

Regular Meeting of the City Commission  
Monday, September 13, 2021  
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

1. City Manager report on pending items.
  - a. Monthly report on police related citizen complaints received.
  - b. Report on PILOT ordinance end dates.
2. Minutes of the Airport Joint Operations and Management Board (July).

CONSENT CALENDAR: DESIGNATED (\*) ITEMS

CITY COMMISSION MINUTES

- \* 3. Approval of the minutes of the special meeting held August 21, 2021.
- \* 4. Approval of the minutes of the regular meeting held August 23, 2021.
- \* 5. Approval of the minutes of the closed session held August 23, 2021.
- \* 6. Approval of the minutes of the special meeting held August 26, 2021.

PUBLIC HEARINGS:

7. Public hearing on a redevelopment liquor license for TNC Holdings and consider resolution on the same.
8. Public hearing on special assessment roll for Special Assessment District #2-21 and consider approval of resolution #5 for approval of the roll and setting of payment terms for Special Assessment District #2-21 for Principal District Shopping special assessment.
9. Public hearing on an application for transfer of Industrial Facilities Tax from MAC Liquid Truck Trailer.
  - a. Consider resolution to rescind the revocation of the Dayco Industrial Facilities Tax (IFT) abatement.
  - b. Consider resolution in support of transferring the Dayco Industrial Facilities Tax (IFT) abatement to MAC Liquid Truck Trailer (MAC LTT).

*All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1.*

STAFF RECOMMENDATIONS AND REPORTS:

- \* 10. Bids and Quotations
  - a. Airport Snow Removal
  - b. Motor Control Centers Replacement
- 11. Consider contract with Infosend for utility bill processing.
- \* 12. Consider contract amendment with JCI Jones Chemicals for the purchase of Sodium Hypochlorite.
- 13. Consider employment agreement for City Manager position.
- 14. Consider approval of amended Outdoor Dining Policy and resolution temporarily permitting the approval of permanent outdoor dining areas under administrative review.
- \* 15. Consider amendment to contract with Central Michigan University (CMU) for parking enforcement.
- \* 16. Consider contract amendment for storm sewer construction and appropriate budget amendment.
- \* 17. Receive proposed 2022 Annual Operating Budget and set a public hearing for November 8, 2021 on the same.
- \* 18. Consider approval of resolution to amend 2021 Operating Budget.
- \* 19. Receive fall 2021 Saginaw Chippewa Indian Tribal 2% funding requests from City departments.
- 20. Consider budget amendment for outdoor ice rink.
- 21. Consider closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.
- \* 22. Approval of payrolls and warrants.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

CLOSED SESSION: (A separate confidential Zoom link will be provided)

RECESS:

*All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1.*


WORK SESSION:

23. Discuss report from Ad Hoc Committee regarding local businesses.

ADJOURNMENT:

COMMISSION LETTER #168-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CITY MANAGER REPORT ON PENDING ITEMS

This report on pending items reflects the current status of tasks that were previously agreed to. The listing of potential items for discussion will be kept separately for future reference based on the preferred direction to focus on local economic development type matters and programs first.

**1. Task Related Issues:**

SHORT DESCRIPTION OF TOPIC	MEETING TOPIC WAS AGREED TO	REQUESTED DUE DATE	STATUS AS OF 9-8-2021
<b>Housing Study Follow-Up</b> Staff to work with Planning Commission and others to recommend ordinance amendments and programs as generally agreed to for implementation	July 13, 2020	None	Jacob Kain has drafted a plan with Dr. Colarelli for coordinating fall focus groups on owner-occupied incentive follow-up.
<b>Downtown Analysis Follow-Up</b> Staff to work with Planning Commission and complete additional research to recommend ordinance and programs/policies as generally agreed to for implementation	August 10, 2020	None	Last item of Town Center civic space will likely be 2022.
<b>PILOT Ordinances</b> Staff to provide a summary of end dates and if there are options for closing out any.	October 12, 2020	None	See attached communication
<b>Local Economy</b> Schedule listening sessions with economic development partners and some local businesses to discuss post pandemic needs and potential program/policy changes	February 22, 2021	ASAP	Work Session discussion September 13, 2021.
<b>Charter Amendment</b> Provide resolution language for changing 3-year terms to 4-year terms in 2022 election	August 9, 2021	ASAP	

**2. Tentative Work Session Schedule:**

September 13      Discussion on report from Ad Hoc Committee regarding local businesses.

September 27      To be determined

Please note items that have changed since the last report are highlighted in yellow for easy reference.

[illegible]



MEMO TO: Members of the City Commission

FROM: Nancy Ridley, City Manager *Nancy Ridley*

DATE: September 2, 2021

SUBJECT: Report on PILOT ordinance end dates

Attached is the listing of the current Payment in Lieu of Taxes (PILOTs) in the City of Mt. Pleasant (Attachment A). The City Commission requested staff investigate the end dates of all existing PILOTs and determine if any of them can be terminated early. Attachment B is a memo from City Attorney Mike Homier regarding the legal review of the end dates.

In summary:

- A. The following three will terminate in the next 3 years
  - a. Mill II 12/31/2021 (20 years)
  - b. Oxford Row I 12/31/2023 (50-year statute)
  - c. Oak Tree Village 12/31/2023 (50-year statute)
- B. Projects owned by the Housing Commission through the federal housing authority act will not end as long as allowed by federal law.
- C. Chase Run ends 12/31/2038
- D. The remaining three projects are authorized by MSHDA and are subject to extensive MSHDA oversight which ensure that the mortgage terms are adhered to. See Attachment C which is an excerpt from an email from MSHDA.

Based on this review, the existing PILOTs are in compliance with the authoring ordinances and the end dates are as indicated above.

Please let us know if you have any further questions.

ATTACHMENT A

City of Mt. Pleasant  
Payment in Lieu of Taxes  
Summary

<u>Project</u>	<u>Ordinance #</u>	<u>Date Granted</u>	<u>Expiration Date</u>	<u>Market</u>	<u>PILOT Rate</u>
Devine House	554	12/18/1978	Mortgage Loan Term	Mentally handicap -low moderate	4%
Riverview Apartment	Resolution	11/21/1966	As long as HAA contract remains	Low income	10%
Pheasant Run	Resolution	11/21/1966	As long as HAA contract remains	Low income	10%
Oak Tree Village	478	12/17/1973	Not in ordinance	Low-moderate	10%
Oxford Row I	477	12/17/1973	Not in ordinance	Elderly	10%
Winchester Towers	549	6/19/1978	Mortgage Loan Term	Elderly - low-moderate	4%
Dover Court	801/812	6/23/1997	Mortgage Loan Term	Elderly - Low	\$1.00 per Unit
Chase Run	1011	7/25/2016	August 1, 2038	Low - moderate	4% to 10%
Mill II *	856	6/11/2001	20 years or Mortgage Loan Term whichever is sooner	Low - moderate	4% to 10%

Note: we bill all July 1 the same as the summer tax bill regardless of payment date per ordinance

\* - Became a condo in 2019 and bottom floor is advalorem as it is commercial

MISHDA Projects



# MEMO

**FOSTER SWIFT**  
FOSTER SWIFT COLLINS & SMITH PC || ATTORNEYS

**TO:** Mary Ann Kornexl, Finance Director/Treasurer  
Nancy Ridley, City Manager

**FROM:** Michael D. Homier

**DATE:** July 30, 2021

**RE:** PILOT Programs - Terminations

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You have asked us to determine the duration of the City's Payment in Lieu of Taxes (PILOT) Programs and whether the City is authorized to terminate the Programs prior to the established termination date.

## State Housing Development Act

Generally, under the State Housing Development Act, ("SHDA") MCL 125.1401 *et seq.*, a qualified housing project financed with a federally-aided or state-aided mortgage or advance or grant from the state is exempt from all ad valorem property taxes imposed by the state or any municipality in which the project is located. Instead, the owner of the housing project is required to pay to the municipality in which the project is located an annual service charge for public services in lieu of all taxes. MCL 125.1415a.

The Act provides durational limitations for the tax exemption under Section 15a(3), which provides:

The exemption from taxation granted . . . shall remain in effect for as long as the federally-aided or authority-aided mortgage or advance or grant from the authority is outstanding, but not more than 50 years. The municipality may establish by ordinance a different period of time for the exemption to remain in effect.

The Michigan Attorney General has interpreted this language to "authorize[] a municipality to 'establish' by ordinance the duration of exemption for a particular project, **the statute does not authorize a municipality to change the duration once established.**" OAG No. 5666 (emphasis added) <https://www.ag.state.mi.us/opinion/datafiles/1980s/op05666.htm>.

Therefore, the City is bound by the duration of the tax exemption established by ordinance for each individual PILOT Program.

## The City of Mount Pleasant PILOT Programs

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The City of Mount Pleasant has (what appears to be) nine (9) active PILOT Programs, summarized as follows:

Project	Date	Duration
Devine House	12/18/1978	Mortgage Loan Term
Riverview Apartment	11/21/1966	As long as the HAA contract remains
Pheasant Run	11/21/1966	As long as the HAA contract remains
Oak Tree Village	12/17/1973	Not Provided
Oxford Row I	12/19/1973	Not Provided
Winchester Towers	6/19/1978	Mortgage Loan Term
Dover Court	6/23/1997	Mortgage Loan Term
Chase Run	7/25/2016	August 1, 2038
Mill II	6/11/2001	20 years or Mortgage Loan Term (whichever is sooner)

The City is bound by the durational terms set for each individual PILOT Program by its authorizing ordinance – except with regard to the Oak Tree Village and Oxford Row I programs for which their authorizing ordinances do not provide durational terms.

In those cases, we believe the programs would use the default term provided under the SHDA, which is “as long as the federally-aided or authority-aided mortgage or advance or grant from the authority is outstanding, but not more than 50 years.” If the grant is outstanding for these programs, the 50 year maximum term would come into action and require the programs to expire in December of 2023.

Please let me know if you have any questions.

MDH:KEM

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## ATTACHMENT C

Regarding your second question, MSHDA has an Asset Management Division that provides extensive oversight of MSHDA-financed properties. The Asset Management Division oversees the financial and physical well-being of MSHDA's multifamily rental bond financed portfolio. In partnership with the private management companies, staff ensures that the developments are safe, decent, sanitary and rented to qualified households. This portfolio is comprised of over 510 multifamily developments and around 50,000 household units, with approximately \$1.5 billion in loans receivable. Oversight includes:

- Review and approval of annual budgets and Capital Needs Assessments (CNA);
- Review of Monthly Income and Expense (MIE) Reports and annual certified audits;
- Review, approve and process disbursements from the properties' escrow accounts totaling more than \$430 million;
- Conduct site visits;
- Respond to resident and congressional/legislative inquiries;
- Ensure mortgage payments are made;
- Underwrite operating costs for new developments; and
- Administers the TRACS/HAP billing process.

The division is also responsible for the creation and distribution of all asset management policies including financial reporting requirements, watch list criteria, management agreements and fees, leases, and Development Review Reports (DRR). Division staff assist in the intake of new loans, including providing input on site selection, design review, projected operating costs and management agent approval. There are also a quarterly risk rating created for the entire portfolio that gauges the risk of all MSHDA financed properties, with the higher risk properties receiving additional oversight.

I hope this information is helpful in your discussions. If you need anything further on this, please don't hesitate to contact me using the information below.

Thanks.

Andy Martin  
Director of Rental Development  
Michigan State Housing Development Authority  
office 517.241.0599 • cell 517.388.1401  
[martina4@michigan.gov](mailto:martina4@michigan.gov)

## **AIRPORT JOINT OPERATIONS AND MANAGEMENT BOARD**

Meeting Minutes

**Thursday, July 15, 2021**

**3:00-4:30 p.m.**

Virtual Meeting Held via Zoom

I. Call to Order

Chairwoman McAvoy called the meeting to order at 3:31 p.m.

II. Roll Call

Member	Present	City, County, State
Margaret McAvoy	Yes	Owosso, Shiawassee County, Michigan
James McBryde	Yes	Mt. Pleasant, Isabella County, Michigan
Rodney Nanney	Yes	Midland, Midland County, Michigan
Nancy Ridley	Yes	Mt. Pleasant, Isabella County, Michigan
Gayle Ruhl	No	

Staff: Bill Brickner, Mary Ann Kornexl, Jason Moore

III. Approval of Agenda

Motion by McBryde, support by Nanney, to approve agenda

Motion passed unanimously

IV. Public Input on Agenda Items

None

V. Approval of Meeting Minutes – June 17, 2021

Motion by Ridley, support by Nanney, to approve the minutes as written

Motion passed unanimously

VI. Airport Manager's Report

Motion by McBryde, support by Nanney, to accept the manager's report as submitted

Motion passed unanimously

VII. Old Business

None

VIII. New Business

a. Review 2021 Amended and 2022 Proposed Operating Budgets

Motion by McBryde, support by Nanney, to recommend to the City Commission approval of the 2021 Amended and 2022 Proposed Operating Budgets

Motion passed unanimously

IX. Announcements on Airport Related Issues and Concerns  
None

X. Public Comment on Non-Agenda Items  
None

XI. Adjournment  
McAvoy adjourned the meeting at 4:11 p.m.

Minutes of the special meeting of the City Commission held Saturday, August 21, 2021 at 9:00 a.m. in the City Commission Room at the Mt. Pleasant City Hall, 320 W. Broadway St., Mt. Pleasant.

Commissioners Present: Mayor Joseph and Vice Mayor Perschbacher;  
Commissioners Mary Alsager, Olivia Cyman, Lori Gillis, George Ronan & Petro Tolas

Commissioners Absent: None

Others Present: City Clerk Bouck and Frank Walsh, Walsh Municipal Services;  
Directors Mary Ann Kornexl, Paul Lauria, Jason Moore, William Mrdeza and Human  
Resources Director Susanne Gandy

#### Staff Recommendations and Reports

Interview with Justin Lakamper for City Manager position.

Interview with John Hanifan for City Manager position.

Interview with Susan Montenegro for City Manager position.

The Commission recessed at 12:00 p.m. and returned to candidate interviews at 12:30 p.m.

Interview with Aaron Desentz for City Manager position.

Frank Walsh, Walsh Municipal Services gave a presentation providing a summary from the staff interviews on Friday and general instructions on the decision-making discussion for Monday's meeting in reaching a conclusion on whom to offer the position or potentially conducting second interviews.

Mayor Joseph adjourned the meeting without objection at 1:50 p.m.

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William L. Joseph, Mayor

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Heather Bouck, City Clerk

Minutes of the electronically conducted regular meeting of the City Commission held Monday, August 23, 2021, at 7:00 p.m.

Mayor Joseph called the meeting to order and the Pledge of Allegiance was recited.

Commissioners Present: Mayor William Joseph and Vice Mayor Amy Perschbacher; Commissioners Mary Alsager, Olivia Cyman, Lori Gillis, George Ronan and Petro Tolas. All Commissioners present indicated they were in Mt. Pleasant, Isabella County, Michigan.

Commissioners Absent: None

Others Present: City Manager Nancy Ridley and City Clerk Heather Bouck

All present attended virtually via Zoom video conference.

#### Proclamations and Presentations

Mayor Joseph read aloud a proclamation recognizing the 150<sup>th</sup> Anniversary of the Mt. Pleasant First Presbyterian Church.

#### Public Input on Agenda Items

Andy Blom, 1304 E. Lincoln St., spoke in support of reconfirmation of the commitment to meeting with the Mt. Pleasant Area Diversity Group (MPADG) and Human Rights Committee (HRC).

Harmony Nowlin, Consumers Energy Community Services Area Manager, 1325 Wright Ave., Alma, announced the completion of the natural gas project that services Union Township and the City of Mt. Pleasant. Free ice cream will be provided at Doozier's on Thursday, August 26<sup>th</sup> from noon until 4 p.m.

Cindy Kaliszewski, Sacred Heart Business Manager, spoke in opposition to the special assessment lighting district proposed for Illinois Street due to cost, lack of necessity, snow removal issues and the fact the zoning is Civic versus Commercial.

#### Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items;
  - a. Requested information on marihuana licensing.
2. Planning Commission Meeting Minutes. (July)
3. Parks and Recreation Commission Meeting Minutes. (May)
4. Economic Development Corporation-Brownfield Redevelopment Authority (EDC/BRDA) Meeting Minutes. (July)

Item #14 "Consider reconfirmation of commitment to meeting with the Mt. Pleasant Area Diversity Group (MPADG) and Human Rights Committee (HRC)" was removed from the Consent Calendar.

Moved by Commissioner Tolas and seconded by Commissioner Gillis to approve the following items on the Consent Calendar:

1. Minutes of the electronically conducted regular meeting of the City Commission held August 9, 2021.
2. Minutes of the electronically conducted closed session of the City Commission held August 9, 2021.
3. Bid of F & K Tree Services of Mt. Pleasant, Michigan for 2022 and 2023 tree trimming and removal services as presented.
4. Bid of Green Scene Landscaping of Mt. Pleasant, Michigan for 2022 and 2023 grounds mowing in the amount of \$325 per week for street boulevards, islands and drain areas, and \$397 per week for the former Mt. Pleasant Center Property area.
5. Bid of Shults Equipment of Ithaca, Michigan in the amount of \$74,997.00 for the purchase and installation of plow truck equipment and lighting.
6. Bid of Thomas Scientific of Swedesboro, New Jersey in the amount of \$23,652.60 for the Fume Hood Replacement at the WRRF
7. Resolution for final approval for Traffic Control Order #5-2021 as follows:

WHEREAS, under the date of May 28, 2021, the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 5-2021 (Place overnight permit parking signs for the city parking spaces in parking lot 10 downtown.). Said temporary traffic control order was presented to the City Commission on August 23, 2021 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 5-2021 a permanent traffic control order.

8. Resolution for final approval for Traffic Control Order #6-2021 as follows:

WHEREAS, under the date of May 28, 2021, the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 6-2021 (Place no parking signs at the turnaround at the end of Sansote Street.). Said temporary traffic control order was presented to the City Commission on August 23, 2021 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 6-2021 a permanent traffic control order.

9. Confirm appointment of Vice Mayor Amy Perschbacher as the voting delegate representing the City of Mt. Pleasant at the Michigan Municipal League annual member's meeting and appoint Commissioner Mary Alsager as the alternate.
10. Set a public hearing for September 13, 2021 on the application to transfer the existing Industrial Facilities Tax abatement from DAYCO to MAC LTT for the remaining three years.



11. Receive proposed Ordinance to amend Chapter 51: Sewers, of the Mt. Pleasant City Code of Ordinances and set a public hearing for September 27, 2021 on the Industrial Pretreatment Program (IPP) and the proposed ordinance amendment.
12. Set a public hearing for September 13, 2021 on the request from TNC Holdings for a Redevelopment Liquor License at 203/205 W. Broadway.
13. Authorize the Mayor and City Clerk to sign the lighting agreement with the Friends of the Dog Park as presented.
14. Warrants dated August 2, 3, 10 & 11, 2021 and Payrolls dated August 6, 2021 all totaling \$1,964,812.92.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

A Public Hearing was held on proposed ordinance to amend Chapter 97: Parks and Recreation, Section 97.99 Penalty of the Mt. Pleasant Code of Ordinances to add penalties for violations of the ordinance. There being no public comments or communications received, the Mayor closed the Public Hearing.

Moved by Commissioner Tolas and seconded by Vice Mayor Perschbacher that Ordinance 1073, an Ordinance to amend Chapter 97: Parks and Recreation, Section 97.99 Penalties of the Mt. Pleasant Code of Ordinances to add penalties for violations of the ordinance having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

A Public Hearing was held on the necessity of the public improvement; consider resolution #3 to proceed with improvements; consider resolution #4 to accept the special assessment roll and set a public hearing for September 13, 2021 regarding said roll for Special Assessment District #1-21 regarding pedestrian lighting.

Amanda Hart, Executive Director of The Listening Ear, expressed opposition to the Special Assessment District.

Jim Wojcik, Finance Commission Chair; Fr. Loren Kalinowski, Pastor and Cindy Kaliszewski, Business Manager for Sacred Heart Parish, provided written correspondence opposing the Special Assessment District.

Mike Kostrzewa, 1211 E. Chippewa St., submitted an email opposing the Special Assessment District, indicating he feels that the area is sufficiently illuminated.

There being no additional public comments or communications received, the Mayor closed the Public Hearing.

Moved by Commissioner Tolas and seconded by Vice Mayor Perschbacher to postpone action on Special Assessment District #1-21 until a review of the zoning is completed.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

A Public Hearing was held on the necessity of the public improvement; consider resolution #3 to proceed with improvements; consider resolution #4 to accept the special assessment roll and set a public hearing for September 13, 2021 regarding said roll for Special Assessment District #2-21 Principal Shopping District. There being no public comments or communications received, the Mayor closed the Public Hearing.

Moved by Commissioner Tolas and seconded by Vice Mayor Perschbacher to approve resolutions #3 and #4 for Special Assessment District #2-21 regarding Principal Shopping District and set a public hearing for September 13, 2012 on same.

#### PRINCIPAL SHOPPING DISTRICT 2-21 RESOLUTION NO. 3

WHEREAS, the City Commission, after due and legal notice, has met and heard all interested persons to be affected by the proposed funding for the operations of the Principal Shopping District hereinafter described;

AND, WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 2-21

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to provide funding for the Principal Shopping District, in the City, Special Assessment District No. 2-21.

2. The plans, profiles and specifications previously prepared by the City Manager are hereby approved.

3. The Commission hereby approves the detailed estimates of the special assessment district's cost to be \$104,700. \$104,700 shall be spread over the special assessment district as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district.

4. The City Assessor is directed to prepare a special assessment roll in accordance with the Commission's determination.

5. When the Assessor has completed the assessment roll he shall file the roll with the City Clerk for presentation to the Commission.

6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are and the same hereby are rescinded.

PRINCIPAL SHOPPING DISTRICT 2-21  
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared a revised special assessment roll for Special Assessment District No. 2-21 to special assess to provide funding for the operations of the Principal Shopping District, and the same has been presented to the City Commission by the City Clerk.

WHEREAS, the district is described as all the lots and parcels of land as follows: all lots in the Principal Shopping District, as established by the City Commission at the February 24, 2003 meeting, and amended at the November 14, 2005 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.

2. The City Commission shall meet virtually at 7:00 p.m., Daylight Savings Time, on September 13, 2021, as part of the regularly scheduled City Commission meeting to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard. The City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to support the reconfirmation of the regular meetings with the Director of Public Safety and the Mt. Pleasant Area Diversity Group and the Human Rights Committee to accomplish the activities as presented.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher & Ronan

NAYS: Commissioner Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Gillis and seconded by Commissioner Tolas to extend second interviews to candidates Aaron Desentz and John Hanifan.

AYES: Commissioners Alsager, Cyman, Gillis & Tolas

NAYS: Commissioners Joseph, Perschbacher & Ronan

ABSENT: None

Motion carried.

Moved by Vice Mayor Perschbacher and seconded by Commissioner Alsager to approve closed session pursuant to subsection 8(c) of the Open Meetings Act for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously.

#### Announcements on City-Related Issues and New Business

Mayor Joseph announced FDA approval of the Pfizer vaccine. He commented that the Delta variant is bad and disrupting lives in the southern states adding that vaccinated individuals suffer much less severe symptoms. He encouraged everyone to help yourself, your family and friends and get vaccinated if you have not already done so.

Commissioner Tolas commented that the Taco Boy article in the newspaper and related petition should be a non-issue as the drive through should be grandfathered in. He read an August 17<sup>th</sup> email he received regarding a Commissioner's post to Facebook and expressed his displeasure and embarrassment with the post.

Commissioner Gillis reminded Commission that Commission positions are non-partisan and restraint needs to be utilized regarding political posts. She announced that the Pfizer vaccine is now FDA approved, she encourages individuals to obtain vaccination and supports the University in their decision to require vaccination or regular COVID-19 testing.

Commissioner Ronan encourages everyone to vote in the November 2, 2021 election.

The Commission recessed at 9:55 p.m. and went into a closed session at 10:03 p.m. A separate set of minutes was taken for the closed session.

The Commission recessed at 10:29 p.m. and went into open session at 10:32 p.m.

Moved by Commissioner Tolas and seconded by Commissioner Cyman to approve labor agreements with Technical, Professional, and Officeworkers' Association of Michigan (TPOAM); Police Officers Labor Council (POLC) and Command Officers Association of Michigan (COAM).

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

Mayor Joseph adjourned the meeting without objection at 10:34 p.m.

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William L. Joseph, Mayor

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Heather Bouck, City Clerk

Minutes of the electronically conducted special meeting of the City Commission held Thursday, August 26, 2021 at 7:00 p.m.

Commissioners Present: Mayor William Joseph and Vice Mayor Amy Perschbacher; Commissioners Mary Alsager, Olivia Cyman, Lori Gillis, George Ronan & Petro Tolas. All present indicated they are in Mt. Pleasant, Isabella County, Michigan except for Mary Alsager who indicated she was in Davenport, Scott County, Iowa.

Commissioners Absent: None

Others Present: City Manager Nancy Ridley and City Clerk Heather Bouck

#### Staff Recommendations and Reports

Moved by Commissioner Ronan and seconded by Vice Mayor Perschbacher to offer a contingent offer of employment to Aaron Desentz pending the background check and contract negotiations.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted

Mayor Joseph directed the committee utilized for the recruitment process continue with the contract negotiations. The committee is comprised of Mayor Joseph, Commissioner Alsager and Commissioner Tolas.

#### Announcements on City-Related Issues and New Business

Mayor Joseph indicated that today is the 101<sup>st</sup> anniversary of the 19<sup>th</sup> Amendment. He attended a celebration today and there is another tomorrow. Additionally, he encouraged vaccination and to those with questions to seek answers from their healthcare provider.

#### Public Comment on Agenda and Non-Agenda Items

Maureen Eke, 912 Hopkins St., thanked Nancy Ridley for her service and indicated that it had been a pleasure to work with her. She would also like to receive information regarding the City's policy on COVID protocols.

Mayor Joseph adjourned the meeting without objection at 7:25 p.m.


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William L. Joseph, Mayor

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Heather Bouck, City Clerk

COMMISSION LETTER #169-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: PUBLIC HEARING ON A REDEVELOPMENT LIQUOR LICENSE FOR TNC HOLDINGS AND CONSIDER RESOLUTION ON THE SAME

Attached are the materials from the August 23 City Commission agenda packet when the public hearing for this matter was set. Also attached is the departmental review of the application.

The application material and supporting documents confirms that the location meets the state requirements for the requested Redevelopment Liquor License. Recommendation on the approval of this license will allow for the expansion of activities at the current location. After holding the public hearing, it is recommended the City Commission approve the resolution for a Redevelopment Liquor License as presented.

Recommended Motion:

*Move to approve the resolution for a Redevelopment Liquor License for TNC Holdings LLC at 203/205 W. Broadway as presented.*

NJR/ap



COMMISSION LETTER #165-21  
MEETING DATE: AUGUST 23, 2021

TO: MAYOR AND CITY COMMISSION AUGUST 18, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: CONSIDER SETTING A PUBLIC HEARING FOR SEPTEMBER 13, 2021 ON  
A REDEVELOPMENT LIQUOR LICENSE FOR TNC HOLDINGS

The attached memo from Downtown Development Director Michelle Sponseller provides a recommendation to set a public hearing on a Redevelopment Liquor License request for 203/205 W. Broadway Street.

The supporting application and documents provide confirmation that this location meets the state requirements for the requested Redevelopment Liquor License. Before considering the resolution to send to the State of Michigan Liquor Control Commission, it is necessary to conduct a public hearing. We are recommending the public hearing be set for September 13, 2021.

Recommended Motion:

*Move to set a public hearing for September 12, 2021 on the request from TNC Holdings for a Redevelopment Liquor License at 203/205 W. Broadway.*

NJR/ap

# Memorandum



TO: Nancy Ridley, City Manager

CC: William R. Mrdeza, Community Services and Economic Development Director  
Paul Lauria, Public Safety Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: August 16, 2021

SUBJECT: Redevelopment Liquor License Application – TNC Holdings, LLC

TNC Holdings, LLC. is requesting City Commission approval for a Redevelopment Liquor License pursuant to Public Act 501 of 2006 in order to provide liquor service for the existing business, Pleasant City Coffee, located at 203/205 West Broadway, in downtown Mt. Pleasant.

PA 501 of 2006 is designed to make on-site premises licenses more readily available in downtowns and other redevelopment areas, as a tool for economic development. This request comes to the City subsequent to the City Commission action on January 24, 2011, establishing the Redevelopment Liquor License Development District and approval of the updated permanent liquor license policy on July 26, 2021. On August 5, 2021 the Planning Commission approved the Special Use Permit.

TNC Holdings, LLC meets the requirements for consideration by the State of Michigan Liquor Control Commission per MCLA 436.1521a(1)(b) as follows:

- Is engaged in dining, entertainment or recreation and open to the general public;
- Will have a seating capacity of 41 people;
- Investment by TNC Holdings, LLC of \$116,158 in the rehabilitation or restoration of the building where the license will be housed over a period of the preceding five years;

Additionally, MCLA 436.1521a(1)(b) requires a minimum level of private and public investment in the redevelopment liquor license district be at least \$200,000 in the preceding five years. Staff has confirmed the amount of investment over the past five years:

- Private investment = \$10,093,570 based on commercial building permits;
- Public investment = \$1,292,657, based on completed capital improvement projects.

## **Recommended Action**

Set a public hearing on September 13, 2021, and if approved, pass the attached resolution and direct staff to conduct all necessary steps for Redevelopment Liquor License as stated in MCLA 436.1521a(1)(b).

## **Attachments**

- TNC Holdings, LLC Liquor License Application
- Resolution
- MEDC Redevelopment Liquor License Overview
- Map of Redevelopment Liquor License District w/ TNC Holdings, LLC Location
- Special Use Permit Approval Letter
- Affidavit of Public and Private Investment in Redevelopment District Area
- Affidavit for Redevelopment Liquor License



Michigan Department of Licensing and Regulatory Affairs  
Liquor Control Commission (MLCC)  
Toll-Free: 866-813-0011 - [www.michigan.gov/lcc](http://www.michigan.gov/lcc)

Business ID: \_\_\_\_\_  
Request ID: \_\_\_\_\_  
(For MLCC Use Only)

## New On-Premises Redevelopment or Development District License Questionnaire

Complete and submit this questionnaire along with a fully completed Retailer License & Permit Application (LCC-100) with the documents required to be submitted with that form and any other documents required as listed below.

### Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): TNC Holdings, LLC		
Address to be licensed: 203 & 205 W. Broadway Street		
City: Mount Pleasant	Zip Code: 48858	
City/township/village where license will be issued: City of Mount Pleasant		County: Isabella
Contact Name: Rachael Agardy	Phone: 979-764-7670	Email: pleasantcitycoffee@gmail.com
Mailing address (if different from above): same as above		
City:	Zip Code:	

I am applying for the following on-premises redevelopment or development district license:

☐ **MCL 436.1521a(1)(a) - Redevelopment (RDA) License - Complete Parts 2a, 3, 4, & 5**

Select one: ☐ Class C ☐ B-Hotel ☐ Tavern ☐ A-Hotel

- The proposed licensed premises must be located in a redevelopment project area defined by the local governmental unit and the investment in the redevelopment project area must meet one (1) of following requirements:
  - Investment of not less than \$50 million in cities, townships, or villages having a population of 50,000 or more
  - Investment of not less than \$1 million per 1,000 people in cities, townships, or villages having a population of less than 50,000
- The licensed business must be engaged in activities related to dining, entertainment, or recreation and provide that activity not less than five (5) days per week
- The licensed business must be open to the public not less than ten (10) hours per day, five (5) days per week
- The initial enhanced license fee for a license issued under this section is \$20,000.00

☒ **MCL 436.1521a(1)(b) - Development District (DDA) License - Complete Parts 2b, 3, 4, & 5**

Select one: ☒ Class C ☐ B-Hotel ☐ Tavern ☐ A-Hotel

- The proposed licensed premises must be located in one of the development districts or areas listed in MCL 436.1521a(1)(b):
  - Tax Increment Finance Authority District Under Part 3 of Public Act 57 of 2018 (Formerly Public Act 450 of 1980)
  - Corridor Improvement Authority Act Development Area under Part 6 of Public Act 57 of 2018 (Formerly Public Act 280 of 2005)
  - Downtown Development Authority (DDA) District under Part 2 of Public Act 57 of 2018 (Formerly Public Act 197 of 1975)
  - Principal Shopping District under Public Act 120 of 1961
- The total investment in real and personal property within the development district or area shall not be less than \$200,000.00 over a period of the preceding five (5) years
- The building shall be a restoration or rehabilitation of an existing building and **cannot be a brand new building**
- The building that will house the proposed licensed premises must have at least \$75,000.00 expended for the rehabilitation or restoration of the building over the preceding five (5) years or a commitment for a capital investment of at least \$75,000.00 in the building that must be expended before the license is issued
- The licensed business must be engaged in activities related to dining, entertainment, or recreation
- The licensed business must be open to the general public and have a seating capacity of not less than 25 persons
- The initial enhanced license fee for a license issued under this section is \$20,000.00

Please Note: Pursuant to MCL 436.1521a(8) a license issued under MCL 436.1521a cannot be transferred to another location and if the licensee goes out of business the license issued under MCL 436.1521a shall be surrendered by the licensee to the Commission and the Commission will terminate the license.

**Part 2a - MCL 436.1521a(1)(a) - Redevelopment (RDA) License Required Documents**

<input type="checkbox"/> Resolution from local governmental unit establishing the redevelopment project area
<input type="checkbox"/> Affidavit from the assessor, certified by the city, township, or village clerk, which states the following: <ul style="list-style-type: none"><li>• The amount of investment money expended for manufacturing, industrial, residential, and commercial development within the redevelopment project area during the preceding three (3) years (must specifically state start and end dates for the investment, i.e. January 1, 2013, to December 31, 2015).</li><li>• Statement that the amount of commercial investment in the redevelopment project area constitutes not less than 25% of the total investment in real and personal property in the area.</li></ul>
<input type="checkbox"/> Legible map of the redevelopment project area which clearly labels all street names

**Part 2b - MCL 436.1521a(1)(b) - Development District (DDA) License Required Documents**

<input checked="" type="checkbox"/> Resolution from local governmental unit establishing the development district or area which specifically references the statute under which the area was established: <ul style="list-style-type: none"><li>• Part 3 of Public Act 57 of 2018 (Formerly Public Act 450 of 1980) for Tax Increment Finance Authorities</li><li>• Part 6 of Public Act 57 of 2018 (Formerly Public Act 280 of 2005) for Corridor Improvement Authorities</li><li>• Part 2 of Public Act 57 of 2018 (Formerly Public Act 197 of 1975) for Downtown Development Authorities</li><li>• Public Act 120 of 1961 for Principal Shopping Districts</li></ul>
<input checked="" type="checkbox"/> Affidavit from the assessor, certified by the city, township, or village clerk, which states the following: <ul style="list-style-type: none"><li>• The total amount of public and private investment in real and personal property within the development district or area over a period of the preceding five (5) years (must specifically state start and end dates for the investment, i.e. January 1, 2011, to December 31, 2015).</li></ul>
<input checked="" type="checkbox"/> Legible map of the development district or area which clearly labels all street names

**Part 3 - Available License Search**

MCL 436.1521a(9) requires any person signing an application for an on-premises Redevelopment or Development District license to verify that he or she attempted to purchase any of the on-premises licenses that are in escrow that do not have a pending transfer on file with the MLCC within the county in which the applicant for the on-premises Redevelopment or Development District license proposes to operate.

You should not apply for an on-premises Redevelopment or Development District license if there is an available quota license in the local governmental unit in which the proposed licensed business will be located. You may verify the availability of quota licenses on the Commission's website using the [Local Government Quota search page](#).

<input checked="" type="checkbox"/> I verify that I have attempted to purchase any readily available on-premises escrowed licenses that do not have pending transfers on file with the MLCC in the county where the proposed licensed business will be located. <ul style="list-style-type: none"><li>• Applicant should provide a notarized affidavit outlining all attempts and responses (or lack thereof) to secure a readily available on-premises license.</li><li>• Applicant should send certified letters of inquiry as to the availability of the license to each licensee at the address listed on the licensee listing report provided by the MLCC.</li><li>• Applicant should submit copies of the letters sent, certified tags, signed certified return receipts, copies of any envelopes returned by the USPS, and copies of any correspondence received from the licensees.</li><li>• Applicant should provide dates, the name of the person contacted, and a synopsis of the conversation if escrowed licensees are contacted by telephone.</li><li>• Applicant should provide documentation regarding the fair market value of the license based on where the applicant will be located, if determinable, the size and scope of the proposed operation, and/or the existence of mandatory contractual restrictions or inclusion attached to the sale of the license when indicating to the MLCC that purchase of a license is not economically feasible or the license is not readily available.</li></ul>
<input checked="" type="checkbox"/> There are no readily available on-premises licenses in escrow in the county where the proposed licensed business will be located.
<input checked="" type="checkbox"/> There are no unissued, on-premises quota licenses readily available in the local governmental unit where the proposed licensed business will be located.

#### Part 4 - Local Governmental Approval

An applicant for a new on-premises Redevelopment or Development District license requires approval by the legislative body of the local governmental unit in which the licensed premises will be located. Applicants for a license in a city that has a population of 600,000 or more do not require local governmental approval. Please use the Local Governmental Unit Approval Form (LCC-106) or obtain a resolution from the local governmental unit that contains the same information required on the form. The form or a resolution from the city, village, or township must specifically state the applicant's legal name, if an individual person, or the corporate name of the business, the proposed licensed address, and contain a recommendation for the issuance of a license under one of the two following options:

- New Class C\* license issued under the provisions of MCL 436.1521a(1)(a)
- New Class C\* license issued under the provisions of MCL 436.1521a(1)(b)

*\*May substitute other license types such as Tavern, A-Hotel, or B-Hotel licenses*

#### Part 5 - Signature of Applicant

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003.

I certify that I understand that pursuant to MCL 436.1521a(8) a license issued under MCL 436.1521a cannot be transferred to another location and that if the licensee goes out of business the license issued under MCL 436.1521a shall be surrendered by the licensee to the Commission and the Commission will terminate the license.

Rachael V. Agardy

Print Name of Applicant & Title

Rachael V. Agardy

Signature of Applicant

08/16/2021

Date

Please return this completed form along with corresponding documents:

Michigan Liquor Control Commission

Mailing address: P.O. Box 30005, Lansing, MI 48909

Hand deliveries or overnight packages: Constitution Hall - 525 W. Allegan, Lansing, MI 48933

Fax to: 517-763-0059

## RESOLUTION

WHEREAS, the City Commission has established a Redevelopment Liquor License Development District pursuant to Act 501 of Public Acts 2006 **436.1521a(1)(b)**, and;

WHEREAS, the City of Mt. Pleasant Central Business District Tax Finance Authority (CBD TIFA) and Mission/Pickard Street Downtown Development Authority (DDA) have realized considerable public and private investment within the past five years, and;

WHEREAS, the CBD TIFA and DDA districts were established under appropriate statutory provision, and;

WHEREAS, the City of Mt. Pleasant shall provide the Michigan Liquor Control Commission a map clearly outlining the boundaries of the Redevelopment Liquor License Development District, and;

Whereas, the City Commission finds that TNC Holdings, LLC. meets the provisions of Public Act 501 of 2006, including:

- Is engaged in dining, entertainment or recreation and open to the general public;
- Have a seating capacity of at least 25 people;
- Investment by TNC Holdings, LLC of \$116,158 in the rehabilitation or restoration of the building where the license will be housed over a period of the preceding five years;

WHEREAS, the City of Mt. Pleasant shall provide to the Michigan Liquor Control Commission an affidavit from the City Assessor, as certified by the City Clerk, stating the total amount of public and private investment in real and personal property with the selected portion of CBD TIFA and DDA districts, which shall not be less than \$200,000 for each license requested, over the preceding time periods, and,

NOW BE IT THEREFORE RESOLVED, the City Commission hereby approves the request from TNC Holdings, LLC, "ABOVE ALL OTHERS" for a new Class C license under **436.1521a(1)(b)**, to be permitted at 203/205 West Broadway, Mt. Pleasant, Isabella County, Michigan.



## REDEVELOPMENT LIQUOR LICENSES

Through the provisions of [Public Act 501 of 2006](#), the Liquor Control Commission (LCC) may issue new public on-premises liquor licenses to local units of government. In order to allow cities to enhance the quality of life for their residents and visitors to their communities, the LLC may issue public on-premises licenses in addition to those quota licenses allowed in cities under Section 531 (L) of the Michigan Liquor Control Code, [Public Act 58 of 1998](#) as amended.

*Note: This document is offered as a general guide only and the legislation should be reviewed by local officials.*

### WHO IS ELIGIBLE?

A business must be located in either a business district listed below or in a city redevelopment area, as defined in Sec. 521a (2)(c)

- Tax Increment Finance Authority (TIFA) PA 450 of 1980
- Corridor Improvement Authority (CIA) PA 280 of 2006
- Downtown Development Authority (DDA) PA 197 of 1975
- Principal Shopping District (PSD) PA 120 of 1961

#### **Applicants in these businesses districts must:**

Be a business engaged in dining, entertainment or recreation and open to the general public.

- Have a seating capacity of at least 25 people;
- Have spent at least \$75,000 for the rehabilitation or restoration of the building where the license will be housed over a period of the preceding five years or a commitment for a capital investment of at least \$75,000 that will be spent before the issuance of the license;
- Show that the total amount of private and public investment in real and personal property in a district listed above was at least \$200,000 in the period covering the preceding five years.

The LCC may issue one license for each of the above (\$200,000) monetary thresholds reached and for each major fraction thereof after the initial threshold is reached.

The LCC may also issue redevelopment liquor licenses to businesses located in a city redevelopment area (there may be more than one in a city).

#### **Applicants in city redevelopment areas must:**

- Be a business engaged in dining, entertainment or recreation;
- Be open to the general public at least 10 hours per day, five days per week;

- Have a seating capacity of at least 25 people;
- Adopt a resolution from the governing body of the city establishing the redevelopment project area;
- Provide a map which clearly reflects and outlines where the redevelopment project area is located within the local unit of government;
- Provide an affidavit from the assessor, as certified by the city clerk, stating the total amount of investment in real and personal property within the redevelopment project area of the city during the preceding three year time period;
- Relative to a license issued in a city redevelopment project area, the amount of commercial investment in the redevelopment project area within the city shall constitute not less than 25 percent of the total investment in real and personal property as evidenced by an affidavit of the city assessor as certified by the city clerk;
- A resolution which approves a specific applicant (individual, corporation, limited liability company, limited partnership) at a specific location;
- Have total investment over the last three years in real and personal property in the redevelopment area of:
  - » At least \$50 million in cities having a population of 50,000 or more, or at least \$1 million per 1,000 people in cities of less than 50,000.

The LCC may issue a license when one of the abovementioned monetary thresholds is met.

### WHAT IS THE PROCESS?

#### **To be considered for the license by the LCC:**

The local unit of government must pass a resolution approving the applicant for an on-premise liquor license pursuant to PA 501 of 2006. If the business is located in a city redevelopment project area the resolution should indicate the license be issued under Section 521a (1)a of PA 501 of 2006. If the business is located in a DDA, TIFA, PSD, etc., the resolution should indicate the license be issued under Section 521a (1)b of PA 501 of 2006.

- The resolution and application ideally should be submitted at the same time.

Applications can be obtained from the LCC by downloading via the internet at [www.michigan.gov/documents/lara/RDA\\_Requirements\\_629245\\_7.pdf](http://www.michigan.gov/documents/lara/RDA_Requirements_629245_7.pdf) or by calling 517.322.1400.

**All applicants will:**

1. Need to demonstrate that they have attempted to purchase a readily available escrowed or quota on premise license within the municipality that they want to operate, and that a license was not available.
2. Pay a \$20,000 fee for the license. Upon receipt of the documentation from the local unit of government, the necessary application forms, other required documents and inspection fees, the application will be authorized for investigation.

The LCC will not transfer a license issued under this act to another location. If the licensee goes out of business, the licensee shall surrender the license to the LCC. The governing body of the local governmental unit may approve another applicant within the redevelopment project area or development district to replace

**IMPORTANT NOTE**

Do not invest any money in improvements or bind yourself in any agreements until you have been officially notified by the LCC that your request has been approved.

**SUPPORTING STATUTE**

[Public Act 501 of 2006](#)

[Public Act 58 of 1998 as amended](#)

**CONTACT INFORMATION**

For more information on redevelopment liquor licenses, contact the [Community Assistance Team \(CAT\) specialist](#) assigned to your territory or visit [www.miplace.org](http://www.miplace.org).



## Existing CBD TIFA

Boundary of proposed RLL  
Development District

# City of Mt. Pleasant, Michigan

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CITY HALL  
320 W. Broadway • 48858  
(989) 779-5300  
(989) 773-4691 Fax

PUBLIC SAFETY  
804 E. High • 48858  
(989) 779-5100  
(989) 773-4020 Fax

PUBLIC WORKS  
320 W. Broadway • 48858  
(989) 779-5400  
(989) 772-6250 Fax

August 6, 2021

TNC Holdings LLC  
Attn: Rachael Agardy  
415 E. Chippewa Street  
Mt. Pleasant, MI 48858

Re: Special Use Permit 21-11 – 203 & 205 W. Broadway

Dear Ms. Agardy:

At their August 5, 2021 meeting, the Planning Commission approved Special Use Permit 21-11 to add a Redevelopment Liquor License to the existing coffee shop.

If you have any questions, please call the Planning and Community Development office at (989) 779-5347.

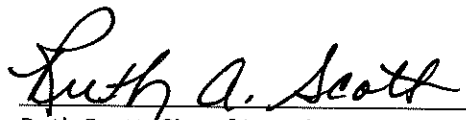
Sincerely,

Jacob Kain  
City Planner

cc: Fire Department (via email)  
Engineering Department (via email)  
Building Inspection Department (via email)  
Downtown Development Department (via email)

## AFFIDAVIT OF PUBLIC AND PRIVATE INVESTMENT DEVELOPMENT DISTRICT AREA

I, Ruth Scott, am the City Assessor for the City of Mt. Pleasant, Michigan. I have examined the records for the City of Mt. Pleasant and made the following determination as to the public and private investment in the City of Mt. Pleasant qualified development district. Based on my review of these records, I have determined that the total amount of public and private investment in real property within the qualified development district over the preceding five (5) year period, August 16, 2016 through August 16, 2021 is \$11,386,227 an amount that exceeds the \$200,000 determination to the best of my knowledge and ability on this day August 17, 2021, in Isabella County, Michigan.

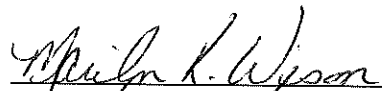
  
Ruth Scott, City of Mt. Pleasant Assessor  
320 W. Broadway, Mt. Pleasant, MI 48858

August 17, 2021

State of Michigan

County of Isabella

On this 17<sup>th</sup> day of August, 2021, before me, a Notary Public in and for said county and state, personally appeared the above named, on behalf of the City of Mt. Pleasant, and made oath that she has read the foregoing Affidavit, by her subscribed, and know the contents thereof, and that the same is true of her own knowledge, expect as to those matters which are stated to be upon information and belief, and as to those matters, she believes them to be true.

  
Marilyn Wixson, Notary Public  
Isabella County, Michigan

Marilyn K. Wixson  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF Isabella  
My Commission Expires 09-25-2021  
Acting in the County of \_\_\_\_\_



## AFFIDAVIT FOR REDEVELOPMENT LIQUOR LICENSE

Now comes Heather Bouck, and being first duly sworn, deposes and states as follows:

1. That I am the City Clerk for the City of Mt. Pleasant, Isabella County, Michigan and make this Affidavit to the Michigan Liquor Control Commission pursuant to Section 436.1521b of the Michigan Liquor Control Act and pursuant to the application by TNC Holdings, LLC, for a new Class C license under section 436.1521b of the Act to be located at 203/205 West Broadway, City of Mt. Pleasant, Isabella County, Michigan.
2. That the City of Mt. Pleasant established a Redevelopment Development District defined in MCLA 436.1521b by a Resolution of the City Commission adopted January 24, 2011, a copy of which is enclosed herewith.
3. That the proposed location of the Class C license, at 203/205 West Broadway, in the City of Mt. Pleasant is within the Redevelopment Liquor License Development District.
4. That further, I have reviewed the Affidavit of Ruth Scott, the City's Assessor, which Affidavit has been submitted to the Michigan Liquor Control Commission and I certify that the information contained in the Affidavit is true and accurate.



Heather Bouck, City of Mt. Pleasant Clerk  
320 W. Broadway, Mt. Pleasant, MI 48858

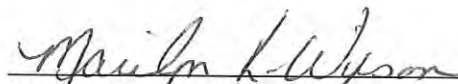
August 17, 2021

State of Michigan

County of Isabella

On this 17<sup>th</sup> day of August, 2021 before me, a Notary Public in and for said county and state, personally appeared the above named, on behalf of the City of Mt. Pleasant, and made oath that she has read the foregoing Affidavit, by her subscribed, and know the contents thereof, and that the same is true of her own knowledge, expect as to those matters which are stated to be upon information and belief, and as to those matters, she believes them to be true.

Marilyn K. Wixson  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF Isabella  
My Commission Expires 09-25-2021  
Acting in the County of \_\_\_\_\_



Marilyn Wixson, Notary Public  
Isabella County, Michigan

# Memorandum



TO: Nancy Ridley, City Manager

CC: William R. Mrdeza, Community Services and Economic Development Director  
Paul Lauria, Public Safety Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: September 8, 2021

SUBJECT: Staff Review Redevelopment Liquor License Application – TNC Holdings, LLC

TNC Holdings, LLC. is requesting City Commission approval for a Redevelopment Liquor License pursuant to Public Act 501 of 2006 in order to provide liquor service for the existing business, Pleasant City Coffee, located at 203/205 West Broadway, in downtown Mt. Pleasant.

PA 501 of 2006 is designed to make on-site premises licenses more readily available in downtowns and other redevelopment areas, as a tool for economic development. This request comes to the City subsequent to the City Commission action on January 24, 2011, establishing the Redevelopment Liquor License Development District and approval of the updated permanent liquor license policy on July 26, 2021. On August 5, 2021 the Planning Commission approved the Special Use Permit.


As part of the review process the clerk initiates a review by the following departments to see what, if any, concerns may exist.

- Police
- Fire
- Building
- Treasurer
- Planning

After reviewing the TNC Holdings, LLC application, no concerns have been found by these departments.

COMMISSION LETTER #170-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: PUBLIC HEARING ON SPECIAL ASSESSMENT ROLL FOR SPECIAL ASSESSMENT DISTRICT #2-21 AND CONSIDER APPROVAL OF RESOLUTION #5 FOR APPROVAL OF THE ROLL AND SETTING OF PAYMENT TERMS FOR SPECIAL ASSESSMENT DISTRICT #2-21 FOR PRINCIPAL DISTRICT SHOPPING SPECIAL ASSESSMENT

Attached are the materials from the August 23 City Commission agenda packet when the public hearing for this matter was set. This is the second and last required public hearing before final consideration of the proposed special assessment for the Principal Shopping District.

After holding the public hearing, it is recommended the City Commission approve resolution #5 to approve the roll and set the repayment terms to finalize the special assessment for Special Assessment District #2-21.


Recommended Motion:

*Move to approve resolution #5 as presented.*

NJR/ap

COMMISSION LETTER #157-21  
MEETING DATE: AUGUST 23, 2021

TO: MAYOR AND CITY COMMISSION AUGUST 18, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: PUBLIC HEARING ON THE NECESSITY OF THE PUBLIC IMPROVEMENT;  
CONSIDER RESOLUTION #3 TO PROCEED WITH IMPROVEMENTS;  
CONSIDER RESOLUTION #4 TO ACCEPT THE SPECIAL ASSESSMENT  
ROLL AND SET A PUBLIC HEARING FOR SEPTEMBER 13, 2021  
REGARDING SAID ROLL FOR SPECIAL ASSESSMENT DISTRICT #2-  
21 REGARDING PRINCIPAL SHOPPING SPECIAL ASSESSMENT

Attached are the materials from the August 9 City Commission agenda packet when the public hearing for this matter was set.

This public hearing was set to hear comments on the necessity of providing funding through the special assessment for the Principal Shopping District activities.

After holding the public hearing, the next step is for the City Commission to consider resolutions #3 and #4. Resolution #3 confirms there is need for funding and requests the appropriate assessment roll be prepared. The assessment roll was previously provided and is again included in this agenda packet. Resolution #4 accepts the draft roll and directs that a public hearing be set on the cost of the assessment for September 13, 2021.

It is recommended that resolutions #3 and #4 be approved to provide the assessment roll and set a public hearing on the cost of the assessment.

Assuming the City Commission approves resolutions #3 and #4, another individual notice will be mailed to each property owner in the assessment district.


Recommended Motion:

*Move to approve resolutions #3 and #4 as presented regarding Principal Shopping District Special Assessment #2-21.*

NJR/ap

COMMISSION LETTER #149-21  
MEETING DATE: AUGUST 9, 2021

TO: MAYOR AND CITY COMMISSION AUGUST 4, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER RESOLUTIONS #1 AND #2 TO COMMENCE THE PROCEEDINGS FOR SPECIAL ASSESSMENT, TENTATIVELY DETERMINE THE NECESSITY, AND SET A PUBLIC HEARING FOR AUGUST 23, 2021, REGARDING THE NECESSITY OF SPECIAL ASSESSMENT DISTRICT #2-21 FOR PRINCIPAL SHOPPING DISTRICT SPECIAL ASSESSMENT

The City has utilized Public Act 120 of 1961 for a Principal Shopping District (PSD) Board and the resulting special assessment to provide funding for certain activities unique to the downtown area since 2003. From 2003-2006 special assessment funds were used for both maintenance and promotions. Since 2007, special assessment funds have only been used for maintenance type activities.

The maintenance activities funded include the following:

- Maintenance and care of the grounds and hanging baskets
- Snow removal for the municipal parking lots and the adjacent sidewalks
- Utilities for parking lot lighting
- Power washing of the sidewalks (if snow removal is under budget)

The PSD Board must recommend a special assessment to the City Commission. The attached memo from Downtown Development Director Michelle Sponseller, which was included in your July 26 work session packet, outlines the recommendation from the PSD Board for the 2022 and 2023 special assessment. The information from Ms. Sponseller includes a map of the district and the history of the special assessment dating back to 2003. As indicated in the memo from Ms. Sponseller, the fund balance in the Downtown Fund as of December 31, 2020 was \$135,486. It is always important to have some funds in the fund balance due to the inability to predict the amount of snow removal costs each year. Staff and the PSD Board believe that adequate funds exist to cover any of those overages, as well as utilize some of the funds over the next two years for maintenance. Therefore, a reduction of 15% in the overall assessment amount for the next two years is recommended.

According to City Charter, the special assessment process requires five resolutions and two public hearings. Resolution #1 indicates the City Commission tentatively believes there is interest in creating a special assessment and requests that staff prepare a report.



The communication from Ms. Sponseller includes the information required for that report. Resolution #2 indicates the City Commission tentatively believes the level of funding is appropriate and asks staff to notify property owners of the need for the special assessment and sets a public hearing for August 23 to obtain input.

It has been our practice to include the specific calculations by property of how the assessment would be spread and that information is attached for your review. The fourth column from the right on the attached spreadsheet labelled "Annual Per Year Charge" is the annual amount estimated per property for each year (2022 and 2023) based on a spread by square footage of the building. The estimated dollar amounts for each property will be included in the notice of public hearing that is required to be mailed to all of the property owners in the district.

Recommended Motion:

*Move to approve Resolutions #1 and #2 for Special Assessment District #2-2021 for the Principal Shopping District as presented and set a public hearing for August 23, 2021.*

NJR/ap

TO: Nancy Ridley, City Manager

CC: William R. Mrdeza, Community Services and Economic Development Director  
Mary Ann Kornexl, Finance and Administration Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: July 19, 2021

SUBJECT: Downtown Special Assessment Recommendation 2022-2023

In 2003 the City Commission created the Principal Shopping District Board (PSD) to create a Special Assessment District to fund particular expenses within in the downtown. Although the 2003-2006 special assessment included events and promotions, a change was requested by property owners in 2006 that subsequent special assessments would be focused on measureable expenses and no longer fund special events.

At the June 17, 2021 PSD meeting the vote from members was to continue to fund the following services, at their current service levels, for the upcoming 2022-2023 special assessment timeframe.

- Grounds Care (\$82,290 budgeted)
  - Mowing & weeding, trash pick-up, planting and installation and watering/fertilizing of the hanging baskets;
  - Power washing conducted only if snow removal is under budget;
- Parking Lot Care (\$47,530 budgeted)
  - Snow Removal – within the 12 municipal lots and sidewalks surrounding them;
  - Utilities for lighting within and surrounding the 12 municipal lots.

A budget was developed for the 2022-2023 special assessment with the current service levels which included minimum wage increases and an increase in the sidewalk snow removal contract based on bids received in the fall of 2020. However, with a strong reserve balance, staff recommended that we draw down the reserve funds and present a reduction in the special assessment for 2022-2023. The recommendation the PSD is presenting to the City Commission results in an annual decrease of the special assessment by \$18,800 (15%) in 2022-2023, and a reduction in the per square foot charge from \$.2286 to \$.1802. The PSD fund balance is \$135,486 as of December 31, 2020.

Please note that this calculation includes the additional square footage of the Broadway Lofts project, estimated at a 41,000 sq ft addition to the roll after the parking credit is calculated for the 50 parking spaces anticipated at the rear of the property.

Additionally, the PSD seriously considered the following concepts and questions:

#### **REVIEW QUESTIONS/ANSWERS**

- **What if anything can be done to assist businesses through the special assessment?**
  - The answer is dependent on whether or not the business owner is also the property owner. As the special assessment is billed via the property owner's tax bill, not to business owners, there is no direct way to assist business owners. Typically, the special

assessment is passed on to business owners through lease rates or the lease includes a clause stating the business owners will pay the special assessment.

A lower special assessment rate could be passed from property owner to business owner by lowering the monthly lease rate but it is not possible to verify or ensure that the savings would occur if the property and business owners are not the same.

However, for those business owners who also own their property, a lower special assessment would be beneficial.

- **Can the special assessment be calculated in “zones” with different rates depending on location within the downtown – core vs outlying areas?**
  - Yes, the PSD board could recommend to the City Commission there are different zones with different special assessment rates depending on proximity to amenities such as parking lots, lighting and grounds. Those closer to amenities would pay a higher rate than those who are located farther away.

However, the PSD board reviewed the locations of city services offered throughout the PSD district and found that they have been strategically placed so that all property within the PSD district are in close proximity to them. Due to this the PSD did not believe the recommendation of zones to have merit.

- **Review the possibility of eliminating the exemption for residential class rentals since State laws now allow for an exemption if desired.**
  - Although possible to include residential class rentals, when the properties were reviewed it was found:
    - They do not use the services funded by the special assessment. They offer their own parking, thus not using the municipal parking lots, sidewalks and lighting around them. They also maintain the right-of-way in front of their properties, so have no use of our groundskeeping services.
    - In addition to the above, when the parcels were reviewed by staff, it was found that the majority of residential parcels would likely provide more parking credits that would be assessed, effectively making the concept of including them in the special assessment irrelevant as they would not contribute to it.

On July 8, 2021 a mailing was sent to the property owners within the special assessment district so they could ask questions and provide comments to the PSD Board before the special assessment process began. Additionally, an email was sent with the same information to the property owners whose emails staff has on file. As of July 21, no comments or questions have been received.

If approved, the actual special assessment process, including two public hearings, could begin at the August 9<sup>th</sup> meeting.

Additionally, the PSD board requested staff include the following considerations to the City Commission with regard to the recommendation to continue with the special assessment and no change in service levels:

- Continue to remove barriers to new business start-ups whenever possible be it through new or updated policies and continued examination of ways to keep costs contained in the special assessment for property owners;
- Community members and visitors consider downtown as more than a place to do business and the return on investment is shown through both capital projects and day-to-day care and maintenance;
- Continued reinvestment through private investment, capital projects and special assessment annual maintenance stimulates growth.

**Recommended Action**

Review and consider the PSD recommendation to:

- Set the annual special assessment of \$104,700 at approximately \$.1802 per square feet for a two-year period (2022-2023) with no changes to any other formula portions.

**Attachments**

- Downtown Special Assessment Review 2003 – Proposed 2022-2023
- Principal Shopping District Map

**2015 – Proposed 2023**

	<b>2015</b>	<b>2016-17</b>	<b>2018-19</b>	<b>2020-2021</b>	<b>Proposed 2022-2023</b>	<b>Changes from 2020-2021 to 2022-2023 special assessment</b>
<b>Length of Special Assessment</b>	1 years	2 years	2 years	2 years	2 years	No Change
<b>Basis</b>	Square Feet	Square Feet	Square Feet	Square Feet	Square Feet	No Change
<b>Include All Floors Sq Ft</b>	Yes	Yes	Yes	Yes	Yes	No Change
<b>Include Basement Sq Ft</b>	No	No	No	No	No	No Change
<b>Include Parking Credits for Maintenance Part of Fee</b>	Yes	Yes	Yes	Yes	Yes	No Change
<b>Parking Credit Size</b>	200 sq. ft per space	200 sq. ft per space	200 sq. ft per space	200 sq. ft per space	200 sq. ft per space	No Change
<b>District Map</b>	Same	Same	Same	Same	Same	No Change
<b>Promotions Rate</b>	0	0	0	0	0	No Change
<b>Maintenance Rate</b>	.160869	.218592	.221000	.228626	.1802	Decrease of .0484
<b>Total Annual Rate</b>	.160869	.218592	.221000	.228626	.1802	Decrease of .0484
<b>Tax Exempt (701 class) entities</b>	No change	No change	No change	No change	No change	No Change
<b>Promotions Revenue</b>	\$0	\$0	\$0	\$0	\$0	No Change
<b>Maintenance Revenue</b>	\$85,000	\$115,500	\$115,000	\$123,500	\$104,700	Details listed above
<b>Total Annual Special Assessment</b>	\$85,000	\$115,500	\$115,500	\$123,500	\$104,700	Decrease of \$18,800

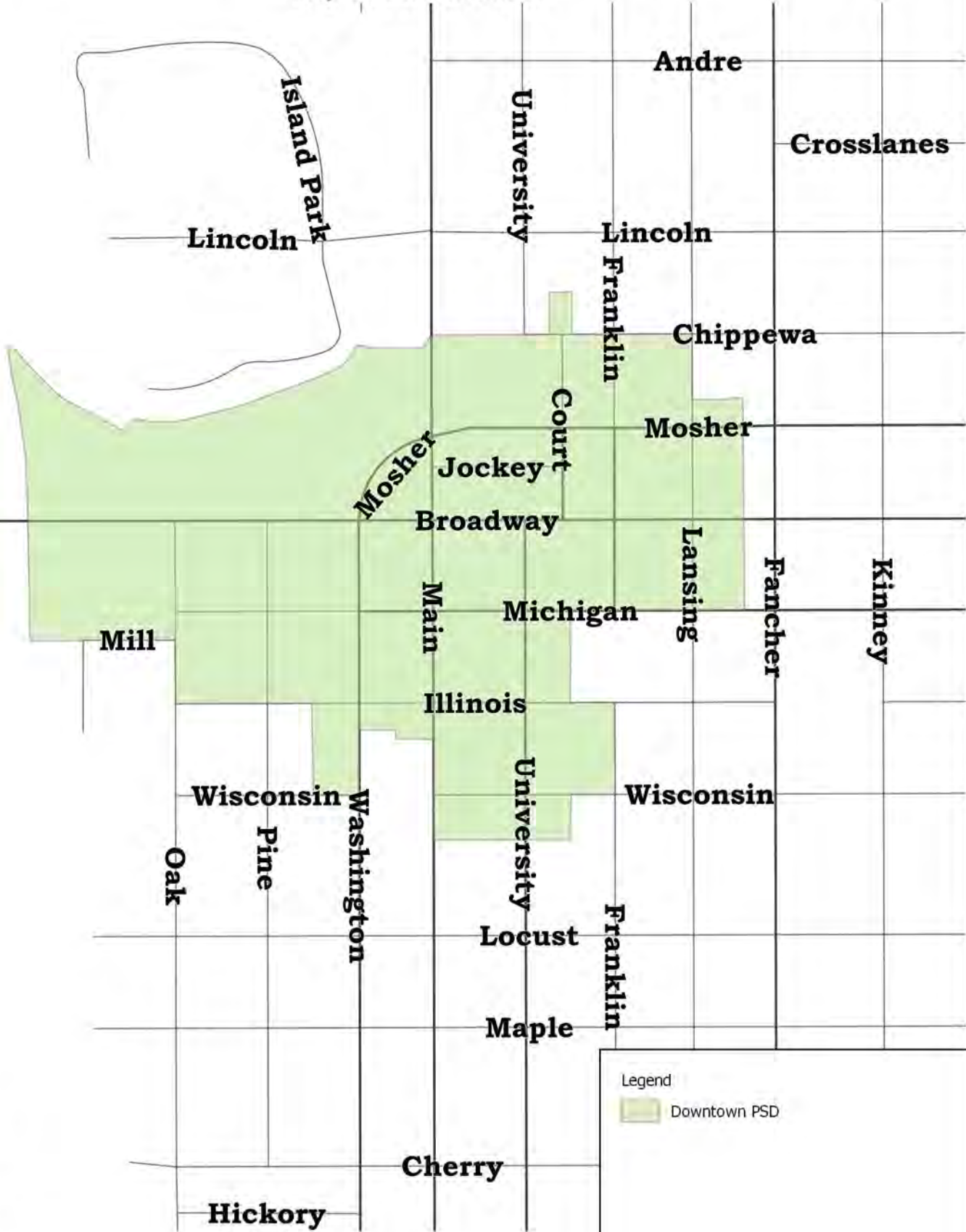
**2003- 2014**

	<b>2003-2005</b>	<b>2006</b>	<b>2007-2008</b>	<b>2009-2011</b>	<b>2012-2014</b>
<b>Length of Special Assessment</b>	3 years	1 year	2 years	3 years	3 years
<b>Basis</b>	Square Feet	Square Feet	Square Feet	Square Feet	Square Feet
<b>Include All Floor Sq Ft</b>	Yes	No (only calculated on 1 <sup>st</sup> two floors)	Yes	Yes	Yes
<b>Include Basement Sq Ft</b>	Yes	No	No	No	No
<b>Include Parking Credits for maintenance part of fee</b>	Yes	Yes	Yes	Yes	Yes
<b>Parking Credit Size</b>	200 sq. ft. per space	200 sq. ft. per space	200 sq. ft. per space	200 sq. ft. per space	200 sq. ft per space
<b>District Map</b>	As determined by City Commission	Same	Same	Same	Same
<b>Promotions Rate</b>	0.05	.0451	.0	0	0
<b>Maintenance Rate</b>	0.10	0.1075	0.1646	.1532	.1532
<b>Total Annual Rate</b>	0.15	0.1526	0.1646	.1532	.1532
<b>Tax Exempt (701 class) entities</b>	Calculate Special Assessment on Sq FT or cap at \$500 whichever is less.	Same.	Remove cap. Assess tax-exempt entities the same as all others.	No change	No change
<b>Promotions Revenue</b>	\$43,685.96	\$30,540.66	\$ 0	\$0	\$0
<b>Maintenance Revenue</b>	\$69,010.82	\$53,789.34	\$ 85,000	\$85,000	\$85,000
<b>Total Annual Special Assessment</b>	\$112,646.78	\$84,330	\$ 85,000	\$85,000	\$85,000

# Downtown Principal Shopping District

Excerpt from E-Packet of August 23, 2021

City of Mt. Pleasant



Principal Shopping District 2-21

WHEREAS, pursuant to provisions of the City Charter of the City of Mt. Pleasant; Chapter 33: TAXATION, Section 33.17 "Authority to Assess", of the Code of Ordinances, and Public Act 120 of 1961 "Redevelopment of Shopping Areas", the City Commission of the City of Mt. Pleasant may commence proceedings to provide funding for the operations of the Principal Shopping District within the City and determine the tentative necessity thereof,

AND, WHEREAS, the City Commission has tentatively deemed it to be in the public's interest, health and welfare to provide funding for the operations of the Principal Shopping District in the City, Special Assessment District No. 2-21

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The City Manager is directed to cause to be prepared a report which shall include all analysis and information required by Section 33.20 "Survey and Report", of the Code of Ordinances,
2. When the aforesaid report is completed, the City Manager shall file the same with the City Clerk for presentation to the Commission.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are and the same hereby are rescinded.

Principal Shopping District 2-21

WHEREAS, the City Manager has prepared a report concerning funding for the Principal Shopping District in Special Assessment District No. 2-21, which includes all of the information to be included by Section 33.20 "Survey and Report" of the City's Code of Ordinances;

AND, WHEREAS, the City Commission has reviewed said report;

AND, WHEREAS, the City Commission of the City of Mt. Pleasant determines that it is tentatively necessary to provide funding for the Principal Shopping District in the City of Mt. Pleasant more particularly hereinafter described in this resolution;

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The City Commission hereby tentatively determines that providing funding for the Principal Shopping District described more particularly hereinafter provided for are necessary.

2. The total funding for the Principal Shopping District for the next two years (2022 and 2023) is estimated to be \$104,700 per year. \$104,700 shall be spread over the special assessment district per year as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district.

3. Said special assessment district shall consist of all the lots and parcels of land as follows: all lots in the Principal Shopping District as established by the City Commission at the February 24, 2003 meeting and amended at the November 14, 2005 meeting.

4. The duration of the special assessment shall be two years.

5. The affected properties in the special assessment district shall be assessed in accordance with the relative portion of the sum to be levied in the district, as the benefit to the parcel of land bears to the total benefit to all parcels.

6. The aforesaid report shall be placed on file in the office of the City Clerk where the same shall be available for public examination.

7. The City Commission shall meet virtually on August 23, 2021 at 7:00 p.m., Daylight Savings Time, as part of the regularly scheduled City Commission meeting for the purpose of hearing objections to providing funding to the "Principal Shopping District". The meeting link will be available on the City's website at <http://www.mt-pleasant.org>.

8. The City Clerk is hereby directed to cause notice of said hearing to be published and mailed in accordance with applicable statutory and ordinance provisions.

9. All resolutions and parts of resolutions conflicting with the provisions of this resolution are hereby rescinded.



Special Assessment Project Principal Shopping District 2022-2023

Updated July 29, 2021

S.A.. Prepared By: City Assessor's Office

S.A... Prepared By: City Assessor's Office												Annual		Prior	
Parcel Number	Address	Owners Name	Mailing Address	Type	Class	%	Total Square Footage	Parking Credits 200 sq'	Sq. Foot.	Sq. Foot. Less 200 sq ft Pkg Credit	Per Year Charge \$0.180217	Both Years 2022 & 2023 Charge	Annual Charge 2020 & 2021	Increase (Decrease)	
17-000-00053-00	209 E Chippewa	EUNEEDA Services, Inc	209 East Chippewa, Mt. Pleasant, MI, 48858	T	201	100%	2,802	1	2,802.0	2,602.0	\$ 468.92	\$ 937.84	\$ 594.88	\$ (125.96)	
17-000-00077-00	319 E Broadway	Independent Bank Facilities	231 W Main Street, Ionia, MI 48846	T	201	100%	3,202	18	3,202.0	-	-	-	-	-	
17-000-00086-00	302 E Chippewa	Pulver, Daniel & Kari	302 E Chippewa, Mt. Pleasant, MI, 48858	T	201	58%	3,568	4	2,069.4	1,605.4	289.32	578.64	367.04	(77.72)	
17-000-00087-00	214 N Franklin	Greentree Natural Grocery	214 N Franklin, Mt. Pleasant, MI, 48858	T	201	100%	2,520	2	2,520.0	2,120.0	382.06	764.12	484.69	(102.63)	
17-000-00088-00	206/208 N Franklin	K&M Property Holdings, LLC	3975 W. Monroe Road, Alma, MI 48801	T	201	100%	2,550	18	2,550.0	-	-	-	-	-	
17-000-00106-00	305 E Broadway St	Ryan Hills	305 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	2,964	0	2,964.0	2,964.0	534.16	1,068.32	677.65	(143.49)	
17-000-00108-00	139 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	8,382	0	8,382.0	8,382.0	1,510.58	3,021.16	1,916.34	(405.76)	
17-000-00113-00	137 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,923	0	3,923.0	3,923.0	706.99	1,413.98	896.90	(189.91)	
17-000-00117-00	133 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,938	0	3,938.0	3,938.0	709.69	1,419.38	900.33	(190.64)	
17-000-00120-00	131 E Broadway	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	8,184	0	8,184.0	8,184.0	1,474.90	2,949.80	1,871.07	(396.17)	
17-000-00127-00	125 E Broadway St	Elizabeth Brockman Trust	1117 Wendrow Way, Mt. Pleasant, MI, 48858	T	201	100%	4,048	0	4,048.0	4,048.0	729.52	1,459.04	925.48	(195.96)	
17-000-00133-00	123 E Broadway St	Rediron LLC	1018 Sweeney St, Ste C, Mt Pleasant, MI 48858	T	201	100%	5,544	0	5,544.0	5,544.0	999.12	1,998.24	1,267.50	(268.38)	
17-000-00135-00	121 E Broadway	McCarthy Family Ltd Partnership	121 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	6,670	0	6,670.0	6,670.0	1,202.05	2,404.10	1,524.93	(322.88)	
17-000-00137-00	117 E Broadway St	MPJJ LLC	PO Box 919, Mt. Pleasant, MI, 48804-0919	T	201	100%	3,394	1	3,394.0	3,194.0	575.61	1,151.22	730.23	(154.62)	
17-000-00140-00	115 E Broadway St	Art Reach of Mid-Michigan	111 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	3,395	0	3,395.0	3,395.0	611.84	1,223.68	776.18	(164.34)	
17-000-00146-00	111 E Broadway St	Art Reach of Mid-Michigan	111 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	2,871	0	2,871.0	2,871.0	517.40	1,034.80	656.38	(138.98)	
17-000-00149-00	107/109 E Broadway	Choice Locations LLC	109 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	6,080	0	6,080.0	6,080.0	1,095.72	2,191.44	1,390.05	(294.33)	
17-000-00152-00	105 E Broadway St	RJ DOWNTOWN Invest LLC	106 Court St, Mt Pleasant, MI 48858	T	201	100%	3,344	0	3,344.0	3,344.0	602.65	1,205.30	764.52	(161.87)	
17-000-00154-00	101 E Broadway St	C & M Properties Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	6,992	0	6,992.0	6,992.0	1,260.08	2,520.16	1,598.55	(338.47)	
17-000-00163-00	110 N Main	Jakeco LLC	1849 Woodland Drive, Mt Pleasant, MI 48858	T	201	100%	3,690	2	3,690.0	3,290.0	592.91	1,185.82	752.18	(159.27)	
17-000-00192-00	215 N Main	BW Investments	215 N Main, Mt. Pleasant, MI, 48858	T	201	100%	12,180	54	12,180.0	1,380.0	248.70	497.40	315.50	(66.80)	
17-000-00196-00	122 S Washington	McGuire Family Investments, LLC	416 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	2,996	8	2,996.0	1,396.0	251.58	503.16	319.16	(67.58)	
17-000-00197-00	118 S Washington	Mt Pleasant Dance Properties, LLC	118 S Washington, Mt. Pleasant, MI 48858	T	201	100%	6,528	0	6,528.0	6,528.0	1,176.46	2,352.92	1,492.47	(316.01)	
17-000-00198-00	206 W Michigan	Douglas & Daun Neff Trust	1033 Essex Dr, Weidman, MI 48893	T	201	100%	6,000	0	6,000.0	6,000.0	1,081.30	2,162.60	1,371.76	(290.46)	
17-000-00199-00	110 S Washington	Francis Sweeney Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	3,887	6	3,887.0	2,687.0	484.24	968.48	614.32	(130.08)	
17-000-00201-00	201 W Broadway St	201 West Broadway LLC	201 W Broadway, Mt. Pleasant, MI, 48858	T	201	100%	5,576	0	5,576.0	5,576.0	1,004.89	2,009.78	1,274.82	(269.93)	
17-000-00205-00	205 W Broadway St	TNC Holdings LLC	205 W Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	990	0	990.0	990.0	178.41	356.82	226.34	(47.93)	
17-000-00207-00	207 W Broadway St	Joslin, Jon & Ed	1620 Orchard Dr, Mt Pleasant, MI 48858	T	201	100%	1,650	0	1,650.0	1,650.0	297.36	594.72	377.23	(79.87)	
17-000-00208-00	209 W Broadway St	SNS Investments LLC	C/O Jon Joslin, 320 E Illinois, Mt. Pleasant, MI, 48858	T	201	100%	3,300	0	3,300.0	3,300.0	594.72	1,189.44	754.47	(159.75)	
17-000-00210-00	217 W Broadway St	Ladybug Enterprises LLC	217 W Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	4,374	0	4,374.0	4,374.0	788.27	1,576.54	1,000.01	(211.74)	
17-000-00211-00	215 W Broadway St	Mary Patrice Kaechele	721 Eastwood Drive, Clare, MI 48617	T	201	100%	2,376	0	2,376.0	2,376.0	428.20	856.40	543.22	(115.02)	
17-000-00215-00	109 Pine	Francis Sweeney Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	1,800	13	1,800.0	-	-	-	-	-	
17-000-00217-00	220 W Michigan	Francis Sweeney Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	4,500	6	4,500.0	3,300.0	594.72	1,189.44	754.47	(159.75)	
17-000-00219-00	212 W Michigan	RJ DOWNTOWN Investments, LLC	105 East Broadway, Mt. Pleasant, MI 48858	T	201	100%	4,888	4	4,888.0	4,088.0	736.73	1,473.46	934.62	(197.89)	
17-000-00220-00	130 S Main	Swindlehurst, Richard & Lisa	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	4,532	0	4,532.0	4,532.0	816.74	1,633.48	1,036.13	(219.39)	
17-000-00222-00	128 S Main	Swindlehurst, Rick	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	2,604	0	2,604.0	2,604.0	469.29	938.58	595.34	(126.05)	
17-000-00224-00	126 S Main	Horgan Trust	PO Box 212, Mt. Pleasant, MI, 48804-0212	T	201	100%	3,570	0	3,570.0	3,570.0	643.37	1,286.74	816.19	(172.82)	
17-000-00227-00	122 S Main	Equity Investment Corp LTD	PO Box 212, Mt. Pleasant, MI, 48804-0212	T	201	100%	3,570	0	3,570.0	3,570.0	643.37	1,286.74	816.19	(172.82)	
17-000-00230-00	120 S Main	Big Country Fabrication and Storage	14026 92nd Avenue, Mecosta, MI 49332	T	201	100%	3,570	0	3,570.0	3,570.0	643.37	1,286.74	816.19	(172.82)	
17-000-00232-00	118 S Main	Michael & Jean Claus	3725 Riverbank Trail, Mt. Pleasant, MI 48858	T	201	100%	3,564	0	3,564.0	3,564.0	642.29	1,284.58	814.82	(172.53)	
17-000-00235-00	114 S Main	Keith Palmer	72 E Bluegrass Rd., Mt. Pleasant, MI 48858	T	201	100%	3,564	0	3,564.0	3,564.0	642.29	1,284.58	814.82	(172.53)	
17-000-00240-00	112 S Main	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	3,360	0	3,360.0	3,360.0	605.53	1,211.06	768.18	(162.65)	
17-000-00242-00	110 S Main	Prestige Real Est Holding VI LLC	PO Box 505, Mt. Pleasant, MI 48804-0505	T	201	100%	3,360	0	3,360.0	3,360.0	605.53	1,211.06	768.18	(162.65)	
17-000-00247-00	102/104/106 S Main	Prestige Real Est Holding VI LLC	PO Box 505, Mt. Pleasant, MI 48804-0505	T	201	100%	14,532	0	14,532.0	14,532.0	2,618.91	5,237.82	3,322.39	(703.48)	
17-000-00251-00	109 W Broadway	Property Mgt Solutions	PO Box 505, Mt. Pleasant, MI 48804-0505	T	201	100%	2,376	0	2,376.0	2,376.0	428.20	856.40	543.22	(115.02)	
17-000-00253-00	113 W Broadway St	Property Mgt Solutions	PO Box 505, Mt. Pleasant, MI 48804-0505	T	201	100%	7,590	2	7,590.0	7,190.0	1,295.76	2,591.52	1,643.82	(348.06)	
17-000-00260-00	118 W Michigan	TIP Building LLC	118 W Michigan, Mt. Pleasant, MI, 48858	T	201	100%	2,904	1	2,904.0	2,704.0	487.31	974.62	618.20	(130.89)	
17-000-00262-00	116 W Michigan	DJK Land Company LLC	809 E Bennett St, Mt. Pleasant, MI 48858	T	201	100%	1,761	2	1,761.0	1,361.0	245.28	490.56	311.16	(65.88)	
17-000-00264-00	112/114 W Michigan	Thomas G. Minelli Trust	1203 Highland, Mt Pleasant, MI 48858	T	201	100%	3,730	2	3,730.0	3,330.0	600.12	1,200.24	761.32	(161.20)	
17-000-00269-00	120 S University	Basin Lofts LLC	120 S University, Mt Pleasant, MI 48858	T	201	100%	13,568	19	13,568.0	9,768.0	1,760.36	3,520.72	2,233.22	(472.86)	
17-000-00282-00	118 E Broadway St	Swindlehurst, Richard R.	105 E. Broadway, Mt. Pleasant, MI, 48858	T	201	100%	5,148	0	5,148.0	5,148.0	927.76	1,855.52	1,176.97	(249.21)	
17-000-00290-00	114 E Broadway St	Goodrich-Smith on Broadway	PO Box 281, 114 E. Broadway, Mt. Pleasant, MI, 48858	T	201	100%	10,296	0	10,296.0	10,296.0	1,855.51	3,711.02	2,353.93	(498.42)	
17-000-00292-00	112 E Broadway St	Utterback Properties, LLC	2667 S. Nottawa Road, Mt. Pleasant, MI 48858	T	201	100%	3,432	0	3,432.0	3,432.0	618.50	1,237.00	784.64	(166.14)	
17-000-00295-00	110 E Broadway St	Wieferich Properties Inc	110 E Broadway, Ste B, Mt Pleasant, MI 48858	T	201	100%	5,984	0	5,984.0	5,984.0	1,078.42	2,156.84	1,368.10	(289.68)	
17-000-00297-00	115 S Main	Timothy K. Driessnack Trust	1123 Country Way, Mt Pleasant, MI 48858	T	201	100%	9,630	1	9,630.0	9,430.0	1,699.45	3,398.90	2,155.94	(456.49)	
17-000-00303-00	100 E Broadway	IDGAF Invest LLC	PO Box 222, Mt. Pleasant, MI, 48804-0222	T	201	100%	11,210	0	11,210.0	11,210.0	2,020.23	4,040.46	2,562.90	(542.67)	
17-000-00308-00	117 S Main	TRQ LLC	121 S Main St, Mt Pleasant, MI 48858	T	201	100%	4,761	0	4,761.0	4,761.0	858.01	1,716.02	1,088.49	(230.48)	

Special Assessment Project Principal Shopping District 2022-2023

Updated July 29, 2021

S.A.. Prepared By: City Assessor's Office

Parcel Number	Address	Owners Name	Mailing Address	Type	Class	%	Total Square Footage	Parking Credits 200 sq'	Sq. Foot. Less 200 sq ft Pkg Credit	Annual Per Year Charge \$0.180217	Both Years 2022 & 2023 Charge	Prior Annual Charge 2020 & 2021	Increase (Decrease)
17-000-00310-00	121 S Main	TRQ LLC	121 S. Main St., Mt. Pleasant, MI, 48858	T	201	100%	3,696	2	3,696.0	3,296.0	594.00	1,188.00	753.55 (159.55)
17-000-00314-00	123 S Main	Martin Naumes	123 S. Main St., Mt. Pleasant, MI, 48858	T	201	100%	3,696	2	3,696.0	3,296.0	594.00	1,188.00	753.55 (159.55)
17-000-00316-00	127/131 S Main	Goudreau Investments LLC	131 S Main, Mt. Pleasant, MI, 48858	T	201	100%	7,488	0	7,488.0	7,488.0	1,349.46	2,698.92	1,711.95 (362.49)
17-000-00323-00	222 E Broadway	Household Appliances	222 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	14,476	0	14,476.0	14,476.0	2,608.82	5,217.64	3,309.59 (700.77)
17-000-00326-00	220 E Broadway	Tammy Germain	220 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,762	0	3,762.0	3,762.0	677.98	1,355.96	860.09 (182.11)
17-000-00330-00	214 E Broadway	Joseph & Tammy Fiolek	4960 S Winn Rd, Mt Pleasant, MI 48858	T	201	100%	4,567	0	4,567.0	4,567.0	823.05	1,646.10	1,044.13 (221.08)
17-000-00332-00	210/212 E Broadway	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,960	2	3,960.0	3,560.0	641.57	1,283.14	813.91 (172.34)
17-000-00340-00	200 E Broadway	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	23,550	24	23,550.0	18,750.0	3,379.07	6,758.14	4,286.73 (907.66)
17-000-00345-00	111 S University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,960	19	3,960.0	160.0	28.83	57.66	36.58 (7.75)
17-000-00348-00	115 S University	J J & B Inc	115 S University, Mt. Pleasant, MI, 48858	T	201	100%	3,876	2	3,876.0	3,476.0	626.43	1,252.86	794.70 (168.27)
17-000-00350-00	117 S University	James & Rebecca Higgs	117 S University, Mt Pleasant, MI 48858	T	201	100%	3,400	0	3,400.0	3,400.0	612.74	1,225.48	777.33 (164.59)
17-000-00353-00	119 S University	Lavish Designs LLC	121 S University, Mt Pleasant, MI 48858	T	201	100%	1,764	2	1,764.0	1,364.0	245.82	491.64	311.85 (66.03)
17-000-00355-00	121 S University	Lavish Designs LLC	121 S University, Mt Pleasant, MI 48858	T	201	100%	3,828	0	3,828.0	3,828.0	689.87	1,379.74	875.18 (185.31)
17-000-00358-00	123/127 S University	Frank Ross	127 S University, Mt Pleasant, MI 48858	T	201	100%	3,610	6	3,610.0	2,410.0	434.32	868.64	550.99 (116.67)
17-000-00359-00	211 E Michigan	William & Joneil Cook	211 E Michigan, Mt. Pleasant, MI, 48858	T	201	100%	735	0	735.0	735.0	132.46	264.92	168.04 (35.58)
17-000-00366-00	306 E Broadway St	Petro Tolas	405 W. Grand, Mt. Pleasant, MI, 48858	T	201	100%	4,274	0	4,274.0	4,274.0	770.25	1,540.50	977.15 (206.90)
17-000-00368-00	304 E Broadway St	Schuette Investments, LLC	304 E. Broadway, Mt. Pleasant, MI, 48858	T	201	100%	13,688	0	13,688.0	13,688.0	2,466.81	4,933.62	3,129.43 (662.62)
17-000-00378-00	115/117 S Franklin	Dan C Dedloff Trust	9727 Cushman Ct, Williamsburg, MI 49690	T	201	100%	2,240	0	2,240.0	2,240.0	403.69	807.38	512.12 (108.43)
17-000-00380-00	119 S Franklin	Keith Feight Trust	119 S Franklin, Mt. Pleasant, MI, 48858	T	201	100%	6,343	0	6,343.0	6,343.0	1,143.12	2,286.24	1,450.17 (307.05)
17-000-00381-00	307 E Michigan	Kurt & Julie Feight	3213 Brittany Dr, Mt Pleasant, MI 48858	T	201	100%	1,006	6	1,006.0	-	-	-	-
17-000-00384-00	111 S Lansing	Central Mich Assoc of Realtors	111 S Lansing, Mt. Pleasant, MI, 48858	T	201	100%	1,344	10	1,344.0	-	-	-	-
17-000-00395-00	201 S University	G & P Investments LLC	201 S University, Mt. Pleasant, MI, 48858	T	201	100%	9,000	20	9,000.0	5,000.0	901.09	1,802.18	1,143.13 (242.04)
17-000-00398-00	E Illinois	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-
17-000-00399-00	S. University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-
17-000-00400-00	206 S University-park lot	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	2,031	2	2,031.0	1,631.0	293.93	587.86	372.89 (78.96)
17-000-00402-00	200 S University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	625	4	625.0	-	-	-	-
17-000-00413-00	201 S Main - Land	Amy Lynne Motz Trust	6036 Madeira Drive, Lansing, MI 48917	T	202	100%	-	0	-	-	-	-	-
17-000-00416-00	205 S Main	J David Kerr Trust	205 S Main, Mt. Pleasant, MI, 48858	T	201	100%	4,276	2	4,276.0	3,876.0	698.52	1,397.04	886.15 (187.63)
17-000-00422-00	213/215 S Main	Zach Molesworth	217 1/2 S Main, Mt. Pleasant, MI, 48858	T	201	100%	3,960	2	3,960.0	3,560.0	641.57	1,283.14	813.91 (172.34)
17-000-00424-00	217 S Main	Zach Molesworth	217 1/2 S Main, Mt. Pleasant, MI, 48858	T	201	50%	3,960	2	1,980.0	1,780.0	320.79	641.58	406.95 (86.16)
17-000-00425-00	221 S Main	L & D Rentals Inc	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	3,732	2	3,732.0	3,332.0	600.48	1,200.96	761.78 (161.30)
17-000-00426-00	219 S Main	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	3,860	1	3,860.0	3,660.0	659.59	1,319.18	836.77 (177.18)
17-000-00428-00	223 S Main	Lois Ann Breidenstein	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	4,796	0	4,796.0	4,796.0	864.32	1,728.64	1,096.49 (232.17)
17-000-00430-00	225 S Main	Lois Ann Breidenstein	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	3,024	2	3,024.0	2,624.0	472.89	945.78	599.91 (127.02)
17-000-00434-00	226 S Main	McNeal LLC	226 S Main, Mt. Pleasant, MI, 48858	T	201	100%	2,000	10	2,000.0	-	-	-	-
17-000-00436-00	206/208 S Main	Walnut Apts LLC	118 S Main St, Mt Pleasant, MI 48858	T	201	100%	3,292	4	3,292.0	2,492.0	449.10	898.20	569.74 (120.64)
17-000-00445-00	222 S Washington	Ricky II LLC	222 S Washington, Mt Pleasant, MI 48858	T	201	100%	1,373	0	1,373.0	1,373.0	247.44	494.88	313.90 (66.46)
17-000-00446-00	218 S Washington	Bonnie Jean's Place LLC	916 South Drive, Mt Pleasant, MI 48858	T	201	100%	1,888	2	1,888.0	1,488.0	268.16	536.32	340.20 (72.04)
17-000-00447-00	214 S Washington	All American Enterprise Inc	PO Box 551, Mt Pleasant, MI 48804	T	201	100%	2,392	1	2,392.0	2,192.0	395.04	790.08	501.15 (106.11)
17-000-00448-00	204 S Washington	David Duba	219 W. Cherry, Mt. Pleasant, MI, 48858	T	201	100%	2,224	6	2,224.0	1,024.0	184.54	369.08	234.11 (49.57)
17-000-00450-01	221 W Michigan	Visio Clara LLC	1000 Enterprise Dr, Allen Park, MI 48101	T	201	100%	-	0	-	-	-	-	-
17-000-00450-02	W Michigan	Visio Clara LLC	1000 Enterprise Dr, Allen Park, MI 48101	T	201	100%	-	0	-	-	-	-	-
17-000-00459-00	307 W. Michigan	LaBrenz Properties, LLC	620 W Chippewa Ct, Sanford, MI 48657	T	201	100%	3,000	2	3,000.0	2,600.0	468.56	937.12	594.43 (125.87)
17-000-00460-00	W Michigan- land	Cary Investments, LLC	7434 Howard City/Edmore Rd, Vestaburg, MI 48891	T	202	100%	-	0	-	-	-	-	-
17-000-00461-00	309 W. Michigan	Cary Investments, LLC	7434 Howard City/Edmore Rd, Vestaburg, MI 48891	T	201	100%	2,002	0	2,002.0	2,002.0	360.79	721.58	457.71 (96.92)
17-000-00462-00	311 W. Mighigan	Donald Inman	311 W Michigan Mt Pleasant, MI 48858	T	201	100%	5,448	5	5,448.0	4,448.0	801.61	1,603.22	1,016.93 (215.32)
17-000-00464-00	313 W. Michigan	IDFC Investments LLC	1740 Leroy Ln, Mt Pleasant, MI 48858	T	201	100%	1,200	6	1,200.0	-	-	-	-
17-000-00469-00	300 W. Michigan,304-310	REDIRON LLC	1018 Sweeny, Unit C, Mt. Pleasant, MI 48858	T	201	100%	29,828	62	29,828.0	17,428.0	3,140.82	6,281.64	3,984.49 (843.67)
17-000-00471-00	W. Broadway	Span Properties LLC	1420 Batson Dr, Mt Pleasant, MI 48858	T	202	100%	-	8	-	-	-	-	-
17-000-00472-00	309 W. Broadway	Span Properties LLC	1420 Batson Dr, Mt Pleasant, MI 48858	T	201	100%	6,776	6	6,776.0	5,576.0	1,004.89	2,009.78	1,274.82 (269.93)
17-000-00473-00	311 W. Broadway	REDIRON LLC	1018 Sweeny, Unit C, Mt. Pleasant, MI 48858	T	201	100%	3,162	9	3,162.0	1,362.0	245.46	490.92	311.39 (65.93)
17-000-00494-00	109 W Illinois	Pilot Family Properties LLC	1851 Hampden Rd, Flint, MI 48503	T	201	100%	3,024	5	3,024.0	2,024.0	364.76	729.52	462.74 (97.98)
17-000-00499-00	330 S University	Sherman Rowley LLC	1407 North Dr, Mt Pleasant, MI 48858	T	201	100%	8,223	6	8,223.0	7,023.0	1,265.66	2,531.32	1,605.64 (339.98)
17-000-00501-00	300 S University	Klumpp Management LLC	1955 E Walton Rd, Shepherd, MI 48883	T	201	100%	4,311	5	4,311.0	3,311.0	596.70	1,193.40	756.98 (160.28)
17-000-00545-00	403 S. University	Joseph & Barbara BarberiTrust	2305 Hawthorne, Ste C, Mt Pleasant, MI 48858	T	201	100%	2,164	6	2,164.0	964.0	173.73	347.46	220.40 (46.67)
17-000-00553-00	402 S. University	GLPA Holdings LLC C/O Great Lakes Psychological As	1202 S Elizabeth, Mt Pleasant, MI 48858	T	201	100%	4,006	9	4,006.0	2,206.0	397.56	795.12	504.35 (106.79)
17-000-00588-00	209 / 207 E Broadway	Corporate Settlement Solutions	440 E Front St, Traverse City,MI 49686	T	201	100%	2,605	0	2,605.0	2,605.0	469.47	938.94	595.57 (126.10)
17-000-00594-00	201/203 E Broadway	Norm's Flower Petal	201 E. Broadway, Mt. Pleasant, MI 48858	T	201	100%	5,296	0	5,296.0	5,296.0	954.43	1,908.86	1,210.80 (256.37)

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Parcel Number	Address	Owners Name	Mailing Address	Type	Class	%	Total Square Footage	Parking Credits 200 sq'	Sq. Foot.	Sq. Foot. Less 200 sq ft Pkg Credit	Per Year Charge \$0.180217	Both Years 2022 & 2023 Charge	Annual Charge 2020 & 2021	Increase (Decrease)	
17-000-00596-00	106 Court/205 E Broadway	Sindlehurst, Rick (The Pub Bar)	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	3,241	0	3,241.0	3,241.0	584.08	1,168.16	740.98	(156.90)	
17-000-00599-00	108 Court St.	Swindlehurst, Richard	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	5,166	0	5,166.0	5,166.0	931.00	1,862.00	1,181.08	(250.08)	
17-000-00601-00	112 Court St	Court St Professional Bldg LLC	10700 Deer Ridge, Holly, MI 48442	T	201	100%	3,013	0	3,013.0	3,013.0	542.99	1,085.98	688.85	(145.86)	
17-000-00603-00	114 Court St	Alexander Limited Partnership	116 Court St., Mt. Pleasant, MI, 48858	T	201	100%	5,105	0	5,105.0	5,105.0	920.01	1,840.02	1,167.13	(247.12)	
17-000-00605-00	207 N Franklin	Thomas & Donna Murphy Trust	204 Court St., Mt. Pleasant, MI, 48858	T	201	100%	6,397	10	6,397.0	4,397.0	792.41	1,584.82	1,005.27	(212.86)	
17-000-00611-00	204 - 210 Court St	210 Court Street Group LLC	210 Court St., Mt. Pleasant, MI, 48858	T	201	100%	8,060	34	8,060.0	1,260.0	227.07	454.14	288.07	(61.00)	
17-000-02501-02	322/324 W Broadway	Central Michigan Developers	1550 E Virginia Dr, Midland, MI 48642	T	201	100%	9,087	5	9,087.0	8,087.0	1,457.41	2,914.82	1,848.90	(391.49)	
17-000-05051-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	694	0	694.0	694.0	125.07	250.14	158.67	(33.60)	
17-000-05052-00	108 S University	Laura F. Veldhuis Trust	3690 St Andrews Dr, Mt Pleasant, MI 48858	T	201	100%	629	0	629.0	629.0	113.36	226.72	143.81	(30.45)	
17-000-05053-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	643	0	643.0	643.0	115.88	231.76	147.01	(31.13)	
17-000-05054-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	618	0	618.0	618.0	111.37	222.74	141.29	(29.92)	
17-000-05055-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,314	0	1,314.0	1,314.0	236.81	473.62	300.41	(63.60)	
17-000-05056-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	383	0	383.0	383.0	69.02	138.04	87.56	(18.54)	
17-000-05057-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,227	0	1,227.0	1,227.0	221.13	442.26	280.52	(59.39)	
17-000-05058-00	128 E Broadway	Laural S. Perry	128 E Broadway St, Ste 8, Mt Pleasant, MI 48858	T	201	100%	2,824	0	2,824.0	2,824.0	508.93	1,017.86	645.64	(136.71)	
17-000-05059-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,739	0	1,739.0	1,739.0	313.40	626.80	397.58	(84.18)	
17-000-05060-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	898	0	898.0	898.0	161.83	323.66	205.31	(43.48)	
17-000-08608-00	411 E Broadway St- land	Kyle B Wieber	1105 Lincoln St, Mt Pleasant, MI 48858	T	402	100%	-	0	-	-	-	-	-	-	
17-000-15822-00	502 W. Broadway	Loche Raven LLC	502 W. Broadway, Mt Pleasant, MI 48858	T	201	100%	2,560	0	2,560.0	2,560.0	461.36	922.72	585.28	(123.92)	
17-000-15824-00	506 W. Broadway	Mountain Town Station-Holton Invest	506 W. Broadway, Mt Pleasant, MI 48858	T	201	100%	10,795	135	10,795.0	-	-	-	-	-	
17-000-15826-00	320 W Broadway	Central Michigan Developers	1550 E Virginia Dr, Midland, MI 48642	T	201	100%	-	0	-	-	-	-	-	-	
17-000-15827-00	410 W Broadway-Land	MCC Parcel B Title Holding Company	507 S. Grand Avenue, Lansing, MI 48933	T	709	100%	-	0	-	-	-	-	-	-	
17-000-15857-00	319 W Broadway	Consumers Power Co-regional control	One Energy Plaza, Jackson, MI 49201	T	301	100%	800	0	800.0	800.0	144.17	288.34	182.90	(38.73)	
17-000-15899-00	104 & 110 Walnut St	Walnut Apts LLC	118 S Main St, Mt Pleasant, MI 48858	T	201	100%	6,000	21	6,000.0	1,800.0	324.39	648.78	411.53	(87.14)	
17-000-15900-00	401 W. Broadway	Gratiot Real Estate LLC	2105 Mockingbird Ln, Midland, MI 48642	T	201	100%	7,936	0	7,936.0	7,936.0	1,430.20	2,860.40	1,814.37	(384.17)	
17-000-15900-01	105 Walnut St	McGuire Family Investment LLC	PO Box 262, Mt Pleasant, MI 48804-0262	T	701	100%	7,936	10	7,936.0	5,936.0	1,069.76	2,139.52	1,357.11	(287.35)	
17-000-15901-00	W Broadway	C&M Properties, Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	1,056	9	1,056.0	-	-	-	-	-	
17-000-15902-00	120 Walnut	C&M Properties, Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	1,800	9	1,800.0	-	-	-	-	-	
17-992-00057-00	410 West Broadway-CFT	Michigan Community Capital	507 S. Grand Avenue, Lansing, MI 48933	T	201	100%	50,871	50	50,871.0	40,871.0	7,365.65	14,731.30	-	7,365.65	
17-000-00328-00	216 E Broadway	Friends of the Broadway	PO Box 823, Mt Pleasant, MI 48804-0823	TE	701	100%	5,192	0	5,192.0	5,192.0	935.69	1,871.38	1,187.03	(251.34)	
17-000-00386-00	408 E Broadway	Women's Aid Service Inc	PO Box 743, Mt Pleasant, MI 48804-0743	TE	701	100%	2,112	2	2,112.0	1,712.0	308.53	617.06	391.41	(82.88)	
17-000-00418-00	209 S Main	Crisis Center Inc.	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	3,960	0	3,960.0	3,960.0	713.66	1,427.32	905.36	(191.70)	
17-000-00420-00	211 S Main	Crisis Center Inc.	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	3,960	0	3,960.0	3,960.0	713.66	1,427.32	905.36	(191.70)	
17-000-00432-00	227 S Main	Listening Ear Crisis Center	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	4,694	0	4,694.0	4,694.0	845.94	1,691.88	1,073.17	(227.23)	
17-000-00435-00	218 S Main	The Young Church	1217 S Mission St, Mt Pleasant, MI 48858	TE	701	100%	7,369	0	7,369.0	7,369.0	1,328.02	2,656.04	1,684.74	(356.72)	
17-000-00463-00	209 Oak	American Legion	209 Oak, Mt Pleasant, MI 48858	TE	701	100%	2,521	9	2,521.0	721.0	129.94	259.88	164.84	(34.90)	
17-000-00500-00	306 S University	Mt Pleasant Area Community Foundation	PO Box 1283, Mt Pleasant, MI 48804-1283	TE	701	100%	3,265	6	3,265.0	2,065.0	372.15	744.30	472.11	(99.96)	
17-000-00503-00	305 S Main	GTE Telephone Operations	401 Merritt 7, Norwalk, CT 06851	TE	701	100%	8,800	38	8,800.0	1,200.0	216.26	432.52	274.35	(58.09)	
17-000-00504-00	S Main	GTE Telephone Operations	401 Merritt 7, Norwalk, CT 06851	TE	701	100%	-	0	-	-	-	-	-	-	
17-000-00505-00	S Main- park lot	First United Methodist Church	400 S. Main, Mt Pleasant, MI 48858	TE	202	100%	-	0	-	-	-	-	-	-	
17-000-00513-00	319 S University	Unitarian Universalist Fellowship	PO Box 41, Mt Pleasant, MI 48804-0041	TE	701	100%	3,200	0	3,200.0	3,200.0	576.69	1,153.38	731.60	(154.91)	
17-000-00586-00	215 E Broadway	Gallagher Investments, LLC	PO Box 1800, East Lansing, MI 48826	TE	701	100%	2,960	0	2,960.0	2,960.0	533.44	1,066.88	676.73	(143.29)	
Exempt Property Types															
T	Taxable														
TE	Ad Valorem Tax Exempt														
grey shading-on spreadsheet twice due to split type										711,809.40	580,967.40	\$ 104,700.17	\$ 209,400.34	\$ 123,479.97	\$(18,779.80)

Special Assessment Project Principal Shopping District 2022-2023

Updated July 29, 2021

S.A.. Prepared By: City Assessor's Office

Parcel Number	Address	Owners Name	Mailing Address	Type	Class	%	Total Square Footage	Parking Credits 200 sq'	Sq. Foot.	Sq. Foot. Less 200 sq ft Pkg Credit	Annual Per Year Charge \$0.180217	Both Years 2022 & 2023 Charge	Prior Annual Charge 2020 & 2021	Increase (Decrease)
Exempt Properties														
Government/Principal Residence Exempt														
17-000-00069-00	401 E Broadway	Dahman, Daniel	401 E Broadway	P	201	100%	1,469	5						
17-000-00072-00	Mosher	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00080-00	121 N Lansing	Gross, Amylynn C	121 N Lansing, Mt Pleasant, MI 48858	P	401	100%	2,974	2						
17-000-00081-00	Mosher	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00082-00	207 N Lansing	Schelke, Robert	207 N Lansing #4	P	401	50%	1,742	6						
17-000-00083-00	211 N Lansing	Campbell, Charles & Elizabeth	211 N Lansing	P	401	100%	1,418	3						
17-000-00085-00	219 N Lansing	Erickson, John & McConnell Lauren	219 N Lansing	P	401	100%	1,942	2						
17-000-00086-00	302 E Chippewa	Pulver, Daniel & Kari	302 E Chippewa	P	201	42%	3,568	4						
17-000-00090-00	Mosher	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00091-00	Franklin	Mt. Pleasant TIFA	320 W Broadway	G	701	100%	-	0						
17-000-00092-00	301 E Broadway St	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0						
17-000-00093-00	301 E Broadway St	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0						
17-000-00165-00	W Broadway & Main	City of Mt, Pleasant	320 W Broadway	G	701	100%	-							
17-000-00188-00	201/205 N Main	Isabella County	200 N. Main	G	701	100%	10,080	27						
17-000-00190-00	N Main	Isabella County - parking	200 N. Main	G	701	100%	-	0						
17-000-00257-00	S Washington- park lot	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00322-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00361-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00362-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00363-00	E Broadway	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00364-00	E Broadway	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00396-00	S University	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00397-00	E Illinois	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00424-00	217 S Main	Molesworth, Zach	217 1/2 S Main	P	201	50%	3,960	2						
17-000-00438-00	204 S Main & Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00439-00	115 W Michigan	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0						
17-000-00442-00	S Washington & Ill.	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00452-00	206 W Illinois	Ackerman, Jimmy & Sandra	206 W. Illinois St.	P	401	100%	660	2						
17-000-00466-00	310 W. Illinois	Thorntwaite, Gregory & Nicole	310 W Illinois, Mt Pleasant, MI 48858	P	401	100%	1,621	2						
17-000-00467-00	217 Oak	Cornett, Robert D	217 Oak	P	401	100%	1,261	2						
17-000-00483-00	318 S Washington	Stevenson, Blain W & Sharon	318 S Washington	P	401	100%	1,650	3						
17-000-00484-00	314 S Washington	Urban, Jill K	314 S Washington	P	401	60%	1,956	2						
17-000-00506-00	208 E Illinois	Chippewa River District Library	301 S. University	G	701	100%	-	48						
17-000-00511-00	301 S University	Chippewa River District Library	301 S. University	G	701	100%	-	0						
17-000-00546-00	409 S. University	Beehr, Terry	409 S. University	P	401	100%	2,468	4						
17-000-00552-00	404 S. University	Quick, Geoffrey & Mariana	404 S. University	P	401	100%	2,011	3						
17-000-00554-00	401 S. Main	Woelfert, Edward C Jr. & Penny L	401 S Main St, Mt Pleasant, MI 48858	P	401	100%	2,808	6						
17-000-00555-00	405 S. Main	Bechtold Brigitte	405 S Main St, Mt. Pleasant, MI 48858	P	401	100%	2,736	5						
17-000-00600-00	E Broadway & Franklin	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00604-00	Court & Franklin	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00613-00	200 N Main	Isabella County Courthouse	200 N. Main	G	701	100%	40,696	232						
17-000-08605-00	Mosher	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-08606-00	121 N Fancher	Niec, Larissa N	121 N Fancher	P	401	100%	2,616	5						
17-000-08607-00	117 N Fancher	Fornari Marco & Pastorelli Claudia	117 N Fancher	P	401	100%	2,160							
17-000-08672-00	412 E Broadway	Allen, Judith	412 E Broadway, Mt. Pleasant, MI 48858	P	201	100%	2,095	0						
17-000-15828-00	W Broadway	Economic Develop. Corp.	320 W Broadway	G	709	100%	-	0						
17-000-15831-00	1 Mosher	Riverview Apts-Mt Pleas Housing	320 W Broadway	G	701	100%	-							
17-000-15835-00	W Broadway	Mt. Pleasant Econ Devel Corp	320 W Broadway	G	709	100%	-							
17-000-15858-00	W Broadway- park lot	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-15875-00	116 Oak	Scott, Dyer L & Sharon Trust	116 S. Oak	P	401	100%	3,161	2						

Special Assessment Project Principal Shopping District 2022-2023

Updated July 29, 2021

S.A.. Prepared By: City Assessor's Office

Parcel Number	Address	Owners Name	Mailing Address	Type	Class	%	Total Square Footage	Parking Credits 200 sq'	Sq. Foot. Less 200 sq ft Pkg Credit	Annual Per Year Charge \$0.180217	Both Years 2022 & 2023 Charge	Prior Annual Charge 2020 & 2021	Increase (Decrease)
Residential Rentals Class 401													
17-000-00068-00	407 E Broadway St	Pleasant Butterfly Properties, LLC	407 E Broadway St, Mt. Pleasant, MI 48858	R	401	100%	1,435	1					
17-000-00070-00	114 N Lansing	DeCordova, Nancy	216 Chesterfield Ct, Midland, MI 48640	R	401	100%	1,450	2					
17-000-00073-00	206 N Lansing	206 North Lansing, LLC	PO BOX 70, Port Costa, CA 94569	R	401	100%	1,778	0					
17-000-00079-00	115 N Lansing	Finegan, Timothy & Ioana	1316 Watson, Mt Pleasant, MI 48858	R	401	100%	1,320	1					
17-000-00082-00	207 N Lansing	Schelke, Robert	207 N Lansing, #4	R	401	50%	1,742	6					
17-000-00084-00	215 N Lansing	GroCo, Inc	PO Box 83	R	401	100%	1,776	2					
17-000-00382-00	401 E Michigan	Grawburg, Larry G	1405 E Bennett Ave	R	401	100%	1,761	9					
17-000-00383-00	407 E Michigan	Grawburg, Larry G	1405 E Bennett Ave	R	401	100%	906	5					
17-000-00444-00	204 W Illinois	Castellon, Orlando & Joyce	943 Doe Trail, Mt Pleasant, MI 48858	R	401	100%	1,512	0					
17-000-00449-00	209 W Michigan	Duba, Dave	219 W. Cherry	R	401	100%	2,340	0					
17-000-00451-00	215 Pine	Lehr Barrett	3391 S Loomis Road	R	401	100%	1,910	2					
17-000-00453-00	221 Pine	Bestro LLC	49730 Verschave St, New Baltimore, MI 48047	R	401	100%	1,972	8					
17-000-00454-00	304 W. Illinois	Walchak, Karol	313 E Baldwin St., Alpena, MI 49707	R	401	100%	1,516	2					
17-000-00455-00	222 Pine	Fisher, Paul & Jodie Brookens	4851 S Vandecar Rd.	R	401	100%	2,001	3					
17-000-00456-00	214 Pine	Movein Properties LLC	4850 W Remus	R	401	100%	1,352	4					
17-000-00457-00	204 & 206 Pine	Central Mgmt & Leasing LLC	1933 Churchill, Mt Pleasant, MI 48858	R	401	100%	1,444	2					
17-000-00458-00	301 W Michigan	Central Mgmt & Leasing LLC	1933 Churchill, Mt Pleasant, MI 48858	R	401	100%	2,411	5					
17-000-00465-00	213 Oak	Bessheen Baker LLC	503 E Broadway St, Mt Pleasant, MI 48858	R	401	100%	2,392	6					
17-000-00484-00	314 S Washington	Urban, Jill K	314 S Washington	R	401	40%	1,956	2					
17-000-00485-00	304 S Washington	Mumford Mark & Kathleen	619 E Chippewa, Mt. Pleasant, MI 48858	R	401	100%	2,382	4					
17-000-00493-00	304 S Main	Pilot Family Properties LLC	1851 Hampden Rd, Flint, MI 48503	R	401	100%	3,574	4					
17-000-08604-00	207 N Fancher	Rocker, Janet E	PO Box 959, Bellaire, MI 49615	R	401	100%	1,448	0					
17-000-08673-00	E Michigan	Mt. Pleasant Investments	120 S. Fancher St.	R	402	100%	-	0					
17-000-15873-00	410 Mill	Sheffert, Lary & Sonya	3393 Hilltop Lane	R	401	100%	2,638	23					
17-000-15874-00	406 Mill	Curtiss, Norman III	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	2,027	11					
17-000-15876-00	114 Oak	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	1,301	7					
17-000-15877-00	108 Oak	Curtiss, Joanne	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	3,236	4					
17-000-00071-00	122 N Lansing	Theisen, Timothy & Anylynn	121 N Lansing, Mt Pleasant, MI 48858	P	401	100%	1,467	2					

Exempt Property	
G	Government Exempt by Statute
P	Principal Residence Exempt by Statute
R	Residential Rental Property "401"

All non-exempt propeties pay based on total square foot. Square foot is credited 200 square foot for each parking space provided.

PRINCIPAL SHOPPING DISTRICT 2-21  
RESOLUTION NO. 3

WHEREAS, the City Commission, after due and legal notice, has met and heard all interested persons to be affected by the proposed funding for the operations of the Principal Shopping District hereinafter described;

AND, WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 2-21

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to provide funding for the Principal Shopping District, in the City, Special Assessment District No. 2-21.

2. The plans, profiles and specifications previously prepared by the City Manager are hereby approved.

3. The Commission hereby approves the detailed estimates of the special assessment district's cost to be \$104,700. \$104,700 shall be spread over the special assessment district as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district.

4. The City Assessor is directed to prepare a special assessment roll in accordance with the Commission's determination.

5. When the Assessor has completed the assessment roll he shall file the roll with the City Clerk for presentation to the Commission.

6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are and the same hereby are rescinded.



PRINCIPAL SHOPPING DISTRICT 2-21  
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared a revised special assessment roll for Special Assessment District No. 2-21 to special assess to provide funding for the operations of the Principal Shopping District, and the same has been presented to the City Commission by the City Clerk.

WHEREAS, the district is described as all the lots and parcels of land as follows: all lots in the Principal Shopping District, as established by the City Commission at the February 24, 2003 meeting, and amended at the November 14, 2005 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.

2. The City Commission shall meet virtually at 7:00 p.m., Daylight Savings Time, on September 13, 2021, as part of the regularly scheduled City Commission meeting to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard. The City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

PRINCIPAL SHOPPING DISTRICT 2-21  
RESOLUTION NO. 5

WHEREAS, the City Commission has met after due and legal notice and reviewed the special assessment roll to provide for funding for the Principal Shopping District, in the City, Special Assessment District No. 2-21;

WHEREAS, after hearing all persons interested therein and after carefully reviewing the special assessment roll, the City Commission deems said special assessment roll to be fair, just and equitable and that each of the assessments contained thereon are in accordance with the benefits to be derived by each parcel of land assessed;


NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll as prepared by the City Assessor, in the amount of \$104,700 per year for each year including 2022 and 2023, is hereby confirmed.
2. Said special assessment roll will be two annual installments, each of which will be billed semiannually. The billings will be on July 1 and December 1 of each year 2022 through 2023.
3. No interest will be charged on the unbilled balance of said special assessment roll.
4. The City Clerk is directed to attach his warrant to a certified copy of this resolution within ten (10) days after its adoption requesting the Assessor to spread and the Treasurer to collect the sums and amounts as directed by the Commission.
5. The City Clerk is directed to endorse the date of confirmation on the roll.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are rescinded.



COMMISSION LETTER #171-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: PUBLIC HEARING ON AN APPLICATION FOR TRANSFER OF INDUSTRIAL FACILITIES TAX FROM MAC LIQUID TRUCK TRAILER

Attached are the materials from the August 23 City Commission agenda packet when the public hearing for this matter was set.

This public hearing must be held to obtain public input into the request to transfer the remaining three years of the Industrial Facilities Tax (IFT) abatement from Dayco to MAC Liquid Truck Trailer (MAC LTT).

Attached is a memo from Community Services and Economic Development Director Bill Mrdeza outlining the required resolutions to approve such a transfer.

Because the City Commission took action in May to recommend revocation of the IFT, it is first necessary to consider a resolution to rescind that recommendation. After considering the resolution to rescind the revocation, the City Commission can then consider the resolution to transfer the remaining three years of the IFT to MAC LTT.

We recommend approval of both resolutions in order to have MAC LTT utilize the soon to be vacant building and to fulfill the local requirement for the state incentives to keep MAC LTT in Michigan.


Recommended Motion:

- a. Move to approve the resolution to rescind the recommendation for revocation of the Dayco Industrial Facilities Tax (IFT) abatement as presented.
- b. Move to approve the resolution in support of transferring the Dayco Industrial Facilities Tax (IFT) abatement to MAC Liquid Truck Trailer (MAC LTT).

NJR/ap

COMMISSION LETTER #163-21  
MEETING DATE: AUGUST 23, 2021

TO: MAYOR AND CITY COMMISSION AUGUST 18, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: RECEIPT OF APPLICATION FOR TRANSFER OF INDUSTRIAL FACILITIES TAX  
FROM MAC LIQUID TRUCK TRAILER AND SET A PUBLIC HEARING FOR  
SEPTEMBER 13, 2021 ON THE SAME

During the recent report from the Middle Michigan Development Corporation, President Jim McBryde indicated that a new company was interested in the soon to be vacated DAYCO building located in Industrial Park South. The attached memo from Community Services and Economic Development Director Bill Mrdeza outlines the specifics of the company who is interested in locating at that site and the request for a transfer of the tax abatement to the new company.

As indicated in the memo, the request is to transfer the last three years of the previously approved tax abatement from DAYCO to MAC Liquid Truck Trailer (MAC LTT). The application indicates that MAC LTT expects to create 75 jobs at this facility.

Before considering the application, it is necessary for the City Commission to hold a public hearing on the request. We are recommending the public hearing be set for September 13, 2021. If the City Commission is interested in approving the transfer request after holding the public hearing, it will be necessary to rescind the recommendation for revocation of the tax abatement from DAYCO at this site. This can be done after the public hearing and prior to taking action on the transfer request.

Recommended Motion:

*Move to set a public hearing for September 13, 2021 on the application to transfer the existing Industrial Facilities Tax from DAYCO to MAC LTT for the remaining three years.*

NJR/ap

# Memorandum

*Mt. Pleasant*  
[meet here]

TO: Nancy Ridley, City Manager

FROM: William R. Mrdeza  
Community Services & Economic Development Director *W.R.M.*

DATE: August 16, 2021

SUBJECT: Set a Public Hearing on Transferring DAYCO's Industrial Facilities Tax Abatement Certificate

## Background

Earlier this year the City was notified that DAYCO, an automotive supplier located at 1799 Gover Parkway in the City's Industrial Park South, was relocating their North American operations to Mexico and would be closing operations at their Mt. Pleasant facility in November, 2021. In 2014, DAYCO was granted an Industrial Facilities Tax Abatement (IFT) based on an investment of \$1,765,000 for the expansion of 40,000 square feet of manufacturing space and the retention of 114 jobs. Per the agreement, this IFT will expire at the beginning of 2025.

Since the time of DAYCO's announcement, the Middle Michigan Development Corporation (MMDC) and City staff have been working on finding another tenant to fill the DAYCO building once it becomes vacant. As a result of negotiations with an interested company and the Michigan Economic Development Corporation (MEDC), MAC LTT has been identified as the new tenant for the facility once it has been vacated by DAYCO. Since this was a competitive attraction process, the State has committed approximately \$350,000 in grant funding toward retaining the company in Michigan, contingent upon participation by the local community. The State would accept, and staff supports, the transfer of the remaining three years of tax abatements previously approved by the City and approved for DAYCO by the State Tax Commission.

In order for the IFT transfer to occur, a public hearing on the transfer application is required. Once the public hearing is held, the City Commission will be asked to act on a resolution recommending the State Tax Commission transfer the remainder of the DAYCO IFT certificate to MAC LTT.

## Requested Action

It is requested the City Commission set a public hearing for September 13, 2021 to consider an application to transfer the existing Industrial Facilities Tax Abatement certificate from DAYCO to MAC LTT for the remaining three years of the term of the certificate. A copy of the IFT transfer application is attached to this memo for reference.



Michigan Department of Treasury  
1012 (Rev. 03-21), Page 1 of 4

## Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7460.


To be completed by Clerk of Local Government Unit	
Signature of Clerk <i>H. Bouck</i>	Date Received by Local Unit <i>August 16, 2021</i>
STC Use Only	
Application Number	Date Received by STC

### APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <b>MAC LTT Stainless Division Inc.</b>		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>3715</b>	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>1799 Gover Parkway; Mt. Pleasant, MI 48858</b>		1d. City/Township/Village (Indicate which) <b>City of Mt. Pleasant</b>	1e. County <b>Isabella</b>
2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input checked="" type="checkbox"/> Transfer <input type="checkbox"/> Rehabilitation (Sec. 3(8)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located <b>Mt. Pleasant</b> 3b. School Code <b>37010</b>	
5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed. <b>Letter attached</b>		4. Amount of years requested for exemption (1-12 Years) <b>10</b>	
6a. Cost of land and building improvements (excluding cost of land) ..... * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		<b>1,765,000.00</b> Real Property Costs	
6b. Cost of machinery, equipment, furniture and fixtures ..... * Attach itemized listing with month, day and year of beginning of installation, plus total		<b>3,677,411.00</b> Personal Property Costs	
6c. Total Project Costs ..... * Round Costs to Nearest Dollar		<b>5,442,411.00</b> Total of Real & Personal Costs	
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.			
Begin Date (M/D/Y)		End Date (M/D/Y)	
Real Property Improvements	<b>06/01/2014</b>	<b>12/30/2014</b>	<input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements	<b>12/01/2013</b>	<b>12/30/2014</b>	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9. No. of existing jobs at this facility that will be retained as a result of this project. <b>85</b>		10. No. of new jobs at this facility expected to create within 2 years of completion. <b>75</b>	
11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.			
a. TV of Real Property (excluding land) .....			
b. TV of Personal Property (excluding inventory) .....			
c. Total TV .....			
12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District			
12b. Date district was established by local government unit (contact local unit) <b>1999</b>		12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

13a. Preparer Name <b>James McBryde</b>	13b. Telephone Number <b>(989) 772-2858</b>	13c. Fax Number <b>(989) 773-2115</b>	13d. E-mail Address <b>jmcbryde@mmdc.org</b>
14a. Name of Contact Person <b>James McBryde</b>	14b. Telephone Number <b>(989) 772-2858</b>	14c. Fax Number <b>(989) 773-2115</b>	14d. E-mail Address <b>jmcbryde@mmdc.org</b>
▶ 15a. Name of Company Officer (No Authorized Agents) <b>Jim Maiorana</b>			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date <b>08/06/2021</b>
▶ 15e. Mailing Address (Street, City, State, ZIP Code) <b>1400 Fairchild Ave., Kent, OH 44240</b>		15f. Telephone Number <b>(330) 474-3795</b>	15g. E-mail Address <b>jmaiorana@macitt.com</b>

<p>▶ 16. Action taken by local government unit</p> <p><input type="checkbox"/> Abatement Approved for: _____ Yrs Reel (1-12), _____ Yrs Pers (1-12)</p> <p>After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Denied (include Resolution Denying)</p>	<p>16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:</p> <p><b>Check or indicate N/A if Not Applicable</b></p> <p><input type="checkbox"/> 1. Original Application plus attachments, and one complete copy</p> <p><input type="checkbox"/> 2. Resolution establishing district</p> <p><input type="checkbox"/> 3. Resolution approving/denying application.</p> <p><input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant)</p> <p><input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant)</p> <p><input type="checkbox"/> 6. Building Permit for real improvements if project has already begun</p> <p><input type="checkbox"/> 7. Equipment List with dates of beginning of installation</p> <p><input type="checkbox"/> 8. Form 3222 (If applicable)</p> <p><input type="checkbox"/> 9. Speculative building resolution and affidavit (if applicable)</p>
<p>16a. Documents Required to be on file with the Local Unit</p> <p><b>Check or indicate N/A if Not Applicable</b></p> <p><input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district.</p> <p><input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing.</p> <p><input type="checkbox"/> 3. List of taxing authorities notified for district and application action.</p> <p><input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.</p>	
<p>16c. School Code</p> <p>17. Name of Local Government Body</p>	<p>▶ 18. Date of Resolution Approving/Denying this Application</p>

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

**Michigan Department of Treasury  
State Tax Commission  
PO Box 30471  
Lansing, MI 48909**

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal



William R. Mrdeza  
Director  
Community Services & Economic Development  
City of Mt. Pleasant  
320 Broadway  
Mt. Pleasant, Michigan 48858

August 6, 2021

Dear Bill,

As you were notified in a July 30, 2021 letter from Mr. Prout, MAC LTT will be moving in to their property at 1799 Gover Parkway which housed Dayco.

We are very excited to have the opportunity to move to this facility. As stated in Mr. Prout's letter MAC LTT is part of the MAC Trailer family of companies which employees over 1,300 employees currently. With the new facility in Mt. Pleasant our plan is to create 75 new jobs with many of them being employees that were displaced by Dayco leaving.

We are requesting a transfer of the original tax abatement that was awarded to Dayco. This would assist us in this transition and allow us to move forward with employing the needed workforce to make our Mt. Pleasant location a success for all involved.

Thank you in advance for your consideration and we are excited to work with you team!

Sincerely,



Jim Maiorana

President

MAC LTT, Inc.

1400 Fairchild Ave

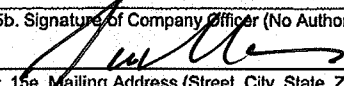
Kent, Ohio 44240



**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name <b>James McBryde</b>	13b. Telephone Number <b>(989) 772-2858</b>	13c. Fax Number <b>(989) 773-2115</b>	13d. E-mail Address <b>jmcbyrde@mmdc.org</b>
14a. Name of Contact Person <b>James McBryde</b>	14b. Telephone Number <b>(989) 772-2858</b>	14c. Fax Number <b>(989) 773-2115</b>	14d. E-mail Address <b>jmcbyrde@mmdc.org</b>
▶ 15a. Name of Company Officer (No Authorized Agents) <b>Jim Maiorana</b>			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date <b>08/06/2021</b>
▶ 15e. Mailing Address (Street, City, State, ZIP Code) <b>1400 Fairchild Ave.; Kent, OH 44240</b>		15f. Telephone Number <b>(330) 474-3795</b>	15g. E-mail Address <b>jmaiorana@macltt.com</b>

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.		
16c. School Code		
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to [PTE@michigan.gov](mailto:PTE@michigan.gov).

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury  
 State Tax Commission  
 PO Box 30471  
 Lansing, MI 48909

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

Michigan Department of Treasury  
1012 (Rev. 03-21), Page 1 of 4

## Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7460.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit
STC Use Only	
Application Number	Date Received by STC

### APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <b>MAC LTT Stainless Division Inc.</b>		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>3715</b>	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>1799 Gover Parkway; Mt. Pleasant, MI 48858</b>		1d. City/Township/Village (Indicate which) <b>City of Mt. Pleasant</b>	1e. County <b>Isabella</b>
2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input checked="" type="checkbox"/> Transfer <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located <b>Mt. Pleasant</b>	3b. School Code <b>37010</b>
		4. Amount of years requested for exemption (1-12 Years) <b>10</b>	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

Letter attached

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	<b>1,765,000.00</b> Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	<b>3,677,411.00</b> Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	<b>5,442,411.00</b> Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements	<b>06/01/2014</b>	<b>12/30/2014</b>	<input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased
Personal Property Improvements	<b>12/01/2013</b>	<b>12/30/2014</b>	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

9. No. of existing jobs at this facility that will be retained as a result of this project. **85**

10. No. of new jobs at this facility expected to create within 2 years of completion. **75**

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) \_\_\_\_\_

b. TV of Personal Property (excluding inventory) \_\_\_\_\_

c. Total TV \_\_\_\_\_

12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District	
12b. Date district was established by local government unit (contact local unit) <b>1999</b>	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No



# Memorandum

*Mt. Pleasant*  
[meet here]

TO: Nancy Ridley, City Manager

FROM: William R. Mrdeza  
Community Services & Economic Development Director *W.R.M.*

DATE: September 3, 2021

SUBJECT: Transfer of Industrial Facilities Tax Abatement Certificate

## Background

In 2014 the State Tax Commission (STC) issued a ten year Industrial Facilities Tax Abatement (IFT) to Dayco based on the company's real property improvements, as well as retained and future employment projections, at their location in the City's Industrial Park South. Recently the company announced the relocation of their North American operations to Mexico, resulting in the closing of their Mt. Pleasant location. Because of this announcement ahead of the expiration of their ten year IFT commitment, City Commission adopted a resolution on May 24, 2021 recommending the STC revoke the Dayco's IFT for the remainder of its term, which expires on December 30, 2024. The State Tax Commission has not yet acted on the recommended revocation request.

Since that action earlier in the year, the City became aware that a local manufacturer, MAC Liquid Tank Trailer (MAC LTT), was interested in relocating to the Dayco facility once it was vacated. In order to keep MAC LTT in Michigan, the State of Michigan offered a performance-based state-funded incentive package, which also requires evidence of a local commitment. Without the local commitment, the state's offer would be withdrawn and the company would likely move out of state. The state will accept a transfer of the remaining term (approximately three years) of Dayco's IFT as evidence of the local commitment.

After the September 13<sup>th</sup> public hearing on the transfer of the IFT from Dayco to MAC LTT, the City Commission will be asked to act on two resolutions. The first resolution would rescind the earlier Commission recommendation to the STC to revoke Dayco's IFT Abatement certificate. The second resolution would recommend the transfer of the remaining three years of Dayco's IFT to MAC LTT.

## Requested Action

After the scheduled public hearing, act on the two attached resolutions to 1) rescind the earlier recommendation to revoke Dayco's IFT and 2) recommend the State Tax Commission transfer the remaining term of Dayco's IFT to MAC LTT.



**CITY OF MOUNT PLEASANT**

**RESOLUTION TO RESCIND RECOMMENDATION THAT THE STATE TAX  
COMMISSION REVOKE INDUSTRIAL FACILITIES EXEMPTION  
CERTIFICATE FOR DAYCO PROPERTY**

At a meeting of the City Commission of the City of Mount Pleasant, held on September 13, 2021 at 7:00 p.m., the following action was taken:

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by \_\_\_\_\_  
and supported by \_\_\_\_\_.

WHEREAS, pursuant to P.A. 198 of 1974 ("Act 198"), as amended, after a duly noticed public hearing held on June 8, 1992, the City Commission of the City of Mount Pleasant by resolution established Industrial Park South as an Industrial Development District; and

WHEREAS, following a public hearing, the City Commission approved an Industrial Facilities Exemption Certificate for DAYCO in 2014, effective for the 2015 tax year, for new real property to be constructed within the Industrial Park South, at property located at:

T14N, R4W, CITY OF MT. PLEASANT, MICHIGAN, PART OF THE SW 1/4,  
SECTION 24, MT PLEASANT INDUSTRIAL PARK SOUTH LOT 3 (the "Property")

in the amount of \$5,442,411, which is comprised of \$1,765,000 in real property and \$3,677,411 in personal property; and

WHEREAS, the State Tax Commission issued Industrial Facilities Exemption Certificate No. 2014-228 (the "Certificate") on October 13, 2014; and

WHEREAS, the City has been informed that DAYCO is closing its facility on the Property in late 2021; and

WHEREAS, due to DAYCO's pending closure, the City adopted on May 24, 2021, a resolution recommending the revocation of the Certificate effective for the 2022 tax year pursuant to Section 15 of Act 198; and

WHEREAS, MAC Liquid Tank Trailer (“MAC LTT”) has informed the City that MAC LTT will move onto the Property after DAYCO vacates the Property, and wishes to have the Certificate transferred to MAC LTT; and

WHEREAS, MAC LTT (with DAYCO’s agreement) has filed an application for the transfer of the Certificate; and

WHEREAS, the City is considering recommending approval of transferring the Certificate to MAC LTT, subject to the rescission of the request by the City to revoke the Certificate; and

WHEREAS, the City believes that it is in the best interest of the City to rescind the request to the Commission to revoke the Certificate.

NOW, THEREFORE, the City Commission of the City of Mount Pleasant resolves:

1. The City Commission rescinds its recommendation that the Michigan State Tax Commission revoke Industrial Facilities Exemption Certificate Number 2014-228 for DAYCO.
2. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

ADOPTED:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

STATE OF MICHIGAN                     )  
  )ss.  
COUNTY OF ISABELLA                )

I, the undersigned, the duly qualified and acting City Clerk of the City of Mt. Pleasant, Isabella County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of the City at a meeting held on September 13, 2021.

\_\_\_\_\_  
Heather Bouck, City Clerk



**CITY OF MOUNT PLEASANT**

**RESOLUTION TO RECOMMEND THAT THE STATE TAX COMMISSION  
TRANSFER INDUSTRIAL FACILITIES EXEMPTION  
CERTIFICATE NO. 2014-228**

At a meeting of the City Commission of the City of Mount Pleasant, held on September 13, 2021 at 7:00 p.m., the following action was taken:

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by \_\_\_\_\_  
and supported by \_\_\_\_\_.

WHEREAS, pursuant to P.A. 198 of 1974, as amended ("Act 198"), after a duly noticed public hearing held on June 8, 1992, the City Commission of the City of Mount Pleasant by resolution established Industrial Park South as an Industrial Development District; and

WHEREAS, following the public hearing, the City Commission approved an Industrial Facilities Exemption Certificate for DAYCO in 2014, effective for the 2015 tax year, for new real property to be constructed within the Industrial Park South, at property located at:

T14N, R4W, CITY OF MT. PLEASANT, MICHIGAN, PART OF THE SW 1/4,  
SECTION 24, MT PLEASANT INDUSTRIAL PARK SOUTH LOT 3 (the "Property")

in the amount of \$5,442,411, which was comprised of \$1,765,000 in real property and \$3,677,411 in personal property; and

WHEREAS, the State Tax Commission issued Industrial Facilities Exemption Certificate No. 2014-228 (the "Certificate") on October 13, 2014; and

WHEREAS, the City has been informed that DAYCO is closing its facility on the Property in late 2021; and

WHEREAS, MAC LTT Stainless Division Inc. ("MAC LTT") intends to move onto the Property soon after DAYCO moves out of the Property; and

WHEREAS, MAC LTT has applied for and requested that the Certificate and the Industrial Facilities Exemption Certificate Agreement of Understanding (the "Agreement") be transferred to MAC LTT; and

WHEREAS, pursuant to Section 21 of Act 198, an industrial facilities exemption certificate may be transferred by the holder with the consent of the local governmental unit and the State Tax Commission if the local governmental unit approves the transfer; and

WHEREAS, due to DAYCO's proposed closure, and MAC LTT's subsequent occupancy of the Property, the City wishes to recommend that the State Tax Commission transfer the Certificate for the Property to MAC LTT effective with the 2022 tax year pursuant to Sections 5 and 21 of the Act; and

WHEREAS, a duly noticed public hearing on the matter of transferring the Certificate to MAC LTT was held on September 13, 2021; and

WHEREAS, the City believes it is in the best interest of the City to transfer the Certificate to MAC LTT.

NOW, THEREFORE, the City Commission of the City of Mount Pleasant resolves:

1. The City Commission recommends that the Michigan State Tax Commission transfer Industrial Facilities Exemption Certificate number 2014-228 to MAC LTT, with operations at the above referenced Property, beginning with the 2022 tax year, pursuant to Section 21 of the Act.
2. The transfer of the Certificate, considered together with the aggregate amount of industrial facilities exemption certificates previously granted and currently in force, will not have the effect of substantially impeding the operation of the City or impairing the financial soundness of a taxing unit that levies an ad valorem property tax in the City.
3. The City Manager may also negotiate and execute an Industrial Facilities Exemption Certificate Agreement of Understanding with MAC LTT similar to the existing DAYCO agreement dated June 9, 2014, but with a provision providing for the recovery of tax benefits if the investment and job expectations set forth in MAC LTT's application for the transfer are not met. Alternatively, if the Michigan State Tax Commission so requires, the City Manager may execute an assignment of the existing DAYCO agreement.
4. Any and all resolutions that are in conflict with this Resolution are repealed to the extent necessary to give this Resolution full force and effect.

ADOPTED:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

STATE OF MICHIGAN                    )  
  )ss.  
COUNTY OF ISABELLA                )

I, the undersigned, the duly qualified and acting City Clerk of the City of Mt. Pleasant, Isabella County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of the City at a meeting held on September 13, 2021.

\_\_\_\_\_  
Heather Bouck, City Clerk

85714:00009:5669304-1

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: BIDS AND QUOTATIONS

a. Airport Snow Removal

The attached memo from DPW Director Jason Moore outlines the bids received for 2021-2024 airport snow removal. The low bidder, Pat McGuirk Excavating, Inc. of Mt. Pleasant, has provided this service for several years and is being recommended by staff and the Airport Joint Operations and Management Board. It is recommended the City Commission award the contract for snow removal at the Mt. Pleasant Municipal Airport for the next three years to Pat McGuirk Excavating, Inc. at the bid prices listed for each year.

Recommended Motion:

*Move to award the contract for 2021-2024 Airport Snow Removal to Pat McGuirk Excavating, Inc. at the bid prices stated for each year on the attached memo.*

b. Motor Control Centers Replacement

The attached memo from Assistant DPW Director Tim Middleton provides background information on the failure of two motor control centers at the Water Resource Recovery Facility (WRRF). Based on the bids received, we recommend awarding the contract to Escon Group for \$82,840 and the appropriate budget amendment from the Plant Reserve Fund for this replacement.

Recommended Motion:

*Move to award the bid to Escon Group for the purchase of two motor control center replacements and the appropriate budget amendment.*

NJR/ap

# Memorandum



TO: Nancy Ridley, City Manager  
FROM: Jason Moore, DPW Director  
DATE: August 25, 2021  
SUBJECT: 2021-2024 Airport Snow Removal Bid

## Request

The City Commission is requested to award the 2021-2024 Airport Snow Removal bid to Pat McGuirk Excavating, of Mt. Pleasant, for the bid prices stated.

## Reason

Snow removal at the airport is time-sensitive and great care is taken to ensure the runway and taxiways are clear of ice and snow. Salt and ice melt products cannot be used because they can damage aircraft metals over time. Contractual services are used to supplement City staff in snow removal efforts as conditions warrant. Light snowfall will be removed by City employees.

Bids were requested on a per-hour basis for operators and equipment provided by the contractor. On August 10, 2021, the City received the following bids. For reference, the 2018-2021 contract prices are listed in parentheses.

	Blade Truck/Road Grader & Operator			Loader & Operator		
	2021-2022 Cost/Hour	2022-2023 Cost/Hour	2023-2024 Cost/Hour	2021-2022 Cost/Hour	2022-2023 Cost/Hour	2023-2024 Cost/Hour
Pat McGuirk Excavating Mt. Pleasant	\$140.00 (\$135.00)	\$145.00	\$150.00	\$135.00 (\$130.00)	\$140.00	\$145.00
Snow Systems Cicero, IL	\$180.00	\$180.00	\$180.00	\$210.00	\$210.00	\$210.00

Pat McGuirk Excavating was the low bidder. They have been the City's awarded contractor for airport snow removal since 2010.

At the meeting held Thursday, August 19, 2021, the Airport Joint Operations and Management Board recommended award of the contract to Pat McGuirk Excavating.

## Recommendation

I recommend the City Commission award the 2021-2024 Airport Snow Removal bid to Pat McGuirk Excavating for the bid prices stated. Funding for the 2021 portion of the contract has been allocated in the 2021 Airport Operating budget. Funding for the remaining contract period will be included in each year's operating budget.



# Memorandum



TO: Nancy Ridley, City Manager

FROM: Tim Middleton, Assistant DPW Director

DATE: August 26, 2021

SUBJECT: Award Contract for 2021 Motor Control Centers Replacement Bid and Approve Budget Amendment

## Request

The City Commission is requested to award the 2021 Motor Control Centers Replacement bid to Escon Group, of Bay City, for \$82,840, and approve a budget amendment for the same.

## Reason

The City's water resource recovery facility has two motor control centers that distribute power and supply protection to a number of plant processes. The MCCs located in the north basement need to be replaced because the busbars were damaged by a chemical leak that developed in a chemical containment area above the basement. The recent UV system installation eliminated the need to utilize the chemical going forward, and no additional chemicals will be contained in that chemical room. The floor repairs will be made at a later date as part of the ongoing plant improvements.

Bids were requested for the purchase and installation of new MCCs. On August 24, 2021, the City received the following bids.

Escon Group, Bay City	\$ 91,340.00
C & R Electric, Alma	\$ 97,000.00
J. Ranck Electric, Mt. Pleasant	\$104,729.00
Block Electric, Weidman	\$115,000.00

Escon Group is the low bidder. Though included as part of the bid specifications, formal training on the new MCCs is helpful, but not mandatory. Eliminating this bid item reduces the project cost by \$8,500 to \$82,840. As part of the June budget amendments, \$45,000 was requested for this project. Since the bids exceed this amount, approval of a new budget amendment is required.

## Recommendation

I recommend the City Commission award the 2021 Motor Control Centers Replacement bid to Escon Group for \$82,840, and approve a budget amendment for the same. Funds are available in the Plant Reserve Fund.

COMMISSION LETTER #173-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: CONSIDER CONTRACT WITH INFOSEND FOR UTILITY BILL PROCESSING

The attached memo from Utility Billing Supervisor Isabel Hass summarizes the research that has been completed on both bill printing services and payment processing options.

As indicated in the memo, the contract with Paymentus Corporation does not require City Commission approval. We wanted to use this opportunity to highlight the additional payment options that will be available to customers and residents and the savings the customers and residents will see under the new contract. Customers who use the automatic bill pay ACH system to have the monthly payments paid out of their bank accounts will not be affected by this change.

The bill processing contract requires City Commission approval and we are recommending a three-year contract with Infosend. In summary, the cost to print and mail each full color utility bill decreases from approximately \$0.90 per bill to approximately \$0.53 per bill. Since we print approximately 5,000 utility bills per month, reducing the per unit cost by 42% adds up. In addition, we will use the system for late notices and other identified large regular mailings. The service will also be used to print tax bills twice a year.

We recommend the City Commission authorize the Mayor and Clerk to sign the three-year agreement with Infosend for bill data processing, printing and mailing services as presented.

Recommended Motion:

*Move to authorize the Mayor and Clerk to sign a three-year agreement with Infosend for bill data processing, printing and mailing services as presented.*

NJR/ap

# Memorandum



TO: Nancy Ridley, City Manager

FROM: Isabel Hass, Utility Billing Supervisor

DATE: September 3, 2021

SUBJECT: Bill Printing and Mailing Services, and Electronic Payment Processing Services

The Utility Billing Department has, as part of our 2021 departmental goals, researched the possibility of increasing efficiencies, lowering costs and expanding the payment options currently offered to our constituents.

While evaluating some of our processes, we found a considerable amount of time was spent managing the bill printing and mailing processes, as well as manually recording electronic payments.

The Treasurer's office made contact with several payment processing companies, as well as bill printing and mailing companies, attended presentations, received proposals, and entered into negotiations on behalf of our customers. Based on the proposals received, we have determined Paymentus Corporation and Infosend, Inc. to be the best fit for the City of Mount Pleasant. Implementation of both options will occur simultaneously and is projected to be complete in early 2022, assuming approval of the contract with Infosend as recommended below.

**Paymentus Corporation** has been an electronic payments platform industry leader since 2004, and has extensive experience with utility bill presentment and electronic payments. Approximately 1,300 of its 1,600 clients are municipalities located in North America, and over 25 of those clients are located in the state of Michigan (*Consumers Energy, Lansing Board of Water and Light, Citizens Gas Fuel Co., City of Norway, City of Crystal Falls, City of Harrison and the Village of L'Anse* among others). Paymentus will bring new and improved services, as well as cost savings, to the City and our customers:

Services:

- In addition to the current forms of payment (credit/debit cards and ACH), Paymentus will enable customers to pay their bills via other payment channels offered under IPN (Instant Payment Network), such as PayPal, Venmo, Chatbot, Text 2 Pay, IVR/Automated Voice Payments, Amazon Pay, and in-person payments at any of the over 10,000 Walmart locations nationwide.
- Customer friendly easy to navigate portal, which offer customers the ability to either make a one-time payment, or create and manage their own account, under which they can pay multiple city bills in a single transaction, create a digital wallet, sign up for Auto Pay, sign up for e-Bills, and view their billing and payment histories.
- Interface with BS&A to allow for the import of payment files.
- Consolidation of electronic payments under a single processor, and simplified reconciliation for all payment types and channels.
- Daily data transfer will allow customers to view their current balance.
- Ability to enable outbound customer notifications by email, text and phone.

# Memorandum



Cost:

	Presently	Paymentus
<b>Paid by Customers:</b>		
Utility Payments – Credit/Debit card convenience fee	\$3.95	\$2.25
Tax Payments – Visa/MasterCard convenience fee	2.75%	2.25%
Tax Payments – American Express/Discover convenience fee	3.00%	2.25%
Other payments – Visa/MasterCard convenience fee	\$2.00	2.25%
Other Payments – Discover/American Express convenience fee	\$3.95	2.25%
All Payments – eCheck convenience fee	\$0.00	\$0.40
<b>Paid by City:</b>		
Online Banking payment aggregator – transaction fees	\$30.00/mo. plus \$0.14/transaction	\$0.10/transaction
Setup and implementation fees		Waived

**Infosend, Inc.** is a high-volume document production and fulfillment industry leader since 1996. Infosend has over 700 clients, with approximately 600 of those being municipalities. Some of its Michigan clients include *Oakland County, City of Hamtramck, City of Norway, Garden City, Village of L'Anse, City of Gladstone and City of New Buffalo*. In addition to providing exceptional bill printing and mailing services, Infosend would also bring improved services and cost savings:

## Services

- CASS processing (references USPS address database to validate addresses, adds 4-digit extension to the Zip Code, and creates the USPS OneCode Intelligent Mail Barcode).
- Digital address presorting.
- NCOA address updates.
- Mail “householding.”
- On-site USPS staff.
- High quality full color bill print on perforated paper.
- Document re-design services.
- Optional inline inserts.
- Current lowest discounted First-Class postage rate, invoiced at pass-through rates.
- Print Image Archiving and retention
- Existing API (Application Programming Interface) with Paymentus, which would facilitate a seamless transfer of images for bill presentment.

Cost:

	Present Estimate	Infosend
Paper stock	\$0.007312	\$0.015
Outgoing envelope	\$.0563	\$0.017
Print fee (b&w)	\$0.012467	\$0.064 *
Print fee (full color)	\$0.17	\$0.079**
Postage & handling	\$0.6096	\$0.395
Data Processing fee		\$0.02
<b>Total per mail piece (b&amp;w) with postage</b>	\$0.746639	\$0.511
<b>Total per mail piece (full color) with postage</b>	\$0.904	\$0.526
Setup and implementation fees		Waived

\* Includes up to two (2) colors, folding and mail insertion

\*\* Includes full colors, folding and mail insertion

# Memorandum



The proposals from Paymentus Corporation and Infosend, Inc. would bring great benefits to the City of Mount Pleasant and its customers and residents:

- Greater variety of up-to-date payment options
- Customer-friendly payment portal
- Increased efficiencies in the use of staff time
- Cost savings to electronic payment users
- Cost savings to our organization


**Requested Action:**

The Paymentus proposal is being presented as an informational item only, since the majority of the convenience fees will continue to be paid by the customers utilizing these services, and the cost to the City would be negligible.

The Infosend three (3) year proposal would exceed \$20,000. Therefore, we would like to include the following recommendation on the September 13th City Commission Agenda:

“Contract with Infosend, Inc. to enter into a three (3) year agreement to provide bill data processing, printing and mailing services for the City of Mt. Pleasant.”

COMMISSION LETTER #174-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: CONSIDER CONTRACT AMENDMENT WITH JCI JONES CHEMICALS FOR  
THE PURCHASE OF SODIUM HYPOCHLORITE

Earlier this year, the City Commission approved a contract amendment due to chemical price increases for caustic soda. We were recently notified the same issue is happening with the supply chain for the sodium hypochlorite chemical used at the Water Plant.

The attached memo from Assistant DPW Director Tim Middleton recommends the City Commission approve an amendment to the chemical contract to increase the amount paid for sodium hypochlorite from \$0.80 to \$0.86 per gallon. Just like was done for caustic soda, this price will only be paid if the product cannot be sourced elsewhere but will guarantee the source availability through the end of the year.

Recommended Motion:

*Move to approve a contact amendment with JCI Jones Chemicals for sodium hypochlorite purchases from \$0.80 to \$0.86.*

NJR/ap

# Memorandum



TO: Nancy Ridley, City Manager

FROM: Tim Middleton, Assistant DPW Director

DATE: September 2, 2021

SUBJECT: Approve Contract Amendment with JCI Jones Chemicals

At the meeting held November 23, 2020, the City Commission awarded the 2021 sodium hypochlorite contract to JCI Jones Chemicals at \$0.80 per gallon. The chemical is used to disinfect the drinking water supply. A few weeks ago, JCI notified us of a price increase for caustic soda. Recently, they informed us of a price increase for sodium hypochlorite from \$0.80 to \$0.86 per gallon due to supply cost increases. This will result in a cost increase of \$270 per load based on a typical order of 4,500 gallons per load. We anticipate purchasing two to three loads before year-end depending on actual water consumption rates. If the City does not agree to the price increase, JCI advised they can no longer supply the product at the contract price.

Considering the current price volatility for chemicals and shortages in the market, it is recommended the Commission approve a contract amendment with JCI, with the caveat the City would purchase from JCI at the higher price only if the product cannot be sourced elsewhere for a lower cost.

The bid for the 2022 sodium hypochlorite contract will be let in October as part of our 2022 chemicals bid.

I recommend the City Commission approve a contract amendment with JCI Jones Chemicals for the purchase of sodium hypochlorite for \$0.86 per gallon for the remainder of 2021, with the stipulation that the City will do so unless the product can be purchased at a lower cost from another supplier. Funds for the purchases have been allocated in the approved 2021 Water Department chemicals budget.

COMMISSION LETTER #175-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: CONSIDER EMPLOYMENT AGREEMENT FOR CITY MANAGER POSITION

At the special meeting of August 26, 2021, the Mayor appointed an ad hoc committee of Mayor Joseph, Commissioner Alsager and Commissioner Tolas to work with Frank Walsh of Walsh Municipal Services and Human Resources Director Susanne Gandy on a draft employment agreement.

The attached agreement is recommended by the ad hoc committee for the employment agreement for Aaron Desentz.

Recommended Motion:

*Move to approve the employment agreement with Aaron Desentz as presented.*

NJR/ap



## EMPLOYMENT AGREEMENT FOR CITY MANAGER

---

This Employment Agreement is made as of October 18, 2021, between the City of Mt. Pleasant, a Michigan municipal corporation (the "City"), and Aaron Desentz, an individual ("Mr. Desentz").

### RECITALS

WHEREAS, the City wishes to retain the services of Mr. Desentz as City Manager in accordance with the Michigan Home Rule City Act, the City Charter, and other applicable laws; and,

WHEREAS, Mr. Desentz wishes to be employed by the City in the capacity of City Manager; and,

WHEREAS, it is advantageous to both the City and Mr. Desentz to specify the conditions under which Mr. Desentz is employed by the City as City Manager.

### TERMS AND CONDITIONS

In exchange for the consideration in or referred to by this Agreement, the parties agree as follows:

1. Term of Employment. Employment under this agreement shall commence on the date first written above and shall continue until termination in accordance with Section 12.
2. Duties. Mr. Desentz, as City Manager of the City, shall perform all duties as required by the Michigan Home Rule City Act and the City Charter. In addition, he shall perform other such duties and work as may be assigned to him by the Mt. Pleasant City Commission ("City Commission").
3. Compensation.
  - a) For all services rendered by Mr. Desentz pursuant to this Agreement, the City shall pay Mr. Desentz an annual salary of \$129,000 in the same manner and intervals as regular full-time management employees. This salary will be reviewed on an annual basis as part of the annual performance review as detailed in Section 4.
  - b) The City Commission may from time to time, but is not obligated, to provide Mr. Desentz a compensation bonus payment in recognition of his performance based on stated objectives as City Manager. Any such bonus shall be made in a single payment or such other manner as directed by the City Commission and shall not be added to Mr. Desentz's salary.
4. Performance Evaluation. Beginning in 2022, the City Commission shall annually review the performance of Mr. Desentz as detailed below. Any changes to this evaluation process shall be mutually agreed upon by the City and Mr. Desentz.

Mr. Desentz provides a summary of goals and accomplishments for the year to the City Commission	By October 1
Performance Evaluation Instrument distributed to City Commissioners.	By October 1
Performance Evaluation completed by individual City Commissioners and returned to Mayor.	By October 20
Performance Evaluation results discussed (in closed session if requested by Mr. Desentz.)	The 1 <sup>st</sup> City Commission Meeting in November
City Commission formally approves a wage adjustment, if any and bonus, if any.	By the 1 <sup>st</sup> City Commission Meeting in December <i>*Any wage adjustment would be effective the first full pay period in January of the following year.</i>
Appropriate goals and objectives for the following year will be agreed upon by the City Commission and Mr. Desentz	By 1 <sup>st</sup> City Commission Meeting in December

5. Employee Benefit Plans. Mr. Desentz shall be entitled to participate in any qualified pension plan, deferred compensation, medical or dental insurance plan, life insurance plan, or any other employee benefit plan as presently existing, which is currently the Professional, Administrative, Confidential and Technical Employee (PACT) plan, or which may be established in the future by the City for management level employees. Such right to participation shall be in accordance with the terms and provisions of the particular plan.

6. Deferred Compensation. The City will, in addition to the deferred compensation offered pursuant to the PACT plan, contribute 4% of Mr. Desentz's annual salary, to the City's deferred compensation plan for the benefit of Mr. Desentz.

7. Paid Time Off. Mr. Desentz shall receive annual vacation leave, holidays, sick leave and personal time in the same manner as currently provided to the Professional Administrative Confidential and Technical Employee (PACT) group or which may be established in the future by the City for management level positions. Mr. Desentz will start accruing vacation at a rate of 15 days per year, as allowed by the PACT policies. He will be on an accelerated accrual rate, therefore moving to the level of 20 days of vacation per year following his sixth year of employment, and 25 days of vacation per year following his twelfth year of employment. Those terms will include the annual accrual methods for using the time and stated payments upon termination or retirement.

8. Professional Development. The parties agree that ongoing training and professional development is important to the position. The City shall pay membership dues for Mr. Desentz in the International City/County Management Association (ICMA), the Michigan Municipal Executives (MME), and one (1) additional local service organization of Mr. Desentz's choice. The City will pay all reasonable expenses relating to professional development for Mr. Desentz including attendance at the ICMA annual conferences, attendance at the MME conferences, attendance at the MML conferences, and any other professional development opportunities that Mr. Desentz feels would be

valuable to his employment at the City.

9. Mileage Reimbursement. Mr. Desentz is expected to have access to an automobile for business use. The City shall reimburse Mr. Desentz for each mile driven for documented business purposes at the applicable Internal Revenue Service reimbursement rate for business mileage.

10. Technology. Recognizing the importance of constant communication and maximum productivity, the City shall provide Mr. Desentz, for business and occasional personal use, a laptop computer, software, internet connection at Mr. Desentz's permanent residence, mobile phone for business and personal use, or other communications equipment for business use required for Mr. Desentz to perform City Manager duties and to maintain communication with City staff and officials as well as other individuals who are doing business with the City. Upon termination of Mr. Desentz's employment, the equipment described herein shall become the property of Mr. Desentz, subject to removal of all City documents and communications, and at the discretion of Mr. Desentz any mobile phone number shall be transferred to Mr. Desentz. The City will cover software updates and provide reasonable replacement of the equipment as deemed necessary. The City and Mr. Desentz shall cooperate to address any accounting and tax payments that might be necessary due to any personal use Mr. Desentz might make of any supplied technology.

11. General Expenses. The City shall provide or reimburse Mr. Desentz for all reasonable expenses incurred by Mr. Desentz in attendance of meetings, events, and other activities relating to Mr. Desentz's duties and responsibilities as City Manager with such reimbursement to be made in accordance with the City's normal reimbursement process and subject to any applicable legal requirements.

12. Termination of Employment. Mr. Desentz's employment with the City is "at will" and Mr. Desentz's employment shall continue only for so long as the services rendered by him are satisfactory to the City. The City Commission shall be the sole judge as to whether the services of Mr. Desentz are satisfactory. Either Mr. Desentz or the City Commission has the right to terminate this Agreement subject to the following provisions. If the City Commission desires to terminate the agreement, the process as outlined in Article 3 Section 4 of the City Charter will be followed.

a) If Mr. Desentz resigns as City Manager, he shall provide 45-days of advance written notice to the City Commission, unless otherwise agreed upon in writing. When the City receives Mr. Desentz's notice of voluntary termination, the City may in its sole discretion accept Mr. Desentz's voluntary termination effective immediately. If the City exercises this option, Mr. Desentz's duties shall cease and he shall be entitled to all salary and benefits for the balance of the 45 days remaining.

b) If Mr. Desentz retires as City Manager, he shall provide three months advance written notice to the City Commission, unless otherwise agreed upon in writing. When the City receives Mr. Desentz's notice of voluntary retirement, the City may in its sole discretion accept Mr. Desentz's voluntary retirement effective immediately. If the City exercises this option, Mr. Desentz's duties shall cease and he shall be entitled to all salary and benefits for the balance of the three months remaining.

c) If the City Commission terminates the services of Mr. Desentz as City Manager, without cause, the City shall provide Mr. Desentz written notice in accordance with the City Charter of such termination of the contract. In such event, the City shall pay to Mr. Desentz severance pay equal to 6 months of the employee's salary and six months of paid health and prescription insurance. Severance shall be paid by the City in the same manner and intervals or in a lump sum at the sole discretion of the City. However, if Mr. Desentz becomes employed during the 180 days provided herein in which the severance payments are to be made, the severance payments he is to receive after becoming so employed will be reduced by the salary Mr. Desentz receives from the new position. If the salary received from the new position is equal or greater than the sum of the payments for severance as provided herein, the severance agreement will be void.

d) If the City terminates the employment of Mr. Desentz as City Manager for cause or if Mr. Desentz resigns or retires in lieu of termination, he shall not be entitled to receive any severance pay as provided herein. Termination for cause includes:

- (i) Conviction of or plea of guilty or no-contest to a felony;
- (ii) Violation of the International City/County Management Association (ICMA) Code of Ethics;
- (iii) Misconduct, whether during or outside the course of employment, which substantially impairs Mr. Desentz's ability to function effectively as City Manager or which brings disrepute to the office of City Manager, as determined by the City Commission;
- (iv) Fraud or embezzlement;
- (v) Dishonesty, intentional falsification of records or documents, financial improprieties, or misuse of position for personal gain;
- (vi) Willful neglect or abandonment of duties;
- (vii) Drug or alcohol test confirming the illegal use of controlled substances, use of illegal substances, or intoxication while working;
- (viii) Violations of federal or state laws, the City Charter and the Code of Ordinances of the City knowing they could expose the City to civil liability and/or affect the validity and enforceability of City actions; or
- (ix) Material breach of this Agreement.

e) If the City of Mt. Pleasant citizens or legislature acts to amend any provision of the Charter or State enabling legislation pertaining to the role of powers, duties, authority or responsibility of the City Manager position having a significant and substantial effect there upon, Mr. Desentz shall have the right within the six months following such amendment to declare such amendment constitutes a termination of this agreement entitling Mr. Desentz to the severance pay and benefits provided in Section c above.

13. Indemnification and Bonding.

- a) If any legal proceeding (including a civil lawsuit, administrative proceeding, arbitration, mediation, criminal action or other proceeding) is initiated or threatened against Mr. Desentz alleged to be based upon his acts, failures to act or statements as City Manager or in serving in any other capacity contemplated by this Agreement, the City will ensure that, without cost to him, he is represented by competent legal counsel. If it appears that his interests in the litigation and the City's interests in the litigation may conflict, the City shall ensure that, without cost to him, Mr. Desentz is represented by independent legal counsel. This obligation shall continue through all appellate and collection proceedings.
- b) If there is a judgment, award, order for payment, fine, penalty or other requirement of Mr. Desentz to pay money as a result of any such legal proceeding, the City will ensure that, without cost to Mr. Desentz, the fully amount is paid as required.
- c) The provisions of paragraphs a and b shall not apply to (i) any legal proceeding or threatened legal proceeding that is alleged to be or (ii) to any judgment, award, order for payment, fine, penalty or other requirement of Mr. Desentz to pay money that is determined by the trier of fact to be, the result of Mr. Desentz's acts, failures to act or statements solely (a) in family, other personal, or outside business matters, (b) in clear, uncontestable violation of this Agreement, or (c) in conduct that is wilful and wanton.
- d) No claim or legal proceeding may be settled without Mr. Desentz's and the City's consent. However, if (i) a settlement can be made without any judgment, order or other consequence adverse to Mr. Desentz, (ii) the City wishes to settle, and (iii) Mr. Desentz decides not to settle, the City's obligation to defend Mr. Desentz as provided in subsection a after the date settlement could be completed may be limited to the amounts required to be paid to settle the proceeding.
- e) The obligations under paragraphs a through d shall continue after Mr. Desentz is no longer employed by the City for any matters alleged to arise from acts, failures to act, or statements made during the term of his employment by the City.
- f) If the City wishes Mr. Desentz to serve as a witness, consultant or adviser during any litigation, the City shall pay (i) while he is employed by the City, all travel and other added expenses he incurs to do so, and (ii) after he is no longer employed by the City, a reasonable consulting fee, plus all travel and other expenses he incurs to serve in that capacity.
- g) If Mr. Desentz is required to obtain a bond or insurance to perform any duties or serve in any role required by this Agreement, the City will pay the costs of that bond or insurance.

14. Complete Agreement. This Agreement is the complete contract of employment between the City and Mr. Desentz. There are no statements, promises, agreements or obligations in existence which may conflict with or may modify, enlarge, or invalidate this Agreement or any provision herein.

15. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Michigan and the parties agree that the venue of any action shall be Isabella County, Michigan.

16. Amendment and Waiver. The City Commission and Mr. Desentz will both review the contract provisions each October and determine if mutually agreeable changes should be considered. Any provisions of this Agreement may be amended by a written document signed by both parties setting forth the specific amendment without affecting the remaining obligations created by the other provisions of this Agreement. A failure to enforce any provision or obligation under this Agreement shall not constitute a waiver thereof or serve as a bar to subsequently enforce of such provision or obligation, or any other provisions or obligations under this Agreement.

17. Severability. If any provision in this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Agreement. The remaining provisions shall be fully severable, and this Agreement shall be construed and enforced as if the invalid provision had never been included in this Agreement.

CITY OF MT. PLEASANT

AARON DESENTZ

By: \_\_\_\_\_  
Will Joseph, Mayor

\_\_\_\_\_


By: \_\_\_\_\_  
Heather Bouck, City Clerk

Date signed: \_\_\_\_\_, 2021

Date signed: \_\_\_\_\_, 2021

COMMISSION LETTER #176-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER APPROVAL OF AMENDED OUTDOOR DINING POLICY AND  
RESOLUTION TEMPORARILY PERMITTING THE APPROVAL OF  
PERMANENT OUTDOOR DINING AREAS UNDER ADMINISTRATIVE  
REVIEW

Attached is a memo from City Planner Jacob Kain and supporting documents to support a recommendation to amend the Downtown Outdoor Dining Policy and a resolution to provide an extended window for expedited administrative reviews of permanent outdoor dining areas.

Mr. Kain indicates in his memo and the attached resolution that the City has expanded its allowable outdoor dining opportunities since May 2020. The feedback has been positive and is something that should be continued post-pandemic.

The recommendation includes two unique issues. The first is to amend the Downtown Outdoor Dining Policy to allow for expanded opportunities throughout the entire City for temporary outdoor dining. The second is a resolution to allow for administrative review through June 2022 for creation or expansion of permanent outdoor dining in certain locations. The resolution for administrative review provides a window of opportunity for that to continue.

We would recommend that a referral be made to the Planning Commission to review the zoning ordinance to incorporate the outdoor dining administrative review into the zoning ordinance as permanent change.

We recommend approval of both recommendations as presented.

Recommended Motion:

a. Move to approve the amended Downtown Outdoor Dining Policy as presented.

b. Move to approve the resolution to temporarily permit the approval of permanent outdoor dining areas under administrative review as presented and refer to the Planning Commission a request to look at an amendment to the zoning ordinance sometime in 2022 to incorporate this administrative review for outdoor uses into the zoning ordinance.

NJR/ap

# Memorandum



TO: Nancy Ridley  
City Manager

CC: William R. Mrdeza  
Director of Community Services and Economic Development

FROM: Jacob Kain  
City Planner

DATE: August 27, 2021

SUBJECT: Outdoor dining policy and resolution

At their regular meeting on May 26, 2020, the City Commission approved a resolution that was intended to proactively support businesses faced with operational challenges in response to the COVID-19 pandemic. In particular, the resolution aimed to streamline the opportunity to temporarily shift activities that would normally take place within an enclosed building to outdoor areas in order to promote social distancing and maintain levels of business activity in the face of indoor occupancy limitations. The initial resolution has been extended by the City Commission three times and is currently set to expire on November 15, 2021.

Fourteen businesses have provided outdoor food and/or beverage service as permitted under the resolution. This includes four businesses outside of Downtown Mt. Pleasant and seven who have utilized private property for their outdoor service areas. To date, only one of those businesses has applied to the Planning Commission make their temporary outdoor dining areas permanent.

The City has generally sought to encourage outdoor dining on public or private property as a means to support local businesses and add vitality to our commercial districts. The City has received only one complaint regarding an outdoor dining area regarding noise which was immediately addressed by the business owner. In order to apply the lessons learned during the resolution period and ease the transition back to regular operations by our local business community, the following policy changes are recommended.

## Outdoor Dining Policy

The current policy and application are focused on temporary dining areas located in public right-of-way in the downtown district. The current resolutions extend the opportunity for temporary outdoor dining to public right-of-way outside the downtown district and to private property.

The proposed amendments would continue the expanded opportunity for temporary outdoor dining licenses and add standards for review for those areas when they are located on private property, consistent with the guidelines included in the current resolution.

## Permanent Outdoor Dining Areas

The creation of a permanent outdoor dining area will typically require a site plan review. For businesses operating as a Class I Restaurant, bar, nightclub or tavern a public hearing and special use permit review would also be required.

The proposed resolution would permit the approval of permanent outdoor dining areas under an administrative review process through June 30, 2022. This would expedite the approval of permanent



# Memorandum



outdoor dining areas and provide continued support to local businesses as we transition out of the pandemic. All other requirements of City Code and policy would continue to apply during this period.

## **REQUESTED ACTIONS:**

1. The City Commission approve the amended Outdoor Dining Policy as presented.
2. The City Commission adopt a resolution temporarily permitting the approval of permanent outdoor dining areas under administrative review.

## **Attachments:**

1. Resolution adopted March 8, 2021
2. Draft Outdoor Dining Guidelines (clean)
3. Draft Outdoor Dining Guidelines (markup)
4. Draft resolution

## **RESOLUTION TEMPORARILY PERMITTING OUTDOOR BUSINESS ACTIVITIES**

**WHEREAS**, the novel coronavirus (COVID-19) is a respiratory disease that can result in serious illness or death and it is caused by a new strain of virus that has not previously identified in humans and can easily spread from person to person; and

**WHEREAS**, the Michigan Department of Health and Human Services (MDHHS) issued an order on October 9, 2020 to slow the spread of the virus including, but not limited to, prohibiting large assemblages and events, and limiting the operation of public business such as theaters, bars, casinos and restaurants; and

**WHEREAS**, the Central Michigan District Health Department ("CMDHD") also issued an indefinite emergency order on October 7, 2020 placing additional limits on social gatherings and organized events occurring under applicable MDHHS emergencies within the City of Mount Pleasant; and

**WHEREAS**, the Centers for Disease Control and Prevention (CDC) has issued guidance to the public and employers to slow the spread of the virus including, but not limited to, encouraging individuals to avoid crowded places and practice social distancing; and

**WHEREAS**, future orders may require and public health or industry groups may recommend certain practices which promote social distancing and directly or indirectly limit the occupancies of buildings; and

**WHEREAS**, Section 154.410 of the Mount Pleasant Zoning Ordinance permits a variety of business uses in certain districts under certain standards, including that most such activities take place within an enclosed building; and

**WHEREAS**, the City also regulates the use of the public property and right-of-way by private entities for activities including but not limited to dining, sidewalk sales, and special events; and

**WHEREAS**, Pursuant to the State Construction Code Act, Public Act 245 of 1999, the state has adopted the International Building Code and the International Residential Code, as amended, which among other things categorizes uses and establishes maximum occupancies for structures on the basis of those uses; and

**WHEREAS**, under Section 154.410.E of the Mount Pleasant Zoning Ordinance the Building Official may authorize a Temporary Use permit for up to 30 days for seasonal or unusual non-recurrent Temporary Uses, including the use of tents by commercial or charitable organizations in Districts CD-4, CD-5, SD-H, SD-RC, and SD-I, subject to permit approval and payment of a non-refundable \$100 fee; and

**WHEREAS**, the City Commission has determined it is in the best interests of the health, safety and welfare of the City to take actions authorized under the Emergency Management Act, Act 390 of 1976 (the "Act") and in compliance with orders issued by MDHHS and CMDHD in response to the COVID-19 pandemic; and

**WHEREAS**, the City Commission recognizes the unique nature of the ongoing situation and wishes to continue to proactively support the businesses that make Mt. Pleasant unique; and

**WHEREAS**, the City Commission at its regular meeting on May 26, 2020 approved a resolution temporarily permitting outdoor business activities on a temporary basis under certain circumstances to allow normal business operations to continue or resume in accordance with all federal, state, and local regulations and guidelines through September 30, 2020; and

**WHEREAS**, the City Commission at its regular meeting on August 24, 2020 and November 9, 2020 extended and adjusted the May 26, 2020 resolution temporarily permitting outdoor business activities on a temporary basis through March 14, 2021.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Mount Pleasant as follows:

1. The use of private outdoor parking areas, lawns, or other open spaces for sales, service, or other types of work is temporarily permitted as an accessory use to such activities otherwise required to occur within an enclosed building to promote social distancing.
2. The \$50 application fee and all related space utilization fees for a Downtown Outdoor Dining License are waived. Downtown Outdoor Dining Licenses may be utilized to provide for merchandise sales or other similar activities in on-street parking spaces. The Downtown Development Director may issue initial outdoor dining licenses to expedite approvals. The Director may place conditions on such approvals.
3. For businesses outside the Downtown that do not have on-site parking areas, the use of City-maintained on-street parking areas for temporary outdoor business activity may be approved by the Downtown Development Director by applying for a Downtown Outdoor Dining License. Any such applications must show the proposed parking area to be utilized. The Director may place conditions on such approvals.
4. The \$50 fee to obtain a Downtown Merchandise Display License is waived. The Downtown Development Director may issue initial sidewalk licenses to expedite approvals. The Director may place conditions on such approvals.
5. The \$100 fee to obtain a tent permit is waived when associated with temporary business activity by a business otherwise operating within an enclosed building, and the Building Official may extend time limits on such permits beyond the typical 30-day limit on a case-by-case basis.
6. The maximum occupancy of the outdoor space, public or private, shall not exceed the comparable reduction in the maximum occupancy of the enclosed building below the rated occupancy, and the expansion of outdoor business activities shall not constitute an increase in overall business activity beyond the level existing prior to the start of such activity.

7. Alcohol sales and consumption may be permitted in outdoor areas by the Director of Public Safety in association with a valid license issued by the Michigan Liquor Control Commission. The Director may place conditions on such approvals, including but not limited to limitations on the days and times of sales and consumption and access control measures such as temporary fencing to prevent alcohol served on-site from being consumed off-site and access to alcohol by individuals under the age of 21.
8. Outdoor sales, service, or work areas shall not block any required fire lanes, impede access to accessible parking stalls or paths of travel, impede access to any public sewer manholes, or encroach upon required queueing or stacking for an operational drive-through or drive-up service window.
9. Inventory shall not be stored outdoors overnight.
10. Site alterations to accommodate outdoor business operations shall be of a temporary nature unless the required City approvals for permanent site improvements are obtained prior to such alterations being made.
11. All activities permitted under this resolution must occur in accordance with all federal, state, and local regulations and guidelines.
12. All decisions regarding the issuance of permits under this resolution will be made based upon input from relevant City departments including Building Safety, Downtown Development, Engineering, Fire, and Planning & Community Development.
13. Except as otherwise modified by this Resolution, all other requirements of the Mount Pleasant City Code of Ordinances and adopted City policies shall remain in full force and effect.
14. The expiration date of all licenses and permits issued under Resolution Temporarily Permitting Outdoor Business Activities adopted by the City Commission on May 26, 2020, August 24, 2020, and November 9, 2020 is hereby extended automatically to November 15, 2021.
15. Unless extended by subsequent action by the City Commission, this resolution and any approvals arising from it shall expire no later than November 15, 2021.



## CITY OF MT. PLEASANT OUTDOOR DINING POLICY

**Summer 2021 (Expires November 15, 2021) Adopted  
September 13, 2021**

### PURPOSE

The *Outdoor Dining Policy* is designed to allow businesses the ability to utilize sidewalks, streets, ~~and alleyways~~ and private property for temporary outdoor dining purposes ~~where they are determined to be appropriate by the City Commission~~, and to promote and protect the public health, safety, and general welfare of the community. These general goals include, among others, the following specific purposes:

1. To provide an additional way for eateries, diners, restaurants, coffee shops, etc. within the Principal Shopping District / Central Business District and other areas of the City to expand their operations.;
2. To promote sidewalks, streets and alleyways as useful and properly planned visual amenities.;
3. To provide adequate space for pedestrians and drivers on the streets, alleyways and sidewalks adjacent to outdoor dining and to insure access to adjacent businesses.

### PROCESS FOR APPLICATIONS

Application for an Outdoor Dining License can be found at <http://www.mt-pleasant.org/departments/division-of-community-services/downtown-development/www.mt-pleasant.org/downtown>. All necessary images/sketches, and insurance information must be included with the application to begin the review process. Completed applications can be emailed to Michelle Sponseller at [msponseller@mt-pleasant.org](mailto:msponseller@mt-pleasant.org) or mailed/dropped off to the Downtown Development office at City Hall (320 West Broadway) in the drop-box located in the City Hall parking lot.

Prior to approval, City staff shall inspect the proposed area and prepare a report listing any damaged public sidewalk, street or alleyway in the area, any potential hazards that need to be corrected prior to issuance of the license including, but not limited to, location of trees and low-hanging branches, wires, guide wires, sign locations and height, tree gates, planters, bike racks, etc., that could serve as a hazard to pedestrians.

### LOCATION

Applications to license public sidewalks, or parking spaces for outdoor dining ~~shall be limited to the area within the downtown Principal Shopping District (PSD) and/or Tax Increment Finance Authority (TIFA) Central Business District (CBD) and those commercially zoned properties specifically authorized by the City Commission that can also meet all of the following criteria~~ may be issued within any City right-of-way. **Through November 15, 2021 businesses within the City outside the PSD and CBD that do not have private, on-site parking areas are also eligible for an outdoor dining license.** ~~The City will also issue permits for the establishment of temporary outdoor dining areas on private properties associated with a legally existing restaurant, Class I restaurant, bar, nightclub, or tavern as defined by the Mt. Pleasant Zoning Ordinance.~~

## NOTICE OF VIOLATION; FAILURE TO COMPLY

Upon a finding by a City staff member that an applicant has violated any provisions of this policy, the Downtown Development Director shall give notice to the applicant to correct said violation. Upon failure to immediately correct said violation, the City Commission may revoke the applicant's license to operate the outdoor dining license. Upon the revocation of such license, the applicant shall be entitled to a hearing before the governing body within 30 days, upon notice thereof, provided that a hearing is requested by the applicant, in writing, within five days of revocation of the license.

All conditions are to be met by applicants, unless waived by the City Commission.

## GENERAL TERMS - LAYOUT, MAINTENANCE, AND HOURS OF OPERATION

Outdoor dining offers a unique opportunity for cities and downtowns to improve the public realm and create spaces for pedestrians to socialize and linger. Though modest in size, outdoor dining platforms and spaces are significant in their representation of prioritizing people over automobiles. However, outdoor dining platforms and spaces could also result in a cluttered and unattractive appearance and create obstructions for pedestrians and vehicles. The following guidelines were developed to support the efforts of our business community and keep it attractive and safe.

Outdoor dining is allowed ~~in downtown (Central Business District TIFA, Principal Shopping District and/or otherwise City Commission approved area)~~, subject to the following guidelines:

1. The owner of the business shall be responsible for compliance with all city, state and federal ordinances and codes. Please note that structures exempt from a building permit due to their size must still comply with all ordinances and codes. Questions on applicable building and fire codes can be directed to the Building Official at (989) 779-5301.
2. Dining spaces and/or platform on public property shall be located in front of the applicant's business frontage. Utilization of parking spaces is up to three spaces provided those spaces shared with abutting businesses are agreed on.
3. The use of barrier-free parking spaces, corresponding ramps and ~~sidewalk transition spaces accessible paths~~ is prohibited for the purpose of outdoor dining ~~for either sidewalk or dining decks.~~
4. All structures used for outdoor dining must have appropriate flame spread rating of class I or class A, similar to a tent structure. Structures must be anchored to a base and/or patio. Structures cannot be anchored into street or sidewalk.
5. Illumination at night is suggested in the spring/summer/fall season and mandatory during the winter season. Illumination source may not use city utilities. No open flame can be used in the structures.
6. Outdoor dining shall not block any required fire lanes, impede access to any public sewer manholes, or encroach upon required queueing or stacking for an operational drive-through or drive-up service window.
- 5-7. Private property alterations to accommodate outdoor business operations shall be of a temporary nature unless all required City approvals for permanent

site improvements are obtained prior to such alterations being made.

6.8. All dining units should be inspected by the fire department and building official and have a certificate of compliance from the building official before public use.

#### 7.9. ADA Accessibility/Universal Design

Universal Design (UD) is a strategy for making products, environments, operational systems, and services welcoming and usable to the most diverse range of people possible. Its key principles are simplicity, flexibility and efficiency.

Originally developed in response to the needs of the aging population and people with disabilities, UD has much broader applicability than ADA. It increases ease of access to products, places and services for multiple, diverse populations. Using UD means taking into account the broad range of abilities, ages, reading levels, learning styles, languages and cultures in their customer base.

At a minimum all outdoor dining locations must meet American with Disabilities Act (ADA) standards and encourage UD whenever possible.

Due to each potential outdoor dining location (sidewalk or dining deck) having site challenges with the existing infrastructure elements (ex. crown of road, tree wells, light poles, etc.) and building code requirements (ex. load per sq ft, support, limited thickness in materials, etc.) we have provided options for business owners to reach ADA, recognizing that one design option cannot fit all situations.

The following are recommended strategies for implementing ADA standards with regards to outdoor dining on sidewalks and/or decks:

#### Sidewalk Dining:

- a. Shall be located so as to provide the pedestrian access required by the American with Disabilities Act. An unobstructed, walkway of 60" shall be maintained at all times.

#### Dining Decks Options:

- a. Dining platforms/patios should be flush with the curb and should not have more than a ½ inch gap from the curb; or
- b. Incorporate an ADA compliant ramp as part of the dining deck design; or
- c. Use of an accessibility ramp to allow access from the sidewalk to the dining area.
  - i. Where ADA ramps and/or other resources are used, signage indicating their availability will be posted clearly so patrons can see it.

8.10. Umbrellas or shade structures can be used on public sidewalks if vertical clearance is greater than 80 inches, so as to not cause a hazard to blind or visually impaired persons.

9.11. Tables, chairs, umbrellas and any other objects used shall be of quality design, materials, and workmanship both to ensure the safety and

convenience of users and to enhance the visual and aesthetic quality of the urban environment.

~~10-12.~~ 12. The licensed area, perimeter of the seating area and abutting public sidewalk shall be kept clean, attractive and free of all litter, snow and debris, and must allow for the safe and easy flow of pedestrian traffic and city street sweeper. Cord covers are required for the entire width of the sidewalk when cables are used to eliminate tripping hazards and provide unobstructed sidewalk access. In addition, it is the responsibility of the license holder to inspect the licensed area and report any deterioration or other hazard(s) to the Director of Public Works.

~~11-13.~~ 13. License of public right-of-way shall not be permitted if the proposed dining area results in sight obstructions for vehicles or pedestrians or result in the obstruction of normal traffic flow. Any outdoor lighting shall be arranged in such a manner so as not to create a hazard for vehicular traffic or a nuisance to residential land uses in the area.

~~12-14.~~ 14. No advertising signage shall be present on or in the outdoor seating area.

~~13-15.~~ 15. The licensed area shall be limited to portions of right-of-way abutting the property owned, leased, or rented by the applicant unless given approval by adjacent property and business owners.

~~14-16.~~ 16. Hours of operation for licensees on public property shall be limited to between 7:00am and 12:00am.— The City may impose additional limitations on the hours of operations on public or private property if necessary to maintain the health, safety and welfare of the community.

~~15-17.~~ 17. The location of outdoor dining where alcohol is served shall be subject to the requirements of the Michigan Department of Licensing and Regulatory Affairs (LARA). The operator of any outdoor dining space or patio shall take whatever steps are necessary to procure the appropriate license from the M.L.C.C. and shall comply with all other laws and regulations concerning the serving of alcoholic beverages in the State of Michigan. The City may place conditions on such approvals, including but not limited to limitations on the days and times of sales and consumption and access control measures such as temporary fencing to prevent alcohol served on-site from being consumed off-site and access to alcohol by individuals under the age of 21.

## INSURANCE REQUIREMENTS

1. For new applicants or existing applicants with changes: Scaled drawing (not less than 1" = 20') or photos of the property in question and each abutting property. Show all proposed sidewalk utilization including proposed merchandise display and existing conditions, including light poles, street signs, planters, trees, etc. Those applying for renewal with no changes are not required to provide this information.
2. Proof of Insurance:
  - a. Employer's Liability and Workers Compensation
  - b. General Liability (occurrence basis only) with the following coverage inclusions:



- Broad Form General Liability Endorsement or equivalent if not included in the policy proper.
  - Contractual Liability
  - Products and Completed Operations
  - City of Mt. Pleasant named as "Additional Insured"
- c. Limits of liability shall not be less than \$1,000,000 per occurrence and/or aggregate for personal injury, bodily injury and property.

3. Hold Harmless

- a. To the fullest extent permitted by law, the licensee agrees to defend, pay in behalf of, and hold harmless the City of Mt. Pleasant, its elected and appointed officials, employees and volunteers, and others working in behalf of the City of Mt. Pleasant against any and all claims, demands, suits, losses, including all costs connected therewith, for any damages which may be asserted, claimed or recovered against or from the City of Mt. Pleasant, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Mt. Pleasant, by reason of personal injury, including bodily injury and death; and/or property damage, including loss of use therefore which arises out of or is in any way connected or associated with this contract.

## VISUAL EXAMPLES OF OUTDOOR DINING OPTIONS:





**CITY OF MT. PLEASANT  
OUTDOOR DINING POLICY  
*Adopted September 13, 2021***

## **PURPOSE**

The *Outdoor Dining Policy* is designed to allow businesses the ability to utilize sidewalks, streets, alleyways and private property for temporary outdoor dining purposes, and to promote and protect the public health, safety, and general welfare of the community. These general goals include, among others, the following specific purposes:

1. To provide an additional way for eateries, diners, restaurants, coffee shops, etc. within the Principal Shopping District / Central Business District and other areas of the City to expand their operations.
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## **PROCESS FOR APPLICATIONS**

Application for an Outdoor Dining License can be found at [www.mt-pleasant.org/downtown](http://www.mt-pleasant.org/downtown). All necessary images/sketches, and insurance information must be included with the application to begin the review process. Completed applications can be emailed to Michelle Sponseller at [msponseller@mt-pleasant.org](mailto:msponseller@mt-pleasant.org) or mailed/dropped off to the Downtown Development office at City Hall (320 West Broadway) in the drop-box located in the City Hall parking lot.

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## **LOCATION**

Applications to license public sidewalks, or parking spaces for outdoor dining may be issued within any City right-of-way. The City will also issue permits for the establishment of temporary outdoor dining areas on private properties associated with a legally existing restaurant, Class I restaurant, bar, nightclub, or tavern as defined by the Mt. Pleasant Zoning Ordinance.

## **NOTICE OF VIOLATION; FAILURE TO COMPLY**

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Outdoor dining is allowed subject to the following guidelines:

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5. Illumination at night is suggested in the spring/summer/fall season and mandatory during the winter season. Illumination source may not use city utilities. No open flame can be used in the structures.
6. Outdoor dining shall not block any required fire lanes, impede access to any public sewer manholes, or encroach upon required queueing or stacking for an operational drive-through or drive-up service window.
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  - b. Incorporate an ADA compliant ramp as part of the dining deck design; or
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    - i. Where ADA ramps and/or other resources are used, signage indicating their availability will be posted clearly so patrons can see it.
10. Umbrellas or shade structures can be used on public sidewalks if vertical clearance is greater than 80 inches, so as to not cause a hazard to blind or visually impaired persons.
11. Tables, chairs, umbrellas and any other objects used shall be of quality design, materials, and workmanship both to ensure the safety and convenience of users and to enhance the visual and aesthetic quality of the urban environment.
12. The licensed area, perimeter of the seating area and abutting public sidewalk shall be kept clean, attractive and free of all litter, snow and debris, and must allow for the safe and easy flow of pedestrian traffic and city street sweeper. Cord covers are required for the entire width of the sidewalk when cables are used to eliminate tripping hazards and provide unobstructed sidewalk access. In addition, it is the responsibility of the license holder to inspect the licensed area and report any deterioration or other hazard(s) to the Director of Public Works.
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of normal traffic flow. Any outdoor lighting shall be arranged in such a manner so as not to create a hazard for vehicular traffic or a nuisance to residential land uses in the area.

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15. The licensed area shall be limited to portions of right-of-way abutting the property owned, leased, or rented by the applicant unless given approval by adjacent property and business owners.
16. Hours of operation for licensees on public property shall be limited to between 7:00am and 12:00am. The City may impose additional limitations on the hours of operations on public or private property if necessary to maintain the health, safety and welfare of the community.
17. The location of outdoor dining where alcohol is served shall be subject to the requirements of the Michigan Department of Licensing and Regulatory Affairs (LARA). The operator of any outdoor dining space or patio shall take whatever steps are necessary to procure the appropriate license from the M.L.C.C. and shall comply with all other laws and regulations concerning the serving of alcoholic beverages in the State of Michigan. The City may place conditions on such approvals, including but not limited to limitations on the days and times of sales and consumption and access control measures such as temporary fencing to prevent alcohol served on-site from being consumed off-site and access to alcohol by individuals under the age of 21.

## **INSURANCE REQUIREMENTS**

1. For new applicants or existing applicants with changes: Scaled drawing (not less than 1" = 20') or photos of the property in question and each abutting property. Show all proposed sidewalk utilization including proposed merchandise display and existing conditions, including light poles, street signs, planters, trees, etc. Those applying for renewal with no changes are not required to provide this information.
2. Proof of Insurance:
  - a. Employer's Liability and Workers Compensation
  - b. General Liability (occurrence basis only) with the following coverage inclusions:
    - Broad Form General Liability Endorsement or equivalent if not included in the policy proper.
    - Contractual Liability
    - Products and Completed Operations
    - City of Mt. Pleasant named as "Additional Insured"
  - c. Limits of liability shall not be less than \$1,000,000 per occurrence and/or aggregate for personal injury, bodily injury and property.
3. Hold Harmless
  - a. To the fullest extent permitted by law, the licensee agrees to defend, pay in behalf of, and hold harmless the City of Mt. Pleasant, its elected and appointed officials, employees and volunteers, and others working in behalf



of the City of Mt. Pleasant against any and all claims, demands, suits, losses, including all costs connected therewith, for any damages which may be asserted, claimed or recovered against or from the City of Mt. Pleasant, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Mt. Pleasant, by reason of personal injury, including bodily injury and death; and/or property damage, including loss of use therefore which arises out of or is in any way connected or associated with this contract.

## VISUAL EXAMPLES OF OUTDOOR DINING OPTIONS:





**RESOLUTION TEMPORARILY PERMITTING THE APPROVAL OF PERMANENT OUTDOOR DINING AREAS  
UNDER ADMINISTRATIVE REVIEW**

**WHEREAS**, the City Commission determined it is in the best interests of the health, safety and welfare of the City to take actions authorized under the Emergency Management Act, Act 390 of 1976 (the "Act") and in compliance with orders issued by MDHHS and CMDHD in response to the COVID-19 pandemic; and

**WHEREAS**, the City Commission recognizes the unique nature of the ongoing situation and wishes to continue to proactively support the businesses that make Mt. Pleasant unique; and

**WHEREAS**, the City Commission at its regular meeting on May 26, 2020 approved a resolution temporarily permitting outdoor business activities on a temporary basis under certain circumstances to allow normal business operations to continue or resume in accordance with all federal, state, and local regulations and guidelines through September 30, 2020; and

**WHEREAS**, the City Commission at its regular meeting on August 24, 2020 and November 9, 2020 and March 8, 2021 extended and adjusted the May 26, 2020 resolution temporarily permitting outdoor business activities on a temporary basis through November 15, 2021; and

**WHEREAS**, 14 restaurants, Class I restaurants, bars, nightclubs, or taverns have utilized temporary outdoor dining areas under the terms of the above reference resolutions; and

**WHEREAS**, Sections 154.613 and 154.615 of the Mount Pleasant Zoning Ordinance outline the requirements for the review and approval of site plans and special use permits; and

**WHEREAS**, the City Commission recognizes that the temporary allowance of outdoor dining has added vitality to the community and wishes to provide a simplified pathway for those businesses to make such outdoor dining areas permanent as we transition out of the COVID-19 pandemic; and

**WHEREAS**, Sections 154.613 and 154.615 of the Mount Pleasant Zoning Ordinance outline the requirements for the review and approval of site plans and special use permits.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Mount Pleasant as follows:

1. Applications to create or expand a permanent outdoor dining area at a legally existing restaurant, Class I restaurant, bar, nightclub, or tavern shall be considered eligible for administrative review if submitted prior to June 30, 2022.
2. Except as otherwise modified by this Resolution, all other requirements of the Mount Pleasant City Code of Ordinances and adopted City policies shall remain in full force and effect.

COMMISSION LETTER #177-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: CONSIDER AMENDMENT TO CONTRACT WITH CENTRAL MICHIGAN  
UNIVERSITY (CMU) FOR PARKING ENFORCEMENT

In 2014 the City and Central Michigan University (CMU) entered into an agreement for CMU to complete parking enforcement activities in areas near campus. The 2014 agreement is attached for reference.

Since that time, CMU has transitioned most of its parking meters to a virtual payment option through a company called PANGO. CMU has found the virtual payment option to be a more efficient method for parking enforcement and a preferred method in today's virtual economy.

As meters have failed in the City's enforcement area, some have been replaced with the virtual payment option. As more of the virtual payment options are made available, it has become apparent that those are the preferred parking locations and are the first used by individuals parking in those areas. It is not uncommon to see significant vacancies in the parking areas that have only coin meters.

Based on this experience, CMU has recommended the City convert many, if not all, of the parking meters to the virtual option to better utilize the parking spaces.

The attached amendment to the parking enforcement agreement would allow the conversion to virtual. We recommend the City Commission authorize the Mayor to sign the parking enforcement agreement amendment as presented.

Recommended Motion:

*Move to authorize the Mayor to sign the amendment to the parking enforcement agreement with CMU as presented.*

NJR/ap

## PARKING ENFORCEMENT AGREEMENT

This Parking Enforcement Agreement is made as of August 8, 2014, between the City of Mt. Pleasant, a Michigan municipal corporation of 320 West Broadway, Mt. Pleasant, MI 48858 (the "City") and Central Michigan University Board of Trustees, a Michigan constitutional body corporate, of 1200 South Franklin Street, Mount Pleasant, Michigan 48859 (the "CMU").

### RECITALS

- A. Act 300 of the Public Acts of 1949, as amended (MCL 117.1 *et seq.*), recognizes the City's authority to adopt and enforce ordinances regulating parking on public highways and in publicly owned areas by various means, including the use of parking meters.
- B. Act 120 of the Public Acts of 1990, as amended (MCL 390.1511 *et seq.*), authorizes CMU to provide for public safety officers that have the same powers and authority as are granted to peace and police officers.
- C. Act 7 of the Public Acts of 1967, as amended (MCL 124.1 *et seq.*) (the "Urban Cooperation Act"), authorizes a local governmental unit such as the City and a public agency such as CMU to cooperate to perform services for one another by agreement where each entity could perform the services separately.
- D. The City and CMU wish to authorize CMU to enforce City parking regulations pursuant to the terms and conditions of this Agreement.

### TERMS AND CONDITIONS

In exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

- 1. Enforcement Area. This Agreement pertains to the area of the City from High Street to Preston Street, and Watson Street to Mission Street (the "Enforcement Area").
- 2. Parking Enforcement. CMU shall:
  - (a) Through its parking enforcement officers, issue citations for all parking spaces at which City parking meters are located within the Enforcement Area, including: (i) spaces located on either side of the streets forming the boundaries of the Enforcement Area; and (ii) future spaces created by parking meters installed pursuant to paragraph 4 of this Agreement (collectively, the "Metered Spaces").
  - (b) Be responsible for the administration of all citations issued under this paragraph, including payment processing, the handling of complaints and appeals and the collection of unpaid citations, including court appearances.
  - (c) Be responsible for collecting money from the parking meters located at the Metered Spaces (the "Parking Meters").
  - (d) On a monthly basis pay the City 30% of all revenues collected from the Parking Meters and from citations issued under this paragraph.
- 3. Maintenance.
  - (a) The City shall be responsible for the maintenance, repair and replacement of the Parking Meters. CMU is authorized to conduct minor meter repairs when necessary, as the parties may further define. CMU shall notify the City upon discovering a Parking Meter in need of maintenance, repair, or replacement by the City.
  - (b) The City shall remove snow from the Metered Spaces in accordance with its regular snow removal program, and shall generally maintain the Metered Spaces in a manner consistent with other public parking spaces located within the City.
  - (c) The City shall number all current and future Parking Meters.
- 4. Additional Parking Regulations. The City Manager may, during the course of this Agreement, request in writing that CMU enforce additional parking regulations provided in the City Code. Upon accepting such a request, CMU shall begin enforcing the additional regulations under the same terms and conditions as apply to the enforcement of metered parking (as specified in paragraph 2 above).

5. Term.

(a) Unless terminated early pursuant to paragraph 4(b), this Agreement shall begin on the date first stated above and remain in effect for 10 years.

(b) This Agreement may be terminated by the City or CMU at will upon 6 months' written notice given by either party to the other.

(c) If the parties enter one or more separate agreements regarding Parking Meter installation, any obligation incurred under such agreement shall remain in effect notwithstanding the termination of this Agreement.

6. Verification. Either party may inspect and audit the others records to verify compliance or noncompliance with the requirements of this agreement.

7. Breach of Agreement. The parties agree that in the event that there is any claimed default of the terms and conditions of this Agreement, notice of such claimed default shall be provided in writing to the claimed defaulting party. The claimed defaulting party shall be given a reasonable chance to respond and the parties will attempt to rectify the claimed default amongst themselves prior to initiating litigation.

8. Assignment of Prohibited. Neither party may assign this Agreement, or its rights, privileges, duties or obligations, without the others prior written consent.

9. Miscellaneous. This is the entire agreement between the parties regarding its subject matter. There are no prior or contemporaneous agreements. This Agreement may not be modified or amended except in writing, signed by all parties and it shall not be affected by any course of dealing. The captions are for reference only and shall not affect interpretation.

10. No Allocation of State Funds. The parties acknowledge that no state funds have been allocated to carry out the terms and conditions of this Agreement.

CITY OF MOUNT PLEASANT

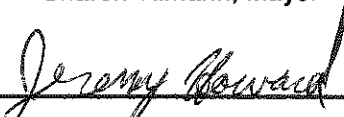
CENTRAL MICHIGAN UNIVERSITY

By:



Sharon Tilmann, Mayor

By:



Jeremy Howard, Clerk

By:



Its:

Barrie Wilkes  
Vice President  
Finance and Administrative Services

# **FIRST AMENDMENT TO PARKING ENFORCEMENT AGREEMENT WITH CENTRAL MICHIGAN UNIVERSITY**

This amendment as of \_\_\_\_\_ 2021 between the City and Central Michigan University (CMU) amends the August 8, 2014 Parking Enforcement Agreement as follows:

1. Any references to parking meters throughout the agreement is amended to mean parking meters or other virtual payment options consistent with the virtual payment options available on the CMU campus.
2. The term meter spaces refers to any spaces within the enforcement area that have the appropriately marked parking restrictions due to length of time.
3. Paragraph 3 Maintenance A will be amended to read as follows: "A: As existing parking meters fail and repair is not cost effective, the City shall remove the meter and CMU shall install a sign for virtual payment options."
4. Paragraph 3 Maintenance C is deleted in its entirety.

All other provisions of the existing agreement remain in place as previously agreed to.

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William L. Joseph, Mayor  
City of Mt. Pleasant

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Larry Klaus, Chief of Police  
Central Michigan University

COMMISSION LETTER #178-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER CONTRACT AMENDMENT FOR STORM SEWER  
CONSTRUCTION AND APPROPRIATE BUDGET AMENDMENT

The City's purchasing policy provides staff with the authority to approve construction contract change orders up to 10% above the approved contract only occasionally do construction unknowns occur that exceed that 10% threshold.

The attached memo from City Engineer Stacie Tewari outlines a recent construction contract that exceeded the 10% threshold. As her memo states, this was our first contract for storm sewer extensions and we learned additional information about the construction process for such a project. This additional information will be helpful in providing future estimates and the bid specifications.

We recommend the City Commission confirm the contract amendment for the \$13,810 additional cost (14% above the contract price) and approve the appropriate budget amendment in the Local Street Fund.

*Recommended Motion:*

*Move to confirm contract amendment with Isabella Corporation for \$13,810 and the appropriate budget amendment.*

NJR/ap

# Memorandum



TO: Nancy Ridley, City Manager

FROM: Stacie Tewari, City Engineer

DATE: September 3, 2021

SUBJECT: Budget Amendment and Contract Amendment Request for the 2021 Storm Sewer Extension Project

## Request

The City Commission is requested to approve a budget amendment of \$13,810 in the local streets budget for the 2021 Storm Sewer Extension Project and a contract amendment to \$112,800 to the Isabella Corporation.

## Reason

Cost increases were realized on the project due to unforeseen field conditions. The original contract amount for the project was \$98,990. After all work has been accounted for, the new total is \$112,800. Additional work included:

- Additional catch basin structure
- Additional storm sewer connections
- Additional sump pump connection
- Additional restoration


Because this was the first time we have done this type of project, we did not anticipate the amount of restoration that would be needed. Because bore lengths could not extend as far as we expected, more boreholes and associated restoration were needed than were in the original project design.

The project has been successful in working toward the goal of providing appropriate connections for sump pumps. Four existing sump outlets were found and tied into the new drainage system as part of the project. Yet this year two homeowners will be connecting sump drains that were tied to the sanitary system previously, and there is a potential for 3 more.

## Recommendation

I recommend the City Commission approve a local street budget amendment of \$13,810 to cover the cost increase in the 2021 Storm Sewer Extension Project. I recommend the City Commission approve a contract amendment to \$112,800 to the Isabella Corporation.

COMMISSION LETTER #179-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: RECEIVE PROPOSED 2022 ANNUAL OPERATING BUDGET AND SET A  
PUBLIC HEARING FOR NOVEMBER 8, 2021 ON THE SAME

The City Charter requires the proposed 2022 Annual Operating Budget be provided to the City Commission at the first meeting of September. The budget document will be provided to the Commission electronically and made available to residents on Monday, September 13, 2021. Members of the community may view the document through the City's website.

A formal presentation on the overview of the proposed budget will occur during the October 11 City Commission meeting. It is recommended the City Commission set a public hearing for November 8, 2021 to obtain public comment on the proposed budget.


Recommended Motion:

*Move to set a public hearing for November 8, 2021 on the proposed 2022 Annual Operating Budget.*

NJR/ap



COMMISSION LETTER #180-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: CONSIDER APPROVAL OF RESOLUTION TO AMEND 2021 OPERATING BUDGET

The 2021 Operating Budget was prepared during the summer of 2020 and was approved by the City Commission in December 2020. Since that time, various amendments have been approved by the City Commission and additional information is available to update many of the projected numbers for the current year. The attached memo from Assistant Finance Director Chris Saladine details the significant changes to the current year operating budget which have been incorporated into the proposed resolution. It is recommended the City Commission approve the resolution as presented.

Recommended Motion:

*Move to approve the resolution to amend the 2021 Operating Budget as presented.*

NJR/ap

# Memorandum



TO: Nancy Ridley, City Manager

FROM: Chris Saladine, Assistant Finance Director

DATE: 09/02/2021

SUBJECT: 2021 Amended Budget

Attached is the resolution for the City Commission to consider amending the 2021 Operating Budget. As has been past practice, the budget is amended at the same time the next year's annual budget is presented and at the last meeting of the year. The mid-year amendment is based on additional information obtained since the budget was originally developed last summer. This also incorporates the budget amendments that have been adopted by the City Commission since the original budget was adopted.

All funds have been updated to reflect the actual beginning of the year balances based on the audited financial statements for December 31, 2020. The following highlights significant changes from the original budget:

## **General Fund**

### **Revenue Increase \$3,021,470**

- Increase in Property Tax Revenue to actual levy due to higher than estimated increase in taxable value net of decrease in potential loss in MTT cases \$182,940
- Decrease in Cable Franchise Fees to reflect actual activity (\$23,000)
- Decrease in Building Permits to reflect actual activity (\$37,710)
- Increase in Federal Grants for 2021 portion of EDA Grant for IPS Pond \$230,740 \* and American Rescue Plan Act of 2021 restricted for use in future budgets \$1,297,730
- Increase in State Grant for 2021 portion of EGLE grant passed through for 410 W. Broadway project \$324,830 \*
- Increase in State Revenue sharing to match State's updated projections as of May \$351,750
- Increase in State Reimbursement PPT Loss to match State's updated projections as of May \$104,000
- Increase in Marijuana Licensing Fees to match actual activity \$10,000
- Increase in Developer Fees for property owner contribution to Industrial Park South retention pond \$21,690
- Decrease in Charges for Services & Service Work for Others to reflect projected activity (\$22,520)
- Decrease in Parking Tickets & Parking Permits to projected activity (\$30,300)
- Decrease in Ordinance to projected activity (\$25,000)
- Increase in Interest Investments to projected activity \$13,000
- Increase in Miscellaneous Donations for CMU sidewalk contribution \$10,000 \* and Make It Mt. Pleasant downtown grant \$4,200
- Increase in Tribal 2% Allocation for May \$61,510
- Increase in Park Donations for scoreboard, dog park lights and GKB Memorial grant \$21,930
- Increase in Contribution from Major Streets Fund due to using Act 51 funds for Preston railroad crossing & investigating sidewalk on Oak Street \$30,420
- Increase in Contribution from Capital Improvement Fund due to adjusting for projects carried over from 2020 and projects approved during 2021 \$375,170
- Increase in Contribution from EDC for accumulated land sale proceeds in accordance with EDC requirements \$100,000
- Increase in Reimbursements due to Michigan Municipal Risk Management Authority (MMRMA) refunding a portion of prior premiums paid into the plan \$22,490

**Expenditures Increase \$1,739,200**

- Increase in City Manager PTO payout at retirement \$57,400
- Increase in City Manager Contracted Services for executive search \$16,500 \*
- Increase in General Election Supplies & Contracted Services for two additional elections in 2021 \$30,370
- Increase in Assessor Contracted Services for current assessing services contract \$10,830 \*
- Increase in City Attorney Contracted Services for additional lawsuits \$23,000
- Increase in Human Resources Compensation for department reorganization and increased Covid-19 response \$22,790
- Decrease in City Hall Buildings & Grounds for actual Chamber AV & other project costs (\$17,770)
- Increase in Central Business District Contracted Services for Downtown signage carried over from 2020 \$14,000
- Decrease in Contribution to Recreation for events to reflect revised cost projections (\$10,710)
- Decrease in Contribution to TIFA for downtown marketing to allow TIFA to use funds carried over from 2020 (\$23,740) \*
- Increase in Downtown Promotions Contracted Services for Broadway Central \$47,500 \*
- Increase in Downtown Capital Projects for planter removal carried over from 2020 and parking lots 6 & 8 \$295,290 \*
- Increase in Public Information Compensation due to year-round part-time employee \$9,480
- Decrease in Police Patrol Compensation due to vacancy savings (\$15,900)
- Increase in Police Investigations Compensation due to PTO payout at retirement \$22,160
- Increase in Police Records Compensation due to PTO payout at retirement \$10,940
- Increase in Fire Suppression/Investigation Compensation due to PTO payout at retirement \$18,890
- Increase in Fire Suppression/Investigation Capital Acquisitions for SCBAs carried over from 2020 \$244,450 \*
- Increase in Fire Administration Capital Acquisitions due to actual cost for vehicle and equipment upfit \$13,200 \*
- Increase in Public Safety Building Capital Acquisitions for HVAC and ventilation improvements \$13,150 \*
- Increase in DPW Administration Contracted Services for portion of storm water study carried over from 2020 and landfill study \$67,700 \*
- Increase in New Sidewalk Contracted Services netted for Preston railroad crossing \$24,000 \* and postponement of inter-local pathway connector (\$9,000)
- Increase in Street Lights Contracted Supplies to reflect new LED lights on Three Leaves & Denison \$10,500
- Increase in Street Lights Utilities for projected 2021 usage \$10,600
- Decrease in Parks Administration Compensation for vacancy savings (\$16,020)
- Increase in Parks Operations Supplies for Hannah's Bark Park lighting partially funded by donations \$15,000 \*
- Increase in Parks Operations Contracted Services for scoreboard funded by donations \$18,690
- Overall increase in Parks projects \$187,000 \*
  - GKB Island Park fitness equipment \$20,000 \*
  - Island Park pickle ball court conversions \$30,000 \*
  - Mill Pond Parking lot repair \$20,000 \*
  - Bridge deck repairs \$50,000 \*
  - Fishing deck replacements \$45,000 \*
  - M-20 Bridge Paint/Repair \$22,000 \*

- Increase in Economic Development Contracted Services for Industrial Park South retention pond funded by Federal Grant, property owner contribution and Capital Improvement Fund \$288,420 and portion of 410 W. Broadway project carried over from 2020 \$324,830 \*
- Increase in Management Information Systems Contracted Services for additional contracted information security measures \$24,880

#### **Fund Balance:**

- Fund Balance as of December 31, 2020 was \$2,103,808 higher than anticipated in the original 2021 budget. Due to higher than expected revenues and lower than anticipated expenditures in 2020, actual Unassigned Fund balance at 01/01/2021 is \$1,507,061 higher than original budget approved in 2020.
- Originally projected to add \$85,550 of Unassigned Fund Balance in 2021. The 2021 amended budget now shows an Unassigned Fund Balance increase of \$332,570. Projected year end Unassigned Fund Balance is 36.7% of expenditures and in compliance with the policy adopted by the City Commission.

#### **Other Funds**

- Major Street- Decrease in revenue for State Gas & Weight tax based on updated projections. Increase investment earnings. Construction expenditures increased for Crapo & Brown Street design work taking place in 2021 for 2022 projects. Increase in Maintenance for MDOT High Street overlay and pump house carried over from 2020. Increase in Contribution to General Fund for new sidewalks. Increase in Contribution to Land Improvement Fund to transfer 2% balance for Crawford Road portion of dam removal.
- Local Street – Decrease in revenue for State Gas & Weight tax based on updated projections. Increase in Construction to reflect actual activity on Gaylord Street. Decrease in Maintenance to reflect activity in street overlays. Increase in Alley Maintenance due to design work for 2022 alley reconstructions. Increase in Storm Sewers for storm sewer extensions.
- Recreation –Decrease program revenues \$295,140 for cancelled, lower participation or postponed programs. Decrease program expenditures \$127,990 for cancelled or postponed sports, PEAK and recreational programs.
- Block Grant – Increase in Contracted Services for MSHDA home improvement program \$133,000 \*
- Borden Building Debt – Increase in Contribution from General Fund for 410 W. Broadway bond payment omitted from original budget \$60,000
- Capital Improvement Fund – Increase in Contribution to General Fund due to projects carried over from 2020 and projects added in 2021 \$375,170 \*. Increase in contribution to Land Development Fund for Mt. Pleasant Center Dam removal \$386,500 \*
- Land Development Fund –Increase in Contribution from Capital Improvement Fund for MP Center Dam removal \$386,500 \*. Increase in Contribution from Major Street Fund 2% allocation for Crawford Road portion of dam removal project. \$26,640 \*
- Airport – Revenue and expense reflects timing of federal/state grant for updated phase II tree abatement for runway encroachment. Increase in Airport Partners revenue \$17,000. Increase in Tribal 2% grants \$70,000

- Water Resource Recovery Facility – Increase in Septage Receiving revenue due to increased activity \$29,000. Increase in 2% Tribal allocation \$40,000. Increase in WRRF plant and lift station Supplies for lift gates carried over from 2020 \$9,000. Increase in Chemicals due to timing of UV treatment \$28,000. Increase in Contracted Services due to unexpected repairs to HVAC system \$13,000. Increase in Collection System Maintenance Compensation for additional sanitary sewer cleaning \$15,560. Increase in Capital Acquisitions \$1,042,590 as detailed below:
  - \$874,520 for UV system carried over from 2020 \*
  - \$25,000 for Oak Street generator carried over from 2020 \*
  - \$31,700 for septage receiving carried over from 2020 \*
  - \$7,370 for IPP and plant engineering carried over from 2020 \*
  - \$9,000 for diversion valves carried over from 2020 \*
  - \$50,000 for HVAC for 300 building
  - \$45,000 for electrical panel upgrades
- Water –Increase in Tribal 2% revenue \$150,000. Decrease chemical expenditures due to process changes (\$65,000). Increase in Distribution Supplies due to inventory write off to reflect change in how inventory is expensed \$159,670. Increase in Distribution Supplies & Contracted Services for water main break \$30,000. Decrease in Plant Capital Acquisitions for postponement of Clarifier Rehab (\$165,000) Increase in Distribution System Capital Acquisitions for Reservoir Bypass project \$584,600 carried over from 2020 \*
- Solid Waste – Increase in Refuse Bag Sales projected activity \$21,640. Increase in Supplies, Contracted Services and Compensation expenditure increases across the Solid Waste Fund six departments that total \$27,850.
- Self-Insurance – updated to reflect claims trends and expected stop-loss insurance payments
- Motor Pool – Increase in Sale of Fixed Assets due to timing of pickup buyback program \$414,640. Net increase in Capital Acquisitions for timing of vehicle purchases carried over from 2020 \$463,530 and only purchasing one plow truck instead of the two originally planned (\$204,600).

\* - Previously approved

WHEREAS, Article VII, Section 10 authorizes the City Commission to amend the annual operating budget by resolution, and

WHEREAS, the 2021 operating budget was originally adopted by resolution on December 14, 2020 and

WHEREAS, the activities of the City since the budget was adopted have been such as to necessitate an amendment at this time,

NOW THEREFORE, BE IT RESOLVED, that the following revenue and expenditure appropriations be approved and the 2021 operating budget be amended, effective immediately.

	Fund Balance <u>January 1</u>	2021 <u>Revenue</u>	2021 <u>Expenditures</u>	Fund Balance <u>December 31</u>
<b><u>GOVERNMENTAL FUNDS</u></b>				
<b>GENERAL FUND</b>				
Unassigned	\$5,196,104	\$14,788,950		
Legislative Division			\$1,220,180	
Finance Division			1,514,250	
Public Safety Division			7,541,860	
Community Services Division			3,334,120	
Public Works Division			845,970	
Amount from Fund Balance			0	
Total Unassigned	5,196,104	\$14,788,950	\$14,456,380	\$5,528,674
Assigned for Next Year's Budget	0	0	0	0
Assigned for Economic Development	849,564	40,000	112,000	777,564
Assigned for Projects/Programs	1,812,024	380,860	215,740	1,977,144
Restricted	427,070	1,371,740	290,160	1,508,650
Non-spendable	371,682	0	0	371,682
Total General Fund	\$8,656,444	\$16,581,550	\$15,074,280	\$10,163,714
<b><u>SPECIAL REVENUE FUNDS</u></b>				
<b>MAJOR STREET FUND</b>				
Restricted	\$2,301,431	\$2,234,260	\$1,992,300	\$2,543,391
Restricted for Donation	42,035	0	26,640	15,395
Total Major Street Fund	2,343,466	2,234,260	2,018,940	2,558,786
<b>LOCAL STREET FUND</b>				
Restricted	1,175,790	1,351,690	1,626,820	900,660
Restricted for Donation	15,209	0	0	15,209
Total Local Street Fund	1,190,999	1,351,690	1,626,820	915,869
SPECIAL ASSESSMENT COMMITTED	334,738	23,500	0	358,238
<b>DOWNTOWN IMPROVEMENT &amp; PARKING FUND</b>				
Restricted from Special Assessment	101,390	124,100	104,873	120,617
Assigned from General Fund/Parking	34,097	0	34,097	0
Total Downtown Fund	135,487	124,100	138,970	120,617
<b>PARKS &amp; RECREATION FUND</b>				
Restricted for PEAK	0	143,020	143,020	0
Assigned for PEAK	487,077	214,350	460,630	240,797
Restricted for Recreation	34,045	15,000	29,045	20,000
Assigned for Recreation	95,264	512,960	540,535	67,689
Total Parks & Recreation Fund	616,386	885,330	1,173,230	328,486
<b>BLOCK GRANT FUND</b>				
Assigned for Owner Occupied - Hsg.	28,491	0	0	28,491
Assigned	294,170	41,800	140,200	195,770
Total Block Grant Fund	322,661	41,800	140,200	224,261
Cemetery Fund Committed	223,005	10,800	0	233,805
<b>Total Governmental Funds</b>				
<b>Appropriated Budget</b>	<b>\$13,823,186</b>	<b>\$21,253,030</b>	<b>\$20,172,440</b>	<b>\$14,903,776</b>

FURTHER, BE IT RESOLVED, that the following informational summaries be approved for the Capital Project, Debt Service, Component Units, and Proprietary Funds for the year beginning January 1, 2021 and ending December 31, 2021

	<u>Fund Balance January 1</u>	<u>2021 Revenue</u>	<u>2021 Expenditures</u>	<u>Fund Balance December 31</u>
<b>CAPITAL PROJECT FUNDS</b>				
<b>CAPITAL IMPROVEMENT FUND</b>				
Committed for Projects	\$409,300	\$0	\$80,000	\$329,300
Committed	2,072,639	738,280	1,045,170	1,765,749
Total Capital Improvement Fund	2,481,939	738,280	1,125,170	2,095,049
<b>DEBT SERVICE FUNDS</b>				
Borden Building Debt Restricted	31,969	349,170	363,460	17,679
<b>Capital Project and Debt Service Funds Informational Summaries</b>	<b>\$2,513,908</b>	<b>\$1,087,450</b>	<b>\$1,488,630</b>	<b>\$2,112,728</b>
	<u>Working Capital January 1</u>	<u>Sources of Working Capital</u>	<u>Uses of Working Capital</u>	<u>Working Capital December 31</u>
<b>Component Units</b>				
<b>MISSION STREET DDA FUND</b>				
Assigned	\$649,967	\$309,000	\$82,860	\$876,107
<b>TAX INCREMENT FIN AUTH FUND</b>				
Central Business District Restricted	42,437	0	42,437	0
Central Business District Assigned	622,471	18,960	533,793	107,638
Ind Park North Assigned	90,000	0	0	90,000
Ind Park North Unassigned	6,118	300	2,420	3,998
Total TIFA	761,026	19,260	578,650	201,636
<b>LOCAL DEVELOPMENT FIN AUTHORITY</b>				
Assigned	229,218	1,000	74,300	155,918
<b>BROWNFIELD REDEVELOPMENT FUND</b>				
Assigned	14,160	148,930	148,930	14,160
Unassigned	743	50	0	793
Total Brownfield	14,903	148,980	148,930	14,953
<b>ECONOMIC DEVELOPMENT CORPORATION</b>				
Assigned Parking Lot	17,496	1,950	0	19,446
Unassigned	56,651	43,900	100,000	551
Total EDC	74,147	45,850	100,000	19,997
<b>Total Component Unit Funds Informational Summaries</b>	<b>\$1,729,261</b>	<b>\$524,090</b>	<b>\$984,740</b>	<b>\$1,268,611</b>

	Working Capital <u>January 1</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>
<b><u>PROPRIETARY FUNDS</u></b>				
<b>Enterprise Funds</b>				
LAND DEVELOPMENT FUND				
Restricted	\$242,000	0	192,000	\$50,000
Unassigned	74,206	428,800	501,900	1,106
Total Land Development	316,206	428,800	693,900	51,106
AIRPORT FUND				
Restricted	112,527	110,000	60,000	162,527
Assigned	82,519	0	0	82,519
Unassigned	173,565	578,970	595,010	157,525
Total Airport	368,611	688,970	655,010	402,571
WATER RESOURCE RECOVERY FUND				
Assigned	2,273,434	870,000	1,837,590	1,305,844
Restricted	175,583	44,000	68,700	150,883
Unassigned	1,586,345	1,869,350	1,900,600	1,555,095
Total Water Resource Recovery Fund	4,035,362	2,783,350	3,806,890	3,011,822
WATER FUND				
Restricted	590,800	150,000	238,000	502,800
Assigned	1,461,770	440,000	662,600	1,239,170
Unassigned	1,636,685	2,838,650	2,681,810	1,793,525
Total Water	3,689,255	3,428,650	3,582,410	3,535,495
SOLID WASTE FUND				
Restricted	235,970	0	18,270	217,700
Unassigned	941,610	659,710	730,710	870,610
Total Solid Waste	1,177,580	659,710	748,980	1,088,310
<b>Internal Service Funds</b>				
MOTOR POOL FUND				
Assigned	370,000	0	370,000	0
Unassigned	352,872	1,737,680	1,357,880	732,672
Total Motor Pool	722,872	1,737,680	1,727,880	732,672
SELF INSURANCE FUND	1,092,349	2,601,000	2,844,240	849,109
<b>Total Proprietary Funds</b>	<b>\$11,402,235</b>	<b>\$12,328,160</b>	<b>\$14,059,310</b>	<b>\$9,671,085</b>
<b>Informational Summaries</b>				




	2021 Original Budget				2021 Amended Budget				Dollar Change on Ending Fund Balance
	ESTIMATED (A) Fund Balance January 1	2021 Revenue	2021 Expenditures	Fund Balance December 31	Fund Balance January 1	2021 Revenue	2021 Expenditures	Fund Balance December 31	
<b>GOVERNMENTAL FUNDS</b>									
<b>GENERAL FUND</b>									
Unassigned	\$3,689,043	\$13,270,720			\$5,196,104	\$14,788,950			
Legislative Division			1,198,620				\$1,220,180		
Finance Division			1,487,500				1,514,250		
Public Safety Division			7,404,540				7,541,860		
Community Services Division			2,333,140				3,334,120		
Public Works Division			761,370				845,970		
Public Works Division							0		
Total Unassigned	3,689,043	\$13,270,720	\$13,185,170	\$3,774,593	5,196,104	\$14,788,950	\$14,456,380	\$5,528,674	\$ 1,754,081
Assigned for Next Year's Budget	0			0	0	0	0	0	0
Assigned for Economic Development	849,322	0	60,000	789,322	849,564	40,000	112,000	777,564	(11,758)
Assigned for Projects/Programs	1,614,531	280,860	79,910	1,815,481	1,812,024	380,860	215,740	1,977,144	161,663
Restricted	94,581	8,500	10,000	93,081	427,070	1,371,740	290,160	1,508,650	1,415,569
Non-spendable	305,159	0	0	305,159	371,682	0	0	371,682	66,523
Total General Fund	\$6,552,636	\$13,560,080	\$13,335,080	\$6,777,636	\$8,656,444	\$16,581,550	\$15,074,280	\$10,163,714	3,386,078
<b>SPECIAL REVENUE FUNDS</b>									
<b>MAJOR STREET FUND</b>									
Restricted	1,981,883	\$2,269,060	\$1,813,170	\$2,437,773	\$2,301,431	\$2,234,260	\$1,992,300	\$2,543,391	105,618
Restricted for Donation	42,035	0	0	42,035	42,035	0	26,640	15,395	(26,640)
Total Major Street Fund	2,023,918	2,269,060	1,813,170	2,479,808	2,343,466	2,234,260	2,018,940	2,558,786	78,978
<b>LOCAL STREET FUND</b>									
Restricted	958,509	1,416,080	1,457,280	917,309	1,175,790	1,351,690	1,626,820	900,660	(16,649)
Restricted for Donation	0	0	0	0	15,209	0	0	15,209	15,209
Total Local Street Fund	958,509	1,416,080	1,457,280	917,309	1,190,999	1,351,690	1,626,820	915,869	(1,440)
<b>SPECIAL ASSESSMENT COMMITTED</b>									
<b>DOWNTOWN SPECIAL ASSESSMENT</b>									
Restricted from Special Assessment	33,227	124,070	135,010	22,287	101,390	124,100	104,873	120,617	98,330
Assigned	53,931	0	0	53,931	34,097	0	34,097	0	(53,931)
Total Downtown Fund	87,158	124,070	135,010	76,218	135,487	124,100	138,970	120,617	44,399
<b>PARKS &amp; RECREATION FUND</b>									
Restricted for PEAK	0	141,000	141,000	0	0	143,020	143,020	0	0
Restricted for Recreation	0	0	0	0	34,045	15,000	29,045	20,000	20,000
Assigned for PEAK	446,574	422,150	539,160	329,564	487,077	214,350	460,630	240,797	(88,767)
Assigned for Recreation	129,583	617,320	622,260	124,643	95,264	512,960	540,535	67,689	(56,954)
Total Parks & Recreation Fund	576,157	1,180,470	1,302,420	454,207	616,386	885,330	1,173,230	328,486	(125,721)
<b>BLOCK GRANT FUND</b>									
Assigned for Owner Occupied - Hsg.	28,491	0	0	28,491	28,491	0	0	28,491	0
Assigned	261,021	750	0	261,771	294,170	41,800	140,200	195,770	(66,001)
Total Block Grant Fund	289,512	750	0	290,262	322,661	41,800	140,200	224,261	(66,001)
Cemetery Fund Committed	224,136	10,800	0	234,936	223,005	10,800	0	233,805	(1,131)
<b>Total Governmental Funds</b>									
<b>Appropriated Budget</b>	<b>\$11,026,933</b>	<b>\$18,576,980</b>	<b>\$18,042,960</b>	<b>\$11,560,953</b>	<b>\$13,823,186</b>	<b>\$21,253,030</b>	<b>\$20,172,440</b>	<b>\$14,903,776</b>	<b>\$3,342,823</b>

	2021 Original Budget				2021 Amended Budget				
	ESTIMATED (A) Fund Balance January 1	2021 Revenue	2021 Expenditures	Fund Balance December 31	Fund Balance January 1	2021 Revenue	2021 Expenditures	Fund Balance December 31	Dollar Change on Ending Fund Balance
<b>CAPITAL PROJECT FUNDS</b>									
CAPITAL IMPROVEMENT FUND									
Committed for Projects	329,300	0	0	329,300	\$409,300	\$0	\$80,000	\$329,300	0
Committed	1,706,590	718,430	356,500	2,068,520	2,072,639	738,280	1,045,170	1,765,749	(302,771)
Total Capital Improvement Fund	2,035,890	718,430	356,500	2,397,820	2,481,939	738,280	1,125,170	2,095,049	(302,771)
<b>DEBT SERVICE FUNDS</b>									
Borden Building Debt Restricted	27,016	339,590	363,460	3,146	31,969	349,170	363,460	17,679	14,533
<b>Capital Project and Debt Service Funds Informational Summaries</b>	<b>\$2,062,906</b>	<b>\$1,058,020</b>	<b>\$719,960</b>	<b>\$2,400,966</b>	<b>\$2,513,908</b>	<b>\$1,087,450</b>	<b>\$1,488,630</b>	<b>\$2,112,728</b>	<b>(288,238)</b>
<b>Component Units</b>									
MISSION STREET DDA FUND									
Assigned	\$624,259	\$295,800	\$67,540	\$852,519	\$649,967	\$309,000	\$82,860	\$876,107	23,588
Total Mission Street DDA Fund	624,259	295,800	67,540	852,519	649,967	309,000	82,860	876,107	23,588
TAX INCREMENT FIN AUTH FUND									
Central Business District Restricted	0	0	0	0	42,437	0	42,437	0	0
Central Business District Assigned	504,389	46,810	483,800	67,399	622,471	18,960	533,793	107,638	40,239
Ind Park North Assigned	90,000	0	0	90,000	90,000	0	0	90,000	0
Ind Park North Unassigned	4,736	300	2,420	2,616	6,118	300	2,420	3,998	1,382
Total TIFA	599,125	47,110	486,220	160,015	761,026	19,260	578,650	201,636	41,621
LOCAL DEVELOPMENT FIN AUTHORITY									
Assigned	228,086	1,250	74,300	155,036	229,218	1,000	74,300	155,918	882
Total LDFA	228,086	1,250	74,300	155,036	229,218	1,000	74,300	155,918	882
BROWNFIELD REDEVELOPMENT FUND									
Assigned	14,143	134,430	134,390	14,183	14,160	148,930	148,930	14,160	(23)
Unassigned	591	50	0	641	743	50	0	793	152
Total Brownfield	14,734	134,480	134,390	14,824	14,903	148,980	148,930	14,953	129
ECONOMIC DEVELOPMENT CORPORATION									
Assigned Parking Lot	18,900	1,950	0	20,850	17,496	1,950	0	19,446	(1,404)
Unassigned	8,211	0	0	8,211	56,651	43,900	100,000	551	(7,660)
Total EDC	27,111	1,950	0	29,061	74,147	45,850	100,000	19,997	(9,064)
<b>Total Component Unit Funds Informational Summaries</b>	<b>\$1,493,315</b>	<b>\$480,590</b>	<b>\$762,450</b>	<b>\$1,211,455</b>	<b>\$1,729,261</b>	<b>\$524,090</b>	<b>\$984,740</b>	<b>\$1,268,611</b>	<b>\$57,156</b>

	2021 Original Budget				2021 Amended Budget				Dollar Change on Ending Fund Balance
	ESTIMATED (A)			Fund Balance December 31	Fund Balance January 1	2021 Revenue	2021 Expenditures	Fund Balance December 31	
	Fund Balance January 1	2021 Revenue	2021 Expenditures						
<b>PROPRIETARY FUNDS</b>									
<b>Enterprise Funds</b>									
Land Development									
Restricted	\$50,170	0	0	\$50,170	\$242,000	0	192,000	\$50,000	(170)
Unassigned	3,285	15,700	3,000	15,985	74,206	428,800	501,900	1,106	(14,879)
Total Land Development	53,455	15,700	3,000	66,155	316,206	428,800	693,900	51,106	(15,049)
Airport Fund									
Restricted	12,527	40,000	40,000	12,527	112,527	110,000	60,000	162,527	150,000
Assigned	82,519	0	0	82,519	82,519	0	0	82,519	0
Unassigned	173,720	583,630	626,200	131,150	173,565	578,970	595,010	157,525	26,375
Total Airport Fund	268,766	623,630	666,200	226,196	368,611	688,970	655,010	402,571	176,375
Water Resource Recovery Fund									
Assigned	1,168,963	870,000	265,000	1,773,963	2,273,434	870,000	1,837,590	1,305,844	(468,119)
Restricted	0	0	0	0	175,583	44,000	68,700	150,883	150,883
Unassigned	1,260,616	1,811,210	1,898,230	1,173,596	1,586,345	1,869,350	1,900,600	1,555,095	381,499
Total Water Resource Recovery Fund	2,429,579	2,681,210	2,163,230	2,947,559	4,035,362	2,783,350	3,806,890	3,011,822	64,263
Water Fund									
Restricted	352,800	0	0	352,800	590,800	150,000	238,000	502,800	150,000
Assigned	1,021,134	440,000	243,000	1,218,134	1,461,770	440,000	662,600	1,239,170	21,036
Unassigned	1,251,529	2,798,240	2,778,640	1,271,129	1,636,685	2,838,650	2,681,810	1,793,525	522,396
Total Water Fund	2,625,463	3,238,240	3,021,640	2,842,063	3,689,255	3,428,650	3,582,410	3,535,495	693,432
Solid Waste Fund									
Restricted	210,483	0	10,483	200,000	235,970	0	18,270	217,700	17,700
Unassigned	858,240	591,010	710,647	738,603	941,610	659,710	730,710	870,610	132,007
Total Solid Waste Fund	1,068,723	591,010	721,130	938,603	1,177,580	659,710	748,980	1,088,310	149,707
<b>Internal Service Funds</b>									
Motor Pool Fund									
Assigned	0	0	0	0	370,000	0	370,000	0	0
Unassigned	508,297	1,324,540	1,460,310	372,527	352,872	1,737,680	1,357,880	732,672	360,145
Total Motor Pool Fund	508,297	1,324,540	1,460,310	372,527	722,872	1,737,680	1,727,880	732,672	360,145
Self Insurance Fund	1,196,545	2,362,100	2,818,580	740,065	1,092,349	2,601,000	2,844,240	849,109	109,044
<b>Total Proprietary Funds</b>									
<b>Informational Summaries</b>	<b>\$8,150,828</b>	<b>\$10,836,430</b>	<b>\$10,854,090</b>	<b>\$8,133,168</b>	<b>\$11,402,235</b>	<b>\$12,328,160</b>	<b>\$14,059,310</b>	<b>\$9,671,085</b>	<b>\$1,537,917</b>

(A) Projections were as of August, 2020

COMMISSION LETTER #181-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: RECEIVE FALL 2021 SAGINAW CHIPPEWA INDIAN TRIBAL 2% FUNDING  
REQUESTS FROM CITY DEPARTMENTS

Twice per year the Saginaw Chippewa Indian Tribe requests local governmental entities' applications for project funding. City departments have prepared requests for project funding to be submitted to the Tribal Council and they are attached for your review.

It has been the practice of the Commission to receive the departmental requests at the first meeting in September and take formal action to submit the applications to the Tribal Council at the second meeting in September. The intervening period provides time for Commissioners to review the applications to set priority levels and indicate the highest priorities prior to submittal to the Tribal Council.

Recommended Motion:  
*No action at this time.*

NJR/ap



SEMI-ANNUAL TWO PERCENT ALLOCATION  
CITY OF MT. PLEASANT REQUESTS  
FALL 2021

<u>DEPARTMENT/PROJECT NAME</u>	<u>AMOUNT REQUESTED</u>	<u>PRIORITY</u>
<i>Community Services</i>		
Horizon Park Pickle Ball Courts	\$ 115,000	H
Indian Pines Park Master Plan	\$ 13,000	M
Mid-Michigan/GKB Pathway North Connection Design and Engineering	\$ 24,000	H
<i>Public Safety</i>		
800 MHZ Radios	\$ 111,299	C
Aerial Fire Apparatus Purchase	\$ 450,000	H
Community Cat Program	\$ 5,000	H
Evidence Room Remodel	\$ 25,000	H
Mid-Michigan Investigative Narcotics Team	\$ 53,838	C
<i>Public Works</i>		
1303 N Franklin Deep Ground Water Monitor Well Installation	\$ 42,500	H
Airport Operational Funding	\$ 60,000	C
Airport Truck	\$ 22,409	H
Channel Grinder Rehabilitation	\$ 16,500	C
Clarifier Rehabilitation	\$ 90,000	H
Close Sidewalk Gaps	\$ 41,000	H
Composite Samplers	\$ 5,000	H
East Digester Rehabilitation	\$ 250,000	C
Meter Reading Equipment Update	\$ 24,000	H
Pedestrian Lighting	\$ 88,000	H
Portable Radar Speed Signs	\$ 11,000	M
Reservoir Actuator Replacement	\$ 42,500	H
Storm Sewer Repairs	\$ 50,000	M
Tower Pump Rehabilitation	\$ 19,500	C
<i>Total Requested</i>	<i>\$1,559,546</i>	

## **Priority Definitions**

### Critical:

- Project must be done to address failure of infrastructure OR
- Funding is needed to support essential program or it will not be able to continue

### High:

- Important project or program to meet current service or program needs

### Medium:

- Important project or program to meet future or new service or program needs

### Low:

- New project or program that would be nice to have

# Overview

**Project Name**

Horizon Park Pickle Ball Courts

**Total Requested**

\$115,000.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

High

**Reoccurring Need?**

Not Reoccurring

# Applicant Information

**Applicant Name**

[pbiscorner@mt-pleasant.org](mailto:pbiscorner@mt-pleasant.org)

**Applicant Email**

Phil Biscorner

**Organization**

City of Mt. Pleasant

**Address**

320 West Broadway

Mt. Pleasant , 48858

**Phone Number**

989-779-5328

# Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway

Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

# Categories

- Infrastructure
- Park Improvements

# Project Description

The Project request is for funds to repair an existing tennis court and add a minimum of 6 pickleball courts with ADA access in Horizon Park.

# Benefit Description

Horizon Park is the only city park facility east of Mission Street and is a key leisure facility for residents in that area of the community. No additional city owned land is readily available on the east side for future recreational development. Maintaining existing facilities and enhancing Horizon Park amenities while strengthening the partnership with Mt. Pleasant Public Schools continues to be the best option

to provide desired services and to have the greatest positive impact on the east side of Mt. Pleasant. Pickleball has a strong following in Mt. Pleasant. The addition of several pickleball courts on the east side of the City will provide residents with more options to enjoy this fast growing sport.

## Funding Requirements

The City will continue to provide ongoing funds for the upkeep of the facility. This project and the City’s proactive maintenance will allow Horizon Park to continue to safely serve the community well into the future.

## Project Timeline

This project will be completed in Spring/Summer 2022

## Budget Items

Name	Cost	Quantity	Total	Category
Pickleball Courts	\$115,000.00	1	\$115,000.00	Infrastructure
AmountRequested	\$115,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Pickleball Courts	\$115,000.00	1	\$115,000.00
AmountMatched	\$115,000.00		

## Budget Summary

### Amount Requested

\$115,000.00

### Amount Matched

\$115,000.00

### Total Amount

\$230,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.



# Overview

**Project Name**  
Indian Pines Park Master Plan

**Total Requested**  
\$13,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Medium

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[pbiscorner@mt-pleasant.org](mailto:pbiscorner@mt-pleasant.org)

**Applicant Email**  
Phil Biscorner

**Organization**  
City of Mt. Pleasant

**Address**  
320 West Broadway  
Mt. Pleasant , 48858

**Phone Number**  
989-779-5328

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Park Improvements

# Project Description

The Project request is for funds to hire a consultant to assist the City with the development of a Master Plan for Indian Pines Park.

# Benefit Description

Indian Pines Park is a City Park located east of the City in Union Township and adjacent to the Mt. Pleasant Municipal Airport. Creation of a plan for Indian Pines is consistent with the recommendations found within the City’s recently adopted Park and Recreation Master Plan. The Chippewa River divides the park between its north and south sections. Currently there is limited access on the northeast corner of the park and virtually no public access to the south section of the park which is located north of the airport. The Indian Pines Master

Plan would focus on access, connectivity, protecting, enhancing and preserving natural resources, and improving recreation assets and amenities for all park visitors. Given its location and public nature, Indian Pines would provide additional outdoor recreation opportunities for members of the Tribe living in and near the tribal community to enjoy its future natural offerings.

## Funding Requirements

The City continues to update, parks, trails and amenities to keep the community vibrant and up to date. This project is a need to determine the best use of the 80 acres of natural area with Chippewa River access.

## Project Timeline

This project will be completed in Spring/Summer 2022

## Budget Items

Name	Cost	Quantity	Total	Category
Indian Pines Park Master Plan	\$13,000.00	1	\$13,000.00	Park Improvements
AmountRequested	\$13,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Indian Pines Park Master Plan	\$13,000.00	1	\$13,000.00
AmountMatched	\$13,000.00		

## Budget Summary

### Amount Requested

\$13,000.00

### Amount Matched

\$13,000.00

### Total Amount

\$26,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Mid-Michigan/GKB Pathway North Connection Design and Engineering

**Total Requested**  
\$24,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[pbiscorner@mt-pleasant.org](mailto:pbiscorner@mt-pleasant.org)

**Applicant Email**  
Phil Biscorner

**Organization**  
City of Mt. Pleasant

**Address**  
320 West Broadway  
Mt. Pleasant , 48858

**Phone Number**  
989-779-5328

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Project Partners

**Partnered With**  
Union Township

**Authorizers**  
Mark Stuhldreher [mstuhldreher@uniontownshipmi.com](mailto:mstuhldreher@uniontownshipmi.com)

**Status**  
Review

**Address**  
2010 S Lincoln Road  
Mount Pleasant, Michigan 48858

**Phone**  
989-772-4600

**Fax**

989-773-1988

## Categories

- Infrastructure
- Park Improvements
- Transportation

## Project Description

The Project request is for funds to hire a firm to provide Design, Engineering and bidding services for the 2023 Mid-Michigan Pathway and GKB Riverwalk North Connection.

## Benefit Description

The addition of this pathway would add additional community-wide pedestrian access to the GKB Riverwalk Trail, connect Mission Creek Park to the GKB Riverwalk Trail and connect the City of Mt. Pleasant dog park to the pathway system. The dog park is a partnership between the City, Union Township, and the Friends of the Dog Park citizen’s group. The trail addition would also create a northerly connection point for the Mid-Michigan Community Pathway for a future planned connection to Clare. Connection points to regional pathway systems have been shown to increase the ability to obtain grant funding for pathway projects and increase the number of visitors to a community having positive economic benefits. Pathway projects also contribute to a reduction in obesity and provide an overall positive health benefit to the community. This project also supports the philosophy and many of the recommendations contained in the Greater Mt. Pleasant Area Non-Motorized Plan.

## Funding Requirements

Partnerships with area agencies will be a focus along with pursuit and leveraging of available grant resources to design the trail in 2022 and construct in 2023. This project will be coordinated with valuable partners including the Charter Township of Union, Saginaw Chippewa Indian Tribe, and Mid-Michigan Pathways.

## Project Timeline

This project is proposed to be complete in Spring/Summer 2022 and construction to begin in 2023 if enough funds are available for construction.

## Budget Items

Name	Cost	Quantity	Total	Category
Mid-Michigan/GKB Pathway North Connection Design and Engineering	\$24,000.00	1	\$24,000.00	Transportation
AmountRequested	\$24,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Mid-Michigan/GKB Pathway North Connection Design and Engineering	\$24,000.00	1	\$24,000.00
AmountMatched	\$24,000.00		

## Budget Summary

### Amount Requested

\$24,000.00

### Amount Matched

\$24,000.00

Total Amount

\$48,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**

800 MHZ Radios

**Total Requested**

\$111,299.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

Critical

**Reoccurring Need?**

Not Reoccurring

# Applicant Information

**Applicant Name**

[rbeltin@mt-pleasant.org](mailto:rbeltin@mt-pleasant.org)

**Applicant Email**

Rick Beltinck

**Organization**

Mt. Pleasant Fire Department

**Address**

804 E High St

Mt. Pleasant , 48858

**Phone Number**

989-779-5152

# Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway

Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

# Project Partners

**Partnered With**

Union Township

**Authorizers**

Mark Stuhldreher [mstuhldreher@uniontownshipmi.com](mailto:mstuhldreher@uniontownshipmi.com)

**Status**

Review

**Address**

2010 S Lincoln Road

Mount Pleasant, Michigan 48858

**Phone**

989-772-4600

**Fax**

989-773-1988

**Partnered With**

Isabella County

**Authorizers**

[mmcavoy@isabellacounty.org](mailto:mmcavoy@isabellacounty.org)

Erik Rodriguez [erodriguez@sagchip.org](mailto:erodriguez@sagchip.org)

**Status**

Review

**Address**

200 N. Main Street  
Mount Pleasant, Michigan 48858

**Phone**

989 772-0911

**Fax**

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**Categories**

- Safety/Security

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**Project Description**

The Mt. Pleasant Fire Department seeks funding to replace our current VHF/ Moto-Trbo radios with 700/800mhz radios that would tie us into the State of Michigan Communication System. The current Fire Service's County-Wide Radio System consists of four separate radio towers, operating on analog VHF. The current system utilizes hardware that provides a “patch” between digital VHF and 800mhz frequencies so that fire departments can hear vital information and can communicate with agencies utilizing the state-wide 800mhz system. Currently this patching equipment is unreliable and is no longer going to be supported by Central Dispatch. At this time there are several fire departments that are on the west side of the county that are utilizing a combination of 800mhz and VHF radios to maintain communications with Central Dispatch. Currently we are completely on the VHF system. The VHF system is not interoperable with our local law enforcement and ambulance services both of which use 800mhz as their primary method to communicate with Central Dispatch and state- wide. To fully achieve interoperability, consistency of transmission frequencies is vital and will require changes to the fire services communication platform. Analysis of all multi-agency incidents both large and small always reveals the lack of reliable, interoperable communications as the number one problem. Failure to be interoperable will directly impact emergency service delivery.

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**Benefit Description**

Currently the Mt. Pleasant Fire Department is available to assist the Tribal Community in any fire or rescue situation. The purchase of new 700/800mhz radios would enable us to maintain our level of response and enhance our ability to provide mutual aid to the Tribal community by enhancing our interoperability capabilities with all emergency service agencies, utility companies and community partners that are utilizing the state-wide 800mhz system. In addition, the Mt. Pleasant Fire Department has a great working relationship with all of the departments that exist in Isabella County. We provide mutual aid (including some automatic aid) with the 9 fire departments that surround our jurisdiction and the communities they serve. The Mt. Pleasant Fire Department is also the centerpiece of all specialty teams in the county, making up the majority membership in Trench Rescue, Confined Space Rescue, High-Angle Rescue and on the Hazardous Materials Team. Although the main focus of this request is to obtain new 700/800mhz radios to provide reliable interoperable communications between Central Dispatch, Fire Services, Law Enforcement and EMS, many of these disciplines would be benefited with the acquisition of the new 700/800mhz radios. In all, the City of Mt. Pleasant, Tribal Community, Union Township, Central Michigan University and the rest of Isabella County has an estimated population of approximately 70,000 people which we serve. All of the people who live, work or visit our community could benefit from this new communication equipment.

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**Funding Requirements**

The maintenance and operation of the 700/800mhz radios would be maintained by the Mt. Pleasant Fire Department.

We are requesting to fund this project in three phases, this request is to fund phases two and three \$222,598.00 thru the 2021 Fall Two-Percent allocation. Phase one was funded thru the 2021 Spring Two percent allocation.

Phase One: Funded Spring 2021

12ea. APX8000/XE Portable Radios \$90,759.72  
2ea. IMPRES Multi-Unit Bank Charger \$ 2,062.50  
\$92,822.22

Phase Two:  
14ea. APX6500 Dash Mount Mobile Radios \$84,392.00  
1 ea. APX6500 Base Station Radio \$ 5,934.00  
\$90,326.00  
Phase Three:  
16ea. APX6000/XE Portable Radios \$105,152.00  
30ea. Unication G5 Dual band VHF 700/800 Pagers \$27,120.00  
\$132,272.00

## Project Timeline

Purchasing of equipment and implementation will occur as soon as funding is secured.

## Budget Items

Name	Cost	Quantity	Total	Category
APX6500 Dash Mount Mobile Radios	\$3,014.00	14	\$42,196.00	Safety/Security
APX6500 Base Station Radio	\$2,967.00	1	\$2,967.00	Safety/Security
APX6000/XE Portable Radios	\$3,286.00	16	\$52,576.00	Safety/Security
Unication G5 Dual Band Pagers	\$452.00	30	\$13,560.00	Safety/Security
AmountRequested	\$111,299.00			

## Matching Funds

Name	Cost	Quantity	Total
APX6500 Dash Mount Mobile Radios	\$3,014.00	14	\$42,196.00
APX6500 Base Station Radio	\$2,967.00	1	\$2,967.00
APX6000/XE Portable Radios	\$3,286.00	16	\$52,576.00
Unication G5 Dual Band Pagers	\$452.00	30	\$13,560.00
AmountMatched	\$111,299.00		

## Budget Summary

### Amount Requested

\$111,299.00

### Amount Matched

\$111,299.00

### Total Amount

\$222,598.00

## Uploaded Files

Name
<a href="#">2021800RadioCostBreakdown 2021-09-01.docx</a>



Name
<a href="#">2021800mhzRadioQuote_2021-09-01.pdf</a>

There are no comments to display.

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## MT PLEASANT DEPT OF PUBLIC SAFETY INC

APX Upgrade

08/04/2020

Billing Address:  
 MT PLEASANT DEPT OF  
 PUBLIC SAFETY INC  
 804 E HIGH ST  
 MOUNT PLEASANT, MI 48858  
 US

Quote Date:08/04/2020  
 Expiration Date:11/02/2020  
 Quote Created By:  
 Tyler Stegman  
 Vice-President  
 tstegman@procomminc.net  
 989-317-7938

End Customer:  
 MT PLEASANT DEPT OF PUBLIC  
 SAFETY INC  
 Paul Lauria  
 plauria@mt-pleasant.org  
 989-779-5100

Contract: 35115 - STATE OF MICHIGAN,  
 MA# 190000001544

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 8000 Series	APX8000XE				
1	H91TGD9PW7AN	APX 8000 ALL BAND PORTABLE MODEL 3.5	12	\$6,795.00	\$4,756.50	\$57,078.00
1a	H869BW	ENH: MULTIKEY	12	\$330.00	\$247.50	\$2,970.00
1b	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION	12	\$515.00	\$360.50	\$4,326.00
1c	Q361AN	ADD: P25 9600 BAUD TRUNKING	12	\$300.00	\$225.00	\$2,700.00
1d	QA02006AC	ENH: APX8000XE RUGGED RADIO	12	\$800.00	\$560.00	\$6,720.00
1e	QA05509AA	DEL: DELETE UHF BAND	12	-\$800.00	-\$560.00	-\$6,720.00
1f	Q887AU	ADD: 5Y ESSENTIAL SERVICE	12	\$227.00	\$227.00	\$2,724.00
1g	QA09001AB	ADD: WIFI CAPABILITY	12	\$300.00	\$210.00	\$2,520.00
1h	H38BS	ADD: SMARTZONE OPERATION	12	\$1,500.00	\$1,125.00	\$13,500.00
1i	Q629AH	ENH: AES ENCRYPTION AND ADP	12	\$475.00	\$356.25	\$4,275.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.  
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1j	QA01427AG	ALT: APX8000/XE HOUSING GREEN	12	\$25.00	\$17.50	\$210.00
2	PMNN4504A	BATT IMPRES 2 LIION UL2054 DIV2 R IP68 3400T	12	\$193.00	\$144.75	\$1,737.00
	APX™ 6000 Series	APX6000 XE				
3	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	16	\$3,268.00	\$2,451.00	\$39,216.00
3a	H869BZ	ENH: MULTIKEY	16	\$330.00	\$247.50	\$3,960.00
3b	Q361AR	ADD: P25 9600 BAUD TRUNKING	16	\$300.00	\$225.00	\$3,600.00
3c	H38BT	ADD: SMARTZONE OPERATION	16	\$1,200.00	\$900.00	\$14,400.00
3d	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	16	\$515.00	\$386.25	\$6,180.00
3e	Q887AU	ADD: 5Y ESSENTIAL SERVICE	16	\$227.00	\$227.00	\$3,632.00
3f	Q629AK	ENH: AES ENCRYPTION AND ADP	16	\$475.00	\$356.25	\$5,700.00
3g	QA02006AA	ENH: APX6000XE RUGGED RADIO	16	\$800.00	\$600.00	\$9,600.00
3h	QA09001AB	ADD: WIFI CAPABILITY	16	\$300.00	\$225.00	\$3,600.00
3i	QA01427AB	ALT: IMPACT GREEN HOUSING	16	\$25.00	\$18.75	\$300.00
4	PMNN4547A	BATT IMPRES 2 LIION TIA4950 R IP68 3100T	16	\$169.00	\$126.75	\$2,028.00
	APX™ 6500 / Enh Series	ENHANCEDAPX6500				
5	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE	14	\$2,957.00	\$2,217.75	\$31,048.50
5a	GA00318AF	ENH: 5 YEAR ESSENTIAL SVC	14	\$352.00	\$352.00	\$4,928.00
5b	G66BJ	ADD: DASH MOUNT E5 APXM	14	\$125.00	\$93.75	\$1,312.50
5c	G51AU	ENH: SMARTZONE OPERATION APX6500	14	\$1,200.00	\$900.00	\$12,600.00



Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
5d	GA01606AA	ADD: NO GPS/WI-FI ANTENNA NEEDED	14	\$0.00	\$0.00	\$0.00
5e	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	14	\$60.00	\$45.00	\$630.00
5f	G843AH	ADD: AES ENCRYPTION AND ADP	14	\$475.00	\$356.25	\$4,987.50
5g	G444AH	ADD: APX CONTROL HEAD SOFTWARE	14	\$0.00	\$0.00	\$0.00
5h	G806BL	ENH: ASTRO DIGITAL CAI OP APX	14	\$515.00	\$386.25	\$5,407.50
5i	GA01670AA	ADD: APX E5 CONTROL HEAD	14	\$652.00	\$489.00	\$6,846.00
5j	W22BA	ADD: STD PALM MICROPHONE APX	14	\$72.00	\$54.00	\$756.00
5k	W969BG	ADD: MULTIKEY OPERATION	14	\$330.00	\$247.50	\$3,465.00
5l	G174AD	ADD: ANT 3DB LOW-PROFILE 762-870	14	\$43.00	\$32.25	\$451.50
5m	G361AH	ENH: P25 TRUNKING SOFTWARE APX	14	\$300.00	\$225.00	\$3,150.00
	APX™ 6500 / Enh Series	ENHANCEDAPX6500				
6	M25URS9PW1BN	APX6500 ENHANCED 7/800 MHZ MOBILE	1	\$2,957.00	\$2,217.75	\$2,217.75
6a	GA00318AF	ENH: 5 YEAR ESSENTIAL SVC	1	\$352.00	\$352.00	\$352.00
6b	W665BF	ADD: BASE STATION OP W/PS APX	1	\$70.00	\$52.50	\$52.50
6c	G91AF	ADD: CNTRL STATION PWR SUPPLY	1	\$269.00	\$201.75	\$201.75
6d	GA00235AA	ADD: NO GPS ANTENNA NEEDED APX	1	\$0.00	\$0.00	\$0.00
6e	G66BJ	ADD: DASH MOUNT E5 APXM	1	\$125.00	\$93.75	\$93.75
6f	G51AU	ENH: SMARTZONE OPERATION APX6500	1	\$1,200.00	\$900.00	\$900.00
6g	G142AD	ADD: NO SPEAKER APX	1	\$0.00	\$0.00	\$0.00



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
6h	G843AH	ADD: AES ENCRYPTION AND ADP	1	\$475.00	\$356.25	\$356.25
6i	G89AC	ADD: NO RF ANTENNA NEEDED	1	\$0.00	\$0.00	\$0.00
6j	G444AH	ADD: APX CONTROL HEAD SOFTWARE	1	\$0.00	\$0.00	\$0.00
6k	G806BL	ENH: ASTRO DIGITAL CAI OP APX	1	\$515.00	\$386.25	\$386.25
6l	GA01670AA	ADD: APX E5 CONTROL HEAD	1	\$652.00	\$489.00	\$489.00
6m	W969BG	ADD: MULTIKEY OPERATION	1	\$330.00	\$247.50	\$247.50
6n	W382AM	ADD: CONTROL STATION DESK GCAI MIC	1	\$169.00	\$126.75	\$126.75
6o	G361AH	ENH: P25 TRUNKING SOFTWARE APX	1	\$300.00	\$225.00	\$225.00
7	NNTN8575A	AUDIO ACCESSORY-REMOTE SPEAKER MICROPHONE,IMPRES XE RSM XT CABLE GREEN	28	\$538.00	\$403.50	\$11,298.00
8	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	28	\$157.00	\$117.75	\$3,297.00
9	NNTN8844A	CHARGER, MULTI-UNIT, IMPRES 2, 6-DISP, NA/LA-PLUG, ACC USB CHGR	2	\$1,315.00	\$986.25	\$1,972.50
Product Services						
10	LSV00Q00202A	DEVICE PROGRAMMING	1	\$1,500.00	\$1,500.00	\$1,500.00
11	LSV00Q00203A	DEVICE INSTALLATION	14	\$342.86	\$342.86	\$4,800.04

Subtotal \$384,602.04

Total Discount Amount \$96,247.50

**Grand Total \$288,354.54(USD)**

## Notes:



Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.  
 Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

- This price does not include MPSCS activation fees. \$250 per radio will be billed directly to the department from the State of Michigan.





**Phase I Funded Spring of 2021**

<b><u>Item</u></b>	<b><u>Quantity</u></b>	<b><u>Cost</u></b>
APX8000XE (Portables)	12	\$81,004.20
Remote Mics	12	\$ 4,842.00
Chargers	12	\$ 1,485.00
Bank Chargers	2	\$ 2,062.50
Activation Fee	12	\$ 3,000.00
Programming	12	<u>\$ 428.52</u>
<b>Total</b>		<b>\$92,822.22</b>

**Phase II 2021 Quote**

<b><u>Item</u></b>	<b><u>Quantity</u></b>	<b><u>Cost</u></b>
APX6500 (Mobiles)	14	\$75,582.50
Activation Fee	14	\$ 3,500.00
Programming	14	\$ 499.94
Installation	14	\$ 4,800.04
APX6500 (Base Station)	1	\$ 5,648.50
Activation Fee	1	\$ 250.00
Programming	1	<u>\$ 35.71</u>
<b>Total</b>		<b>\$90,316.65</b>

**Phase III 2021 Quote**

<b><u>Item</u></b>	<b><u>Quantity</u></b>	<b><u>Cost</u></b>
APX6000XE (Portables)	16	\$92,216.00
Remote Mics	16	\$ 6,456.00
Chargers	16	\$ 1,884.00
Activation Fee	16	\$ 4,000.00
Programming	16	<u>\$ 571.36</u>
<b>Total</b>		<b>\$105,127.36</b>

<b><u>Item</u></b>	<b><u>Quantity</u></b>	<b><u>Cost</u></b>
Unication G5 Dual Band VHF 700/800 MHZ Pager	30	\$26,100.00
G4/G5 Amplified Charger/Antenna/ Installation	1	<u>\$ 1,016.25</u>
<b>Total</b>		<b>\$27,116.25</b>



# Overview

**Project Name**  
Aerial Fire Apparatus Purchase

**Total Requested**  
\$450,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[rbeltin@mt-pleasant.org](mailto:rbeltin@mt-pleasant.org)

**Applicant Email**  
Rick Beltinck

**Organization**  
Mt. Pleasant Fire Department

**Address**  
804 E High St  
Mt. Pleasant , 48858

**Phone Number**  
989-779-5152

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Project Partners

**Partnered With**  
Union Township

**Authorizers**  
Mark Stuhldreher [mstuhldreher@uniontownshipmi.com](mailto:mstuhldreher@uniontownshipmi.com)

**Status**  
Review

**Address**  
2010 S Lincoln Road  
Mount Pleasant, Michigan 48858

**Phone**  
989-772-4600

**Fax**

989-773-1988

## Categories

- Safety/Security

## Project Description

In 1997, the City of Mt. Pleasant along with funding from the Saginaw Chippewa Indian Tribe purchased a 102 foot Aerial Fire Apparatus more commonly known as a ladder truck. Our current Aerial Apparatus is 23 years old and is reaching the time period where replacement needs to be considered. The Aerial Apparatus allows firefighters to reach tall buildings, such as high-rise buildings, large commercial buildings, multi-story buildings in our downtown area, on the campus of CMU and on Tribal properties when requested. They can provide a high vantage point for supplying water to elevated master streams, utilized for ventilation, providing an access route for firefighters and an escape route for firefighters and people they have rescued.

## Benefit Description

Currently the Mt. Pleasant Fire Department is available to assist the Tribal community in any fire or rescue situation. The purchase of this new Aerial Apparatus would enable us to maintain a level of response for fire suppression and enhance our ability to provide mutual aid to the Tribal community assisting in protecting its infrastructure such as the Soaring Eagle Casino, Hotel and Water Park while increasing our capabilities. Also, our department has mutual aid agreements with all other department within the county, as well as Clare and Alma. The purchase of this Aerial Apparatus would enable us to maintain that level of service to the citizens of Mt. Pleasant and Union Township, as well as providing mutual aid to the other communities in the surrounding area.

## Funding Requirements

The Estimated cost from our research that we have completed to purchase a comparable Aerial Apparatus is \$1,500,000. Anticipated funds for the purchase of this Aerial Fire Apparatus are from the following sources:

- Resale of our current Aerial Fire Apparatus
  - Funding from The City of Mt Pleasant
  - Possible two-percent allocations from the Saginaw Chippewa Indian Tribe. The City of Mt. Pleasant was allocated \$50,000.00 in the fall of 2020 two-percent allocation toward this project.
- (Can be funded over multiple years)

## Project Timeline

Our projected timeline for this purchase would be to order the Aerial Fire Apparatus in 2022, and delivery would likely occur in 2023.

## Budget Items

Name	Cost	Quantity	Total	Category
Aerial Fire Apparatus	\$450,000.00	1	\$450,000.00	Safety/Security
AmountRequested	\$450,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Aerial Fire Apparatus	\$1,000,000.00	1	\$1,000,000.00
Previously received two percent funds	\$50,000.00	1	\$50,000.00
AmountMatched	\$1,050,000.00		

## Budget Summary

### Amount Requested

\$450,000.00

Amount Matched

\$1,050,000.00

Total Amount

\$1,500,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Community Cat Program

**Total Requested**  
\$5,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[rbeltin@mt-pleasant.org](mailto:rbeltin@mt-pleasant.org)

**Applicant Email**  
Rick Beltinck

**Organization**  
Mt. Pleasant Fire Department

**Address**  
804 E High St  
Mt. Pleasant , 48858

**Phone Number**  
989-779-5152

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Safety/Security

# Project Description

The City of Mt. Pleasant has established a Feral Cat Trap Neuter Spay and Return program (TNR) to help manage the feral cat population in the community. The City has partnered with local veterinarians to help evaluate the overall health of the feline. This exam includes immunizations, installing a micro chip, and then completing the spay or neuter process. The feline's left ear is clipped for immediate, visual identification that it is part of the TNR program. The felines are then release to the location where they were picked up. Any kittens that are trapped or found will be treated the same as adults, however they will be put up for adoption.

# Benefit Description

A well-managed TNR program will provide both cost control as well as long-term, community cat population control for a municipality. We recognize this value and the positive impact it will have on the quality of life of city residents as well as the feral cat population. We also recognize that this proactive approach is the most humane and effective means by which we can care for and manage our community cat population. The TNR program is modeled after a national credited program through the National Humane Society of the United States. This type of Community Cat Program has been proven to be successful in managing the feral cat populations.

## Funding Requirements

The requested funds would be used to process feral cats thru the TNR program as described above, at an average cost of \$110.00 each, we have also purchased equipment to trap cats for \$1200.00. These funds would help support the initial start up of the Community Cat Program.

## Project Timeline

The Feline Ordinance is in place and is active in the City. Code Enforcement Officers are trapping felines on a weekly basis.

## Budget Items

Name	Cost	Quantity	Total	Category
Community Cat Program	\$5,000.00	1	\$5,000.00	Safety/Security
AmountRequested	\$5,000.00			

## Matching Funds

Name	Cost	Quantity	Total
No Matching Funds items have been added.			
AmountMatched	\$0.00		

## Budget Summary

### Amount Requested

\$5,000.00

### Amount Matched

\$0.00

### Total Amount

\$5,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Evidence Room Remodel

**Total Requested**  
\$25,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[rbeltin@mt-pleasant.org](mailto:rbeltin@mt-pleasant.org)

**Applicant Email**  
Rick Beltinck

**Organization**  
Mt. Pleasant Fire Department

**Address**  
804 E High St  
Mt. Pleasant , 48858

**Phone Number**  
989-779-5152

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Safety/Security

# Project Description

The Mt. Pleasant Police Department's Evidence Room was upgraded in 2002 during the renovation of the Department of Public Safety Building. Since that time, best practices have drastically changed. Our current evidence room consists of temporary storage lockers, steel bulk shelving and various other filing cabinets.

If awarded funds for this project, we would implement an evidence storage system that meets current best practices. The system is designed to keep all evidence from an incident together, in a single location within the room. It has specialized compartments designed for most commonly collected items such as dangerous drugs, guns, knives, bio-hazard clothing, money etc.

In 2020, a ventilation system was installed to circulate air and expel odors from drugs, biohazard soaked clothing and other fumes.

# Benefit Description

Evidence collection, storage and analysis is one of the most detailed and critical tasks a law enforcement officer can perform. Any missteps or sloppiness in evidence handling or storage can impact the integrity and creditability of the Police Department. Officers collect dangerous drugs, weapons, electronics and blood-soaked clothing etc. All of these items bring challenges and hazards to organize and store for long periods of time. So it must be done right. This benefits our communities by giving or police department an evidence storage area that follows modern evidence storage processes and assists with the prosecution of criminal cases in our community. This update keeps the community safe, protects the officers handling the evidence, and maintains the integrity of the evidence.

## Funding Requirements

None. All maintenance will be completed within the annual Department of Public Safety Building Budget.

## Project Timeline

This project will be completed as soon as funds become available.

## Budget Items

Name	Cost	Quantity	Total	Category
Evidence Room Remodel	\$25,000.00	1	\$25,000.00	Safety/Security
AmountRequested	\$25,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Evidence Room Remodel	\$10,000.00	1	\$10,000.00
AmountMatched	\$10,000.00		

## Budget Summary

### Amount Requested

\$25,000.00

### Amount Matched

\$10,000.00

### Total Amount

\$35,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Mid-Michigan Investigative Narcotics Team

**Total Requested**  
\$53,838.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Critical

**Reoccurring Need?**  
This Request is Reoccurring

# Applicant Information

**Applicant Name**  
[frayrec@michigan.gov](mailto:frayrec@michigan.gov)

**Applicant Email**  
D/Lt. Chris Frayre

**Organization**  
Mid-Michigan Investigative Narcotics Team

**Address**  
804 High Street  
Mt. Pleasant , 48858

**Phone Number**  
989-779-9697

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Baynet

# Project Description

The Mid Michigan Investigative Narcotics Team (MINT) is a multijurisdictional task force (MJTF) that services Clare and Isabella Counties. MINT is managed by the Michigan State Police and has been in operation since April of 2019. The current task force partnering agencies that make up MINT are the Michigan State Police, Mt. Pleasant Police Department, Central Michigan University Police Department, Saginaw Chippewa Tribal Police Department, and Bureau of Indian Affairs. Clare and Isabella Counties are made up of rural communities located in the heart of Michigan, encompassing approximately 1200 square miles. Combined, the two counties have a population of approximately 101,237. The 2021 health rankings by county for the State of Michigan show that Isabella County is ranked 37 and Clare County is ranked at 78 (www.county healthrankings.org). In Isabella County 27.3% of the population lives below the poverty level. In Clare County 23.6% of the population lives below the poverty level (www.welfareinfo.org). Central Michigan University and Mid-Michigan Community College are located in MINT’s service area, with a combined enrollment of approximately 24,000 students a year. The largest service areas for MINT are the 6.5 townships in Isabella County that make up a portion of the Federal Reservation Lands of



the Saginaw Chippewa Indian Tribe and is home to the Soaring Eagle Casino and Resort. Soaring Eagle Casino is the largest gaming floor casino in the State of Michigan and draws in an average 517,000 patrons per year. The Saginaw Chippewa Indian Tribe consists of approximately 3,485 members, who receive tribal benefits and bi-weekly per cap payments based on their Native American status. The steady flow of money entices drug traffickers from source cities such as Flint, Grand Rapids, Kalamazoo, Lansing, Muskegon, and Saginaw to prey heavily on the Native American population. There are several major highways that pass-through MINT's service area: US-127, US-10, M-20, M-46, M-61, M-66, and M-115. These are all major corridors that feed the flow of drugs into MINT's service area. MINT is the only drug task force covering this area and is seen as a leader and partner in the law enforcement community. MINT is instrumental in working with other agencies on joint law enforcement investigations and takes an active role in educating the community on current drug trends and the dangers associated with narcotics traffickers. During grant year 2021, due to the Covid crisis, MINT detectives focused on surveillance and other non-contact investigations with non-controlled purchases or search warrants. Considering almost half of the grant cycle was affected by Covid restrictions this needs to be taken into consideration when analyzing MINT's statistical activity.

Problem 1: Heroin abuse and opioid overdoses. The opioid epidemic has no boundaries and is causing a significant health crisis nationwide. Opioid abuse is a significant problem in MINT's service area resulting in increased overdoses. Drug traffickers continue to target MINT's service area at an alarming rate. Beginning April 1, 2019 through September 30, 2019 MINT seized 39.6 grams of heroin, 34.9 grams of mixed heroin/fentanyl, and 7.2 grams of fentanyl. Since October 1, 2019 to date, MINT has seized 149.7 grams of heroin and 44.6 grams of mixed heroin/fentanyl, and 90.4 grams of fentanyl. Opioid seizures are up 348 % for the 2021 grant cycle through 06-30-2021, compared to the 2019 grant cycle. The increase is a direct result of focusing on higher level suppliers and dismantling operations in the service area.

The CDC has reported that overdose deaths rose from 71,000 in 2019 to over 92,000 in 2020, a 29.6% increase. Michigan Department of Health and Human Services announced that overdoses in Michigan have surged during the COVID-19 pandemic. Michigan saw an increase of overdose cases from 2,358 in 2019 to 2,743 in 2020 an increase of 16.3%.

During the 2020 grant cycle, MINT had multiple heroin overdose investigations, in which they were the primary investigator or assisted local departments. MINT was also the primary source for performing cellular telephone downloads for local agencies investigating overdoses. Clare County recorded 48 overdoses and 10 deaths in 2020. There were 37 male victims, and 11 female victims. Narcan was administered 27 times for a total of 61 doses used in 2020. This is an average of 2.6 overdoses a month. As of 8/3/21, Clare County has recorded 22 overdoses, with 3 deaths. The 2020 Annual Drug Report published by Sparrow Hospital Department of Forensic Pathology which services Isabella County, shows an increase in total drug related overdoses in Isabella County increased by 33%. The report documents 8 overdose deaths in 2020 for Isabella County. The victims ages ranged between 23 and 45. Seven of these were fentanyl related overdoses, three were a combination of fentanyl and other controlled substances, two were a combination of fentanyl and heroin. Preliminary data from Isabella County Central Dispatch indicates that from October 2019 through August 20, 2020, they have logged 37 overdoses of which Narcan was used 17 times. The amount of naloxone administered relates to the high availability of opioids in the service area. MINT finds Naloxone regularly when searching drug houses and users. The administration of naloxone has a financial impact on the community and first responders. MINT detectives are issued naloxone and are trained in using it.

MINT conforms to an overdose response protocol set forth by the service area, by responding to the scene during active overdose investigations. In doing so, detectives are able to gain real time information through suspect and victim interviews that points to a common drug source. During the 2020 and 2021 grant cycle MINT was able to prosecute several defendants stemming from overdose investigations, two of which were charged with delivery causing death.

The Saginaw Chippewa Indian Tribe has seen a large increase in controlled substances on the reservation. They have also seen a large increase in opioid related overdose cases and overdose related deaths in 2020 and 2021. The Saginaw Chippewa Tribal Police has 18 sworn road officers. In 2019, they investigated 60 total drug cases, 36 of which were methamphetamine related, 9 were heroin related, 7 resulted in overdoses, and 2 resulting in deaths. In 2020, they investigated 94 total drug cases, 64 of which were methamphetamine related, 18 were heroin related, 20 resulted in overdoses, and 3 resulting in death. To date in 2021, they have investigated 99 total drug cases, 74 of which were methamphetamine related, 12 were heroin related, with 12 resulting in overdose, and 1 resulting in death. MINT recognizes this problem and has developed a strategic relationship with Tribal Police by adding an additional detective to the MINT team to specifically investigate and combat this increased methamphetamine and opioid related overdose problem. By providing a trained investigator to respond and assist in these investigations, MINT will provide valuable resources to local agencies who do not have the staffing or resources available to combat this increasing problem.

Problem 2: Rise of crystal methamphetamine.

With the rise of crystal methamphetamine in MINT's service area, the number of clandestine methamphetamine labs has significantly decreased. The influx of crystal methamphetamine in southwest Michigan, lower cost, and lessor penalties are believed to be contributing factors. During the 2020 grant cycle, MINT seized 443.3 grams of crystal methamphetamine. To date for the 2021 grant cycle, MINT has seized 650.6 grams of crystal methamphetamine, a 146% increase from the previous period. Local traffickers of crystal methamphetamine are traveling to Kalamazoo, Lansing, and Muskegon to purchase larger amounts for significantly less. To date for the 2021 grant cycle MINT initiated 61 investigations, with 36 of those cases involving crystal methamphetamine. Looking at MINT's arrest counts, purchases and seizures over the current and past year's grant cycle, it is evident methamphetamine is readily available and a threat to our communities. Crystal methamphetamine purchases, and seizures have increased from the previous grant cycle over methamphetamine, further demonstrating a shift away from domestic production.

According to the DEA, Methamphetamine is available throughout the United States, with the highest availability in the West and Midwest regions of the country. The 2020 Annual Drug Report published by Sparrow Hospital Department of Forensic Pathology which services Isabella County indicates that amphetamine and/or methamphetamine related deaths increased 59% in the five counties in

Central Michigan that they service.

The work done by MINT has led to significant seizures of crystal methamphetamine by bordering MJTF’s with many ties to outlaw motorcycle gangs and drug trafficking organizations operating in the Lansing, Metro-Detroit, and Muskegon areas. Many of these DTO’s have out of state nexus to source cities in Arizona and California. Individuals from MINT’s service area continue to purchase crystal methamphetamine from source cities in Michigan, paying as low as \$17.00 per gram. That same gram of crystal methamphetamine is being sold in MINT’s area for up to \$100.00 per gram. That is a 588% return on investment for a person trafficking crystal methamphetamine in MINT’s service area.

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## Benefit Description

The Mid Michigan Investigative Narcotics Team is a multi-jurisdictional narcotics task force that serves Clare and Isabella counties. The task force is comprised of local, federal, state, and tribal law enforcement agencies. MINT follows the command structure of the Michigan State Police, receiving support and leadership from commanders of the partnering agencies. MINT’s partners strongly support the mission of the unit and benefit from the multi-jurisdictional approach to narcotic investigations. MINT is the only narcotics team that services both counties and is a vital tool in dismantling narcotic trafficking. The service area of MINT is unique in the fact that 6.5 townships in Isabella County fall within the exterior borders of the Federal Indian Reservation. MINT gains its enforcement ability on reservations lands through “cross-designation” from the Bureau of Indian Affairs “Special Law Enforcement Commissions Deputation Agreement”. MINT is well versed in the enforcement of federal, state, and tribal laws and works with the respective prosecutor’s offices to ensure individuals are appropriately prosecuted. Narcotics are coming into MINT’s service area from source cities such as Flint, Grand Rapids, Kalamazoo, Lansing, Muskegon, and Saginaw. MINT works with MJTF’s in those areas for further investigative support. MINT assists local law enforcement with investigations that require specific training, surveillance support, execution of high-risk search warrants, and general investigations that require plain cloths support. In past years MINT has successfully assisted in crimes such as homicide, felonious assault, robbery, and breaking and entering. MINT will focus on the following objectives for 2022. The objectives are identified in order of importance.

1. Reduce economic costs, threats to community safety and reduce deaths and serious injury caused by heroin and prescription opiates by disrupting the availability of heroin, and prescription opiates in the MINT service area.
2. Reduce economic costs, threats to community safety and reduce deaths and serious injury caused by methamphetamine abuse through preventive measures in the deterrence of abuse, sales and/or manufacturing of methamphetamine.
3. Reduce economic costs, threats to community safety by identifying and disrupting drug and other types of criminal activity through the cooperation with local law enforcement.
4. Reduce economic costs, threats to community safety by identifying and disrupting drug and other types of criminal activity through the cooperation with State and Federal law enforcement.
5. Provide training and resources to local municipalities regarding controlled substances with specific training regarding heroin and crystal methamphetamine.
6. Provide detectives and equipment to local agencies to assist with local crime issues, such as breaking and entering, homicide, larceny, arson, kidnapping, and fugitive apprehension.
7. Provide drug presentations for local schools, health workers, service workers, probation parole officers, and child protective service workers.

The Mid Michigan Investigative Narcotics Team uses the appropriate avenue of investigation in the pursuit of its’ goals including but not limited to:

1. Undercover controlled buys
2. Intelligence from confidential informants
3. Silent observer tips
4. Search warrants
5. Knock and talk investigations
6. Asset seizure and forfeiture in accordance with federal, state, and tribal laws
7. Utilize social media to initiate or further investigations
8. Utilize NPLEX to identify methamphetamine targets
9. Collaboration with other state MJTF’s to identify drug sources
10. Maintain strong partnerships with DHHS and other treatment/prevention organizations
11. Utilization of opioid and ephedrine drug analysts
12. Utilize and monitor Overdose Detection Mapping Application Program
13. Follow district wide overdose response protocol

14. Work with federal partners to monitor the “Dark Web” and identify drug sources
15. Utilization of a National guard drug analyst

Through these initiatives and investigative techniques, the citizens in MINT’s service area will benefit from treatment costs associated with narcotics addiction, overall medical costs to the community for first responder response, medicine being administered, the hospital costs and costs associated with support agencies such as DHHS. These investigations will have an impact on the related violent crimes in the area as well as property crimes. Many persons addicted to narcotics are committing offenses such as larcenies, breaking and entering, criminal sexual conduct, human trafficking, and fraud in an effort to obtain funds for narcotics purchases. Through these efforts, MINT will have an emotional and financial impact by working towards reducing the amount of overdose deaths.

The Mid Michigan Investigative Narcotics Team also partners with schools and community groups to educate citizens and solicit feedback on problem areas and drug trends. Examples include:

1. Partner with school administrators, Mt. Pleasant YSU, TEAM and MSP CST's to educate school age children on drug abuse.
2. Conduct educational presentations for community groups on trends such as opiate abuse and crystal methamphetamine trends.
3. Attend monthly Opiate Task Force meetings in both counties, as well as partner with drug free coalitions in the service area.
4. Provide training and resources to local municipal and township governments reference heroin and other drugs.

The MDHHS currently estimates that the population of Clare County is 30,926 and Isabella County is 70,311. This population is spread over 1200 square miles. The region is mostly rural with the City of Mt. Pleasant being the most populated. Central Michigan University, Mid-Michigan Community College, and the Soaring Eagle Casino and Resort are in MINT’s service area. Approximately 517,000 people visit the casino each year. Several major highways pass through MINT’s area, which are all used as a conveyance for drug trafficking. MINT is the only narcotics task force in the service area and serves a vital role to local law enforcement. In grant year 2022, MINT will increase its focus on drug overdoses and criminal prosecution of overdose investigations. MINT has developed a strategic relationship with Tribal Police by adding an additional detective to the MINT team to specifically investigate and combat this increased methamphetamine and opioid related overdose problem. By providing a trained investigator to respond and assist in these investigations, MINT will provide valuable resources to local agencies who do not have the staffing or resources available to combat this increasing problem.

In fiscal year 2022 MINT is expected to be comprised of 7 partnering agencies who are committed to the mission of the team and have provided support to the unit since 2019. The MINT unit commander is a Detective Lieutenant from the Michigan State Police that is responsible for the day-to-day operations of MINT and the supervision of the unit. The MINT unit commander coordinates intelligence sharing, serves as a liaison with area law enforcement, attends monthly professional meetings, performs the administration of the BYRNE grant, manages the budgetary controls of the unit, and assists with street operations. In fiscal year 2022 a Michigan State Police Detective Sergeant will be assigned to the team and responsible for reviewing reports, maintaining equipment, managing confidential sources, and working with the team on coordinating investigations. The MINT unit has an administrative assistant that is responsible for managing multiple bank accounts, maintaining forfeiture files, entering statistical information into tracking systems, preparing reimbursements, paying bills, drafting quarterly reports, attending meetings, and recording minutes, managing grant reporting, and managing general office concerns. The support of the administrative assistant allows MINT detectives to spend more time conducting investigations. Below is a breakdown of the current commitments to MINT.

- (1) D/Lieutenant from the Michigan State Police
- (1) D/Tpr/Specialist from the Michigan State Police
- (1) Detective from the Mt. Pleasant Police Department
- (1) Detective from the Central Michigan University Police Department
- (2) Detective from the Saginaw Chippewa Tribal Police Department
- (1) Special Agent from the Bureau of Indian Affairs
- (1) Opioid Analyst from the Michigan National Guard
- (1) Administrative Assistant

The following is a list of team activity generated for FY2021 (10/01/20 – 08/24/21).

- 92 investigations opened
- 56 individuals arrested for a total of 138 arrest counts
- 32 search warrants executed
- 13 consent searches
- 60.6 grams of heroin/fentanyl seized
- 880 grams of crystal methamphetamine seized

## Funding Requirements

MINT is requesting \$53,838.00 in 2% funding to cover cost associated with conducting investigations, training, communications accessories & equipment for FY 2022. Federal guidelines will not allow BYRNE Justice Assistance Grant (BYRNE JAG) dollars to be used for investigations, such as buy money and informant fees, which are a critical component to conducting narcotic investigations. Continued education and training is an annual requirement. The MINT budget for FY22 is \$157,043.00. In August of 2021 MINT applied for funding through the BYRNE JAG grant, in the amount of \$103,205.00. The amount of money requested is not guaranteed and will not



be known until October 1, 2021, the beginning of FY22 BYRNE JAG grant cycle. If received, BYRNE JAG grant dollars will be used for administrative support, communications, supplies, vehicles, and equipment.

BREAKDOWN OF COSTS - 2% GRANT: \$53,838.00

Investigative buy funds and confidential source payments average \$300.00 per initiated investigation. Detectives initiated 70 investigations in FY2020 and 92 through August of FY 2021. This is an average of 8 cases per month for the last year. It is anticipated that number of monthly cases initiated will increase to 10 as we work through the COVID pandemic. The number of initiated investigations for FY22 is projected to be 100. Total cost at 100 X \$300.00 = \$30,000.00, Training cost is based on 7 detectives at \$1,000.00 per detective. This is to cover in state training such as, but not limited to, narcotics schools, surveillance schools, raid entry schools, interview schools, court room testimony schools, and clandestine lab response training. Communication accessories Apple Airpod earbuds through Verizon at the cost of \$200.00 X 6 = \$1,200.00. This would allow our detectives to be able to do hands free phone call during controlled purchases & while they are on surveillance. Also an Apple iPad through Verizon at the cost \$1,099.00 X 2 = \$2,198.00. It would allow our detectives to be out in the field and sign up confidential sources (CS). This would also allow them to sync surveillance equipment during controlled purchases residences of drug dealers. Equipment request for night vision surveillance equipment (monocular) \$1,500.00 X 6 = \$9,000.00. This would allow MINT detectives to identify suspects identities during controlled purchases conducted at night, and conduct surveillance on problem drug houses using stealth tactics to avoid detection by drug dealers and their accomplices. Dell Interactive Touch Monitor C7520QT \$4,440.00. This would allow MINT detectives to conduct intelligence briefings and de-briefings for controlled purchases, search warrants and major case operations.

BREAKDOWN OF COSTS - BYRNE JAG GRANT \$103,205.00

A total of 4 leased vehicles. Three of the vehicles to be leased at an average cost of \$724.00 X 12 months, for a yearly of \$34,771.20. The lease cost for each vehicles is averaged at \$303.00 a month for the lease and .2107 cents per mile driven. MINT maintains an undercover surveillance van used routinely by detectives to conduct investigations. MINT pays approximately \$579.00 annually for gas and routine maintenance. The administrative cost is for a part time secretary, working 32 hours a week at \$23.00 per hour, plus bi-weekly payroll tax. Communication costs associated with cell phones, cell site service, GPS cell service, office phones, and fax line. Six (6) cell phones through Verizon at an average monthly cost of \$336.00 x 12 months = \$4,032.00. GPS cell service is provided through CoverTrack, at a service rate of \$1,080.00 annually. Office phones and fax line are provided by Frontier Communications at an annual cost of \$912.00. Office Internet services are provided through AT&T/Spectrum at an annual cost of \$1,440.00. Equipment cost for one (1) PC-50-RP3 3E Outdoor Electrical Enclosure Disguise with Canon VB-M50, NVR, Periphereye® at \$13,799.00. The MINT team will also utilize this equipment to assist local agencies in their investigations involving public order crimes such as homicide, robbery, kidnapping, arson, MDOP, and larceny. Office supply costs include but are not limited to; paper, printing supplies, CD/DVD's, storage devices, tape, latex glove, field test kits, and other general supplies, annual cost of \$5,200.00.

## Description of Reoccurring Need

Reoccurring costs to operate MINT for FY22 include, but are not limited to:

- 7 Detectives/Analyst \$881,000.00
- 4 vehicle leases \$35,350.00
- Administrative support \$41,392.00
- Communications \$7,464.00
- Supplies \$5,200.00
- Investigations \$30,000.00
- Training \$7,000.00
- Equipment \$13,799.00
- Communication Accessories \$3,398.00
- Equipment \$13,440.00

The anticipated annual reoccurring cost to operate MINT is \$1,038,043.00. MINT is requesting the support from the Saginaw Chippewa Tribe in the amount of \$53,838.00 to cover investigative and training costs. The generous gift of 2% money will assist MINT in conducting crucial investigations in the service area.

## Project Timeline

MINT will begin using grant dollars immediately with the intent to have the full distribution used in FY22.

## Budget Items

Name	Cost	Quantity	Total	Category
Training	\$1,000.00	7	\$7,000.00	Baynet

Name	Cost	Quantity	Total	Category
Investigative Funds	\$30,000.00	1	\$30,000.00	Baynet
Communication Accessories	\$3,398.00	1	\$3,398.00	Baynet
Equipment	\$13,440.00	1	\$13,440.00	Baynet
AmountRequested	\$53,838.00			

Matching Funds

Name	Cost	Quantity	Total
7 Detectives/Analyst \$881,000.00	\$881,000.00	1	\$881,000.00
4 vehicle leases	\$35,350.00	1	\$35,350.00
Administrative Support	\$41,392.00	1	\$41,392.00
Communication	\$7,464.00	1	\$7,464.00
Supplies	\$5,200.00	1	\$5,200.00
Equipment	\$13,799.00	1	\$13,799.00
AmountMatched	\$984,205.00		

Budget Summary  
Amount Requested

\$53,838.00

Amount Matched

\$984,205.00

Total Amount

\$1,038,043.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
1303 N Franklin Deep Ground Water Monitor Well Installation

**Total Requested**  
\$42,500.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Environmental

# Project Description

This request is for the continuation of investigation activities at 1303 N Franklin Street (City-owned property). We would continue work as roughly laid out in tasks 1-3 on the attached document prepared by our environmental consultant.

Community landfills were common throughout the state and country for several decades for the disposal of local trash. This former landfill was operated until 1975 for placement of general refuse from residents and business owners throughout the community. In the early 1980s, the landfill was closed and capped with clean fill material, as appropriate with the regulatory requirements applicable at the time. The City is working in conjunction with the State and Federal regulatory agencies to evaluate the environmental condition of the former landfill.

Previous funding awarded during the 2020 two-percent process has allowed for further characterization of the site and refinement of the Conceptual Site Model (CSM). This funding request will help cover the cost associated with installing deepwater monitoring wells, groundwater sampling and analysis, and producing a hydrogeologic report.

## Benefit Description

The retired municipal landfill at 1303 N Franklin was utilized by Mt.Pleasant and the surrounding area from some time in the 1950s to 1975 when it was closed. Shortly after closure, the area had a clay cap placed over it to limit the rainwater entering the landfill area.

Funding of this project will allow for the placement of deep groundwater monitoring wells and testing of groundwater from these new wells for contaminants that may be leaching from the former landfill into deep groundwater. A hydrogeologic report will also be created to provide an analysis of groundwater flow in the area. This data will help to inform future plans regarding the management of the landfill property allowing for the ongoing protection of the river and groundwater in the area.

## Funding Requirements

Future funding requirements are unknown and will depend on the type of remediation that may be required.

## Project Timeline

Work would begin in the fall of 2021.

## Budget Items

Name	Cost	Quantity	Total	Category
Task 1 "Deep" Subsurface Investigation	\$25,000.00	1	\$25,000.00	Environmental
Task 2 Groundwater Sampling and Analysis	\$10,000.00	1	\$10,000.00	Environmental
Task 3 Hydrogeologic Report	\$7,500.00	1	\$7,500.00	Environmental
AmountRequested	\$42,500.00			

## Matching Funds

Name	Cost	Quantity	Total
Task 2 Groundwater Sampling and Analysis	\$10,000.00	1	\$10,000.00
Task 3 Hydrogeologic Report	\$7,500.00	1	\$7,500.00
Task 1 "Deep" Subsurface Investigation	\$25,000.00	1	\$25,000.00
AmountMatched	\$42,500.00		

## Budget Summary

### Amount Requested

\$42,500.00

### Amount Matched

\$42,500.00

### Total Amount

\$85,000.00

## Uploaded Files

Name
<a href="#">RevisedRoadmap83121 2021-08-31.pdf</a>

There are no comments to display.



## PROJECTED ADDITIONAL TASKS – FORMER MT. PLEASANT MUNICIPAL LANDFILL

The following information regarding projected additional tasks anticipated to be necessary to comply with EGLE RRD/Part 201 regulatory requirements for the former landfill area located at 1301-1303 N. Franklin Street in Mt. Pleasant, Michigan is presented in a preliminary sense. The actual scope of work and associated costs necessary to bring the subject site into full regulatory compliance are dependent on a number of variables, including the outcome of proposed site characterization Tasks 1-3 and EGLE RRD requirements. The cost estimates provided below for the projected additional work items should be considered as preliminary “ball park” estimates that are subject to modification and refinement as the project proceeds.

### Task 1: “Deep” Subsurface Investigation

- Deep exploratory borings with rotary sonic drill rig – 6 borings (40 to 50 feet deep), two of which will be located in the area of buried refuse.
- Collect and analyze clay samples for permeability related characteristics. Collect and analyze aquifer material samples for hydraulic conductivity related characteristics.
- Deep monitoring well installation – 4 deep monitoring wells estimated to be 40-50 feet deep.
- Monitoring well development.
- Estimated costs = \$50,000 (preliminary “ball park” estimate).
- Estimated duration to complete = 5-6 weeks.

### Task 2: Groundwater Sampling and Analysis

- Static water level survey.
- Collect groundwater samples from deep monitoring wells and selected shallow monitoring wells.
- Analyze groundwater samples for volatile and semivolatile organics, PCBs, dissolved phase metals, and PFAS compounds.
- Estimated costs = \$20,000 (preliminary “ball park” estimate).
- Estimated duration to complete = 4-5 weeks

### Task 3: Hydrogeologic Report

- Data review and evaluation for above noted Tasks 1 and 2.
- Subsurface geologic cross sections.
- Groundwater elevation contour maps.
- Analysis of hydraulic gradients, groundwater flow direction, flow velocity.
- Compare groundwater analytical data to Part 201 Generic Cleanup Criteria.
- Updated Conceptual Site Model.
- Estimated costs = \$15,000 (preliminary “ball park” estimate).
- Estimated duration to complete = 5-6 weeks.

### Task 4: Surface Water Sampling and Analysis

- Collect surface water samples from Chippewa River at 3 locations: 1) upstream of former landfill, 2) along former landfill, and 3) downstream of former landfill
- Analyze river water samples for PFAS (EGLE list) using Method 537 Mod
- Estimated costs = \$4,000
- Estimated duration to complete = 3 weeks

### Task 5: Electromagnetic Survey

- EM-31 electromagnetic survey to refine the delineation of the area of waste fill.
- Estimated costs = \$10,000 (preliminary “ball park” estimate).
- Estimated duration to complete = 4-5 weeks.

### Task 6: Remedial Action Plan

- Estimated costs = \$15,000 (preliminary “ball park” estimate).
- Estimated duration to complete = 5-6 weeks.

Summary: Estimated cost = \$114,000 (preliminary “ball park” estimate). Estimated time to complete = 26 to 31 weeks.

# Overview

**Project Name**  
Airport Operational Funding

**Total Requested**  
\$60,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Critical

**Reoccurring Need?**  
This Request is Reoccurring

# Applicant Information

**Applicant Name**  
[bbrickner@mt-pleasant.org](mailto:bbrickner@mt-pleasant.org)

**Applicant Email**  
Bill Brickner

**Organization**  
Mt. Pleasant Airport

**Address**  
5453 E. Airport Rd  
Mt. Pleasant , 48858

**Phone Number**  
9897722965

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Project Partners

**Partnered With**  
Union Township

**Authorizers**  
Mark Stuhldreher [mstuhldreher@uniontownshipmi.com](mailto:mstuhldreher@uniontownshipmi.com)

**Status**  
Review

**Address**  
2010 S Lincoln Road  
Mount Pleasant, Michigan 48858

**Phone**  
989-772-4600

**Fax**

989-773-1988

Partnered With

Isabella County

Authorizers

[mmcavoy@isabellacounty.org](mailto:mmcavoy@isabellacounty.org)

Erik Rodriguez [erodriguez@sagchip.org](mailto:erodriguez@sagchip.org)

Status

Review

Address

200 N. Main Street  
Mount Pleasant, Michigan 48858

Phone

989 772-0911

Fax

Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

Project Description

This funding request is to provide funds to support the basic operations of the airport. Appropriate staffing levels to cover operational needs have, in the past, been covered in part by using airport fund balance. Staffing at the airport ensures that appropriate staff is available 7 days per week to service planes.

In order to provide the necessary funds for basic operation of the Mt. Pleasant Municipal Airport, the City has had to contribute \$81,600 per year from general fund. The Saginaw Chippewa Tribe has provided funding for the airport operations on a regular basis. Without ongoing funding from the Tribal 2% allocations, the services at the airport could not be maintained.

Benefit Description

The airport is a economic driver for economic development and business growth. The Mt. Pleasant Airport is a major gateway to the Tribal community's casino and resort operations. Many entertainers appreciate the convenience and service they experience at the airport when coming to perform at the resort. The ability to provide essential services to the Tribal community's visitors and business associates may be affected without adequate funding. A recent study by MDOT indicated that the economic benefit to the surrounding area is \$8 million per year.

Funding Requirements

A new partnership to share oversight and management with partners including Isabella County, Union Township, MMDC, and the Saginaw Chippewa Indian Tribe has recently been instituted. This partnership provides \$17,000 annually towards the operation of the airport.

Description of Reoccurring Need

Project Timeline

Ongoing operations, airport operates 7 days per week year around.

Budget Items

Name	Cost	Quantity	Total	Category
Airport Operational Funding	\$60,000.00	1	\$60,000.00	Transportation

Name	Cost	Quantity	Total	Category
AmountRequested	\$60,000.00			

Matching Funds

Name	Cost	Quantity	Total
Airport Fuel Revenue	\$150,660.00	1	\$150,660.00
Airport rentals	\$50,060.00	1	\$50,060.00
Call outs	\$14,600.00	1	\$14,600.00
Contribution from general fund	\$81,600.00	1	\$81,600.00
AmountMatched	\$296,920.00		

Budget Summary

Amount Requested

\$60,000.00

Amount Matched

\$296,920.00

Total Amount

\$356,920.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**

Airport Truck

**Total Requested**

\$22,409.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

High

**Reoccurring Need?**

Not Reoccurring

# Applicant Information

**Applicant Name**

[bbrickner@mt-pleasant.org](mailto:bbrickner@mt-pleasant.org)

**Applicant Email**

Bill Brickner

**Organization**

Mt. Pleasant Airport

**Address**

5453 E. Airport Rd

Mt. Pleasant , 48858

**Phone Number**

9897722965

# Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway

Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

# Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

# Project Description

This funding request is to provide funds to replace the pickup truck, taking advantage of a Ford Motor Company purchase and buy back program. This program provides for the purchase of a truck and Krapohl Ford buys it back after one year at the same price, less title and documentation fees. The buyback funds are then used to purchase a truck the following year, thereby greatly reducing maintenance costs. The airport uses a 4X4 pickup for snow removal, ramp, taxiway, and lighting inspection, wildlife management, and repair. The pickup is an integral part of the airport operation, and the current vehicle is entering the end of its useful life.

## Benefit Description

The airport is an economic driver for economic development and business growth. The Mt. Pleasant airport is a major gateway to the tribal community's casino and resort operations. A reliable pickup truck will help insure safe winter time operations when plowing is required. The airport plows 31 acres of snow each snowfall, and cannot use salt or any corrosive materials to keep surfaces free from ice and snow. The pickup will also aide in maintenance and inspections of the entire airport.

## Funding Requirements

The current 16 year old truck's maintenance and upkeep costs will soon be cost prohibitive. Purchasing through the program will provide a reliable truck each year at minimal future cost and will also lower maintenance costs.

## Project Timeline

Truck will be purchased in fall of 2022

## Budget Items

Name	Cost	Quantity	Total	Category
Airport Truck	\$22,409.00	1	\$22,409.00	Transportation
AmountRequested	\$22,409.00			

## Matching Funds

Name	Cost	Quantity	Total
Airport Truck	\$14,000.00	1	\$14,000.00
AmountMatched	\$14,000.00		

## Budget Summary

### Amount Requested

\$22,409.00

### Amount Matched

\$14,000.00

### Total Amount

\$36,409.00

## Uploaded Files

Name
<a href="#">F250TruckInvAirport_2021-08-30.pdf</a>

There are no comments to display.



## KRAPOHL FORD & LINCOLN CO.

1415 EAST PICKARD STREET CITY OF MT PLEASANT

MT PLEASANT, MI, 48858

Phone: (989) 772-2991

Fax:

Key: <<NewDeal>>

Sales Rep: STANLEY MILLER

Date: 01/19/2021

### Customer Information

Code: 1694

CITY OF MT PLEASANT

320 W BROADWAY ST

MT PLEASANT, MI, 48858

Cell (989) 330-9108

Email

Sales Rep STANLEY MILLER

Contract Date 01/19/2021

Payment Date 01/19/2021

Tax Code MI (21)

Type Retail - Cash Purchase

### Vehicle Information

Stock # MT051

Year Make 2021 FORD

Model, Trim SUPER DUTY F-250 SRW, XL

Model Number W2B

Color CARBONIZED GRAY

Serial # 1FT7W2B65MEC70456

Odometer 0

Trade Year Make N/A

Model N/A

Serial # N/A

Odometer N/A

### Price

Total Sales Price 36,174.00

Trade 0.00

CVR Fee 0.00

Documentation Fee 220.00

License Fee 0.00

Plate Transfer Fee 0.00

Prior Lease Balance 0.00

Air 0.00

Title Fee 15.00

Freight 0.00

Other 0.00

No Protections Selected 0.00

MI Taxable 36394.00

MI @ 0.0% 0.00

Payout Lien Amount 0.00

Balance Due 36,409.00

Deposit 0.00

**Total Balance 36,409.00**

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared.

x

CITY OF MT PLEASANT

x

Dealer Acceptance

# Overview

**Project Name**  
Channel Grinder Rehabilitation

**Total Requested**  
\$16,500.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Critical

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Infrastructure

# Project Description

The Channel Grinder is located in the Headwork’s Process at the Water Resource Recovery Facility and functions as a backup to the screening removal system. In emergencies, equipment failure, or routine maintenance the Channel Grinder operates to keep the waste stream flowing thru the plant and prevents system backups and overflows. This equipment is currently in need of rehabilitation to bring it back to its original state and efficiency. This project requires removing and shipping the unit to a contractor for rebuild, and then operators will install the equipment upon return. We are asking for matching funds of \$16,500 to complete this project.

# Benefit Description



The City of Mt. Pleasant WRRF is capable of retaining half of a days flow during times of emergencies, equipment failure or large maintenance projects. Maintaining this critical infrastructure will benefit the local community by reducing the potential of sewer backups, causing risks to public health and environmental impacts.

## Funding Requirements

None

## Project Timeline

Fall/Winter of 2021

## Budget Items

Name	Cost	Quantity	Total	Category
Channel Grinder Rehabilitation	\$16,500.00	1	\$16,500.00	Infrastructure
AmountRequested	\$16,500.00			

## Matching Funds

Name	Cost	Quantity	Total
Channel Grinder Rehabilitation	\$16,500.00	1	\$16,500.00
AmountMatched	\$16,500.00		

## Budget Summary

### Amount Requested

\$16,500.00

### Amount Matched

\$16,500.00

### Total Amount

\$33,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Clarifier Rehabilitation

**Total Requested**  
\$90,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Infrastructure

# Project Description

The water treatment plant was constructed in the early 1990’s and began producing drinking water on December 12th 1995. Water department staff drain, clean, and inspect the inside of both clarifiers annually. Following inspection, areas showing coating failure and corrosion are re-painted. Clarifier #2 was rehabilitated in 2016. Clarifier #1 is showing the same condition and following inspection during spring 2019 the decision has been made to move forward with rehabilitation in 2021. This project will help preserve the integrity of the original clarifier structures. Rehabilitation of clarifier #1; includes steel grit blasting, painting, and concrete floor repair. In addition, an entrance manway will be installed to provide safer access for annual maintenance performed by department staff.

# Benefit Description

Clarification is an important process control step in the treatment of drinking water. Continuedmaintenance will extend service life.

# Funding Requirements

Project completion will be 2022.

# Project Timeline

This project is scheduled for 2022.

# Budget Items

Name	Cost	Quantity	Total	Category
Grant Portion of Clarifier Rehabilitation	\$90,000.00	1	\$90,000.00	Infrastructure
AmountRequested	\$90,000.00			

# Matching Funds

Name	Cost	Quantity	Total
City portion of Clarifier Rehabilitation	\$90,000.00	1	\$90,000.00
AmountMatched	\$90,000.00		

# Budget Summary

## Amount Requested

\$90,000.00

## Amount Matched

\$90,000.00

## Total Amount

\$180,000.00

# Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Close Sidewalk Gaps

**Total Requested**  
\$41,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
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9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
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(989) 779-5300

**Fax**

# Categories

- Safety/Security
- Transportation

# Project Description

This project is intended to close gaps in the existing sidewalk network to create a continuous sidewalk in various highly traveled pathways. The gaps in the sidewalk were the result of past developments that were not required to install sidewalks, or developments that are disconnected from existing sidewalks.

There are three gap locations that would require new sidewalk to be constructed to close the gaps.

1) Crosslanes at East Drive - The sidewalk on the north side of the street has a gap where a future street crossing has yet to be completed, as development in this area is not currently planned.

2) Crapo Street - The sidewalk on the east side of Crapo street has a gap from North drive to the Community Mental Health building.

3) Crawford Road south of Broomfield Road - There is a gap in the sidewalk from the WestPoint Village apartments to Broomfield Road.

This apartment development is disconnected from existing sidewalk.

A 2% Tribal contribution of \$41,000 will allow us to fill in the gaps and complete these sidewalk locations in highly traveled pedestrian areas.

## Benefit Description

The Crosslanes Street sidewalk section will benefit the community along with Mt Pleasant Public Schools, as this sidewalk is a direct connection to Mary McGuire Elementary School. This section of sidewalk is highly traveled, especially by elementary students during the school year.

The Crapo Street sidewalk section will benefit the community along with Mt Pleasant Public Schools, as this sidewalk is near the McLaren Central Michigan Hospital and is a connecting path for students and Pullen Elementary school.

Crawford Road sidewalk section will benefit the community along with Central Michigan University, as this sidewalk is a direct connection from the WestPoint Village apartments and Central Michigan University. Crawford Road is a highly traveled roadway that also sees higher speeds, the addition of a sidewalk in this location would help to provide safety to the pedestrian traveling this stretch of road.

## Funding Requirements

None

## Project Timeline

Summer 2022

## Budget Items

Name	Cost	Quantity	Total	Category
Close Sidewalk Gaps	\$41,000.00	1	\$41,000.00	Safety/Security
AmountRequested	\$41,000.00			

## Matching Funds

Name	Cost	Quantity	Total
No Matching Funds items have been added.			
AmountMatched	\$0.00		

## Budget Summary

### Amount Requested

\$41,000.00

### Amount Matched

\$0.00

### Total Amount

\$41,000.00

## Uploaded Files

Name
------

<b>Name</b>
<a href="#">Cost Estimate</a>

There are no comments to display.

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Cost Estimate for: SIDEWALK GAPS  
City of Mt. Pleasant  
2020 Sidewalk Project w/ All See-Click-Fix



City of Mt. Pleasant  
**Division of Public Works**  
320 W. Broadway  
Mt. Pleasant, MI 48858  
Ph. 989-779-5401

**DIVISION I - SIDEWALK GAPS**

ITEM	UNIT	Crawford (Westpoint villiage apt. to Broomfield)	Crapo (North dr to Comm Mental Health)	Crosslane (at East Dr)								TOTAL	UNIT PRICE	AMOUNT
Pavt, Rem	Syd		11.33									11.33	\$ 20.60	\$ 233.47
Curb and Gutter, Rem	Ft		51.00	20.00								71.00	\$ 15.45	\$ 1,096.95
Sidewalk, Rem	Syd											0.00	\$ 100.00	\$ -
Erosion Control, Inlet Protection, Filter Bag	Ea		2.00	2.00								4.00	\$ 103.00	\$ 412.00
Excavation, Earth	Cyd	30.00	23.00	5.00								58.00	\$ 30.00	\$ 1,740.00
Subbase, LM	Cyd	30.00	23.00	5.00								58.00	\$ 35.00	\$ 2,030.00
Curb and Gutter, Conc, Det F4, Modified	Ft		51.00	20.00								71.00	\$ 23.69	\$ 1,681.99
Sidewalk Ramp, Conc, 6 inch	Sft		110.00	110.00								220.00	\$ 7.50	\$ 1,650.00
Sidewalk, Conc, 4 inch	Sft	2110.00	1850.00	100.00								4,060.00	\$ 4.35	\$ 17,661.00
Sidewalk, Conc, 6 inch	Sft		25.00	50.00								75.00	\$ 5.67	\$ 424.88
Detectable Warning Surface, Modified	Ft		10.00	10.00								20.00	\$ 65.00	\$ 1,300.00
HMA, Pathway, 13A	Ton			3.00								3.00	\$ 500.00	\$ 1,500.00
Aggregate Base, 22A, 8 inch	Syd			17.78								17.78	\$ 12.36	\$ 219.73
Railroad Ballast, Crushed Limestone	Ton											0.00	\$ 75.00	\$ -
Hand Patching	Ton		3.00									3.00	\$ 360.50	\$ 1,081.50
Railroad flag man	Ea											0.00	\$ 154.50	\$ -
Dr Structure, 18", Modified	Ea											0.00	\$ 1,500.00	\$ -
Dr Structure, Cover, Modified	Ea											0.00	\$ 500.00	\$ -
Sewer, SDR, 8 inch	Ft											0.00	\$ 40.00	\$ -
Sewer, SDR, 8 inch, End Section	Ea											0.00	\$ 350.00	\$ -
Restoration, Modified	Ft	422.00	400.00	82.00								904.00	\$ 5.00	\$ 4,520.00

**SUBTOTAL** \$ 35,551.52  
**Engineering 5%** \$ 1,777.58  
**Contingency 10%** \$ 3,555.15  
  
**Total** \$ 40,884.24

# Overview

**Project Name**  
Composite Samplers

**Total Requested**  
\$5,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
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**Applicant Email**  
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Review

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# Categories

- Infrastructure

# Project Description

The City of Mt. Pleasant Water Resource Recovery Facility (WRRF) uses multiple composite samplers to collect samples from the incoming waste stream, treated water, and various waste streams throughout the process. The samplers run continuous to provide daily composite samples to be analyzed in the laboratory in accordance with our state and federal permit requirements. Currently we are in need of upgrading two of our composite samplers since they have reached their operational life expectancy. Sampling equipment is maintained, up to date and reliable and equipped with the necessary technology to meet the requirements of the EPA laboratory standards. One of the samplers we have was no longer operational, so we installed our back up sampler in its place. We have funds in the operating budget to purchase one sampler in the 2022 budget cycle and are requesting funds to purchase a second sampler to meet our operational needs.



## Benefit Description

The City WRRF lab provides lab services for several surrounding communities as well as our own. In addition, when necessary, we work collaboratively with other waste treatment facilities such as the Tribe to provide redundancy to each other in times of equipment failure or other emergency. Sampling is critical to ensure water quality standards are met and equipment must be reliable and up to date. The upgraded sampling device will be identical to the samplers used in the surrounding treatment plants. This project benefits the Tribe, the Community, and the Local Government Unit by providing cohesion with the surrounding treatment plants and will be a benefit when maintenance or additional recourses are needed in the future.

## Funding Requirements

None

## Project Timeline

2022

## Budget Items

Name	Cost	Quantity	Total	Category
Composite Samplers	\$5,000.00	1	\$5,000.00	Infrastructure
AmountRequested	\$5,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Composite Samplers	\$5,000.00	1	\$5,000.00
AmountMatched	\$5,000.00		

## Budget Summary

### Amount Requested

\$5,000.00

### Amount Matched

\$5,000.00

### Total Amount

\$10,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
East Digester Rehabilitation

**Total Requested**  
\$250,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Critical

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
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# Organization Information

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# Categories

- Environmental
- Infrastructure

# Project Description

Full Rehabilitation of Two Anaerobic Digesters.

The scope of this project includes the replacement of both floating covers, mixing systems, tank envelopes, and interior coatings at the Water Resource Recovery Facility (WRRF). The existing covers were constructed in 1957 and 1984 and have both exceeded their typical life spans. The primary floating cover will be replaced with a fixed cover and will incorporate a more energy-efficient linear motion mixer to provide improved mixing and increased throughput. The secondary floating cover will be replaced with a dual membrane style gas dome to accommodate the storage of biogas and will be equipped with a roto-mix style liquid mixing system to maximize mixing and

gas recovery. The interiors of both tanks will be cleaned and coated and the exterior of the digesters will have the brick façade and cement chime removed and replaced with silicon-coated foam (or similar technology) to reduce the amount of energy required to keep the process at the most temperature efficient range.

## Benefit Description

By utilizing anaerobic digestion as a water/nutrient recovery process, the City of Mt Pleasant is able to reclaim greater than 360 tons a year of recyclable organic material. This material is returned to the land as Class B bio-solids and is generally used in the production of crops. As the organic waste is reduced and consumed in the digestion process it produces over 13,000,000 cubic feet of bio-gas each year. Methane, which comprises ~sixty percent of the bio-gas, is utilized by the water recovery facility to supply heating to the entire complex and to maintain temperatures in the digestion process. This significantly reduces our dependency on natural gas by millions of cubic feet each year. The oxidation of methane to carbon dioxide, and returning bio-solids to the field as fertilizer rich in nitrogen and phosphorous, benefits the entire local community, state, and nations. Pound for pound, the comparative impact of methane is 25 times greater than CO2 over a 100-year period. In a single year, the capture and combustion of methane from the digestion process is equivalent to reducing CO2 emissions by 187,200,000 cubic feet. Completion of this project will optimize the digestion process and set the stage for future programs such as food waste recovery and a combined heat and power program. Staff is currently working with Central Michigan University and the University of Chicago to evaluate the potential of these projects.

## Funding Requirements

None.  
General O&M is built into the Water Resource Recovery Facility’s operating budget and is met through sewer user rates. This project will be funded by issuing municipal bonds and paid for by sewer rate adjustments.

## Project Timeline

Anticipated construction to begin mid 2022

## Budget Items

Name	Cost	Quantity	Total	Category
East Digester Rehabilitation	\$250,000.00	1	\$250,000.00	Infrastructure
AmountRequested	\$250,000.00			

## Matching Funds

Name	Cost	Quantity	Total
East Digester Rehabilitation	\$3,200,000.00	1	\$3,200,000.00
AmountMatched	\$3,200,000.00		

## Budget Summary

### Amount Requested

\$250,000.00

### Amount Matched

\$3,200,000.00

### Total Amount

\$3,450,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

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# Overview

**Project Name**  
Meter Reading Equipment Update

**Total Requested**  
\$24,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
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**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

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9897795405

# Organization Information

**Primary Organization**  
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**Status**  
Review

**Address**  
320 W. Broadway  
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(989) 779-5300

**Fax**

# Categories

- Infrastructure

# Project Description

The current meter reading equipment is obsolete and does not work with different meter reading protocols. In trying to transition to modern meter reading technology, replacement of this equipment is necessary. The project would consist of updating at least two of the base station readers and ten handheld units.

# Benefit Description

This project would help us bring more competitive meters into the bid process which would reduce costs to our residents. It would also be used to transition to real time data that would let us bring better customer service to residents and help with leak detection, potentially mitigating damages from water leaks. This would translate to a substantial cost savings for our residents as well.

# Funding Requirements

Not Entered

## Project Timeline

This project would start in Fall/Winter 2021.

## Budget Items

Name	Cost	Quantity	Total	Category
Meter Reading Equipment	\$24,000.00	1	\$24,000.00	Infrastructure
AmountRequested	\$24,000.00			

## Matching Funds

Name	Cost	Quantity	Total
No Matching Funds items have been added.			
AmountMatched	\$0.00		

## Budget Summary

### Amount Requested

\$24,000.00

### Amount Matched

\$0.00

### Total Amount

\$24,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**

Pedestrian Lighting

**Total Requested**

\$88,000.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

High

**Reoccurring Need?**

Not Reoccurring

# Applicant Information

**Applicant Name**

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**Applicant Email**

Jason Moore

**Organization**

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**Address**

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# Organization Information

**Primary Organization**

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**Authorizers**

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**Status**

Review

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**Phone**

(989) 779-5300

**Fax**

# Categories

- Infrastructure
- Safety/Security

# Project Description

The scope of this project includes the installation of decorative pedestrian lights on the north side of Illinois Street between Main Street and Fancher Street to provide illumination of the public sidewalks. The lighting will be installed in coordination with the street reconstruction and streetscape project in the summer of 2022. This project is located in the downtown area on the south side of Listening Ear, Sacred Heart School and two city parking lots. The total estimated cost of the lighting portion of the project is \$88,000.

# Benefit Description

This project will benefit the entire community by providing illuminated walkways and increasing nighttime safety in the city downtown. Dark areas along the sidewalk can be a result of trees, buildings, and lack of lighting. Vision is negatively affected when walking, biking, or driving in areas that are dark, then light, and then dark again. A driver’s vision is negatively impacted by the dark areas because they are unable to see potential side hazards or pedestrian crossing areas. With the installation of additional lighting in this area, bicyclists, pedestrians, and drivers will benefit by traveling through a continuously lighted area. Residents and visitors alike will have a safe, comfortable pathway in which to travel to the school, housing, local businesses, shops and community events.

## Funding Requirements

There will be additional installation, maintenance, and operational costs as lighting is installed to additional city neighborhoods in the future. The City budget will cover the operational costs.

## Project Timeline

Summer 2022

## Budget Items

Name	Cost	Quantity	Total	Category
Pedestrian Lighting	\$8,800.00	10	\$88,000.00	Safety/Security
AmountRequested	\$88,000.00			

## Matching Funds

Name	Cost	Quantity	Total
No Matching Funds items have been added.			
AmountMatched	\$0.00		

## Budget Summary

### Amount Requested

\$88,000.00

### Amount Matched

\$0.00

### Total Amount

\$88,000.00

## Uploaded Files

Name
<a href="#">PedestrianLightingEstimate 2021-08-30.xls</a>

There are no comments to display.



**DIVISION III - PEDESTRIAN LIGHTING (C&R ELEC.)**

ITEM	ESTIMATED	UNIT	UNIT PRICE	AMOUNT
Connect to Existing Meter on Lot 6	2	Ea	\$ 450.00	\$ 900.00
Install Light Wiring	1,200	Lft	\$ 5.00	\$ 6,000.00
Install 1" Electric Conduit	1,200	Lft	\$ 10.00	\$ 12,000.00
Install Hand Holes	14	Ea	\$ 250.00	\$ 3,500.00
Furnish Light Pole, Fixture and Accessories	10	Ea	\$ 4,950.00	\$ 49,500.00
Install Pole and Light Complete	10	Ea	\$ 450.00	\$ 4,500.00
Subtotal				\$ 76,400.00
Contingency (10%)				\$ 7,640.00
Engineering (5%)				\$ 3,820.00
Division III Total				\$ 87,860.00

# Overview

**Project Name**  
Portable Radar Speed Signs

**Total Requested**  
\$11,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Medium

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

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(989) 779-5300

**Fax**

# Categories

- Safety/Security
- Transportation

# Project Description

This project is a pilot neighborhood traffic-calming program. Two portable solar LED radar speed signs will be installed on two of the City’s major streets in 2022 as a speed calming measure. The City will obtain before and after implementation data as part of the City’s current annual speed and traffic count program to determine effectiveness of the pilot project. Study data will also be used to research and identify other potential neighborhood traffic calming measures.

# Benefit Description

The City’s newly adopted master plan calls upon the City to support neighborhood traffic calming measures to ensure safety and improve right-of-way aesthetics. The City’s traffic control committee was tasked with developing a strategy for identifying and prioritizing traffic calming projects in the city. The committee identified the pilot speed radar signs program as the first priority program to begin in 2022. Potential traffic calming benefits include reduced speeds, improved road safety, increased comfort and mobility for non-motorized travel, and can help create more livable neighborhoods.

## Funding Requirements

The City budget will cover operational costs to maintain the signs and installation costs to move them to future locations.

## Project Timeline

Summer 2022

## Budget Items

Name	Cost	Quantity	Total	Category
Portable Solar LED Radar Speed Sign	\$5,500.00	2	\$11,000.00	Safety/Security
AmountRequested	\$11,000.00			

## Matching Funds

Name	Cost	Quantity	Total
No Matching Funds items have been added.			
AmountMatched	\$0.00		

## Budget Summary

### Amount Requested

\$11,000.00

### Amount Matched

\$0.00

### Total Amount

\$11,000.00

## Uploaded Files

Name
<a href="#">PortableRadarSpeedSignsEstimate_2021-08-30.xls</a>

There are no comments to display.

**Portable Solar LED Radar Speed Sign**

ITEM	ESTIMATED	UNIT	UNIT PRICE	AMOUNT
Portable Solar LED Radar Speed Sign	2	Ea	\$ 4,000.00	\$ 8,000.00
Installation and Programming	2	Ea	\$ 1,500.00	\$ 3,000.00
Total				\$ 11,000.00

# Overview

**Project Name**  
Reservoir Actuator Replacement

**Total Requested**  
\$42,500.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
High

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
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Jason Moore

**Organization**  
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# Organization Information

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**Status**  
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# Categories

- Infrastructure

# Project Description

Actuators #110 & #113 control the flow of water from the Water Treatment Plant (WTP) into the reservoirs. These actuators were installed in 1995 when the WTP was constructed and are both at the end of their service life. The project would replace the actuators, valves, wiring and update their control systems.

# Benefit Description

These actuators control the flow of water to the reservoirs and are essential to maintain drinking water and fire protection to the city of Mount Pleasant.

# Funding Requirements

Not Entered

## Project Timeline

This project is scheduled for 2022.

## Budget Items

Name	Cost	Quantity	Total	Category
Grant portion of actuator replacement	\$21,250.00	2	\$42,500.00	Infrastructure
AmountRequested	\$42,500.00			

## Matching Funds

Name	Cost	Quantity	Total
City portion actuator replacement	\$21,250.00	2	\$42,500.00
AmountMatched	\$42,500.00		

## Budget Summary

### Amount Requested

\$42,500.00

### Amount Matched

\$42,500.00

### Total Amount

\$85,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Storm Sewer Repairs

**Total Requested**  
\$50,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Medium

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

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# Categories

- Economic development
- Environmental
- Infrastructure
- Safety/Security
- Transportation

# Project Description

The City of Mt. Pleasant, in cooperation with neighboring jurisdictional agencies, and with partial funding provided by a prior 2% grant, is in the process of completing a Mt. Pleasant regional area stormwater master plan. The main objectives of the study are to identify shortcomings of the current stormwater management systems and address shortcomings that cross jurisdictional boundaries. The final deliverable of the stormwater report includes a complete model and evaluation of the city's storm sewer system with a recommended 20-year capital plan for repairs, maintenance, and improvements. This project would include the first year of recommended point repairs to existing storm sewer pipes that are in poor condition.

## Benefit Description

Improving the storm water infrastructure in the city is part of an overall regional master storm water plan to provide reliable storm water collection and discharge of flows while minimizing the impact of regional and localized flooding to the developed and natural environment and the Chippewa River to the maximum extent feasible. Providing adequately sized and maintained storm sewer infrastructure is critical in meeting these goals and protects the whole region and downstream communities as well.

## Funding Requirements

Future storm repairs and maintenance will be funded by the city and/or other grant funding sources.

## Project Timeline

Design/bid package fall of 2021, 2022 repair work.

## Budget Items

Name	Cost	Quantity	Total	Category
Storm Sewer Point Repairs	\$50,000.00	1	\$50,000.00	Infrastructure
AmountRequested	\$50,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Storm Sewer Point Repairs	\$38,140.00	1	\$38,140.00
AmountMatched	\$38,140.00		

## Budget Summary

### Amount Requested

\$50,000.00

### Amount Matched

\$38,140.00

### Total Amount

\$88,140.00

## Uploaded Files

Name
<a href="#">StormSewerRepairs20210831A_2021-09-03_1.pdf</a>

There are no comments to display.



Table F-4. 5-Year Capital Improvement Plan: Rehabilitation

Year	Asset	ID	Address	Owner	Rehab Actions	Cost	2021	2022	2023	2024	2025
1	Gravity Main	10835	322 N ARNOLD & 322 /12	City	REPLACEMENT	\$ 94,350	\$ 94,350	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8641	826 E WISCONSIN	City	POINT REPAIR	\$ 6,820	\$ 6,820	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8694	926 S MISSION ST & 924 & 922	City	UPSIZE	\$ 70,300	\$ 70,300	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8829	807 N ARNOLD	City	POINT REPAIR	\$ 8,040	\$ 8,040	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8791	721 LINCOLN	City	REPLACEMENT	\$ 73,950	\$ 73,950	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8418	809 S FANCHER AVE & 809 1/2	City	UPSIZE	\$ 138,170	\$ 138,170	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8818	802 PALMER	City	POINT REPAIR	\$ 6,820	\$ 6,820	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	10834	624 E BROADWAY ST & 626	City	REPLACEMENT	\$ 70,930	\$ 70,930	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	10095	813 N MAIN	City	POINT REPAIR	\$ 7,640	\$ 7,640	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	79759	201 S FANCHER AVE	City	REPLACEMENT	\$ 85,680	\$ 85,680	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	11302	CMU-PARK LIB, ANSPACH	City	POINT REPAIR	\$ 7,920	\$ 7,920	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8496	200 N MAIN	City	POINT REPAIR	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	10446	COURT	City	POINT REPAIR	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	11201	N MISSION ST	City	POINT REPAIR	\$ 7,640	\$ 7,640	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	10445	MOSHER	City	POINT REPAIR	\$ 6,920	\$ 6,920	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8807	701 ANDRE	City	POINT REPAIR	\$ 6,820	\$ 6,820	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8494	200 N MAIN	City	UPSIZE	\$ 77,520	\$ 77,520	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	11597	1201 NORTH DR	City	POINT REPAIR	\$ 7,320	\$ 7,320	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8577	410 W CHERRY	City	POINT REPAIR	\$ 7,200	\$ 7,200	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	11078	616 W PICKARD ST	City	UPSIZE	\$ 37,720	\$ 37,720	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8383	1409 ILLINOIS CT	City	FULL LINING	\$ 19,200	\$ 19,200	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	8855	1712 ELM	City	FULL LINING	\$ 81,600	\$ 81,600	\$ -	\$ -	\$ -	\$ -
1	Gravity Main	11069	705 N BRADLEY & 707	City	FULL LINING	\$ 6,960	\$ 6,960	\$ -	\$ -	\$ -	\$ -
2	Gravity Main	9685	1219 E BELLOWS-1434 E BELLOWS	City	UPSIZE	\$ 218,400	\$ -	\$ 224,952	\$ -	\$ -	\$ -
2	Gravity Main	11737	705 N BRADLEY & 707	City	FULL LINING	\$ 2,400	\$ -	\$ 2,472	\$ -	\$ -	\$ -
2	Gravity Main	9150	401 WALNUT	City	REPLACEMENT	\$ 81,000	\$ -	\$ 83,430	\$ -	\$ -	\$ -
2	Gravity Main	10096	610 N MAIN	City	POINT REPAIR	\$ 7,640	\$ -	\$ 7,869	\$ -	\$ -	\$ -
2	Gravity Main	8648	516 E BROADWAY ST	City	REPLACEMENT	\$ 150,880	\$ -	\$ 155,406	\$ -	\$ -	\$ -
2	Gravity Main	9121	909 E BELLOWS	City	UPSIZE	\$ 124,800	\$ -	\$ 128,544	\$ -	\$ -	\$ -
2	Gravity Main	8583	621 S UNIVERSITY & 621 1/2	City	POINT REPAIR	\$ 7,020	\$ -	\$ 7,231	\$ -	\$ -	\$ -
2	Gravity Main	11928	700 E GAYLORD	City	POINT REPAIR	\$ 7,480	\$ -	\$ 7,704	\$ -	\$ -	\$ -
2	Gravity Main	8445	714 S FRANKLIN	City	REPLACEMENT	\$ 196,860	\$ -	\$ 202,766	\$ -	\$ -	\$ -
2	Gravity Main	8316	CALVARY CEMETERY	City	POINT REPAIR	\$ 8,640	\$ -	\$ 8,899	\$ -	\$ -	\$ -
2	Gravity Main	9126	1105 E BELLOWS	City	POINT REPAIR	\$ 7,200	\$ -	\$ 7,416	\$ -	\$ -	\$ -
2	Gravity Main	10422	605 E BELLOWS	City	POINT REPAIR	\$ 7,200	\$ -	\$ 7,416	\$ -	\$ -	\$ -
2	Gravity Main	8584	707 S UNIVERSITY	City	POINT REPAIR	\$ 7,520	\$ -	\$ 7,746	\$ -	\$ -	\$ -
2	Gravity Main	10462	819 S FRANKLIN	City	POINT REPAIR	\$ 7,000	\$ -	\$ 7,210	\$ -	\$ -	\$ -
3	Gravity Main	8425	1306 SOUTH DR	City	REPLACEMENT	\$ 161,130	\$ -	\$ -	\$ 170,943	\$ -	\$ -
3	Gravity Main	9886	1517 FLYNN LANE	City	UPSIZE	\$ 120,130	\$ -	\$ -	\$ 127,446	\$ -	\$ -
3	Gravity Main	9884	1605 FLYNN LANE	City	UPSIZE	\$ 125,050	\$ -	\$ -	\$ 132,666	\$ -	\$ -
3	Gravity Main	9103	950 APPIAN WAY - 1151 APPIAN	City	POINT REPAIR	\$ 7,020	\$ -	\$ -	\$ 7,448	\$ -	\$ -
3	Gravity Main	11615	215 S ARNOLD	City	REPLACEMENT	\$ 127,880	\$ -	\$ -	\$ 135,668	\$ -	\$ -
3	Gravity Main	10171	1332 NORTH DR	City	UPSIZE	\$ 229,920	\$ -	\$ -	\$ 243,922	\$ -	\$ -
3	Gravity Main	9109	1008 YORK	City	FULL LINING	\$ 35,235	\$ -	\$ -	\$ 37,381	\$ -	\$ -
3	Gravity Main	10898	213 HERITAGE CT	City	UPSIZE	\$ 168,320	\$ -	\$ -	\$ 178,571	\$ -	\$ -
3	Gravity Main	87262	110 N ADAMS	City	FULL LINING	\$ 35,445	\$ -	\$ -	\$ 37,604	\$ -	\$ -
3	Gravity Main	9216	905 S WASHINGTON	City	POINT REPAIR	\$ 6,920	\$ -	\$ -	\$ 7,341	\$ -	\$ -
3	Gravity Main	10010	110 N KINNEY & 110 1/2 N KINNEY	City	REPLACEMENT	\$ 121,730	\$ -	\$ -	\$ 129,143	\$ -	\$ -



Table F-4. 5-Year Capital Improvement Plan: Rehabilitation

Year	Asset	ID	Address	Owner	Rehab Actions	Cost	2021	2022	2023	2024	2025
3	Gravity Main	8789	404 N KINNEY	City	REPLACEMENT	\$ 192,270	\$ -	\$ -	\$ 203,979	\$ -	\$ -
3	Gravity Main	9605	601 N MISSION ST	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ 7,235	\$ -	\$ -
3	Gravity Main	8780	LINCOLN	City	REPLACEMENT	\$ 55,130	\$ -	\$ -	\$ 58,487	\$ -	\$ -
3	Gravity Main	8556	1006 COOLEY	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ 7,235	\$ -	\$ -
3	Gravity Main	92669	1308 E GAYLORD	City	UPSIZE	\$ 96,640	\$ -	\$ -	\$ 102,525	\$ -	\$ -
3	Gravity Main	8659	109 N ARNOLD	City	POINT REPAIR	\$ 7,000	\$ -	\$ -	\$ 7,426	\$ -	\$ -
3	Gravity Main	94513	1812 WOODLAND	City	FULL LINING	\$ 5,865	\$ -	\$ -	\$ 6,222	\$ -	\$ -
3	Gravity Main	11586	1333 E GAYLORD	City	UPSIZE	\$ 177,990	\$ -	\$ -	\$ 188,830	\$ -	\$ -
3	Gravity Main	9597	910 COOLEY	City	UPSIZE	\$ 58,420	\$ -	\$ -	\$ 61,978	\$ -	\$ -
3	Gravity Main	8819	410 W BROADWAY ST	City	POINT REPAIR	\$ 7,020	\$ -	\$ -	\$ 7,448	\$ -	\$ -
3	Gravity Main	10514	1214 GLEN	City	POINT REPAIR	\$ 7,640	\$ -	\$ -	\$ 8,105	\$ -	\$ -
3	Gravity Main	8616	401 S MAIN	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ 7,235	\$ -	\$ -
3	Gravity Main	11140	304 E BROADWAY ST	City	REPLACEMENT	\$ 41,000	\$ -	\$ -	\$ 43,497	\$ -	\$ -
3	Gravity Main	76769	COURT	City	POINT REPAIR	\$ 6,760	\$ -	\$ -	\$ 7,172	\$ -	\$ -
3	Gravity Main	9217	809 S WASHINGTON	City	POINT REPAIR	\$ 6,920	\$ -	\$ -	\$ 7,341	\$ -	\$ -
3	Gravity Main	77122	1023 S WASHINGTON	City	UPSIZE	\$ 145,400	\$ -	\$ -	\$ 155,316	\$ -	\$ -
3	Gravity Main	9194	1038 NORTH DR	City	POINT REPAIR	\$ 7,640	\$ -	\$ -	\$ 8,105	\$ -	\$ -
3	Gravity Main	8424	1258 SOUTH DR	City	POINT REPAIR	\$ 6,760	\$ -	\$ -	\$ 7,172	\$ -	\$ -
3	Gravity Main	8874	102 S ADAMS	City	REPLACEMENT	\$ 129,970	\$ -	\$ -	\$ 137,885	\$ -	\$ -
3	Gravity Main	9230	S WASHINGTON	City	UPSIZE	\$ 174,340	\$ -	\$ -	\$ 184,957	\$ -	\$ -
3	Gravity Main	10436	816 N FRANKLIN	City	REPLACEMENT	\$ 82,410	\$ -	\$ -	\$ 87,429	\$ -	\$ -
4	Gravity Main	9131	201 W LOCUST	City	POINT REPAIR	\$ 7,640	\$ -	\$ -	\$ -	\$ 8,348	\$ -
4	Gravity Main	9195	923 S FANCHER AVE & 923 1/2	City	UPSIZE	\$ 131,610	\$ -	\$ -	\$ -	\$ 143,814	\$ -
4	Gravity Main	8421	413 E PICKARD ST	City	POINT REPAIR	\$ 7,640	\$ -	\$ -	\$ -	\$ 8,348	\$ -
4	Gravity Main	10602	812 N FANCHER AVE	City	POINT REPAIR	\$ 7,520	\$ -	\$ -	\$ -	\$ 8,217	\$ -
4	Gravity Main	9813	1343 WATSON	City	UPSIZE	\$ 26,880	\$ -	\$ -	\$ -	\$ 29,373	\$ -
4	Gravity Main	8882	1006 N FANCHER AVE	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ 7,452	\$ -
4	Gravity Main	8891	211 E PICKARD ST	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ 7,452	\$ -
4	Gravity Main	10582	219 N FANCHER AVE	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ 7,452	\$ -
4	Gravity Main	11923	1109 E BROADWAY ST & 1109 1/2	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ 7,452	\$ -
4	Gravity Main	10668	902 S FRANKLIN	City	POINT REPAIR	\$ 6,760	\$ -	\$ -	\$ -	\$ 7,387	\$ -
4	Gravity Main	9531	617 S LANSING	City	REPLACEMENT	\$ 159,080	\$ -	\$ -	\$ -	\$ 173,831	\$ -
4	Gravity Main	10667	901 S UNIVERSITY & 204 E MAY	City	UPSIZE	\$ 60,800	\$ -	\$ -	\$ -	\$ 66,438	\$ -
4	Gravity Main	8920	804 N UNIVERSITY	City	REPLACEMENT	\$ 78,310	\$ -	\$ -	\$ -	\$ 85,571	\$ -
4	Gravity Main	9532	512 S LANSING	City	REPLACEMENT	\$ 132,430	\$ -	\$ -	\$ -	\$ 144,710	\$ -
4	Gravity Main	8720	504 W GRAND	City	UPSIZE	\$ 154,500	\$ -	\$ -	\$ -	\$ 168,826	\$ -
4	Gravity Main	85989	220 COOLEY	City	UPSIZE	\$ 112,710	\$ -	\$ -	\$ -	\$ 123,161	\$ -
4	Gravity Main	8852	1711 W PICKARD ST	City	UPSIZE	\$ 47,520	\$ -	\$ -	\$ -	\$ 51,926	\$ -
4	Gravity Main	8823	301 PALMER	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ 7,452	\$ -
4	Gravity Main	10483	1021 S LANSING	City	POINT REPAIR	\$ 6,760	\$ -	\$ -	\$ -	\$ 7,387	\$ -
4	Gravity Main	9373	SUNNYSIDE PARK	City	POINT REPAIR	\$ 8,000	\$ -	\$ -	\$ -	\$ 8,742	\$ -
4	Gravity Main	8768	304 WOOD	City	FULL LINING	\$ 27,880	\$ -	\$ -	\$ -	\$ 30,465	\$ -
4	Gravity Main	11959	1210 N FANCHER AVE	City	UPSIZE	\$ 145,140	\$ -	\$ -	\$ -	\$ 158,598	\$ -
4	Gravity Main	8623	204 W MAY	City	POINT REPAIR	\$ 6,760	\$ -	\$ -	\$ -	\$ 7,387	\$ -
4	Gravity Main	9528	630 S FANCHER AVE	City	POINT REPAIR	\$ 8,040	\$ -	\$ -	\$ -	\$ 8,786	\$ -
4	Gravity Main	8721	504 RUSSELL	City	UPSIZE	\$ 139,840	\$ -	\$ -	\$ -	\$ 152,807	\$ -
4	Gravity Main	9602	122 E PICKARD ST	City	REPLACEMENT	\$ 69,920	\$ -	\$ -	\$ -	\$ 76,403	\$ -
4	Gravity Main	8761	819 W BROADWAY ST	City	REPLACEMENT	\$ 99,360	\$ -	\$ -	\$ -	\$ 108,573	\$ -



Table F-4. 5-Year Capital Improvement Plan: Rehabilitation

Year	Asset	ID	Address	Owner	Rehab Actions	Cost	2021	2022	2023	2024	2025
4	Gravity Main	8762	1001 W BROADWAY ST	City	POINT REPAIR	\$ 7,840	\$ -	\$ -	\$ -	\$ 8,567	\$ -
4	Gravity Main	8688	206 W GRAND	City	POINT REPAIR	\$ 7,640	\$ -	\$ -	\$ -	\$ 8,348	\$ -
4	Gravity Main	8460	530 PINE	City	POINT REPAIR	\$ 7,000	\$ -	\$ -	\$ -	\$ 7,649	\$ -
4	Gravity Main	10580	313 E CHIPPEWA	City	REPLACEMENT	\$ 113,160	\$ -	\$ -	\$ -	\$ 123,653	\$ -
5	Gravity Main	10581	218 N LANSING	City	REPLACEMENT	\$ 52,890	\$ -	\$ -	\$ -	\$ -	\$ 59,528
5	Gravity Main	8813	515 N KINNEY	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ -	\$ 7,676
5	Gravity Main	8729	1202 BRUCE	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ -	\$ 7,676
5	Gravity Main	8442	511 S FRANKLIN	City	UPSIZE	\$ 132,840	\$ -	\$ -	\$ -	\$ -	\$ 149,513
5	Gravity Main	10766	325 N FANCHER AVE	City	POINT REPAIR	\$ 7,640	\$ -	\$ -	\$ -	\$ -	\$ 8,599
5	Gravity Main	8464	303 PINE	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ -	\$ 7,676
5	Gravity Main	11080	305 W PICKARD ST	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ -	\$ 7,676
5	Gravity Main	9348	1215 GLENWOOD DRIVE	City	POINT REPAIR	\$ 7,640	\$ -	\$ -	\$ -	\$ -	\$ 8,599
5	Gravity Main	8799	511 N UNIVERSITY	City	POINT REPAIR	\$ 7,520	\$ -	\$ -	\$ -	\$ -	\$ 8,464
5	Gravity Main	8335	1112 HAROLD	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ -	\$ 7,676
5	Gravity Main	9074	1219 N FAIRFIELD DR	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ -	\$ 7,676
5	Gravity Main	9691	309 BENNETT	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ -	\$ 7,676
5	Gravity Main	11579	1817 STOCKMAN	City	POINT REPAIR	\$ 6,820	\$ -	\$ -	\$ -	\$ -	\$ 7,676
5	Gravity Main	8926	700 EDGEWOOD	City	POINT REPAIR	\$ 6,760	\$ -	\$ -	\$ -	\$ -	\$ 7,608
5	Gravity Main	8815	224 ANDRE	City	POINT REPAIR	\$ 7,480	\$ -	\$ -	\$ -	\$ -	\$ 8,419
5	Gravity Main	8420	115 N LANSING	City	FULL LINING	\$ 32,000	\$ -	\$ -	\$ -	\$ -	\$ 36,016
5	Gravity Main	8829	706 E BROADWAY ST	City	PARTIAL LINING	\$ 8,642	\$ -	\$ -	\$ -	\$ -	\$ 9,727
5	Gravity Main	10657	818 E BELLOWS	City	FULL LINING	\$ 101,760	\$ -	\$ -	\$ -	\$ -	\$ 114,532
5	Gravity Main	8612	406 MILL	City	FULL LINING	\$ 44,950	\$ -	\$ -	\$ -	\$ -	\$ 50,592
5	Gravity Main	10536	1005 CORPORATE DR	City	UPSIZE	\$ 289,800	\$ -	\$ -	\$ -	\$ -	\$ 326,172
5	Gravity Main	10537	1015 E PICKARD ST	City	UPSIZE	\$ 194,560	\$ -	\$ -	\$ -	\$ -	\$ 218,979
5	Gravity Main	11641	1212 CORPORATE DR	City	UPSIZE	\$ 126,240	\$ -	\$ -	\$ -	\$ -	\$ 142,084
5	Gravity Main	8487	133 E BROADWAY ST	City	UPSIZE	\$ 68,470	\$ -	\$ -	\$ -	\$ -	\$ 77,064
5	Gravity Main	10676	107 E BROADWAY ST & 109	City	UPSIZE	\$ 98,400	\$ -	\$ -	\$ -	\$ -	\$ 110,750
5	Gravity Main	8828	PALMER	City	FULL LINING	\$ 56,985	\$ -	\$ -	\$ -	\$ -	\$ 64,137
5	Gravity Main	1448	CMU ATHLETIC FIELD	City	FULL LINING	\$ 16,140	\$ -	\$ -	\$ -	\$ -	\$ 18,166
5	Gravity Main	8645	706 E BROADWAY ST	City	FULL LINING	\$ 35,400	\$ -	\$ -	\$ -	\$ -	\$ 39,843
5	Gravity Main	9612	601 N MAIN	City	FULL LINING	\$ 45,530	\$ -	\$ -	\$ -	\$ -	\$ 51,244
5	Gravity Main	8610	206 OAK ST	City	UPSIZE	\$ 119,340	\$ -	\$ -	\$ -	\$ -	\$ 134,318
<b>TOTAL:</b>						\$ 7,178,362	\$ 844,520	\$ 859,061	\$ 2,513,712	\$ 1,764,579	\$ 1,705,762

# Overview

**Project Name**  
Tower Pump Rehabilitation

**Total Requested**  
\$19,500.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Critical

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[nridley@mt-pleasant.org](mailto:nridley@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Infrastructure

# Project Description

The goal of this project is to rehabilitate and optimize two of three pumps for the trickling filters at the Water Resource Recovery Facility (WRRF). This project will begin in the fall of 2021 and conclude in the early spring of 2022. The tower pump station, constructed during the 2001 plant upgrade, contains three 100 horsepower pumps that lift partially treated water to the top of the trickling filters for additional biological treatment. These pumps, which run non-stop, have been previously rebuilt and are now in need of more comprehensive work to restore them to their original state. Staff will remove and transport the pumps to a vendor who will replace or rebuild seals, bearings, wear rings, sleeves, shafts, impellers, dynamically balance the rotating assembly, and blast and recoat internal & external surfaces.

Funds for this project are in the operating budget to rehab one tower pump at this time. The City of Mt Pleasant Water Resource Recovery Facility is requesting a matching amount of \$19,500.00 to allow the restoration of one additional pump during the same project window.

## Benefit Description

The mission of the water recovery facility is to provide the best treatment possible with existing technology. Restoring this infrastructure to its original state will add resiliency during storm events while optimizing efficiency. Maintaining and upgrading the infrastructure responsible for nutrient recovery and pathogen removal benefits the local community, tribe, and surrounding communities by returning the cleanest water possible to the environment.

## Funding Requirements

None

## Project Timeline

Spring of 2022

## Budget Items

Name	Cost	Quantity	Total	Category
Tower Pump Rehabilitation	\$19,500.00	1	\$19,500.00	Infrastructure
AmountRequested	\$19,500.00			

## Matching Funds

Name	Cost	Quantity	Total
Tower Pump Rehabilitation	\$19,500.00	1	\$19,500.00
AmountMatched	\$19,500.00		

## Budget Summary

### Amount Requested

\$19,500.00

### Amount Matched

\$19,500.00

### Total Amount


\$39,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

COMMISSION LETTER #182-21  
MEETING DATE: SEPTEMBER 13, 2021

TO: MAYOR AND CITY COMMISSION SEPTEMBER 8, 2021  
FROM: NANCY RIDLEY, CITY MANAGER   
SUBJECT: CONSIDER BUDGET AMENDMENT FOR OUTDOOR ICE RINK

During the review of the 2022-2027 Capital Improvement Plan, some discussion took place about the possibility of a temporary ice rink at Island Park. At that time, we indicated such an activity was likely not a capital project and could be considered as an amended budget item or in the 2022 Operating Budget.

The attached memo from Parks and Public Spaces Director Phil Biscorner provides information on the expected cost to purchase and maintain a temporary rink as was originally envisioned. The total cost of the purchase plus the staffing needs is estimated at \$21,300 in the first year.

While updating the research, Mr. Biscorner identified an alternative that is currently being used in a couple of other cities throughout Michigan. This alternative is more of a synthetic pad which can be used year-round. Although the upfront cost is higher, the ongoing staffing costs are lower and it is less dependent on weather conditions.

Based on the information provided, the City Commission has the following options available:

- Option 1 – Schedule a work session discussion in October to more fully discuss the options and provide direction to staff at that time.
- Option 2 – approve a budget amendment for either of the above items which could be accomplished in the current calendar year.
- Option 3 – Wait and discuss the matter as part of the 2022 Operating Budget with implementation of either item in 2022.

Recommended Motion:

Move to approve Option \_\_\_\_\_ as presented above regarding the possibility of an outdoor ice rink at Island Park.

NJR/ap

# Memorandum



TO: Nancy Ridley  
City Manager

CC: William R. Mrdeza  
Director of Community Services and Economic Development

FROM: Phil Biscorner  
Director of Parks and Public Spaces

DATE: September 3, 2021

SUBJECT: Outdoor Ice Rink

We are now approaching the second winter faced with challenges in both the Parks and Public Spaces and the Recreation Departments in response to the COVID-19 pandemic. With a decrease in indoor recreational opportunities there has been a desire to provide additional opportunities outdoors. Last winter staff approached Union Township to see if it was possible to utilize their old ice rink but unfortunately, there was significant damage to the rink from being stored. I understand that some City Commissioners indicated interest in pursuing a purchase during the Capital Improvement Plan discussions earlier this year. Should the City Commission choose to move forward with offering winter ice skating opportunities, there are two different options outlined below.

## Nice-Rink

The less expensive of the two options is also dependent on the need for below freezing temperatures. This option is complete with a liner, sideboards and brackets and uses water as the skating surface. This product needs a flat surface and works better in a grassy location so the liner does not get punctured. We would recommend it be located in one of the gated softball fields at Island Park. Labor is more intensive due to monitoring water levels and ensuring a safe and smooth surface. Nice-Rink liners are only guaranteed to hold water for the initial fill unless it is determined that it is a faulty liner. Associated costs for the Nice-Rink include:

### **Start Up and First Year Maintenance Costs:**

Ice rink and related supplies (based on quote from Nice Rink/Penchura):	\$5,198.75
Freight	415.00
Professional and Certified Installation	3,695.00*
Warming House rehab for water service:	1,910.00
Monthly meter fee @ \$60/month x 4 months	240.00
Labor (\$22.47/hr. x 12 hrs./week x 16 weeks)	4,314.24
Water (estimated 1 time complete fill + maintenance for 16 weeks)	<u>5,500.00</u>
<b>Total Estimated Cost (Unfrozen Ground)</b>	<b>\$21,272.99</b>
<b>Total Estimated Cost (Frozen Ground)</b>	<b>\$23,122.99</b>

\*This assumes that we have a level site in a grass area. Grading or additional bracing for uneven ground not included. City would be responsible for filling the rink with water at time of install, so additional trip isn't needed to install bumper caps. If the ground is frozen the (62) NiceRink plastic bracket spikes will be cut off and will be installed with (62) steel spikes at an additional cost of \$1,850.00.

# Memorandum



## Can-Ice Rink

The more expensive of the two options is not dependent on the weather and can be kept in place year-round. This option is complete with sideboards and brackets and uses a synthetic base as the skating surface. This product is placed on a hard surface such as a basketball court or parking lot and can be relocated should there be a need in another location. We would recommend it be located in one of the parking lots in Island Park. There would be less labor involved due to not having water as the surface. Labor would only include removing debris and snow. Can-Ice is fully covered for three years on performance and materials. As both sides of the Can-Ice panel can be used and from proven performance of UHMW-PE in a wide variety of industrial applications our expectations are of an 8-12 year life span per side. The associated costs for the Can-Ice Rink include:

### **Start Up and First Year Maintenance Costs:**

Ice rink, related supplies and installation (based on quote from Can-Ice):	\$124,900.00
Freight	3,900.00
Labor (\$22.47/hr. x 12 hrs./week x 16 weeks)	<u>4,314.24</u>
*Additional weeks to be determined	

<b>Total Estimated Cost</b>	<b>\$133,114.24</b>
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### **REQUESTED ACTIONS:**

1. The City Commission to decide which, if either, option is preferred and to allocate General Funds to cover the costs.



CHECK REGISTER FOR CITY OF MT PLEASANT  
CHECK DATE FROM 08/13/2021 THRU 09/09/2021

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
08/17/2021	CITY TREASURER-PAYROLL FUND	REG PAY #520, 8/20/21, ELECTIO	\$269,488.00
08/24/2021	AIRGAS USA, LLC	CONTRACT SVCS	47.07
08/24/2021	ART REACH OF MID MICHIGAN	CONTRACT SVCS	2,005.00
08/24/2021	AVFUEL CORPORATION	AIRPORT FUEL	11,353.98
08/24/2021	CHRIS BECK	FARMERS MKT	240.60
08/24/2021	BILL'S CUSTOM FAB, INC	CONTRACT SVCS	3,220.16
08/24/2021	BLUEGLOBES LLC	SUPPLIES	244.37
08/24/2021	GARY BRANDT	FARMERS MKT	193.80
08/24/2021	BROWN & BROWN OF CENTRAL MI	ADMIN COSTS	10,750.00
08/24/2021	KIMBERLY BROWN	FARMERS MKT	19.95
08/24/2021	RAY BROWERS	FARMERS MKT	254.85
08/24/2021	BSN SPORTS LLC	SUPPLIES	640.00
08/24/2021	KATHERINE BUGBEE	FARMERS MKT	62.10
08/24/2021	C & O SPORTSWEAR	SUPPLIES	3,362.00
08/24/2021	CHRISTINE CARLEY	FARMERS MKT	22.20
08/24/2021	ROSEMARY CARSON	FARMERS MKT	46.40
08/24/2021	CDW GOVERNMENT, INC	SUPPLIES HR	4,499.69
08/24/2021	CENTRAL ASPHALT, INC	SUPPLIES	178.60
08/24/2021	CENTRAL CONCRETE INC	SUPPLIES	642.88
08/24/2021	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	5,980.00
08/24/2021	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING	3,589.80
08/24/2021	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	735.00
08/24/2021	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
08/24/2021	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
08/24/2021	COCM	TRAINING	345.00
08/24/2021	CONSUMERS ENERGY	UTILITIES	36,444.89
08/24/2021	COYNE OIL CORPORATION	FUEL	4,902.81
08/24/2021	ANDREW CURTISS	FARMERS MKT	173.50
08/24/2021	JOSEPH M DAY COMPANY INC	CONTRACT SVCS	1,379.50
08/24/2021	KAREN FENTON	FARMERS MKT	80.45
08/24/2021	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE	1,111.56
08/24/2021	FISHER TRANSPORTATION CO, INC	SUPPLIES	551.16
08/24/2021	FISHBECK	CONTRACT SVCS	5,331.00
08/24/2021	SARAH MARSHALL	REIMBURSEMENT	97.25
08/24/2021	GALLS, LLC	UNIFORMS	46.03
08/24/2021	GALGOCI OIL COMPANY	FUEL	297.99
08/24/2021	SUSANNE GANDY	REIMBURSEMENT	63.14
08/24/2021	GRAINGER	SUPPLIES	1,457.10
08/24/2021	GRAND RAPIDS BUILDING SERVICES INC.	CONTRACT SVCS	2,725.50
08/24/2021	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	29.58
08/24/2021	DAVID GROTHAUSE	FARMERS MKT	246.45

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Bank COMM COMMON CASH			
08/24/2021	HACH COMPANY	SUPPLIES	324.00
08/24/2021	THE ISABELLA CORPORATION	CONTRACT SVCS	55,826.00
08/24/2021	ISABELLA COUNTY TREASURER	MISSION CREEK DRAW	605,100.00
08/24/2021	JOHN JOHNSON	FARMERS MKT	177.00
08/24/2021	WILLIAM KEHOE	FARMERS MKT	91.85
08/24/2021	KMI ROAD MAINTENANCE, LLC	CONTRACT SVCS	197.09
08/24/2021	ROBERT W LAMSON, PHD	CONTRACT SVCS	465.00
08/24/2021	LOGOS GALORE/MORDICA SALES	SUPPLIES	1,372.00
08/24/2021	MALLEY CONSTRUCTION, INC	SUPPLIES	504.00
08/24/2021	MHOK, PLLC	PROSECUTORIAL SVCS	181.00
08/24/2021	MCLAREN CORPORATE SERVICES	CONTRACT SVCS	218.00
08/24/2021	MCLAREN PORT HURON INDUSTRIAL	CONTRACT SVCS	78.00
08/24/2021	MEAD & HUNT	CONTRACT SVCS	8,505.60
08/24/2021	MEDLER ELECTRIC COMPANY	SUPPLIES	1,663.56
08/24/2021	MICHIGAN DOWNTOWN ASSOCIATION	TRAINING/DUES	425.00
08/24/2021	MID MICHIGAN AREA CABLE	2ND QTR 2% FRANCHISE FEE	18,320.28
08/24/2021	MT PLEASANT KIWANIS CLUB	DUES	72.00
08/24/2021	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	843.58
08/24/2021	MRWA	DUES	905.00
08/24/2021	MWEA	TRAINING	150.00
08/24/2021	NEAT & GREEN LAWN CARE, INC.	CONTRACT SVCS	3,225.00
08/24/2021	DOUG NEFF	CONTRACT SVCS	500.00
08/24/2021	COREY DION WALTHER	FARMERS MKT	101.40
08/24/2021	OFFICE DEPOT	SUPPLIES	1,373.47
08/24/2021	ON DUTY GEAR, LLC	UNIFORMS	2,085.00
08/24/2021	PAPAS PUMPKIN PATCH	FARMERS MKT	571.55
08/24/2021	PREIN & NEWHOF	CONTRACT SVCS	5,584.80
08/24/2021	PRO COMM, INC	SUPPLIES/VEHICLE MAINT	265.00
08/24/2021	PVS TECHNOLOGIES, INC.	CHEMICALS	5,085.36
08/24/2021	DUEL D PROPERTIES	CONTRACT SVCS	2,500.00
08/24/2021	OLIVIA OTTER ROBE	REFUND	60.00
08/26/2021	NANCY RIDLEY	REIMBURSEMENT	59.52
08/24/2021	RISE MACHINE	CONTRACT SVCS	1,550.00
08/24/2021	ROMANOW BUILDING SERVICES	CONTRACT SVCS/SUPPLIES	6,167.63
08/24/2021	TYLOR SHORT	FARMERS MKT	61.75
08/24/2021	DAN SODINI	FARMERS MKT	13.80
08/24/2021	SPARTAN DISTRIBUTORS	SUPPLIES	75.98
08/24/2021	SUNRISE ASSESSING SERVICES	CONTRACT SVCS	7,500.00
08/24/2021	STEVIE SWAREY	FARMERS MKT	59.80
08/24/2021	CHRISTOPHER SWIER	FARMERS MKT	249.35
08/24/2021	JILL MORRISON	TAX REFUND	3.09

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Bank COMM COMMON CASH			
08/24/2021	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	669.00
08/24/2021	PANCO, MARY	UB REFUND	9.23
08/24/2021	MARSHALL REAL ESTATE INVEST LLC	UB REFUND	12.62
08/24/2021	BISHOP, DANNY	UB REFUND	38.42
08/24/2021	WYBENGA, JUDY	UB REFUND	57.12
08/24/2021	RENTWOOD	UB REFUND	69.59
08/24/2021	VERIZON CONNECT NWF, INC.	CONTRACT SVCS	210.47
08/24/2021	VERMONT SYSTEMS, INC	CONTRACT SVCS	3,375.00
08/24/2021	JAKE WALRAVEN	FARMERS MKT	925.05
08/24/2021	KIERSTEN WASHBURN	FARMERS MKT	122.95
08/24/2021	DAVID WHITEHEAD	FARMERS MKT	72.30
08/24/2021	ERNEST WOLF	FARMERS MKT	58.85
08/24/2021	LOUISE WYMER	FARMERS MKT	271.40
08/24/2021	BRYAN ZUZGA	FARMERS MKT	19.00
08/31/2021	CITY TREASURER-PAYROLL FUND	REG PAY #521	269,170.29
08/31/2021	WRIGHT EXPRESS FINANCIAL SERVICES	N/A	74,170.58
09/09/2021	AMERICAN LEGAL	CONTRACT SVCS	260.55
09/09/2021	ATI GROUP	CONTRACT SVCS	297.50
09/09/2021	AVFUEL CORPORATION	AIRPORT FUEL	20.00
09/09/2021	CHRIS BECK	FARMERS MKT	101.55
09/09/2021	HEATHER BOUCK	REIMBURSEMENT	107.63
09/09/2021	GARY BRANDT	FARMERS MKT	803.70
09/09/2021	ANGELA BROWN	REIMBURSEMENT	2,068.50
09/09/2021	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS	159.60
09/09/2021	C & O SPORTSWEAR	SUPPLIES	412.50
09/09/2021	C2AE	CONTRACT SVCS	2,902.00
09/09/2021	CARMEUSE AMERICAS	CHEMICALS WATER	6,960.06
09/09/2021	ROSEMARY CARSON	FARMERS MKT	9.50
09/09/2021	CDW GOVERNMENT, INC	SUPPLIES	136.79
09/09/2021	CENTRAL ASPHALT, INC	SUPPLIES	121.03
09/09/2021	CENTRAL CONCRETE INC	SUPPLIES	419.12
09/09/2021	ALISHA CHAMBERLAIN	BATTLE OF LOCAL VOCALS	500.00
09/09/2021	KASSANDRA CHAMBERLAIN	BATTLE OF LOCAL VOCALS	500.00
09/09/2021	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	5,300.00
09/09/2021	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING	3,538.46
09/09/2021	CONSUMERS ENERGY	UTILITIES	29,105.74
09/09/2021	CORRPRO COMPANIES, INC.	CONTRACT SVCS	1,560.00
09/09/2021	COYNE OIL CORPORATION	FUEL	6,513.83
09/09/2021	CULLIGAN	CONTRACT SVCS	53.50
09/09/2021	ANDREW CURTISS	FARMERS MKT	252.95
09/09/2021	D. CLARE SERVICES	CONTRACT SVCS	1,440.00

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Bank COMM COMMON CASH			
09/09/2021	DEWOLF & ASSOCIATES	TRAINING	255.00
09/09/2021	DORNBOS SIGN & SAFETY, INC.	SUPPLIES	3,159.25
09/09/2021	DRONE THE NEWS, INC.	CONTRACT SVCS	2,000.00
09/09/2021	RENEE EARLE	FARMERS MKT	246.00
09/09/2021	ELHORN ENGINEERING COMPANY	CHEMICALS	908.40
09/09/2021	LEANN ELLIS	REIMBURSEMENT	1,084.00
09/09/2021	ETNA SUPPLY	SUPPLIES	320.84
09/09/2021	F & K TREE SERVICE & STUMP REMOVAL	CONTRACT SVCS	1,300.00
09/09/2021	KAREN FENTON	FARMERS MKT	53.85
09/09/2021	ALL PRO EXERCISE	SUPPLIES	745.05
09/09/2021	FLEIS & VANDENBRINK	CONTRACT SVCS	968.00
09/09/2021	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS	7,614.00
09/09/2021	NICHOLAS FREEZE	BATTLE OF LOCAL VOCALS	5,000.00
09/09/2021	JANAE FURSTENAU	BATTLE OF LOCAL VOCALS	2,000.00
09/09/2021	RENEE GILBERT	REIMBURSEMENT	69.33
09/09/2021	GREENTREE COOPERATIVE GROCERY	CONTRACT SVCS	500.00
09/09/2021	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	37.40
09/09/2021	DAVID GROTHAUSE	FARMERS MKT	140.60
09/09/2021	ANDREW GUZI	REFUND	15.00
09/09/2021	HACH COMPANY	SUPPLIES	1,891.53
09/09/2021	THE HEARTHSTONE OVEN	FARMERS MKT	480.00
09/09/2021	HYDROCORP, INC.	INSPECTION/REPORTING	4,829.50
09/09/2021	I-RIDE	CONTRACT SVCS	141.00
09/09/2021	ISABELLA CAT CLINIC	CONTRACT SVCS	1,180.00
09/09/2021	THE ISABELLA CORPORATION	CONTRACT SVCS	47,700.00
09/09/2021	ABID ISRAR	CONTRACT SVCS	26.00
09/09/2021	ABID ISRAR	CONTRACT SVCS	26.00
09/09/2021	JCI JONES CHEMICALS, INC.	CHEMICALS	3,673.60
09/09/2021	JOHN JOHNSON	FARMERS MKT	196.50
09/09/2021	BILL KEHOE	FARMERS MKT	73.40
09/09/2021	KENNEDY INDUSTRIES, INC	CONTRACT SVCS	507.00
09/09/2021	LITHOPREP	SUPPLIES	100.00
09/09/2021	MHOK, PLLC	PROSECUTORIAL SVCS	7,483.64
09/09/2021	JENNIFER MAYER	FARMERS MKT	9.50
09/09/2021	MCMASTER-CARR SUPPLY CO.	SUPPLIES	32.87
09/09/2021	MEDLER ELECTRIC COMPANY	SUPPLIES	31.92
09/09/2021	TYLER BROWN	REIMBURSEMENT	14.05
09/09/2021	STATE OF MICHIGAN	CONTRACT SVCS	185.00
09/09/2021	STATE OF MICHIGAN	CONTRACT SVCS	250.00
09/09/2021	STATE OF MICHIGAN	CONTRACT SVCS	250.00
09/09/2021	MICHIGAN MUNICIPAL LEAGUE	CONTRACT SVCS	203.76

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Bank COMM COMMON CASH			
09/09/2021	MICHIGAN PIPE & VALVE	SUPPLIES	552.00
09/09/2021	STATE OF MICHIGAN	SUPPLIES	130.00
09/09/2021	JOHN MONAHAN	FARMERS MKT	53.20
09/09/2021	CAROL MOODY	REIMBURSEMENT	445.20
09/09/2021	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	743.03
09/09/2021	NCL OF WISCONSIN	CHEMICALS	968.53
09/09/2021	NYE UNIFORM COMPANY	UNIFORMS	245.00
09/09/2021	OFFICE DEPOT	SUPPLIES	240.50
09/09/2021	PAPAS PUMPKIN PATCH	FARMERS MKT	340.85
09/09/2021	BUD PERCHA PAINTING, INC	CONTRACT SVCS	556.00
09/09/2021	PERCEPTIVE CONTROLS, INC.	CONTRACT SVCS	63.00
09/09/2021	PURITY CYLINDER GASES INC	CHEMICALS	4,476.77
09/09/2021	PVS TECHNOLOGIES, INC	CHEMICALS	5,108.45
09/09/2021	AMY RASCH	FARMERS MKT	868.20
09/09/2021	CATHERINE FORD-TILMANN	REFUND	10.00
09/09/2021	STEALERS FASTPITCH	REFUND	675.00
09/09/2021	DTS	REFUND	675.00
09/09/2021	RENT-RITE, INC	EQUIPMENT RENTAL	192.89
09/10/2021	NANCY RIDLEY	REIMBURSEMENT	56.42
09/09/2021	ROMANOW BUILDING SERVICES	SUPPLIES	650.45
09/09/2021	CHAD SAPP	REIMBURSEMENT	153.00
09/09/2021	SHARE CORPORATION	SUPPLIES	188.19
09/09/2021	TYLOR SHORT	FARMERS MKT	170.65
09/09/2021	SIMPLY ENGRAVING	SUPPLIES	151.43
09/09/2021	QUINTON MEDDLES	REFUND	45.00
09/09/2021	DAN SODINI	FARMERS MKT	590.60
09/09/2021	STEVIE SWAREY	FARMERS MKT	41.40
09/09/2021	CHRISTOPHER SWIER	FARMERS MKT	94.05
09/09/2021	Mt. Pleasant Abstract	REFUND	20.66
09/09/2021	THE WANDERHEART PROJECT	CONTRACT SVCS	400.00
09/09/2021	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS	530.70
09/09/2021	TOPCON SOLUTIONS INC	SUPPLIES	27,370.00
09/09/2021	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	637.00
09/09/2021	LOPEZ, SELENA	UB REFUND	28.81
09/09/2021	MT. PLEASANT ABSTRACT	UB REFUND	36.51
09/09/2021	ACKER TITLE AGENCY	UB REFUND	299.04
09/09/2021	LONGUSKI, LINDA	UB REFUND	33.48
09/09/2021	GILLESPIE, BROOKE	UB REFUND	40.34
09/09/2021	LABELLE MGT	UB REFUND	16.47
09/09/2021	RENTWOOD	UB REFUND	72.86
09/09/2021	WOODLAND INVEST LLC	UB REFUND	58.20

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Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
09/09/2021	KRUPSKY, LAUREN J	UB REFUND	20.84
09/09/2021	WATER, JOHN	UB REFUND	36.47
09/09/2021	GOSE, JAMIE L	UB REFUND	7.19
09/09/2021	TREVINO, SHELBY	UB REFUND	49.98
09/09/2021	HOVEY, JAMES P	UB REFUND	107.10
09/09/2021	ERNST, ABIGAIL	UB REFUND	40.12
09/09/2021	SAMUEL POWELL	CONTRACT SVCS	30.00
09/09/2021	TYLER MCGEE	CONTRACT SVCS	30.00
09/09/2021	MAX BIRGY	CONTRACT SVCS	15.00
09/09/2021	TOBIN SCHWARTZ	CONTRACT SVCS	39.00
09/09/2021	NATHAN BUETLER	CONTRACT SVCS	39.00
09/09/2021	KAYLYN KING	CONTRACT SVCS	26.00
09/09/2021	CLAYTON MOYNEUX	CONTRACT SVCS	39.00
09/09/2021	KURT FRELING	CONTRACT SVCS	65.00
09/09/2021	JACKSON PELESS	CONTRACT SVCS	26.00
09/09/2021	CAIDEN ROBINSON	CONTRACT SVCS	26.00
09/09/2021	AUDRA SZELAG	CONTRACT SVCS	39.00
09/09/2021	SAMMY POWELL	CONTRACT SVCS	65.00
09/09/2021	AMY RATKOS	CONTRACT SVCS	26.00
09/09/2021	JOSH WILSON	CONTRACT SVCS	39.00
09/09/2021	MORGAN BRANDEBERRY	CONTRACT SVCS	26.00
09/09/2021	THOMAS PACKARD	CONTRACT SVCS	39.00
09/09/2021	BURKE WEAVER	CONTRACT SVCS	26.00
09/09/2021	USABLUEBOOK	SUPPLIES	372.03
09/09/2021	VERMONT SYSTEMS, INC	CONTRACT SVCS	1,687.50
09/09/2021	JAKE WALRAVEN	FARMERS MKT	882.05
09/09/2021	KIERSTEN WASHBURN	FARMERS MKT	78.40
09/09/2021	BRYAN WHITLEDGE	CONTRACT SVCS	600.00
09/09/2021	DAVID WHITEHEAD	FARMERS MKT	135.25
09/09/2021	WINN TELECOM	COMMUNICATIONS	19.95
09/09/2021	MARILYN WIXSON	REIMBURSEMENT	70.00
09/09/2021	ERNEST WOLF	FARMERS MKT	37.25
09/09/2021	LOUISE WYMER	FARMERS MKT	202.65
09/09/2021	YEO & YEO CONSULTING, LLC	CONTRACT SVCS	2,265.00
09/09/2021	BRYAN ZUZGA	FARMERS MKT	14.25
COMM TOTALS:			
Total of 240 Checks:			\$1,669,485.10
Less 0 Void Checks:			0.00
Total of 240 Disbursements:			\$1,669,485.10

Wright Express8/31/2021

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
ACTIVE911 INC	COMMUNICATIONS	\$416.00	1
ADOBE SYSTEMS, INC	CONTRACT SVCS	69.98	2
ADOBE SYSTEMS, INC	SUPPLIES	73.98	2
ADVANCE AUTO PARTS	SUPPLIES	178.77	4
AMAZON.COM	COMMUNICATIONS	59.95	1
AMAZON.COM	SUPPLIES	2,925.80	40
AMERICAN PAYROLL ASSOC	TRAINING	262.00	1
AMERICAN PLANNING ASSN	DUES	557.00	1
ART REACH OF MID MICHIGAN	SUPPLIES	60.00	1
AUTO VALUE/BUMPER TO BUMPER	SUPPLIES	15.19	1
BATTERIES PLUS #120	SUPPLIES	59.92	1
BAVARIAN INN LODGE	TRAINING	127.33	1
C & O SPORTSWEAR	SUPPLIES	157.60	1
CARRIER EXPERT CONTROLS TRAINING	TRAINING	200.00	1
CELEBRATION CINEMA MP	CONTRACT SVCS	1,100.00	2
CENTRAL MOTOR SPORTS	SUPPLIES	20.48	2
CHARTER COMMUNICATIONS	CONTRACT SVCS	313.87	2
CHIEF ARCHITECT	SUPPLIES	11.97	1
CITYMP	SUPPLIES	7.50	6
COYNE OIL CORPORATION	SUPPLIES	20.08	1
CROWN AWARDS INC	SUPPLIES	43.65	1
CRYSTAL MOUNTAIN LODGING	TRAINING	661.20	2
DEWITT LUMBER	SUPPLIES	310.96	3
DICKS SPORTING GOODS	SUPPLIES	250.00	1
DOLLARTREE	SUPPLIES	40.00	2
DOUG'S SMALL ENGINE REPAIR	CONTRACT SVCS	119.34	1
DOUG'S SMALL ENGINE REPAIR	SUPPLIES	1,410.38	11
DOWNTOWN GARDENS	CONTRACT SVCS	26.00	1
DREAMSTIME.COM	SUPPLIES	39.00	1
DTE ENERGY	UTILITIES	2,890.24	16
EBERLESTOCK	SUPPLIES	329.00	1
EMEDCO	SUPPLIES	62.64	1
EQUIPSUPPLY.COM	SUPPLIES	71.88	1
EREPLACEMENTPARTS.COM	SUPPLIES	-2.89	1
ETNA SUPPLY	SUPPLIES	74.00	1
FACEBOOK ADS	CONTRACT SVCS	7.12	1
FASTENAL COMPANY	SUPPLIES	51.53	2
FERGUSON ENTERPRISES	SUPPLIES	8.37	1
FIVE BELOW	SUPPLIES	100.25	2
FREDDIE'S TAVERN	SUPPLIES	46.57	1
FRONTIER COMMUNICATONS	COMMUNICATIONS	65.98	1
GA PRECISION	SUPPLIES	0.00	2
GILL-ROY'S HARDWARE	SUPPLIES	859.56	26
GORDON FOOD SERVICE	SUPPLIES	409.12	6

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<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
GOTOMYPC.COM	CONTRACT SVCS	44.00	1
GRAY'S FURNITURE	SUPPLIES	60.00	1
GT RUBBER SUPPLY	SUPPLIES	667.78	5
HALL OF HEROES	SUPPLIES	60.00	1
HOBBY LOBBY	SUPPLIES	9.52	2
HOME DEPOT	CONTRACT SVCS	149.99	1
HOME DEPOT	SUPPLIES	885.72	21
HUMAN RESOURCE CERTIFICATION INSTITUTE DUES		169.00	1
HUTSON, INC	SUPPLIES	833.43	4
ISABELLA COUNTY	SUPPLIES	1.20	1
J. MURRAY & COMPANY	SUPPLIES	57.23	1
JIMMY JOHN'S	SUPPLIES	306.56	3
JOHN M. ELLSWORTH CO., INC.	SUPPLIES	68.80	1
KOHL'S - MT PLEASANT	SUPPLIES	57.98	2
KOKOMO'S FAMILY FUN CENTER	CONTRACT SVCS	576.30	2
LEADERCAST	TRAINING	-72.50	1
LERMA, INC.	TRAINING	175.00	1
LITTLE CAESARS	SUPPLIES	84.50	2
LOGOS GALORE/MORDICA SALES	UNIFORMS	20.00	1
MAX & EMILY'S EATERY	SUPPLIES	159.88	3
MCMASTER-CARR SUPPLY CO.	SUPPLIES	193.45	4
MEDLER ELECTRIC COMPANY	SUPPLIES	136.02	3
MEIJER INC	SUPPLIES	442.64	8
MENARDS - MT. PLEASANT	SUPPLIES	821.59	7
MI ASSOCIATION OF AIRPORT EXECUTIVE	TRAINING	325.00	1
MICHIGAN CAT	SUPPLIES	366.56	1
MICHIGAN FIRE INSPECT SOCIETY	TRAINING	1,610.00	4
MICHIGAN MUNICIPAL LEAGUE	TRAINING	1,851.00	4
MICHIGAN PIPE & VALVE	SUPPLIES	180.00	1
MICHIGAN STATE UNIVERSITY - CC	TRAINING	20.00	1
MID-MICHIGAN EQUIPMENT CORP	SUPPLIES	79.68	1
MILAN SUPPLY COMPANY	SUPPLIES	202.38	2
MMTA	TRAINING	359.00	1
MOREY'S LOGO	SUPPLIES	82.00	1
MOTORLESS MOTION	SUPPLIES	60.00	1
MRWA	TRAINING	700.00	2
MSU EXTENSION ISABELLA COUNTY	TRAINING	55.00	1
MT PLEASANT AUTOMOTIVE SUPPLY	SUPPLIES	168.87	4
MT PLEASANT FARMERS MARKET	SUPPLIES	20.00	1
MT PLEASANT TIRE SERVICE, INC	CONTRACT SVCS	2,487.00	3
MUMFORD OIL & GAS SUPPLY, LLC	SUPPLIES	119.43	1
MWEA	TRAINING	1,300.00	2
NAPA AUTO PARTS	SUPPLIES	1,250.72	10
NATIONAL ALLIANCE-YOUTH SPORTS	SUPPLIES	329.25	1



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<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
NATIONAL RECREATION & PARK ASSOC	MEMBERSHIP	175.00	1
NATIONAL RECREATION & PARK ASSOC	TRAINING	3,486.04	6
NATIONAL REG OF EMERGENCY MED TECHS	TRAINING	98.00	1
NBS COMMERCIAL INTERIORS	SUPPLIES	870.26	1
NORTH MISSION DOOR	SUPPLIES	500.00	1
OFFICE DEPOT	SUPPLIES	300.89	5
OLSON TIRE SERVICE	CONTRACT SVCS	49.50	1
PAPAS PUMPKIN PATCH	CONTRACT SVCS	1,320.00	1
PARTY'S PLUS	EQUIP RENTAL	91.80	1
PERRY LEBARON VENTURES, LLC	TRAINING	20.00	1
PICKARD STREET CITGO	SUPPLIES	20.44	1
PIONEER ATHLETICS	SUPPLIES	1,447.03	1
PISANELLO'S PIZZA	SUPPLIES	301.54	3
PLATINUM EDUCATIONAL GROUP	TRAINING	5.00	1
PONDER COFFEE COMPANY	SUPPLIES	60.00	1
PURE VITALITY SPA LLC	SUPPLIES	60.00	1
QT PETROLEUM	CONTRACT SVCS	945.00	1
REPUBLIC SERVICES #239	CONTRACT SVCS	924.90	5
RIC'S FOOD CENTER	SUPPLIES	64.73	3
ROBAIRE BAKERY & DONUT SHOP	SUPPLIES	176.40	1
S & S WORLDWIDE, INC.	SUPPLIES	393.33	4
SAM'S CLUB #4982	SUPPLIES	221.00	3
SCIENTIFIC BRAKE & EQUIPMENT CO	SUPPLIES	216.45	3
SHARE CORPORATION - CC	SUPPLIES	808.98	1
SHELL OIL	SUPPLIES	21.16	1
SHERWIN WILLIAMS	SUPPLIES	347.74	3
SIMPLY ENGRAVING	SUPPLIES	20.00	1
SOARING EAGLE WATERPARK & HOTEL	SUPPLIES	30.00	1
SOARING EAGLE WATERPARK & HOTEL	CONTRACT SVCS	3,210.00	4
SOCIETY OF HUMAN RESOURCES MGT	DUES	658.00	2
SOLDAN'S FEED & PET SUPPLIES	SUPPLIES	85.98	2
SPARTAN DISTRIBUTORS	SUPPLIES	438.22	1
STAPLES - MP	SUPPLIES	979.82	13
STATE OF MICHIGAN	LICENSE RENEWAL	80.00	1
STATE OF MICHIGAN EGLE	TRAINING	142.80	2
STATE OF MICHIGAN ICHAT LOOK UP	CONTRACT SVCS	10.00	1
STU'S ELECTRIC MOTOR	SUPPLIES	386.83	1
SUPERIOR FERTILIZER	SUPPLIES	621.55	1
SWANK MOTION PICTURES	CONTRACT SVCS	1,400.00	1
TAB GEAR LLC	SUPPLIES	86.20	1
TARGET	SUPPLIES	88.84	2
TED FESTERLING LLC	SUPPLIES	7,696.80	2
THE BIRD BAR & GRILL	SUPPLIES	60.00	1
THE CHRONICLE STORE	SUBSCRIPTION	9.99	1

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THE HUMANE SOCIETY OF THE US	TRAINING	80.00	1
THE JUMP STATION	CONTRACT SVCS	440.00	1
THE JUMP STATION	SUPPLIES	45.00	1
THE UPS STORE	CONTRACT SVCS	50.95	2
THE WALL STREET JOURNAL	SUBSCRIPTION	19.49	1
TIGERSUPPLIES - CC	SUPPLIES	404.82	1
TLO ONLINE	CONTRACT SVCS	75.00	1
TOMAHAWK LIVE TRAP	SUPPLIES	1,087.14	1
TOP CON SOLUTIONS INC	SUPPLIES	1,776.56	1
TRACTOR SUPPLY - MP	SUPPLIES	285.95	3
U S POSTMASTER	CONTRACT SVCS	7.40	1
ULINE SHIP SUPPLIES	SUPPLIES	182.08	1
VERIZON WIRELESS	CONTRACT SVCS	15.93	1
VERIZON WIRELESS	SUPPLIES	38.01	1
VERIZON WIRELESS	COMMUNICATIONS	4,694.63	43
VOLGISTICS, INC	CONTRACT SVCS	98.00	1
W S DARLEY & CO.	SUPPLIES	132.80	2
WALGREENS	SUPPLIES	44.99	1
WAL-MART	SUPPLIES	1,009.34	15
WINN TELECOM	COMMUNICATIONS	2,559.36	10
ZOOM, INC.	SUPPLIES	149.90	1
ZOOM, INC.	CONTRACT SVCS	57.71	4
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	TOTALS	\$74,170.58	462