projects occurring at the same time**

- 3. Development Driven**
- 4. Capacity Driven**

**PROPOSED
PROJECTS
2026 - 2031**

ABONMARCHE PROPOSED CAPITAL PLAN

PROPOSED
PROJECTS
2026 - 2031



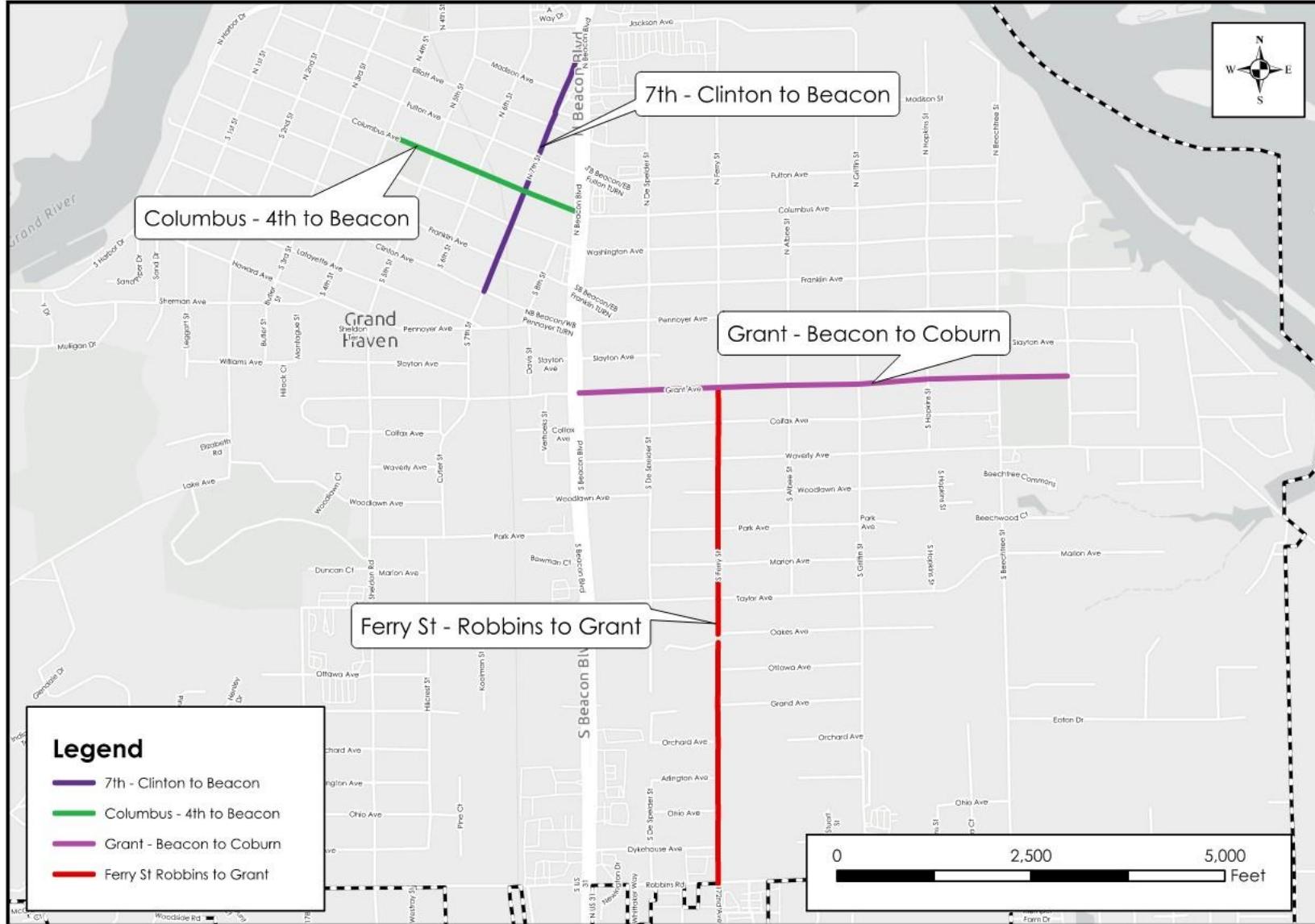
Not final recommendations – based on data
we have today

Based mainly on water main break hot spots,
then televised storm and sanitary in same
area + Kennedy Lift Station Inspections

City of Grand Haven Proposed Capital Plan



PROPOSED PROJECTS GROUP 1



ABONMARCHE PROPOSED CAPITAL PLAN – GROUP 1

Project	Project Description	Project Cost (Rounded)	Proposed Construction Year	Funding Status
7 th Clinton to Beacon	Utility, Roadway, Streetscape reconstruction	\$7,380,000	2027 & 2028	Funded – MDOT TIP, City Funds, TAP Grant Application
Columbus 4 th to Beacon	Utility, Roadway reconstruction	\$3,540,000	2027 & 2028	Funded – City funds
Grant St Beacon to Coburn	Utility, Roadway reconstruction	\$9,350,000	To be determined	In progress
Ferry St Robbins to Grant	Line water, sanitary, and storm pipes	\$3,250,000	To be determined	In progress

\$23,520,000 Total – Group 1

PROJECT HIGHLIGHT

GRANT STREET – BEACON TO COBURN

- **Water Main**
 - Multiple Water Main Breaks
 - 4-6" 1930's to 1960's Cast Iron
- **Sanitary Sewer**
 - 8" 1950 – 80 clay & concrete
- **Storm Sewer**
 - 12 – 36" 1950 concrete
 - Failing joins causing sinkholes in road
- **Road**
 - PASER 1 – 3

Grant Ave MH 371 to MH 707



CB 2076 to CB 2075
Cross bore holes, fractures



MH 255 to MH 45
Roots through joints

Grant Ave MH 1-200 to MH 1-214



MH 1-208 to MH 1-210
Holes and roots, soil visible



MH 1-211 to MH 1-210
Hole void visible

Activate Windows

PROJECT HIGHLIGHT

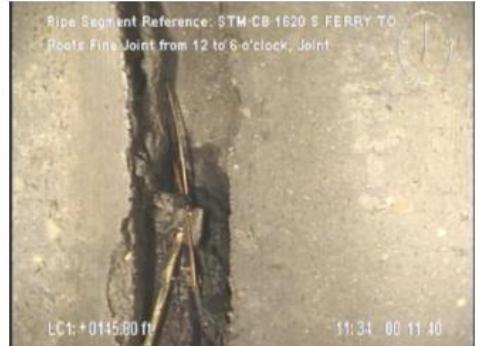
FERRY STREET – ROBBINS TO GRANT

- PROPOSED LINING OF ALL UTILITIES
- Water Main
 - Multiple Water Main Breaks
 - 6" 1952 Cast Iron Main
- Sanitary Sewer
 - 10" 1979 Clay
- Storm Sewer
 - 15" Concrete

S Ferry St MH 30 to Robbins Rd

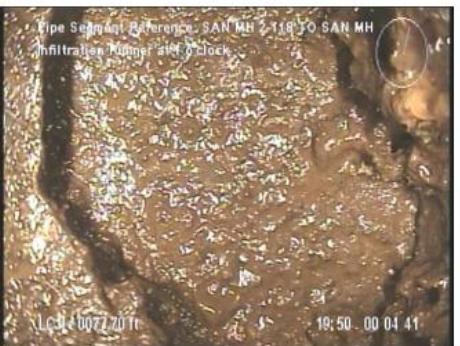


MH 37 to MH 36
Broken pipe, soil intrusion, holes



CB 358 to CB 355
description

S Ferry St MH 1-205 to MH 2-158

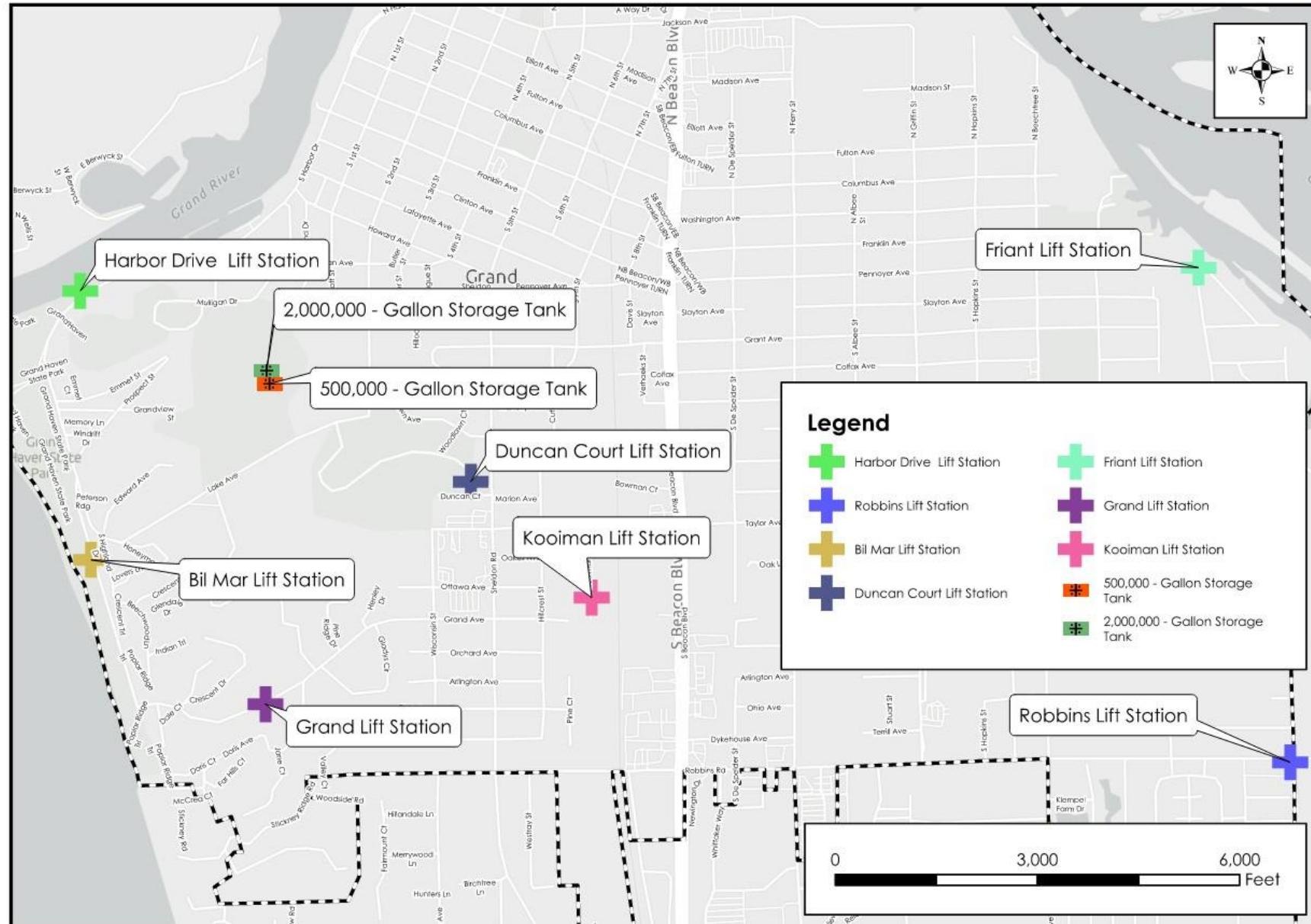


MH 2-118 to MH 2-120
Hole, infiltration at joints



MH 2-147 to MH 2-146
Infiltration, cracks

City of Grand Haven Proposed Lift Station and Tower Improvements



PROPOSED PROJECTS GROUP 2

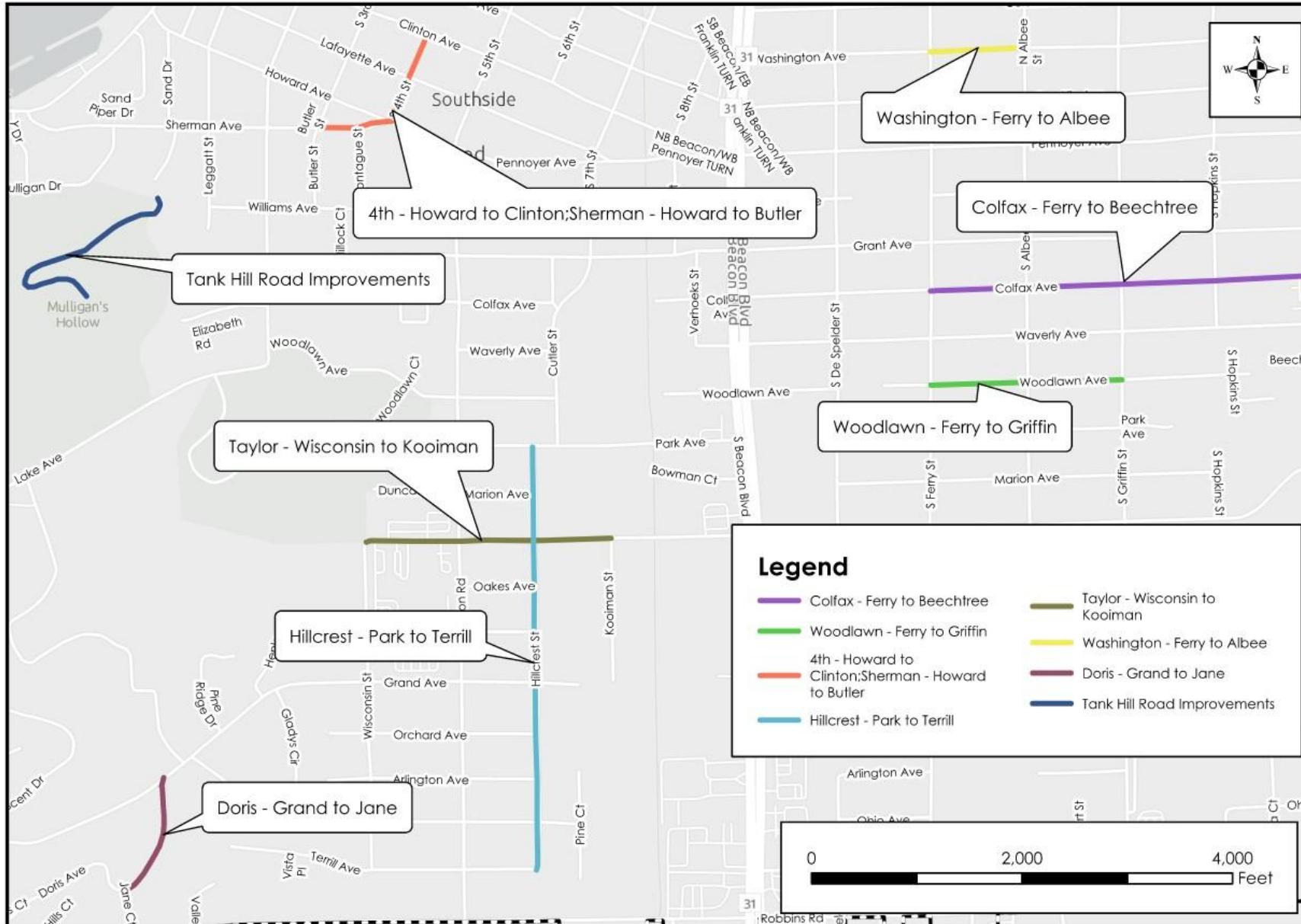
ABONMARCHE PROPOSED CAPITAL PLAN – GROUP 2

Project	Project Description	Project Cost (Rounded)
Friant Lift Station		\$900,000
Duncan Ct Lift Station	Lift Station Rebuild/ Replacement	\$900,000
Bil Mar Lift Station		\$900,000
Harbor Dr Lift Station	Replace valves, dry well, electrical; pumps in 5-10 years	\$600,000
Robbins Lift Station	Replace pumps, electrical, valves	\$600,000
Kooiman Lift Station		\$300,000
Grand Lift Station	Replace pumps, electrical, valves	\$300,000
500,000-Gallon Storage Tank	Exterior overcoat; interior cleaning & epoxy repaint	\$375,000
2,000,000-Gallon Storage Tank Improvements	Interior roof clean and epoxy repaint; roof stiffener replacement	\$670,000

**Proposed Construction:
within 6-year capital plan**

\$5,545,000 Total – Group 2

City of Grand Haven Proposed Capital Projects



PROPOSED PROJECTS GROUP 3

ABONMARCHE PROPOSED CAPITAL PLAN – GROUP 3

Project	Project Description	Project Cost (Rounded)
Colfax Ferry to Beechtree		\$4,705,000
Woodlawn Ferry to Griffin		\$2,390,000
4th Howard to Clinton; Sherman Howard to Butler	Utility & Road Reconstruction	\$2,140,000
Hillcrest Park to Terrill		\$5,225,000
Taylor Wisconsin to Kooiman		\$3,000,000
Washington Ferry to Albee	Utility, Roadway, Streetscape Reconstruction	\$1,465,000
Doris Grand to Jane	Road stabilization, utility & road reconstruction	\$2,210,000
Tank Hill Road Improvements	Road stabilization & reconstruction	\$1,190,000

**Proposed Construction:
within 6 to 20-year capital plan**

**\$22,325,000
Total – Group 3**



ADDITIONAL RECOMMENDATIONS BEYOND CAPITAL PROJECTS

ADDITIONAL RECOMMENDATIONS – LEAD SERVICE LINE INVESTIGATIONS

1,267 services needing investigations

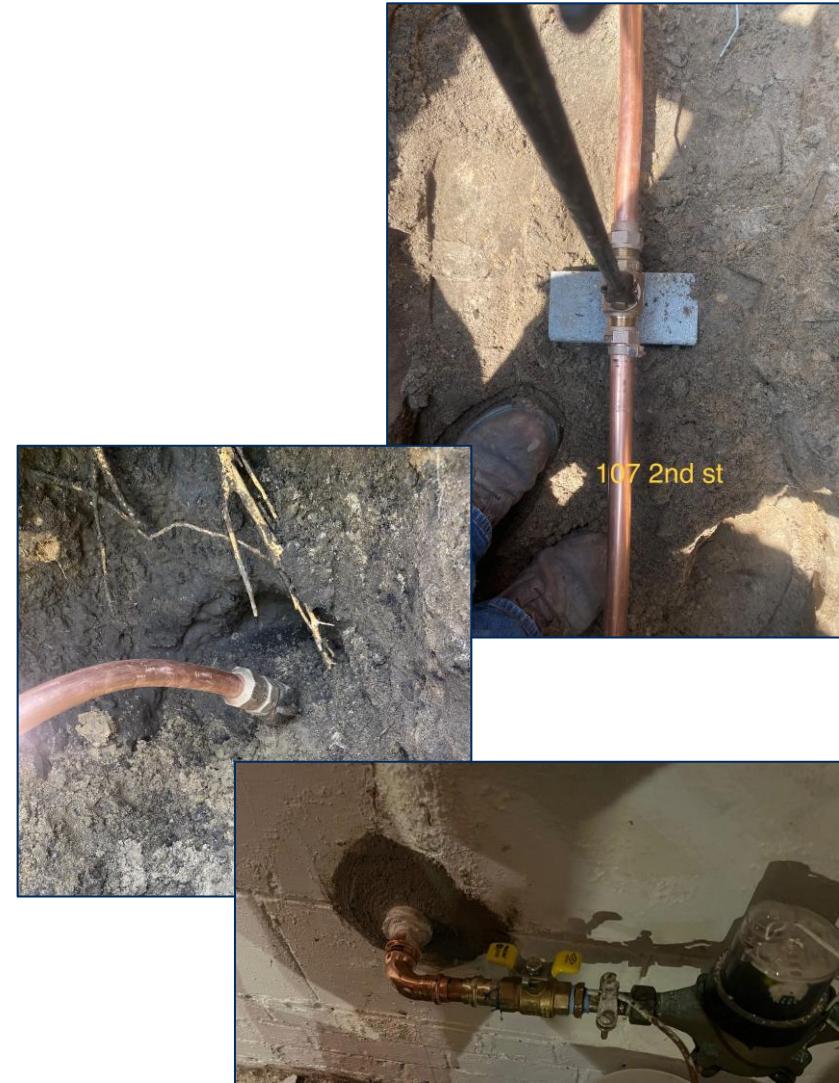
- 1,267 potholes at the corporation stop & curb stop
- Total Cost: \$1,000,000
- Revenues from water utility bill charge can cover investigation work.
- **Recommend spending \$750,000 in current fiscal year**



ADDITIONAL RECOMMENDATIONS – LEAD SERVICE LINE REPLACEMENTS

Anticipate 1,000 lead service lines to be replaced

- Estimated \$10,000 per replacement
- \$10,000,000 total
- 2037 deadline
- Pursuing DWSRF loan/grant with 50% loan, 50% grant opportunity



ADDITIONAL RECOMMENDATIONS

Asset Management Plan Category	Recommended Action	Estimated Price / Personnel
Asset Inventory	Ongoing GIS cleanup – clean up manholes, pipes, as-built review, as-built linking, field work assistance, etc.	Abonmarche assistance or on-staff GIS hiring
	Lead Service Line Investigations	\$1,000,000 or perform internally with vactor truck
Condition Assessment	Televise Storm System (pipes + manholes)	\$1,445,000 or staff hiring to perform internally
	Televise Sanitary System (pipes + manholes)	\$1,552,000 or staff hiring to perform internally
	Perform Annual PASER Ratings	2 – 3 days staff time
	Annual Lift Station Inspections	Kennedy - \$37,500 or staff training to perform internally

ADDITIONAL RECOMMENDATIONS

Asset Management Plan Category	Recommended Action	Estimated Price / Personnel
Operations & Maintenance	Dedicated utility personnel – root cutting, jetting, etc. of sanitary and storm system	Two utility staff full-time
	Grand Isle Lift Station – Rebuild Pump 2	\$13,000
	Orchard Lift Station – Repair Impellor Damage	\$6,500
	Wisconsin Lift Station – Rebuild Both Pumps	\$26,000
	Pine Ridge Lift Station – Rebuild Pump 2	\$19,500
	Dale Court Lift Station – Internal Electrical Upgrades	\$65,000

FINANCIAL ANALYSIS

- **Last Rate Study completed 2018**
 - **Rate increases completed annually per State Inflation Rate Multiplier**
- **City of Grand Haven Median Income: \$60,665**
- **Ottawa County Median Income: \$87,144**
- **Other considerations: utility age, amount of utility assets, etc.**

Entity	Average Monthly Water Bill	Average Monthly Sewer Bill	Average Total Monthly Bill	Average Annual Total Bill
City of Grand Haven	\$32.04	\$52.92	\$84.96	\$1,019.52
NOWS/GH-SL Sewer Authority	\$29.29	\$51.97	\$81.26	\$975.12
Ottawa County	\$30.44	\$50.64	\$81.08	\$972.96

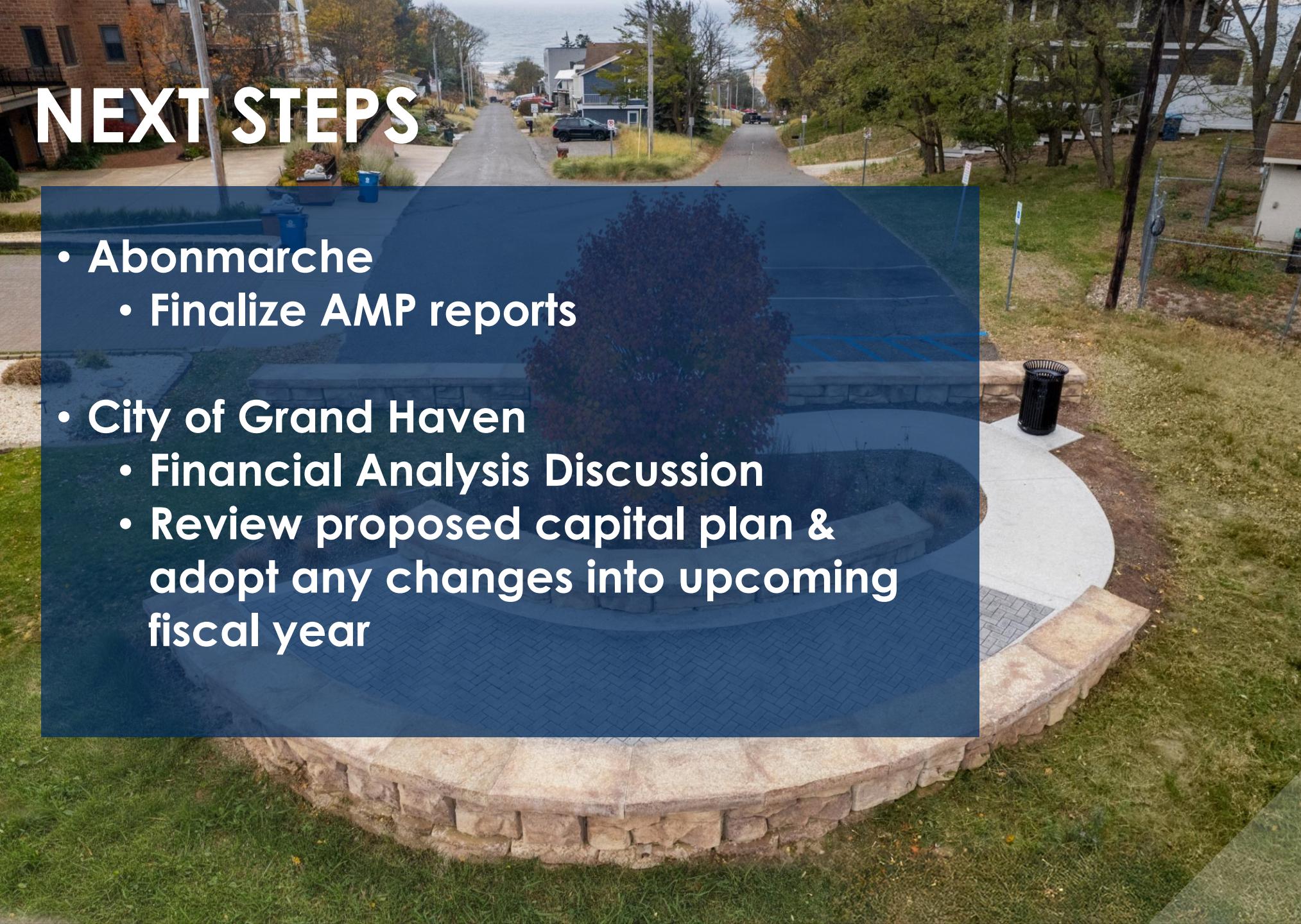
FUNDING OPTIONS

Funding Source	Eligible Utility/ Roadway	Timing	Approximate Annual Amount
Act 51 Funds	Roadway, Storm	Annual	\$1,650,000
Infrastructure Millage Fund (1.0 Mill)	All Utilities & Roadways	Annual	\$725,000
General Fund Transfers	Roadways	Annual	Varies annually
Transportation Improvement Program (TIP) Funds	Roadway, Storm	Awarded \$1,000,000 every three years	\$333,333
Water Utility Billing Revenues	Water Distribution System	Annual	Amount for Capital Expenditures Varies
Sanitary Utility Billing Revenues	Sanitary Sewer Collection System	Annual	Amount for Capital Expenditures Varies
Debt Payment: Automated Metering Infrastructure (AMI) GOLT 2014 Project	Utility & Roadways	Bond Matures 2029	\$427,000
Debt Payment: LTGO CAP Improvement DDA TIP		Bond Matures 2034	\$400,000 - 475,0000
Debt Payment: UTGO 2015 Infrastructure Bond (0.99 mills)		Bond matures 2035	\$480,000
Debt Payment: UTGO 2008/2017 Infrastructure Bond (1.0 mills)		Bond matures 2028	\$813,000 - \$862,000

Additional funding sources: DWSRF loan program, open market bonds, grant opportunities, etc.

NEXT STEPS

- Abonmarche
 - Finalize AMP reports
- City of Grand Haven
 - Financial Analysis Discussion
 - Review proposed capital plan & adopt any changes into upcoming fiscal year



UPCOMING PROJECTS & PROPOSALS

- 7th Street Reconstruction Design & Construction Services
- DWSRF Project Plan Report Assistance
- Water Service Line Potholing Engineering Assistance

UPCOMING GRANT OPPORTUNITIES

Grant Program	Project Description	Funding Information	Grant Status
Safe Streets For All	Road & pedestrian safety study	\$356,000 100% Grant	Project awarded!
EGLE DWSRF Program	Replacement of 1,000 remaining lead lines	50% Loan, 50% Grant for \$10,000,000 Project Total	Application in progress – state indicates high probability of winning.
USDA RBDG Design Grant	Funding for design of Washington & Harbor Parking Lot	Pursuing \$75,000 design, little to no match anticipated	Application in early 2026
TAC Grant	Preliminary Engineering Funding Assistance – Grant Street	\$50,000 Grant with no match requirement	Submitted
TAP Grant	Pedestrian Improvements for 7 th St Downtown Project	\$3,000,000 in eligible costs, up to 80% grant	Application in early 2026
America 250 MI Grant	Lighthouse Capital Improvements	15-30% Match, project size \$2,500 - \$50,000	Due January 15 th
Lighthouse Conservancy Grant	Lighthouse wall sheeting, flooring, door improvements	\$120,000 Submitted with 50% required match	Submitted 11/21
DNR Waterways & RBDG Grant	Design costs for Charter Fishing Dock improvements	50% Match Required	Application in early 2026
DNR Fisheries Trust, Trust Fund, and Recreation Passport	Linear Park Design & Construction Work	Utilization of multiple grant sources would require no match from city	Application in early 2026
DNR Waterways & Rec Grants	Flahive Boat Launch Design & Construction Work	50% Match Required	Application in early 2026



Joelle Regovich
Grant Administrator/Project Manager



Ashley Regal
Grant & Business Development Specialist



Nick Shelton
Business Development & Government Strategy Director



ABONMARCHE



Leah Bectel, PE
Project Manager

Kaleb Wiegand
GIS Technician

Tim Drews, PE, PTOE, RSP
Chief Control Officer

and many more
members of the
Abonmarche
team!