

Regular Meeting of the City Commission
Monday, April 26, 2021
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduction of recent City employees hired.
2. Update from Jim McBryde of Middle Michigan Development Corporation (MMDC).

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

3. City Manager report on pending items.
4. First Quarter Investment Report.
5. Receipt of annual Industrial Facilities Tax (IFT) Abatement Report from Middle Michigan Development Corporation (MMDC).
6. Minutes of the Brownfield Redevelopment Authority/Economic Development Corporation (January).
7. Minutes of the Downtown Development Authority (March).
8. Correspondence received regarding sidewalk and safety concerns for Mission Creek Park.
9. Notice of Temporary Traffic Control Order #2-2021.

CONSENT CALENDAR: DESIGNATED (*) ITEMS

CITY COMMISSION MINUTES

- * 10. Approval of the minutes of the regular meeting held April 12, 2021.

PUBLIC HEARINGS:

STAFF RECOMMENDATIONS AND REPORTS:

- * 11. Bids and Quotations
 - a. Island Park pickle ball courts
 - b. Commission Chamber audio/visual
- * 12. Consider extension of contract with Brown and Brown for insurance broker services.

13. Receive Obsolete Property Rehabilitation Act (OPRA) Policy and consider approval of the same.
- * 14. Receive request to create an Obsolete Property Rehabilitation Act (OPRA) District to include the Central Business District TIFA boundaries and set a public hearing for May 24, 2021 on the same.
15. Set an additional public hearing for May 24, 2021 on rezoning request from CD-3 (Sub-Urban) to CD-4 (General Urban) for 1024 & 1026 S. University due to insufficient public notice for the prior public hearing.
- * 16. Consider resolution in support of final approval of Temporary Traffic Control Order # 1-2021.
- * 17. Consider Michigan Department of Transportation (MDOT) resolution in support of funding for airport crack sealing.
18. Consider approval of recommended re-use of Horizon Park ball field.
19. Consider resolution extending conditional approval of a Class C medical marihuana grow operation for Stash Ventures at 210 W. Pickard.
- * 20. Receive an ordinance to amend Chapter 97: Parks and Recreation and set a public hearing for May 10, 2021 on the same.
21. Consider referral to Parks and Recreation Commission regarding potential funding to assist with installation of lighting at Hannah's Bark Park.
- * 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: (None scheduled at this time)

RECESS:

WORK SESSION:

23. Discuss potential 2021 millage adjustment.
24. Presentation on the 2022-2027 Capital Improvement Plan (CIP).
25. Discussion on 2022-2027 Capital Improvement Plan.

ADJOURNMENT:

MIDDLE MICHIGAN
DEVELOPMENT CORPORATION



2020
ANNUAL
REPORT



MIDDLE MICHIGAN DEVELOPMENT CORPORATION

STRATEGIC PLAN

2019-2021

MISSION

We grow the economy with services designed to retain, expand and attract businesses in Clare and Isabella Counties.

VISION

We are the primary economic development driver for businesses, communities and industrial partners in Middle Michigan.

BUSINESS RETENTION AND GROWTH

- Conduct regular retention calls on area businesses with municipalities and other partners.
- Represent companies seeking state incentives to the MEDC and other departments.
- Connect businesses with suppliers and customers through Pure Michigan Business Connect.
- Facilitate workforce training and export growth for businesses in Middle Michigan.

BUSINESS ATTRACTION

- Target businesses for attraction and respond quickly to new leads and site selector inquiries.
- Assist incoming businesses with State incentives and municipal approval processes.
- Update site selectors and area businesses through the MMDC websites and social media.
- Coordinate with economic development partners for a regional attraction strategy.

COMMUNITY DEVELOPMENT

- Publish available properties on the MMDC and Great Lakes Bay Region websites.
- Work with developers, land owners and real estate brokers to promote redevelopment.
- Assist developers with real estate tax credits and other incentives.
- Assist municipalities with brownfield redevelopment and other development stages.

Clare Office

402 North First Street
Harrison, Michigan 48625
Phone: (989) 539-2173
Fax: (989) 539-6053

Mt. Pleasant Office

200 East Broadway
Mt. Pleasant, Michigan 48858
Phone: (989) 772-2858
Fax: (989) 773-2115

A MESSAGE FROM OUR PRESIDENT



Dear Friends,

I have just completed my fifth full year as President and CEO of the Middle Michigan Development Corporation and am very pleased to present our 2020 Annual Report!

2020 was a very challenging year due to the COVID-19 pandemic. Despite the challenges, we at Middle Michigan Development Corporation made over 520 virtual company visits while the companies we work with in Clare and Isabella Counties have reported over \$130 million in new investments. In response to the pandemic, MMDC was one of fifteen regional economic development organizations selected by the Michigan Economic Development Corporation (MEDC) to distribute relief grants to area small businesses.

In March, MMDC distributed \$200,000 in grants to 169 small businesses and nonprofits within our region through the Michigan Small Business Relief Grant Program. In April, another \$200,000 was made available for low-interest loans for businesses with a larger number of employees. Three businesses in Mt. Pleasant and one in Clare received \$50,000 loans at 0.25% interest and a ten-year payback. In May, MMDC distributed \$48,000 through the MEDC's Match on Main COVID-19 Response Program to 22 small businesses in downtown Mt. Pleasant. In addition, MMDC distributed another \$45,000 to 31 small businesses and nonprofits in Isabella and Clare Counties based on generous contributions from Dow Chemical, TCF Bank and the Clare County Community Foundation.

In June, the State Legislature passed Senate Bill 690, providing \$100 million from the CARES Act for the Michigan Small Business Restart Program. MMDC distributed 842 grants totaling \$3,325,000 to eligible small businesses and nonprofits in the counties of Arenac, Clare, Gladwin, Gratiot, Isabella and Midland. So despite the many challenges we faced, 2020 was an incredible year for grants to small businesses.

We were able to continue our highly successful speaker series for our quarterly meetings by moving them online. Our 2020 speakers included Daniel Eichinger, Director of the Michigan Department of Natural Resources, Josh Hundt, Executive Vice President of the Michigan Economic Development Corporation, Wayne Hofmann, President of Infuse Great Lakes Bay, Chelsea Beckman, MEDC's Community Assistance Specialist, Derek Kirchner, Director of Commercial and Industrial Demand Response of Consumers Energy, and Duane Watson, Agricultural Program Specialist of Consumers Energy.

We would not be successful in anything we do without the strong support of our MMDC Board members and area business leaders. Here's to another successful economic development year in 2021!

Sincerely,

James McBryde
President and Chief Executive Officer
Middle Michigan Development Corporation

2020 MMDC METRICS

\$134,472,995 INVESTED

\$4,240,706 GRANTS RECEIVED

298 NEW HIRES

542 COMPANY VISITS

1,219 COMPANY ASSISTS

MIDDLE MICHIGAN DEVELOPMENT CORPORATION RESTORING THE ECONOMY POST-COVID

In an effort to support Michigan small businesses that were negatively impacted by COVID-19, Middle Michigan Development Corporation (MMDC), along with our regional economic development partners, worked diligently to assist businesses with getting back on their feet. MMDC was one of fifteen statewide economic development organizations selected by the Michigan Economic Development Corporation (MEDC) to distribute funds through the Michigan Small Business Relief Program, Match on Main COVID-19 Relief Program and the Michigan Small Business Restart program. Additionally, MMDC received local funds from The Dow Corporation, TCF Bank and the Clare Community Foundation to extend some of these programs even further.

The administration of these programs was no small feat. MMDC was not only responsible for the distribution of aid to our area businesses, but by necessity, the creation of an internal infrastructure that would allow us to successfully provide support. We created application portals, objective scoring criteria, payment distribution systems and online resources to ensure our eligible small businesses could easily access and receive the funds they needed. We also worked closely with the MEDC, providing feedback on what worked and what didn't, and made ourselves available to business owners who needed further assistance in the application process. This, along with our communication outreach strategy, allowed us to ensure that every business in Arenac, Clare, Gladwin, Gratiot, Isabella and Midland counties received an opportunity for support.

Through these efforts, MMDC was able to pivot many of our core services to better support a wide variety of area businesses and develop place-based initiatives that foster resilience in our region. As a result, the majority of the companies that received funding have remained open and continue to rebound from the challenges they faced in an unprecedented year.

"We were honored to take part in distributing grants and loans to help businesses in Arenac, Clare, Gladwin, Gratiot, Isabella and Midland," states Jim McBryde, President and CEO of Middle Michigan Development Corporation. "Small businesses are the backbone to a functioning community, and it was critical to get these funds out the door as quickly as possible to help them continue to operate and maintain a vibrant community."

169

small businesses
supported

Michigan Small Business Relief Program

Middle Michigan Development Corporation was selected to provide \$200,000 in small business relief grants to eligible businesses. One hundred and sixty-nine businesses in Clare, Gladwin, Gratiot and Isabella Counties were awarded. Additionally, small businesses received \$45,000 from contributions by Dow Chemical, Clare County Community Foundation and TCF Bank. Five hundred and fifty-eight applications were received across the four-county region.

22

small businesses
supported

Match On Main

The MEDC announced that its existing Match on Main program was being expanded to provide access to more communities and refocus resources on recovery efforts of existing businesses. MMDC was one of 22 community organizations across the State to receive \$48,000 through the Match on Main COVID-19 Response Program. Twenty-two downtown Mt. Pleasant businesses received grants ranging from \$2,000 to \$2,500.

842

small businesses
supported

Michigan Small Business Restart Program

The State issued \$100 million of CARES Act funding to the Michigan Small Business Restart Program through Senate Bill 690. MMDC was selected to distribute \$3,325,000 in grants to eligible small businesses located in Arenac, Clare, Gladwin, Gratiot, Isabella and Midland Counties. Out of 871 applicants, 842 small businesses were approved for grant funding through this program.

WORKING WITH OUR PARTNERS ACROSS SIX COUNTIES...



Nicole Wilson

Midland Business Alliance Vice President of Economic Development

"The Midland Business Alliance was able to support the Midland small business community as they faced challenges brought on by the ongoing pandemic. Through the Michigan Small Business Restart Program, the MBA was able to provide financial support and get a better understanding of the unique opportunities and challenges faced by each of these businesses. This program also provided opportunity to build collaborative efforts across our region, and with MMDC in particular, to collectively support our business communities."

Stephanie Buffman

Arenac County Economic Development Corporation Director

"Middle Michigan Development Corporation is an incredibly valuable resource in our region. They offer amazing guidance during blue sky times, and most recently showed an abundance of leadership during the very difficult challenges faced by businesses during the COVID-19 pandemic. We are grateful for our relationship with the MMDC."



Jim Wheeler

Greater Gratiot Development Corporation President

"The Michigan Small Business Restart Program provided crucial relief to small businesses seeking to continue operations in an unprecedented time. In Gratiot County alone, \$518,000 was distributed among 150 small businesses, leading to the retention of 900 jobs and creation of over 150 jobs. GGDC was elated to partner with the MMDC to assist small businesses through the MSBRP."

Pam O'Laughlin

MMDC Clare County Director

"It has been incredible to hear back from so many business owners who were successful in securing a grant through one of the many grant programs MMDC has been involved with during the COVID-19 pandemic. The tales from each are varied in the specifics, but overall the story is one of relief and jubilation of being able to retain a business that they have worked so hard to establish through major investments of time and money. I am thankful to have had the opportunity to be involved in providing that help."



TO SUPPORT SMALL BUSINESSES

Bob Balzer

Gladwin County Economic Development Corporation Director

"Middle Michigan Development Corporation has been an incredible partner throughout our regional efforts to support local businesses and the economic development organizations that serve our Mid-Michigan communities. Their expertise and willingness to administer State and local programs in partnership with the Gladwin County Economic Development Corporation has provided the tools needed to serve our businesses and organizations in ways that would otherwise not have been possible. Their administration of recent business relief grants helped provide over \$400,000 in funding to Gladwin County businesses. Multiple business owners complimented the process and expressed their appreciation for funding that allowed them to keep their businesses open. We sincerely appreciate our relationship with MMDC and its staff and look forward to future collaboration with them as we work together with regional economic development partners."



SMALL BUSINESS LEADERS ARE GRATEFUL TO MIDDLE MICHIGAN



"COVID-19 has been challenging for most businesses, especially for restaurants and microbreweries. If it wasn't for the grant opportunities from MMDC, it would have been extremely difficult to weather the storm for those bills not covered by other programs. As we start our recovery and get past this pandemic, it's partners like MMDC that I credit to our survival and recovery!"

JIM HOLTON

Mountain Town Station and
Summit Smokehouse & Tap Room

"The COVID shutdown hit us here at Cops & Doughnuts at the worst time of year possible. The rapid work of the MMDC team ensured grant funding arrived at a critical time and helped bridge the gap until PPP funds arrived. It truly helped save our business."

GREG "RYNO" RYNEARSON

Cops & Doughnuts

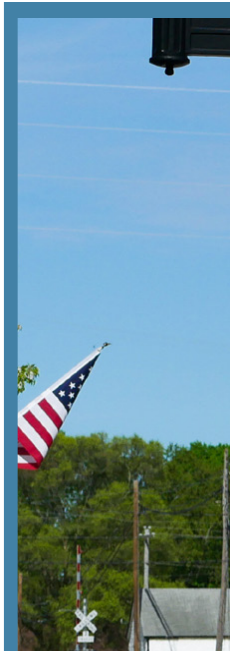


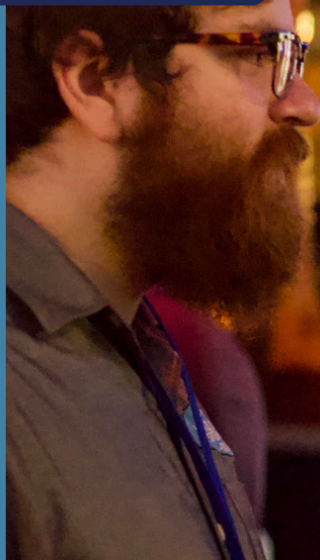


THE SPIRIT OF COOPERATION



— MIDDLE MICHIGAN —
DEVELOPMENT CORPORATION





Written by Robert Hoshowsky

Approaching its 40th anniversary, Middle Michigan Development Corporation (MMDC) has plenty to be proud of. It has been busy attracting and retaining businesses, growing the economies of Clare and Isabella Counties, and enjoying an inflow of new staff and hundreds of thousands of dollars in grant funding.

"When I first started here in Michigan, our total annual operating budget

was substantially less than just the grant amount we received in 2019," says James (Jim) McBryde, MMDC President and Chief Executive Officer for the past five years. "We received more in grants in one year than our total operational budget was just five years ago," he shares.

"We've come a long way in terms of being a regional leader and a leader for rural counties, and a lot of smaller counties in the area look to Middle Michigan as an example of leadership." ►►



▸ Decades of service

Founded in 1981, the Middle Michigan Development Corporation remains committed to assisting existing and new businesses with valuable information, guidance, grants, and much more.

With two conveniently located offices in both Clare and Isabella counties, MMDC remains focused on keeping and growing existing businesses, attracting new companies to the area, and many community development initiatives.

Internally, MMDC keeps on growing. Staff include McBryde; Kati Mora (promoted to Vice President last year); Pam O’Laughlin, who is Clare County Director for MMDC and covers Clare County for Michigan Works! Region 7B; Krista Pohl, Assistant to the President; and Brian Roberts, Rural Specialist/Field Manager, who also works on contract with the Michigan Defense Center, part of the MEDC (Michigan Economic Development Corporation).

“Our scope has grown a lot, and we are doing many more things,” says McBryde. “We are not just focused on best practices for our two counties; we are assisting neighboring counties in getting better, and that’s what a lot of grants are about. Even if a project that could have gone here goes to a neighboring county, it affects our workforce in a positive way. People who live here work there, and vice-versa. There is a cooperative spirit among all of us who work in this region, and we are all cheering for each other.”

Working for businesses

2019 was a record year for Middle Michigan Development Corporation, and for business attraction and retention. Last year, MMDC made an impressive 135 company visits in Isabella County and Clare County, and 309 company assists, often helping companies with multiple issues.

With MMDC’s hard work and dedication paying-off, companies visited by the Corporation reported 263 new hires, and \$32,897,000 in new investments.

Together with over \$32 million in business investment, 2019 was a record year for grants, with a grant total of \$330,750 (\$100,000 of the amount was a Michigan Defense Center grant).

Three site readiness grants were received from the Michigan Economic Development Corporation (MEDC) totaling \$61,250 for Farwell Enterprise Park and Clare North Industrial Park for signage and lighting improvements.

Another \$200,000 was allocated to the Mt. Pleasant SmartZone District to roll out broadband throughout the park, making it more attractive to high-tech companies who were potential tenants, since existing broadband only covered half of the area.

Farwell Enterprise Park
Photo by Courtney Jerome Media



Additionally, \$30,000 was received from MEDC's Region 5 (eight county region) to run the first ever Coming Home event last October. This event was arranged for potential employees, including graduating college seniors and young professionals returning to the area, to take part in matchmaking with 26 participating companies.

With 146 participants last year, the event was a huge success, helping bridge the talent gap between job-searchers and businesses looking to hire.

"This event really helped to build that talent pipeline between educators and companies, because oftentimes there isn't a lot of communication between the two," says Pam O'Laughlin of Coming Home. "I believe this event opened up some of those doorways between students and companies to make sure they understand the talent that is within those classrooms, and that the students understand there are opportunities in their backyard to be able to continue their pursuits here."

Another \$39,500 was received from EMCOG, the East Michigan Council of Governments. The funds were directed to assisting neighboring counties to achieve best practices for economic

development, for website design, and to help with site selection, industrial parks, and redevelopment-ready communities under the MEDC certification program.

Of the \$330,750, a significant amount was sub-granted to various entities, a point of pride for the Middle Michigan Development Corporation. "We have really become a regional leader in a lot of these areas," comments McBryde. "Our service area is still just two counties, but we stepped up to the plate, and through these grants have provided some real help for the region in a number of ways." ➤



📷 Mt. Pleasant RRC Certification



**STRONG ROOTS
IN THE COMMUNITY,
WITH OPPORTUNITIES
TO GROW.**

TREE CARE • RECYCLING • BIO-ENERGY • FORESTRY

Bandit Industries is an employee-owned manufacturer and worldwide distributor of premium tree care, material processing and recycling equipment. Every Bandit machine is hand-built at our mid-Michigan home and put to work at jobsites around the world. We've earned our reputation by producing durable equipment and standing behind our customers every step of the way. That's why we've been an industry leader for the last 35 years, and we're still growing.



**Bandit
INDUSTRIES, INC.**

► Defense and cybersecurity

Long known as one of the world's centers for automotive manufacturing, Michigan shifted from cars to making planes and tanks during the Second World War, earning the nickname 'Arsenal of Democracy.'

Eighty years later, the Michigan Defense Center (www.michigandefensecenter.com) works with the MEDC on areas ranging from homeland security to the estimated 4,000 state businesses serving the defense sector.

One of the roles of the MEDC is to locate companies in defense-related industries like automotive, tool and die, and medical devices, and to augment their product mix and portfolio with defense and homeland security contracts. To achieve this, Brian Roberts is actively identifying and encouraging companies.

Navigating a Post-COVID World

- Like many organizations, MMDC had to swiftly pivot to accommodate life post-COVID. MMDC was one of 15 local organizations across the state selected to facilitate Small Business Relief Program grants to businesses impacted by the COVID-19 pandemic. MMDC distributed \$400,000 in grants and loans across four Mid-Michigan counties including Clare, Isabella, Gratiot and Gladwin. According to Josh Hundt, Executive Vice President, MMDC truly modeled how a partnership between state and local economic development organizations can work.
- MMDC was also selected as a Match on Main COVID-19 Response Program Grant recipient to further support place-based businesses in downtown Mt. Pleasant with additional funding made available through the MEDC. \$48,000 was made available to distribute to 22 businesses located within the traditional downtown corridor of Mt. Pleasant to further support COVID-19 recovery efforts.
- MMDC has already brought in an additional \$645,000 in business and community grants and loans in 2020, surpassing their 2019 grant total.
- Despite the COVID-19 pandemic, the Apex Clean Energy Wind Project is underway and ahead of schedule, making it the largest infrastructure project taking place in the State of Michigan at this time.

Part of his role is educating businesses who may not think they produce anything defense-related. "Typically, they want end products, but even for companies that don't produce end products, there's always opportunities to jump in on subcontracts with prime contractors," says Roberts. "And that's the other part of this: identifying what companies would be good to come in with bigger prime contractors who have those relationships with the government."

Midway through its most recent Strategic Plan covering 2019 to 2021, MMDC continues working diligently with the Michigan Defense Center, cybersecurity, and Industry 4.0, also known as the Fourth Industrial Revolution as industry moves towards artificial intelligence and Smart manufacturing.

One of the few organizations in Michigan to receive a second year of funding with the Defense Center, MMDC is identifying companies with the capacity to pursue homeland security contracts within the five more rural counties of Region 5, not just Clare and Isabella.

Roberts says there has been increased awareness of the rewards of pursuing federal contracts, and coordinating with the Procurement Technical Assistance Center (PTAC) housed at Saginaw Future, technical experts helping companies pursuing defense contracts.

Roberts is on hand assessing and encouraging companies to go for defense contracts, while PTAC provides additional technical assistance and follow-up. "In that way, the state can identify companies and see if there's anything they can do to strengthen those assets, and provide more opportunities," says Roberts.

Since so many companies are being hit by ransomware, the Defense Department insists all contractors are third-party certified for cybersecurity, and are fully embracing Industry 4.0. Every year, a cybersecurity conference is held with speakers from law enforcement and other areas to bring companies up to speed, while local businesses are encouraged to pursue Industry 4.0, as MMDC wants their practices to be fully up to date.





Welcoming wind power

A few years ago, McBryde was asked to support a large wind energy project in Isabella County, the biggest single phase wind farm in the history of the state. Apex Clean Energy received approval for the project, which will see 136 General Electric wind towers installed.

Significant not only for its size, the wind project will help power the area, bring in additional jobs, and result in the creation of new infrastructure. Requiring and receiving community approval, the turbines will generate enough energy to power approximately 97,000 homes, resulting in more than \$800 million of investment locally.

"The team at Middle Michigan understands the value of this project and what it means to the local community and was with us every step of the way," says the development manager for the Isabella Wind Project, Albert Jongewaard, in the latest MMDC Annual Report. "In fact, the project wouldn't have been possible without their assistance."

Among the many other benefits, the wind farm project will result in an estimated 20 well-paying, long-term jobs, and lead to potential training opportunities in renewable energy careers for students in both Clare and Isabella counties. Installed on farmland in the rural northern half of the County, the wind project will also see the County and townships participating in revenue in the areas where the towers will be located, and significant tax revenue coming into the area.

"This project provides more energy independence and clean energy for the area, and this is just Phase 1 of further development of wind and solar in our area," says McBryde. Another bonus is new roads are being built and dirt roads being paved to access the towers, taking up a minimal footprint on existing farmland. "One of the side benefits of this is, you could have companies coming in and upgrading roads which would never otherwise be upgraded."

Based on information from Apex Clean Energy, all 136 wind towers should be completed and online by November.

REGIONAL EDUCATION SERVICE DISTRICT
GRATIOT-ISABELLA RESD

*Shaping the Future
Through Education*
**Gratiot
Isabella
RESD**

www.giresd.net
 Dr. Jan C. Amsterburg, Superintendent
 1131 E. Center St.
 Ithaca, MI 48847
 989-875-5101



- Special Education Services
- Instructional Services
- Business Services
- Data Processing
- Technology Services
- Forest Hill Nature Area
- Winding Brook Conference Centre

CAREER TECHNICAL EDUCATION CENTER LOCATIONS

<p>Mt. Pleasant Campus 989-775-2210 1155 S. Elizabeth St. Mt. Pleasant, MI 48858 www.mpatc.com</p>	<p>Alma Campus 989-466-7549 1500 N. Pine Ave. Alma, MI 48801</p>
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Bright future

With a diversified business base including large manufacturers like Delfield, American Mitsuba Corporation (AMC), Unified Brands, Morbark, and Bandit; and with numerous available grants, industrial parks and room for expansion; with the successful Coming Home event, and with growing renewable energy and more, the future of Clare and Isabella counties is bright.

"I would like to see Middle Michigan continue to be a regional leader but be an even bigger regional leader in terms of working with other areas of the region, not just the two counties we represent," says McBryde.

"Obviously that's job one for us – our core two counties we represent. We have to make sure they are doing well. But as we move forward, if we are doing well and can be helpful to our neighbors, it strengthens the region and it's basically one employment pool.

"People drive 20 or 30 miles to work sometimes. So we want the area to be strong, and we can help companies be stronger and more diversified than ever before, and that's our goal." ■

MANUFACTURERS INNOVATE TO MEET CRITICAL NEEDS



Many manufacturers in Middle Michigan found themselves launching new protective equipment products to diversify their offerings, support frontline workers and maintain profitability in 2020. Highland Plastics, Inc., Unified Brands, Inc., Bear Packaging & Supply and The Rogers Group are just a few examples of area companies that thought outside-the-box to develop innovative health and safety solutions during the COVID-19 pandemic.

Highland Plastics, Inc. and Unified Brands, Inc. Develop Protective Enclosures

Both Highland Plastics, Inc., located in Shepherd, and Unified Brands, Inc., located in Weidman, began producing protective enclosure boxes that could be utilized by healthcare professionals working in close contact with COVID-19 positive patients in early 2020. Both companies altered their traditional manufacturing techniques in order to stay open and provide a product that was in short supply.



Bear Packaging & Supply, Inc. Gets Creative, Switching to PPE Production



Bear Packaging & Supply, Inc. located in Mt. Pleasant, worked diligently to deliver plastic bags to healthcare facilities. Plastic bags became an in-demand item at the beginning of the COVID-19 pandemic. In just a few days, they shipped over 7,000 bags to organizations in the medical field.

StageRight Corporation and The Rogers Group Pivot Production to Help With PPE Shortage

StageRight Corporation and their parent company, The Rogers Group, contributed their efforts in the fight against the coronavirus by working closely with a leading medical technology company to supply essential equipment. Their components helped produce a bed that serves as a patient platform and directly assisted medical professionals serving on the front lines of the crisis.





BUSINESS ATTRACTION

MAC LTT Makes Middle Michigan Newest Location for Operations

MAC Liquid Tank Trailer (MAC LTT) has made Mt. Pleasant its newest home of operations. Headquartered in Kent, Ohio, MAC LTT acquired the manufacturing assets of Burch Tank and Truck on May 11, 2020 and has since opened their first stainless-steel facility right here in Middle Michigan to build state-of-the-art cargo tankers.

With a strong focus on producing solution-driven products, MAC LTT specializes in building trailers and tanks for transportation. Its advanced designs provide operational benefit to customers, including those who transport dairy products, orange juice and fertilizer.

Continuing to advance their operations and techniques in the manufacturing industry, MAC LTT was looking to expand their stainless steel market and recognized Burch Tank & Truck as an ideal fit.

"We are thrilled to see a unique and successful company like MAC LTT come to Middle Michigan. This successful acquisition has given MAC LTT an opportunity to grow their team, and they are in search of 16 more individuals to join their welders, mechanics and general laborers at their Mt. Pleasant location," stated Jim McBryde, President and CEO of Middle Michigan Development Corporation.

MAC LTT has been exceeding industry expectations and offering game-changing solutions in the liquid tank trailer industry for the past 22 years. Acquiring Burch Tank & Truck's manufacturing assets and deciding to co-locate at Burch Tank & Truck's Mt.

Pleasant location is just another example of that. From the level of craftsmanship Middle Michigan has become known for to the reliable reputation built by Burch Tank & Truck over the years, MAC LTT is positioned to lead the way in this competitive market.

About MAC LTT:

MAC LTT is an industry leading manufacturer of Liquid Tank Trailers.

About Burch Tank & Truck:

Burch Tank & Truck was founded in 1990 and is an OEM tank trailer dealer for MAC LTT Stainless Steel Division as well as a complete service center for cargo tanks.





Broadway Lofts Development and GreenTree Cooperative Grocery Expansion Almost Complete

The Broadway Lofts community development project broke ground in March 2020 and is expected to be completed in early fall of 2021. This \$18 million project is expected to play a major role in the vibrancy of downtown Mt. Pleasant and required a variety of both State and local incentives to become a reality. The 50,000 square foot mixed-use building sits on a 1.34 acre site. The top three levels of the building will feature 48 apartments, and GreenTree Cooperative Grocery will be a key commercial tenant on the first floor.

The project's downtown location make the apartments a perfect attractor for young professionals in the area.

GreenTree Cooperative Grocery has been a part of the Mt. Pleasant community for over 50 years. In 2020, the Cooperative launched a capital campaign to raise funds to expand from their current space into their new Broadway Lofts location. This expansion will quadruple the size of their grocery store and is expected to create 15-20 new jobs.



HARRISON COMMUNITY CELEBRATES GRAND OPENING OF TOWN SQUARE

In 2020, the City of Harrison celebrated the grand opening of the Harrison Town Square featuring unique amenities for locals and non-residents alike. The new park features a splash pad that is fun for all ages, an entertainment pavilion, a digital sign to inform the community of upcoming events and notifications, bathrooms/changing rooms, a town clock, a bus stop shelter and additional downtown parking.

The Harrison Downtown Development Authority (DDA) was key to the planning and development of The Town Square, which included extensive community outreach to determine all the park features. Through the Harrison Downtown Revitalization process, the \$700,000 park was the third phase of a larger plan to make downtown a more desirable place for community members to frequent.

The USDA, MEDC, MDOT, DNR Passport Program and Rising Tide Community Program all contributed grant dollars which totalled \$450,000. Additionally, a local chapter of the General Federation of Women's Clubs raised funds to purchase the Town Square clock.



The City of Harrison is committed to providing a vibrant community space for their residents. The Town Square gives individuals space to interact, attend special events, enjoy aquatic experiences and add to their overall quality of life through fun and safe outdoor activities. At its core, Harrison is a wonderful residential community with great recreational assets.



THE YEAR IN ECONOMIC DEVELOPMENT

CONSUMERS ENERGY SUPPORTS CLARE AREA BUSINESSES THROUGH 'OUR TOWN' CAMPAIGN

Businesses in Clare received a little extra support from Consumers Energy's 'Our Town' Campaign. Shoppers who purchased gift cards redeemable at local businesses through the Clare Area Chamber of Commerce received a dollar-for-dollar match. This campaign provided the Clare Area Chamber of Commerce with an additional \$24,000 to be spent at community businesses.



BLANCHARD COMMUNITY CENTER REVITALIZATION UNDERWAY



The former Blanchard Elementary School building has been purchased and will be utilized as a new community center. The school was vacated in 2008; however, the grassroots efforts of community members pushed revitalization of the space forward. The community center is expected to be named 'The Ethan Courser Community Center' and will be completed in the near future.

FUTURE MOLD CELEBRATES 50TH ANNIVERSARY

Congratulations to our friends at Future Mold Corporation, Farwell, MI, who celebrated their 50th anniversary in 2020. Since 1970, Future Mold has been specializing in manufacturing state-of-the-art thermoforming tooling and lip rolling machines. Their unique custom-made products and years of experience in the industry make them a strong leader in thermoforming design and tooling.



MID MICHIGAN COLLEGE RANKED #2 ONLINE COLLEGE IN MICHIGAN

The Harrison area is home to Mid Michigan College, which ranked #2 for the best online community college in Michigan. Through their professional programs made available online, students have the opportunity to further their education affordably and from the comfort of their own homes. Determining criteria for the rankings included the College's success rates and the variety of its online offerings.



PRESIDENT DAVIES NAMED TO NEW MICHIGAN WORKFORCE DEVELOPMENT BOARD

Central Michigan University President, Bob Davies, has been appointed by Governor Gretchen Whitmer to the new Michigan Workforce Development Board. The board will be seeking input from local businesses and educational leaders across the State to identify new policies that improve and expand Michigan's workforce, economy and educational opportunities.



MIDMICHIGAN MEDICAL CENTER - CLARE RECEIVES LEAPFROG'S ANNUAL PATIENT SAFETY RECOGNITION AWARD

MidMichigan Medical Center's Clare campus received recognition as a Top 2020 Rural Hospital in Leapfrog's Annual Patient Safety Survey. Only 19 hospitals nationwide received this distinct honor, which required top performance among peers, as well as meeting the highest standards for quality and patient safety.



THE ISABELLA COUNTY WIND PROJECT REACHES COMPLETION

Apex Clean Energy has put up their last wind tower, making Isabella County the largest single-phased wind farm in Michigan. With over 136 wind turbines across more than 55,000 acres of land, this project alone can power nearly 97,000 homes.





GOING PRO TALENT AWARDS ANNOUNCED

Through the State of Michigan Going Pro Talent Fund, five businesses in Clare County and one in Isabella County received a total of \$91,706 in funding for employer training opportunities.

- Advanced Battery Concepts - \$28,590
- Central Restoration - \$11,470
- Four Leaf Brewing - \$3,599
- Integrity Printing - \$33,550
- Mid Michigan Industries - \$33,550



Kudos to Pam O'Laughlin, our Clare County Director for Middle Michigan, for making this happen.

MMDC HOSTS PRODUCT PHOTOGRAPHY WORKSHOP FOR SMALL BUSINESSES

Thanks to an EMCOG mini-grant, MMDC was able to offer a product photography workshop to small business owners and employees in Clare and Isabella Counties. This workshop was designed to give individuals hands-on product photography experience and enhance online listings of their products. MMDC partnered with Bo Parker, Owner of Afterglow Film & Photo, and ArtReach of Mid Michigan on this initiative.



MID MICHIGAN COLLEGE AND MICHIGAN WORKS! REGION 7B PARTNER ON APPRENTICESHIPS

Mid Michigan College and Michigan Works! 7B collaborated to develop the Trade Apprenticeship Readiness Certificate. To achieve this certification, individuals take four college-level courses designed to equip them with the skills necessary to excel in today's modern manufacturing environment. This partnership ensures a successful talent pipeline for employers in Middle Michigan.



Connecting Employers,
Resources & Talent



JAMES MCBRYDE NAMED MEDA ECONOMIC MEDALIST AND 2021 MEDA PRESIDENT

Middle Michigan Development Corporation President and CEO, Jim McBryde, received two honors in 2020: the Michigan Economic Developer Association's (MEDA) Medalist of the Year Award and he was elected to be the MEDA President for 2021.

The Medalist of the Year Award identifies individuals that showcase outstanding contributions to economic development within Michigan. Recipients of this award have demonstrated commitment and dedication to helping communities grow and are resources for businesses within the area they provide support.

Prior to joining the MMDC, McBryde served for twelve years as Vice President, Governmental Affairs for the Michigan Economic Development Corporation (MEDC). At MEDC, he worked on key State and Federal initiatives and the successful passage of MEDC's annual budget. Before joining the MEDC, McBryde also served as the Interim Chair for the Michigan Liquor Control Commission and as a Special Assistant for the Michigan Department of Community Health. For eight years, McBryde also served in the Michigan House of Representatives, 99th District, having been first elected in 1990 and retiring at the end of 1998 due to term limits. He served on the House Appropriations Committee, as Chair of the State Police and Military Affairs Subcommittee and Vice Chair of the Higher Education Subcommittee.



In addition to his most recent award, McBryde has received the following honors:

- CMU Centennial Award in 1992 as one of Central Michigan University's most distinguished alumni of their first 100 years.
- Legislator of the Year in 1994 by the Michigan Sheriffs' Association.
- Merit Service Award in 1995 by the Saginaw Chippewa Indian Tribe.
- Legislative Star Award in 1994 and 1996 by the Michigan Deputy Sheriff's Association.
- Distinguished Service Award in 2008 by the Michigan Economic Development Corporation.

McBryde has been President and CEO of Middle Michigan Development for five years and continues to be a leader in economic development. This award honors his continued success and achievements on behalf of Isabella and Clare Counties.



2020 SPONSORS

Advanced Battery Concepts
AKT Peerless Environmental
American Mitsuba Corp.
Apex Clean Energy, Inc.
Bandit Industries, Inc.
Bigard & Huggard
Central Asphalt
Central Concrete
Commercial Bank
Consumers Energy
Cops & Doughnuts
DTE
Fabiano Brothers
Fisher Transport
Future Mold

Great Lakes Bay Economic Club
HAEDCO
Highland Plastics, Inc.
Isabella Bank
Isabella Community Credit Union
ITC
Jay's Sporting Goods
JBS Contracting, Inc.
Konwinski Construction
Kyle's Manufacturing
McLaren Central Michigan
Melling Products North
Mercantile Bank

MidMichigan Health
Morbark, LLC
Mount Pleasant Commerce Center
Saginaw Chippewa Indian Tribe
Spence Brothers
StageRight / The Rogers Group
TCF Bank
The Wildlife Gallery
Weinlander Fitzhugh

2020 PARTNERS

Central Michigan University
Charter Township of Union
City of Clare
City of Harrison

City of Mount Pleasant
Clare County
Hayes Township
Isabella County

Mid Michigan College
Village of Farwell

2021 EXECUTIVE DIRECTORS



Jerome Schwind
MMDC Chair
President
Isabella Bank



Harmony Nowlin
MMDC Vice Chair
Community Services Area Manager
Consumers Energy



Brad Wahr
MMDC Treasurer
Vice President for Commercial Lending
Mercantile Bank of Michigan



Tracey Connelly
MMDC Secretary
City Manager & Clerk
City of Harrison



Margaret McAvoy
MMDC At Large Representative
County Administrator
Controller Isabella County



Marita Hattem-Schiffman
MMDC At Large Representative
President
MidMichigan Health

EX-OFFICIO MEMBERS



James McBryde
President & CEO
Middle Michigan Development Corporation



Rick Barz
MMDC Past President
Past President, Isabella Bank

2021 BOARD OF DIRECTORS

- Rick Barz, Past President, Isabella Bank
- Kevin Bock, TCF Bank
- Tracy Byard, Clare County
- Tracey Connelly, City of Harrison
- Brad Eldred, The Wildlife Gallery
- Scott Govitz, Mid Michigan College
- Marita Hattem-Schiffman, MidMichigan Health
- Jeremy Howard, City of Clare
- Adrian Krawczynski, Village of Farwell
- Nicholas Long, Central Michigan University
- Margaret McAvoy, Isabella County
- William Mrdeza, City of Mt. Pleasant
- Harmony Nowlin, Consumers Energy
- Kristi O'Boyle, Morbark, LLC
- Greg (Ryno) Rynearson, Cops & Doughnuts
- Jerome Schwind, Isabella Bank
- Brian Smith, Saginaw Chippewa Indian Tribe
- Mark Stuhldreher, Charter Township of Union
- Jody Thompson, Bandit Industries, Inc.
- Brad Wahr, Mercantile Bank of Michigan



MIDDLE MICHIGAN
DEVELOPMENT CORPORATION



COMMISSION LETTER #067-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021

FROM: NANCY RIDLEY, CITY MANAGER *Nes*

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 4-21-2021
Website Content Policy Develop draft policy regarding purpose of website and what information should/should not be posted	May 28, 2019	Anytime in the next year.	
New Motions/Amended Motions Onscreen Staff to investigate ability to put typed version of new and amended motions on big screen	July 8, 2019	None	Will consider as part of the AV equipment replacement in 2021.
Principal Shopping District Investigate for next assessment roll whether new businesses can be granted a lower special assessment amount in first years of business	July 8, 2019	None	Will be evaluated by Principal Shopping District as recommended special assessment is developed in 2021.
Housing Study Follow-Up Staff to work with Planning Commission and others to recommend ordinance amendments and programs as generally agreed to for implementation	July 13, 2020	None	In process-Will work with Dr. Colarelli on possibility of coordinating fall focus groups on owner-occupied incentive follow-up.
Charter Changes Staff to work with City Attorney to draft language for 4-year City Commission terms and 2-year Mayor and Vice Mayor terms	February 8, 2021	None	Based on work session of February 8, 2021, City Attorney and City Manager will redraft resolution on 4-year terms and recommend date for consideration.

SHORT DESCRIPTION OF TOPIC	MEETING TOPIC WAS AGREED TO	REQUESTED DUE DATE	STATUS AS OF 4-21-2021
Downtown Analysis Follow-Up 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	In process. First floor residential zoning change approved. OPRA district and policy is on this agenda for consideration.
PILOT Ordinances Staff to provide a summary of end dates and if there are options for closing out any.	October 12, 2020	None	
Local Economy 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	First meeting with 3 City Commissioners, economic development partners and City staff has been held. In process for planning second meeting.

2. Tentative Work Session Schedule:

April 26 Discuss potential 2021 millage adjustment
Capital Improvement Plan

May 10 Capital Improvement Plan

May 24 Principal Shopping District Special Assessment?

June 14 American Rescue Plan options? (dependent on Treasury guidance received)

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

**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2021**

PORTFOLIO SUMMARY

PORTFOLIO BY INVESTMENT TYPE:

<u>Investment Type</u>	<u>31-Mar-21 Balance</u>	<u>Interest Rate</u>	<u>Percentage of Portfolio</u>
Demand Deposits:			
Isabella Bank Checking	\$ 1,102,350.03	0.1200%	4.4848%
Federated Government Obligatic	674,826.68	0.0200%	2.7454%
MBIA CLASS Investment Pool	2,730,373.25	0.0484%	11.1082%
TCF Muncipal Money Market	200,556.07	0.0500%	0.8159%
Isabella Bank -Insured Cash Sweep	12,833,959.43	0.1500%	52.2132%
Fixed Income:			
Muncipal Bonds	3,053,531.00	1.9360%	12.4229%
Government Agencies	3,455,400.80	1.5710%	14.0578%
US Treasuries	528,902.73	1.4300%	2.1518%
Portfolio Total	<u><u>\$24,579,899.99</u></u>		<u><u>100.00%</u></u>

PORTFOLIO BY FINANCIAL INSTITUTION/BROKER:

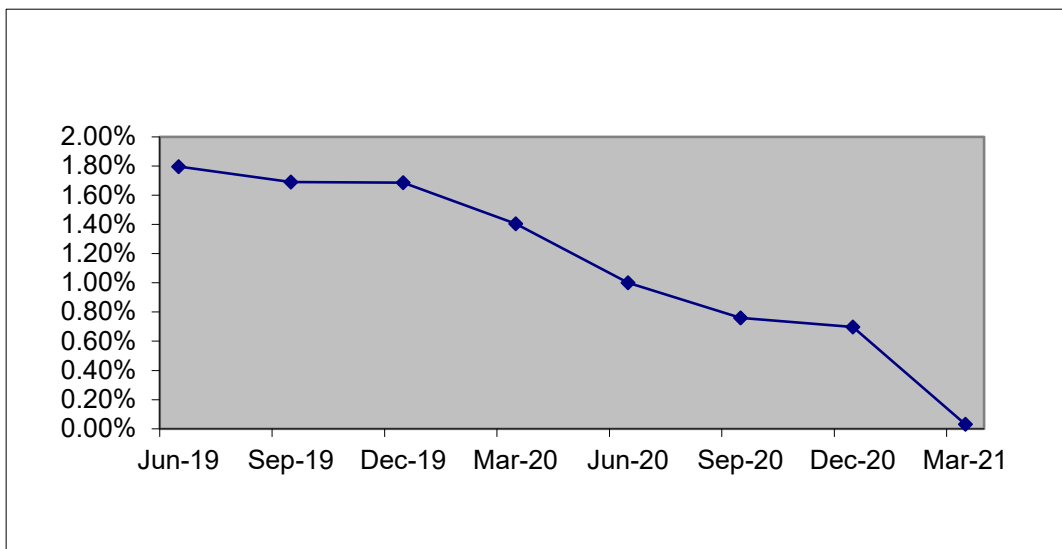
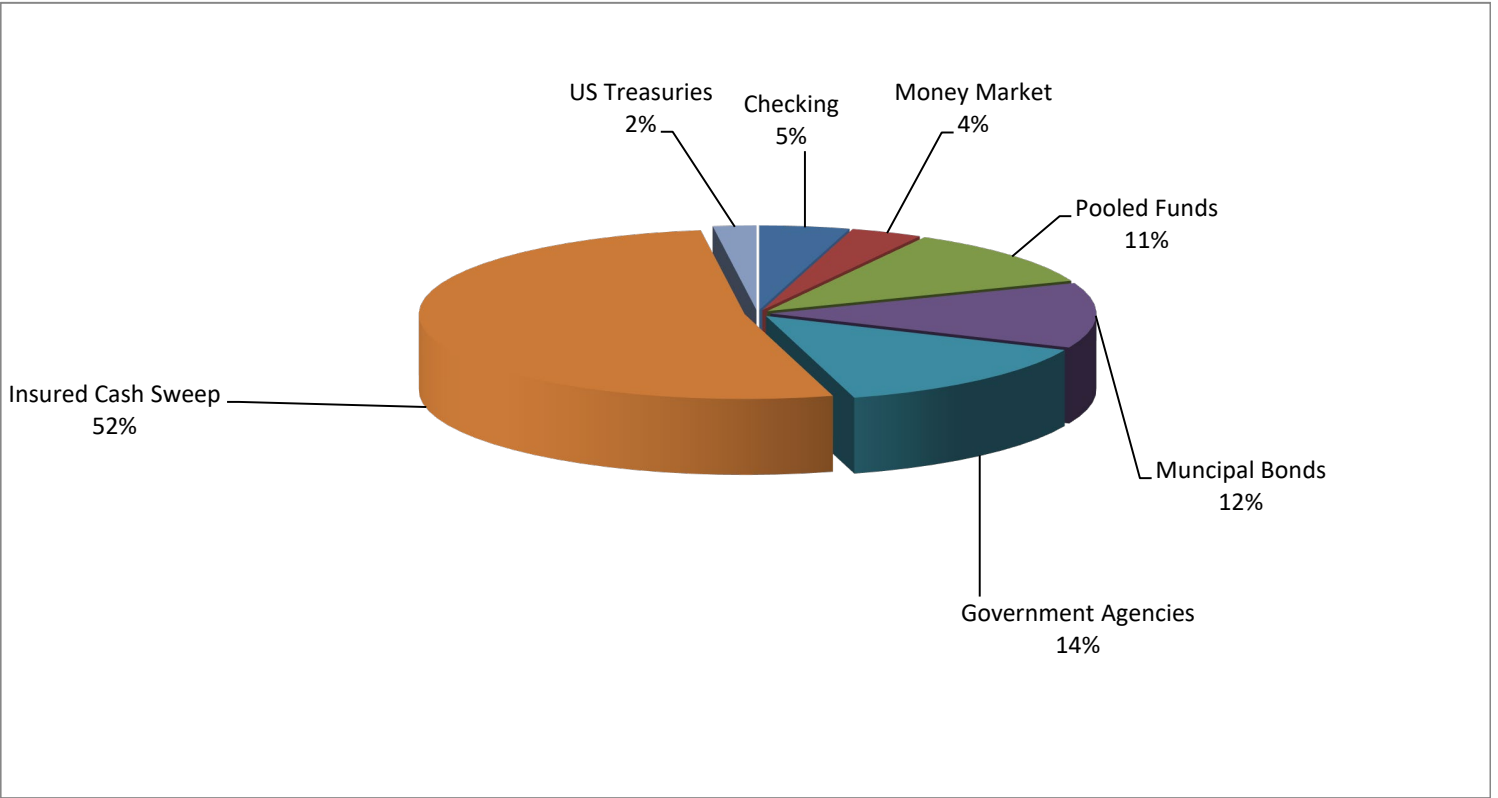
	<u>31-Mar-21 Balance</u>	<u>Percentage of Portfolio</u>
Meador Investment Management	\$ 7,712,661.21	31.38%
MBIA CLASS	2,730,373.25	11.11%
Isabella Bank	1,102,350.03	4.48%
TCF Bank	200,556.07	0.82%
Insured Cash Sweep	12,833,959.43	52.21%
Portfolio Total	<u><u>\$24,579,899.99</u></u>	<u><u>100.00%</u></u>

All investments were made in accordance with the investment policy dated May 26, 1998 including CDARS revision dated September 14, 2009.

**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2021**

PORTFOLIO SUMMARY (Continued)

Portfolio by Investment Type



**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2021**

FIXED INCOME PORTFOLIO - Balance March 31, 2021

Municipal Bonds

<u>Bank Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount Amount</u>
Chippewa Valley School	29-Sep-20	01-May-23	944	0.4780%	\$ 255,000.00	\$ 255,000.00
River Rouge Schoc	13-Oct-20	01-May-22	565	0.4410%	280,000.00	280,000.00
River Rouge Schoc	13-Oct-20	01-May-23	930	0.5140%	765,000.00	765,000.00
River Rouge Schoc	13-Oct-20	01-May-24	1296	0.7170%	495,000.00	495,000.00
Allegan Schools	20-Oct-20	01-May-23	923	0.3990%	275,000.00	275,000.00
Allegan Schools	20-Oct-20	01-May-22	558	0.2830%	310,000.00	310,000.00
Allegan Schools	20-Oct-20	01-May-21	193	0.2030%	60,000.00	60,000.00
Dexter Schools	24-Mar-21	01-May-23	768	0.2500%	250,000.00	250,000.00
Dexter Schools	24-Mar-21	01-May-24	1134	0.3800%	250,000.00	250,000.00
Elk Rapids Schools	25-Mar-21	01-May-25	1498	4.0000%	100,000.00	113,531.00

Total Municipal Bonds

\$ 3,040,000.00 \$ 3,053,531.00

Government Agencies

<u>Issuer</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount Amount</u>
FFCB	05-Sep-19	05-Sep-24	1827	1.4900%	\$ 310,000.00	\$ 309,435.80
FHLB	09-Aug-19	16-Aug-24	1834	1.6100%	750,000.00	749,512.50
FHLB	15-Aug-19	15-Aug-24	1827	1.5500%	1,000,000.00	997,650.00
FFCB	09-Sep-19	09-Sep-24	1827	1.6500%	300,000.00	300,000.00
FHLMC	09-Sep-19	09-Sep-24	1827	1.6250%	300,000.00	300,000.00
FNMA	26-Nov-19	15-Oct-24	1785	1.6250%	250,000.00	249,402.50
FNMA	29-Jan-20	06-Sep-22	951	1.3750%	250,000.00	249,400.00
FFCB	05-Oct-20	05-Oct-23	1095	1.6100%	300,000.00	300,000.00

Total Government Agencies

\$ 3,460,000.00 \$ 3,455,400.80

US Treasuries:

<u>Issuer</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount Amount</u>
US Treasury	29-Aug-19	31-Aug-23	1463	1.4300%	\$ 530,000.00	\$ 528,902.73

Total US Treasuries

\$ 530,000.00 \$ 528,902.73

Total Fixed Income Portfolio March 31, 2021

\$ 7,030,000.00 \$ 7,037,834.53

**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2021**

FIXED INCOME PORTFOLIO - Transactions During Quarter

PURCHASES:

<u>Company Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount/ Carrying Amount</u>
Dexter Schools	24-Mar-21	01-May-23	768	0.2500%	\$ 250,000.00	\$ 250,000.00
Dexter Schools	24-Mar-21	01-May-24	1134	0.3800%	250,000.00	250,000.00
Elk Rapids Schools	25-Mar-21	01-May-25	1498	4.0000%	100,000.00	113,531.00

Total Purchases					<u>\$ 600,000.00</u>	<u>\$ 613,531.00</u>
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MATURITIES:

<u>Company Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount/ Carrying Amount</u>
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Total Maturities					<u>\$0.00</u>	<u>\$0.00</u>
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**CITY OF MT. PLEASANT
INVESTMENT REPORT
MARCH 31, 2021**

INVESTMENT EARNINGS

SUMMARY:

Interest Earned on Fixed Income Maturities:	\$ -
Interest on Demand Deposits	12,424.10
Interest on Government Agency/Treasuries	26,022.50
Investment Fees	(1,956.97)
Interest/Discount Accrual December 31, 2020	(24,600.00)
Interest/Discount Accrual March 31, 2021	16,800.00
Total Interest Earned for Quarter	<u><u>\$ 28,689.63</u></u>

INTEREST EARNINGS BY FUND:

<u>Fund</u>	<u>Quarterly Interest</u>	<u>Year to Date Interest</u>	<u>Amended Budget</u>
General	\$7,599	\$7,599	\$ 17,000
Major Street	2,672	2,672	18,000
Local Street	1,501	1,501	6,000
Cemetery Trust	283	283	2,000
Special Assessment	397	397	2,000
Downtown Improvements/Parking	133	133	590
Capital Improvements	3,119	3,119	18,000
Economic Development Corporation	93	93	-
Mission Street DDA	797	797	2,800
TIFA	946	946	3,300
LDFA	277	277	1,250
BRDA	17	17	50
Airport	371	371	2,600
Sewer	4,661	4,661	35,000
Water	4,159	4,159	30,000
Solid Waste	1,561	1,561	7,500
Restricted Donations	106	106	-
	<u><u>\$28,690</u></u>	<u><u>\$28,690</u></u>	<u><u>\$146,090</u></u>



MIDDLE MICHIGAN DEVELOPMENT CORPORATION

2020 IFT Memo

To: Mt. Pleasant City Commission

From: James McBryde, President/CEO
Middle Michigan Development Corporation

Date: April 26, 2021

Subject: 2020 IFT Report

I am forwarding this 2020 IFT Report showing job creation and retention for companies that received tax abatements from the City of Mt. Pleasant. These tax abatements were approved for the construction of buildings or additions to existing buildings either classified as real property or the purchase of non-real estate assets that would be classified as personal property. Non-real estate assets were primarily for machinery and equipment or assets of similar status.

In addition to the 30 new jobs created by the companies that received these tax abatements, another 169 jobs were retained as a result of these tax abatements. Please note that the job numbers in this year's IFT Report are a little lower than what has appeared in prior reports. This is primarily due to the removal of expired tax abatements from the report.

The actions by the City Commission to approve these tax abatements was instrumental to the decisions these companies made to remain here and further invest in our local economy. As a result, these abatements have demonstrated the City Commission's commitment to the strengthening of our local economy. Despite the ongoing pandemic, we hope to see more job growth and investment as a result of these tax abatements as we progress through 2021.

<u>Company</u>	<u>Cert. Number</u>	<u>Parcel ID</u>	<u>Start Date</u>	<u>Ending Date</u>	<u>Certificate Value</u>	<u>Beginning Tax Val.</u>	<u>Current Tax Value</u>	<u>Number of Jobs Retained</u>	<u>Number of Jobs Created</u>	<u>Purpose of Abatement</u>	<u>Project Status</u>
American Mitsuba (formerly CME Corporation) 2945 Three Leaves Drive Mt. Pleasant, MI 48858	2009-193	17-992-00041-00	Year 2009	Year 2015 *	\$1,500,000	\$512,088	\$180,900	6.0	0.0	New personal property consisting of machinery and ancillary equipment.	Completed: modifications to 4 lines, purchase of cooling fan & molding machine
	2010-260	17-992-00042-00	Year 2010	Year 2016*	\$4,000,000	\$912,390	\$801,000	6.0	0.0	New personal property consisting of machinery and ancillary equipment.	Completed: 2010
	2010-260	17-992-00043-00	Year 2010	Year 2022	\$200,000	\$100,000	\$99,600	6.0	0.0	Real Property Improvements to support machinery and ancillary equipment.	Completed: 2010
	2018-182	17-992-00055-00	Year 2019	Year 2031	\$900,000	\$219,800	\$219,800	9.0	27.0	Real Property: 5,940 square foot addition.	Completed: 2019
Q-SAGE Inc. 2150 JBS Trail Mt. Pleasant, MI 48858	2010-232	17-992-00045-00	Year 2010	Year 2022	\$90,084	\$45,000	\$44,800	0.0	0.0	Real Property-Construction of addition to existing building.	Completed 2010
	2014-063	17-992-00049-00	Year 2015	Year 2027	\$450,000	\$225,000	\$224,000	0.0	0.0	Real Property - Construction of a 11,000 s.f. addition to existing facility.	Completed 2014
Dayco Products LLC 1799 Gover Pkwy. Mt. Pleasant, MI 48858	2014-228	17-992-00051-00	Year 2015	Year 2025	\$ 1,765,000	\$ 882,500	\$ 878,700	115.0	0	Real Property - construction of a 40,000 s.f. addition to existing facility.	Completed 2014
J & J Land Management LLC 1900 Gover Parkway Mt. Pleasant, MI 48858	2014-350	17-992-00053-00	Year 2015	Year 2027	\$ 288,077	\$ 144,000	\$ 143,400	21.0	3.0	Real Property - construction of addition to existing facility.	Completed 2014
	2014-350	17-992-00054-00	Year 2015	Year 2021	\$ 26,691	\$ 11,878	\$ 6,500	6.0	0.0	PP - New personal property consisting of machinery and ancillary equipment.	Completed 2014
Totals					\$ 9,219,852	\$ 3,052,656	\$ 2,598,700	169	30		

* Required by State to keep expired certificates until eligible for EMPP exemption.

State reimburses for loss in taxes for expired certificates.

City of Mt. Pleasant, Michigan



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Brownfield Redevelopment Authority (BRA) Economic Development Corporation (EDC)

MINUTES OF THE REGULAR MEETING

**January 8, 2021—11:30 A. M.
ELECTRONICALLY CONDUCTED**

I. Call to Order

The meeting was conducted electronically and was called to order by Vice-Chair Jeff Smith at 11:32 a.m.

Present: Joshua Agardy, Will Joseph, Mary Ann Kornexl, Tom Krapohl, Margaret McAvoy, Nancy Ridley, Jeff Smith (Vice Chair), Jennifer Verleger

Absent: Bradley Wahr (Chair)

Also attending: (Staff): William Mrdeza, Michelle Sponseller (meeting host), Stacie Tewari
(Guests): Mitchell Wagoner

With the exception of McAvoy, all Board members identified Isabella County, Mt. Pleasant, Michigan as their place of participation for the meeting. McAvoy indicated she was participating from Shiawassee County, Owosso, Michigan.

II. Approval of Agenda

It was moved by McAvoy, seconded by Verleger, to approve the agenda as presented. **The motion passed unanimously.**

III. Approval of the July 16, 2020 Meeting Minutes

It was moved by Ridley, seconded by Krapohl, to approve the July 16, 2020 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business:

A. BRA

1. There was no business to be considered by the Brownfield Redevelopment Authority.

City of Mt. Pleasant, Michigan



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B. EDC

1. Consider an Offer to Purchase Up to Three Acres Owned by the EDC in Industrial Park North

Mrdeza presented an offer that was received to purchase up to three acres of property owned by the EDC in Industrial Park North. The property in question is a portion of a larger parcel which includes a detention pond that, in addition to the industrial park, serves as storm water overflow for a portion of the City west of the pond. Mitchell Wagoner initiated an offer to purchase between 2 and 3 acres for the purposes of constructing an adult use marijuana Microbusiness in that location. This would be the last developable property owned by the EDC in the City. The offer considered by the Board was \$14,500 per acre, up to three acres.

Mrdeza indicated that the offer by Mr. Wagoner was consistent with the general market value of the property of \$13,000-15,000 per acre as determined by City Assessor Chris Coucke. A map depicting the proposed property to be sold (amounting to approximately 2.76 acres) was provided in the packet. The property has been on the market for a number of years and has been included in the list of available properties on the City's web site as well as on the MMDC's site. Mrdeza discussed the need to include a maintenance easement for the storm water line connecting the pond in any agreement to sell the property, as well as a recommendation to adjust the current easement boundary surrounding the detention pond so that it wouldn't encroach upon the sale property. The final total purchase price would be calculated based on the actual acreage to be sold after the survey has been completed.

It was moved by Krapohl, seconded by Ridley, to accept the purchase price of \$14,500 per acre, to include a 90-day due diligence period in the purchase agreement, to document and adjust easement boundaries as discussed and recommended, and to authorize the Board Chair and Secretary to sign any applications or other documents associated with the purchase on behalf of the Economic Development Corporation Board. **The motion passed unanimously.**

Mrdeza reminded the Board that the property sale will need to be confirmed by the City Commission prior to executing the purchase agreement. He indicated that he would work with the City Attorney to address issues such as responsibility for surveying the property and initiating the land division process, earnest money deposits, etc. in the Purchase Agreement. Assuming there are no provisions in the Purchase Agreement that significantly deviate from standard practices, the Chair and Secretary will execute the agreement when it is finalized. In the event the agreement contains significant non-

City of Mt. Pleasant, Michigan



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standard provisions, the Purchase Agreement will be brought back to the Board for consideration prior to execution of the agreement.

V. Other Business

There was no other business to discuss.

VI. Public Comment

There were no public comments received or offered.

VII. Adjourn

There being no other comments or business, **the meeting adjourned at 12:15 p.m.**

City of Mt. Pleasant, Michigan



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

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Mission-Pickard Downtown Development Authority (DDA)

MINUTES OF THE REGULAR MEETING

March 11, 2021 10:00 AM

ELECTRONICALLY CONDUCTED

I. Call to Order

The meeting was called to order by Chair Jeff Smith at 10:02 am. Mrdeza informed the Board that there were currently two vacancies on the DDA Board; appointments will be made by the City Commission in the near future.

Present: John Hunter, Tom Krapohl, Doug LaBelle II, Margaret McAvoy, Nancy Ridley, Robby Roberts, Jeff Smith (Chair)

Absent: Lisa Orlando, Robert VanDorin

Also attending: (Staff): Craig Brune (Parks staff), William Mrdeza, Michelle Sponseller (Host)

In accordance with state law governing the ability to conduct meetings virtually, all members listed as present identified Michigan as the state from which they were participating. Hunter, Krapohl, Labelle, Ridley, Roberts, and Smith identified their city and county from which they were participating as Mt. Pleasant, Isabella County. McAvoy identified Owosso, Shiawassee County as her location of participation.

II. Approval of Agenda

It was moved by McAvoy, seconded by Krapohl, to approve the agenda as presented. **The motion passed unanimously.**

III. Approval of the November 12, 2020 Meeting Minutes

It was moved by Krapohl, seconded by Hunter, to approve the November 12, 2020 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business

A. Election of Officers

Mrdeza reminded the Board that the last election was held in 2019 with officers elected to two year terms. The Vice-Chair position is currently vacant with the resignation of Tim

City of Mt. Pleasant, Michigan



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Driessnack from the Board in late 2020. The current Chair was eligible to be re-elected to that position for another term if so desired per the By-Laws.

It was moved by McAvoy, seconded to by Ridley, to nominate Jeff Smith for another two-year term as Chair. There were no other nominations. McAvoy then moved to close the nominations and cast a unanimous ballot for Smith as Chair, seconded by Ridley. **The motion passed unanimously.**

It was then moved by Ridley, seconded by Krapohl, to nominate John Hunter for a two-year term as Vice-Chair. There were no other nominations. McAvoy then moved to close the nominations and cast a unanimous ballot for Hunter as Vice-Chair, seconded by Krapohl. **The motion passed unanimously.**

B. Consider Award of the Mission Street Grounds Care Bid

Mrdeza reported that the three year grounds keeping contract for the Pickard/Mission corridor was awarded to Green Scene Landscaping in 2017. The contract was extended a year in 2020 due to the COVID pandemic at the same 2019 price of \$16,300.

When bid earlier this year, Green Scene Landscaping was the sole bid received at the following amounts: 2021--\$16,500, 2022--\$16,700, 2023--\$16,800. Funds have been budgeted in the Operations line item. Brune indicated that Green Scene has been conscientious and responsive in the work they have previously done and recommended awarding the bid as proposed. McAvoy moved to award the Mission-Pickard Street DDA maintenance contract to Green Scene Landscaping Inc. of Mt. Pleasant for a three-year period in the amount not to exceed the contracted amounts as presented in their bid. The motion was seconded by Ridley. **The motion passed unanimously.**

V. Public Comments

There were no public comments received or offered.

VI. Adjourn

There being no other business, **the meeting was adjourned at 10:25 am.**

FOX MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.



March 29, 2021

City of Mt. Pleasant
320 W. Broadway
Mt. Pleasant, MI 48858

Regarding: Sidewalk and Safety Concerns for Mission Creek Park

As President, I represent the Fox Meadow Estates Homeowners Association, Inc. The association is made up of 42 property owners located in Fox Meadows subdivision on the corner of Crawford and River Road just north of Mission Creek Park.

At our annual meeting the topic of safety concerns for pedestrians and bicyclists on Harris Street / Crawford Road between Pickard and River Road came up. Many people walk or bike to and from the park along this road. With the lack of any sidewalk the only way to get to the park is to walk along the side of the road which is very busy and risky. There is also little to no shoulder along the road which requires a person to walk directly on the road. This is a problem for both pedestrians and vehicles. The community enjoys and loves the park including the addition of the Bark Park. We are blessed to have such a park in our community.

What are the future plans for the addition of a sidewalk or a bike path that would run along Harris Street / Crawford Road to River Road?

The Fox Meadows Association supports any efforts or plan that would address this safety concern for our community members and visitors.

We look forward to your reply.

Sincerely,


Kurt E. Feight, President

Email: kurt@mtpleasantagency.com

C (989) 560-1120 W (989) 772-2977

P.S. This letter has also been sent to the Charter Township of Union and the Saginaw Chippewa Indian Tribe. A joint effort of all three is needed to address this issue.

COMMISSION LETTER #068-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: NOTICE OF TEMPORARY TRAFFIC CONTROL ORDER #2-2021

The City Commission will be asked for final consideration of the following Temporary Traffic Control Order at the City Commission meeting of June 14, 2021.

#2-2021- Place “No Parking 7 a.m. – 8 a.m. and 2 p.m. – 3 p.m. Loading Zone Only” signs on the south side of Michigan Street in front of the Sacred Heart Academy Elementary School. 2 signs the first 5 spaces west of Franklin Street and 1 sign for the first 3 spaces on the south side of Michigan Street just east of University (remove existing three-hour parking sign).

NJR/ap



City of Mt. Pleasant, Michigan
Traffic Control Order

TRAFFIC CONTROL ORDER NO. 2-2021

Issued By: Alane Terwase
Traffic Engineer

Date: 2-1-21

Signs/work by: [Signature]
Street Department

Date: 3-23-21

Filed/ Attested: _____
City Clerk

Date: _____

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Place "No Parking 7 am-8 am and 2 pm-3 pm Loading Zone Only" signs on the south side of Michigan Street in front of the Sacred Heart Academy Elementary School (2 signs the first 5 spaces west of Franklin) and 1 sign for the first 3 spaces on the south side of Michigan just east of University (remove existing three hour parking sign).

Minutes of the electronically conducted regular meeting of the City Commission held Monday, April 12, 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, Lori Gillis, George Ronan and Petro Tolas. All Commissioners present indicated they were in Mt. Pleasant, Isabella County, Michigan.

Commissioners Absent: Commissioner Olivia Cyman

Others Present: City Manager Nancy Ridley, City Clerk Heather Bouck and City Attorney Michael Homier

All present attended virtually via Zoom video conference.

Proclamations and Presentations

Introduction of recently hired City employees Christina Parrish, Reice Hart and Heather Bouck.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items;
 - a. Monthly report on police related citizen complaints.
2. Tax Increment Finance Authority Meeting Minutes. (January)
3. Parks and Recreation Commission Meeting Minutes. (February)
4. Traffic Control Committee Meeting Minutes. (January)
5. Resignation of Jim Horton from the Tax Increment Finance Authority (TIFA) Board.
6. Correspondence received from Allen & Mary Montoye, 1212 Forest Ln, regarding pickleball facilities.
7. Receipt of Certificate of Achievement for Excellence in Financial Reporting.

Item #15: "Consider resolution in support of final approval of Temporary Traffic Control Order #2-2020." was removed from the Consent Calendar.

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

1. Minutes of the electronically conducted regular meeting of the City Commission held March 22, 2021.
2. Bid of Spartan Distributors of Sparta, Michigan in the amount of \$66,382 less a trade-in of \$15,000 for the purchase of a Toro Groundsmaster mower and attachments.

3. Bid of ATI Group of Flushing, Michigan in the amount of \$69,100 for the City Hall HVAC ductwork and both City Hall and DPS HVAC control systems and a \$14,500 budget amendment from the designated/assigned fund balance.
4. Purchase of a 2022 model International HV507 SFA plow truck cab and chassis through the MIDeal extended purchasing program in the amount of \$78,660.
5. Bid of Denali Construction of Mt. Pleasant, Michigan for the Mill Pond Park Fishing Deck Replacements in the amount of \$44,300.
6. Resolution to amend the water meter installation kit fee as follows:

WHEREAS, the ordinance provision, Section 52.25 requires the water service fees be set by resolution of the City Commission,

WHEREAS, in order to defray the costs of owning, operating, and maintaining the Municipal Water System, the City needs to charge users of the system rates, fees, and charges for connection to and use of that system,

WHEREAS, the ordinance provision, Section 52.26 requires there be no free service for the Municipal Water System,

WHEREAS, such fees should be periodically reviewed to assure they are adequate to fully cover the system's cost,

NOW, THEREFORE, BE IT RESOLVED that the following fees be set to begin immediately upon approval.

Water Service Fees

Meter Installation Kit – 1-1/2" meter	\$150
Meter Installation Kit – 2" meter	\$150
Meter Installation Kit – 3" meter	\$600
Meter Installation Kit – 4" meter	\$750
Meter Installation Kit – 6" meter	\$1,300

7. Receive the 2022-2027 proposed Capital Improvement Plan and set a public hearing for May 24, 2021 at 7:00 p.m. on same.
8. Authorize the City Manager to sign the sub-recipient agreement with Northern Initiatives and the Michigan Economic Development Corporation allowing the use of loan funds through June 30, 2024.
9. Resolution Extending Conditional Authorization for Recreational Marijuana Class C Grower License for Absolute Royale, Inc. at 801 Industrial Dr. as follows:

WHEREAS, Absolute Royale Inc. received a conditional authorization for a Class C Recreational Marijuana Grower on February 23, 2021; and

WHEREAS, Section 115.03(F) of the Mount Pleasant City Code of Ordinances requires the City Clerk to grant final authorization for conditionally authorized recreational marijuana establishments if the applicant: (1) Submits the paperwork for the establishment-specific step of the application for a state operating license (and all related applications for stacked licenses) to LARA within 30 days of receiving conditional authorization; (2) Submits an application for special use authorization pursuant to section 154.410(B)(4)(p) of the zoning ordinance within 30 days of receiving conditional authorization; (3) Obtains

special use authorization within six months of receiving conditional authorization; and (4) Obtains a state operating license within 18 months of receiving conditional authorization; and

WHEREAS, Absolute Royale Inc. has satisfied the requirements of Sections 115.03(F) (2) of the Mount Pleasant City Code of Ordinances by submitting an application for a Special Use Permit to the Planning Commission on March 5, 2021; and

WHEREAS, Absolute Royale Inc. has not yet satisfied the requirements under Section 115.03(F)(1); and

WHEREAS, the conditional authorization granted to Absolute Royale Inc. will otherwise expire because the applicant has not submitted the paperwork for the establishment-specific step of the application for a state operating license (and all related applications for stacked licenses) to LARA within 30 days of receiving conditional authorization as specified under Section 115.03(F)(1); and

WHEREAS, Absolute Royale Inc. has requested a nine (9) month extension to meet the requirement of Section 115.03(F)(1) for cause as outlined in their March 25, 2021 request for extension; and

WHEREAS, Section 115.03(G) of the Mount Pleasant City Code of Ordinances authorizes the City Commission to extend any of the deadlines required by Section 115.03(F) upon a showing of good cause.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City Commission of the City of Mount Pleasant finds that Absolute Royale Inc. has established good cause to extend the deadline to meet the requirements of Section 115.03(F)(1).
2. Absolute Royale Inc.'s request under Section 115.03(G) for a nine-month extension to satisfy the requirements of Section 115.03(F)(1) for their Class C Recreational Marihuana Grower located at 801 Industrial is granted and the deadline date to satisfy such requirements shall be December 25, 2021.
3. Except as otherwise modified by this Resolution, all other deadlines established by Chapter 115 of the Mount Pleasant City Code of Ordinances shall remain in full force and effect.
10. Authorize the Mayor and Clerk to sign the license agreements with CMU for two additional wayfinding signs placed in the right-of-way.
11. Authorize the Mayor and Clerk to sign the release of easement for land at Industrial Park North as presented.
12. Authorize the City Manager to sign MDOT contract #2021-0560 for reimbursement for the easement purchases and the related engineering work for the slope clearing project as follows:

WHEREAS, a Grant Agreement (Federal Project Number B-26-0069-2320, MDOT Contract No. 2021-0560) has been submitted by the Michigan Department of Transportation, which requires the City of Mt. Pleasant to adopt a resolution authorizing the approval of the contract to receive funds for the acquisition of easements for parcels E-19, E-20 and E-21 for approach slope clearing;

WHEREAS, this project will improve the safety for airport traffic; and

WHEREAS, the Agreement has been approved by the City Manager as to substance.

NOW, THEREFORE, BE IT RESOLVED, that the city manager is authorized to digitally sign said cost agreement and certifications on behalf of the City of Mt. Pleasant.

13. Allocation of \$947,590 from the Water Resource Recovery Facility (WRRF) to complete the carryover projects in 2021.
14. Warrants dated March 17, 25 & 31, 2021 and April 5 & 6, 2021 and Payrolls dated March 19 and April 2, 2021 all totaling \$1,872,297.82.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

A Public Hearing was held on proposed ordinance to amend Chapter 154: ZONING ORDINANCES of the Mt. Pleasant City Code of Ordinances, to rezone 1024 & 1026 S. University from CD-3 (Sub-Urban) To CD-4 (General Urban). There being no public comment, the Mayor closed the Public Hearing.

Moved by Commissioner Alsager and seconded by Vice Mayor Perschbacher that Ordinance 1066, an Ordinance to amend Chapter 154: ZONING ORDINANCES of the Mt. Pleasant City Code of Ordinances, to rezone 1024 & 1026 S. University from CD-3 (Sub-Urban) To CD-4 (General Urban), having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

A Public Hearing was held on proposed ordinance to amend Chapter 154: ZONING ORDINANCES, Table 154.410.A of the Mt. Pleasant City Code of Ordinances, to permit music, art and dance studios in the SD-1 District. There being no public comment, the Mayor closed the Public Hearing.

Moved by Commissioner Alsager and seconded by Commissioner Gillis that Ordinance 1067, an Ordinance to amend Chapter 154: ZONING ORDINANCES, Table 154.410.A of the Mt. Pleasant City Code of Ordinances, to permit music, art and dance studios in the SD-1 District, having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Tolas and seconded by Commissioner Alsager to authorize a contract with Green Tech Systems LLC for \$579,772 for the 2021 Parking Lots #6 and #8 Reconstruction Project, and authorize a budget amendment of \$23,140 for the base bid and a budget amendment of \$142,650 for the amenities in the general fund from the capital improvement fund.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to authorize a contract extension with The Mannik Smith Group (MSG) of Lansing, Michigan for environmental consulting services at the former landfill at a not-to-exceed amount of \$39,700 and the appropriate budget amendments.

AYES: Commissioners Alsager, Joseph, Perschbacher & Ronan

NAYS: Commissioners Gillis & Tolas

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to approve the Resolution as drafted in support of final approval for traffic control order #2-2020 as follows:

WHEREAS, the Traffic Engineer of the City of Mt. Pleasant requests that the City Commission issue Traffic Control Order No. 2-2020:

1. Place overnight permit parking sign in city parking lot 12. Permits will be for every night for the entire lot.
2. Place overnight permit parking sign in the City Hall parking lot. Permits will be for every night. This includes the entire lot except for the three reserved spaces for City of Mt. Pleasant DPW and the 4 reserved spaces for city hall tenants.

Said traffic control order was presented to the City Commission on October 12, 2020, for review and after reviewing said control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves traffic control order No. 2-2020 as a permanent traffic control order.

AYES: Commissioners Alsager, Joseph, Perschbacher & Ronan

NAYS: Commissioners Gillis & Tolas

ABSENT: Commissioner Cyman

Motion carried.

Commissioner Tolas recused himself from consideration of Broadway Street closure matter due to a financial conflict of interest.

Moved by Commissioner Ronan and seconded by Vice Mayor Perschbacher to approve a budget amendment of \$52,000 from the Economic Initiatives Fund for Broadway Street closure appearance and activity improvements as presented.

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

NAYS: None

ABSENT: Commissioner Cyman

ABSTAINED: Commissioner Tolas

Motion carried.

Moved by Commissioner Tolas and seconded by Vice Mayor Perschbacher to authorize staff to contact property owners with projects greater than \$7,500 with an offer of not filing the lien if a 25% owner contribution is paid on the project portion over \$7,500 within one month of the contract.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Tolas and seconded by Vice Mayor Perschbacher to add a program parameter for the current Neighborhood Enhancement Program which would indicate that properties funded in the first-round of grant awards would not be eligible to apply in the second round.

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to approve the following appointments to the various boards and commissions as recommended by the Appointments Committee.

Cultural and Recreational Commission

Mark Kowalczyk

Term Expires:

December 31, 2023

Parks and Recreation Commission

Vincent Memford

December 31, 2021

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

NAYS: None

ABSENT: Commissioner Cyman

Motion carried.

Announcements on City-Related Issues and New Business

Mayor Joseph encouraged everyone to continue practicing COVID-19 safety by wearing a mask, social distancing and getting vaccinated. He also encouraged residents to volunteer and/or donate to those in need. Finally, he announced the League of Women Voters is holding a virtual town hall meeting on Wednesday, April 14th at 7:00 p.m. regarding redistricting.

Commissioner Gillis invited residents to apply for available Board and Commission seats. Information can be found on the City's website at http://www.mt-pleasant.org/boards_and_commissions/; and announced that anyone 16 years of age and older interested in signing up for the COVID-19 vaccination can register at CMDHD.org.

The Commission recessed at 9:02 p.m. and went into a work session at 9:08 p.m.

WORK SESSION -

1. Water Resource Recovery Facility bonding next steps.

Discussion ensued.

2. OPRA District and Policy.

Discussion ensued.

Mayor Joseph adjourned the meeting without objection at 10:06 p.m.

William L. Joseph, Mayor

Heather Bouck, City Clerk

TO: MAYOR AND CITY COMMISSION

APRIL 21, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: BIDS AND QUOTATIONS

a. Island Park Pickle Ball Courts

The attached memo from Parks and Public Spaces Director Chris Bundy outlines the bids recently received for the Island Park Pickle Ball Courts project.

Staff recommends award of contract to the low base bidder, Pro Surfaces of Harrison, MI for \$25,000. The bid requires the work to be completed by July 16, but based on the early award, staff will work with the contractor on the potential for an early completion.

Recommended Motion:

Move to authorize a contract with Pro Surfaces for \$25, 000 for the Island Park Pickle Ball Courts project.

b. Commission Chamber audio/visual replacement

Bids were recently sent out for the Commission Chamber audio/visual replacement as was planned for in the 2021 Operating Budget. The attached memo from Information Technology Director/Assistant Finance Director Chris Saladine recommends award of contract to Smart Homes/Offices Inc. for \$52,428.

Based on the difference in the bid prices received, staff completed comprehensive reference checking and is confident that the low bid is qualified and can complete the project.

Recommended Motion:

Move to approve the contract with Smart Homes/Offices Inc. for the Commission Chamber Audio/Visual Replacement Project for \$52,428 as presented

NJR/ap

TO: Nancy Ridley, City Manager
FROM: Chris Bundy, Director of Parks & Public Spaces
DATE: April 15, 2021
SUBJECT: Island Park Pickle Ball Courts
CC: Bill Mrdeza

Request:

The City Commission is requested to authorize award of the contract for "2021 Island Park Pickle Ball Courts" to Pro Surfaces of Harrison MI for a total base bid price of \$25,000. This project includes conversion of two of the four existing tennis courts at Island Park to six Pickle Ball courts per bid specifications. The alternate bid includes the addition of a 6-foot fence on the end-line between the courts for improved play. A quote was received separately by a local contractor to install the fence per specifications and staff accepted the quote from Steve Ley fencing of Mt. Pleasant to provide and install the fence at a price of \$4,000 for a complete project cost of \$29,000.

Reason for Purchase:

This project was added in 2021 with a budget of \$48,000 by the City Commission at their February 8 meeting motivated by a combination of master plan input and pandemic impact need.

Process:

On April 13, 2021 bids were received through the City's competitive bid process as outlined below. A quote for alternate-only work was also received separately from Steve Ley Fencing of Mt. Pleasant for \$4,000. Funds for this project will come from the Capital Improvement millage.

Company Name	Address	Base Bid Amount	Alternate Bid Amount
Pro Surfaces	451 N. Harrison, MI 48625	\$ 25,000.00	\$ 5,200.00
McKearney Asphalt	P.O. Box 22083, Lansing MI 48909	\$ 28,000.00	\$ 8,000.00

Staff is recommending award of the base bid to Pro Surfaces of Harrison for a total base bid of \$25,000 (low bidder) which is below the budgeted amount for the project. Staff has checked the references provided by Pro Surfaces and they have successfully completed work of similar scope so we have confidence in their ability to complete the project successfully. Staff has accepted the fencing quote from Steve Ley Fencing to complete the alternate work per specifications at a cost of \$4,000

Recommendation:

Staff recommends the City Commission authorize the award of the base bid contract for the "2021 Island Park Pickle Ball Courts" to Pro Surfaces of Harrison for a price of \$25,000. Staff accepted the alternate quote from Steve Ley Fencing of Mt. Pleasant for a price of \$4,000 for a complete project cost of \$29,000.

CB/lmw

MEMO TO: Nancy Ridley, City Manager

FROM: Chris Saladine, Information Technology Director/Assistant Finance Director

DATE: April 15, 2021

SUBJECT: 2021 Chamber Audio/Visual Project

Reason:

The City recently went out for bid to replace its aging and unsupported audio/visual system for City Hall chambers. The new system will help ensure the chambers continue to be capable of broadcasting public meetings in an electronic format.

On March 23, 2021, three responsive bids were received that meet the specifications sent to bidders. Bids received are as follows:

BIDDER


Simoni Systems, Inc. (Saginaw, MI)	\$92,611.93
Sound Planning Communications, Inc. (Redford, MI)	\$89,749.72
Smart Homes/Offices, Inc. (Mason, MI)	\$52,427.15

After reviewing each of the submitted bids and checking references, we are confident the low bidder, Smart Homes/Offices, Inc., has spec'd the appropriate equipment and has sufficient experience to complete the project successfully.

Recommendation:

I recommend the City Commission award the Access Control Project to Smart Homes/Offices, Inc. for \$52,427.15.

COMMISSION LETTER #070-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER EXTENSION OF CONTRACT WITH BROWN AND BROWN
FOR INSURANCE BROKER SERVICES

As outlined in the attached memo from Human Resources Director Susanne Gandy, the City's current contract for insurance broker services is set to expire July 31, 2021. Our current provider, Brown and Brown, has handled the City's insurance broker services since 2017 and staff has been happy with their professional service.

Based on the continued professional service offered by Brown and Brown and the below market rates offered, staff recommends a contract extension through December 31, 2023 for all broker services related to the City of Mt. Pleasant. The proposed cost increase is reasonable based on the market and the services provided.

It is therefore recommended the City Commission approve an extension of the contract with Brown and Brown through December 2023 for the quoted prices outlined in Ms. Gandy's memo.

Recommended Motion:

Move to authorize the Mayor to sign a contract extension with Brown and Brown for all broker services at a not-to-exceed cost of \$21,500 for the remainder of 2021 (August-December), \$45,000 for 2022 and \$47,500 for 2023.

NJR/ap

TO: Nancy Ridley, City Manager

FROM: Susanne Gandy, PHR, SHRM-CP
Director of Human Resources

DATE: April 26, 2021

SUBJECT: Brown & Brown Insurance Broker Contract Extension

The City of Mt. Pleasant operates a self-insured health care plan and utilizes broker services for assistance. As a result of the bid process, we have been working with Brown and Brown of Central Michigan (Brown and Brown) since August 1, 2017. We are impressed with their professional services as an Insurance Broker and their ability to guide and counsel us on the everchanging health insurance industry standards and regulations. They have established a strong relationship with our third-party claims administrator Trustmark and are consistently working to enhance our relationship. In addition, their proven customer service team has been a benefit to our employees and retirees, as they focus on plan services directly related to resolving network, claims and billing issues, while improving communications with providers and vendors.

During our initial 4 years under contract with Brown and Brown there were no rate increases. Brown and Brown agreed to work with us under a flat fee agreement and they do not profit off of commissions related to our vendors or third-party administrator. Their rates are below market comparisons, many of which include a commission-based plan and frequently see a 6% to 8% annual increase, on top of commission payments.

Brown and Brown proposed a price increase for each year of the contract extension. We feel it is warranted and still remains a good value. It remains substantially below other brokerage fee structures. We recommend continuing our relationship with Brown and Brown under a two- and one-half-year contract extension, which will run from August 1, 2021 to December 31, 2023.

Current rate agreement: \$10,000 per quarter or \$40,000 annually

1. August 1, 2021 – December 31, 2021 = \$10,750 per quarter or \$21,500 for six-month (7.5% increase)
2. January 1, 2022 – December 31, 2022 = \$45,000 annually (4.6% increase)
3. January 1, 2023 – December 31, 2023 = \$47,500 annually (5.5% increase)


Budget:

The City has sufficient funds within the Health Insurance Fund to fund the Brown & Brown contract.

Staff Recommendation:

I request the City Commission authorize the Mayor to sign a contract extension (August 1, 2021 to December 31, 2023) with Brown & Brown of Central Michigan for all Broker services related to the City of Mt. Pleasant's Section 125 benefit plans, retiree offerings and fully insured plans, at the rates noted above.

COMMISSION LETTER #071-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: RECEIVE OBSOLETE PROPERTY REHABILITATION ACT (OPRA) POLICY
AND CONSIDER APPROVAL OF THE SAME

The attached memo from Downtown Development Director Michelle Sponseller includes the information on the Obsolete Property Rehabilitation Act (OPRA) Policy. During the April 12 City Commission work session there seemed to be general agreement to bring this policy forward for consideration.

The only changes to the policy since the work session discussion are the inclusion of some simplified wording in the evaluation criteria section and the addition of language to the rescission section to address the possibility of not adhering to the development agreement.

Approval of this policy will provide information to potential property owners about the expectations for projects in order to comply with a potential tax abatement request. It is recommended the City Commission approve the policy as presented.

Recommended Motion:

Move to approve the Obsolete Property Rehabilitation Act (OPRA) Policy as presented.

NJR/ap

TO: Nancy Ridley, City Manager

CC: William R. Mrdeza, Director of Community Services and Economic Development
Mary Ann Kornexl, Director of Financial Services and Treasurer

FROM: Michelle Sponseller, Downtown Development Director

DATE: April 14, 2021

SUBJECT: Obsolete Property Rehabilitation Act (OPRA) Policy

At the April 12, 2021 City Commission work session a consensus was reached on developing an OPRA policy and downtown district for the ongoing improvement of our business community and the quality of life for its citizens. Staff believes both can be enhanced through the use of an OPRA program to encourage rehabilitation of obsolete property that will facilitate redevelopment, foster job creation and expand the tax base for Mt. Pleasant while also expanding the existing economy and attracting new businesses. An OPRA program supports the City's economic development strategy to identify and facilitate opportunities for redevelopment, consistent with the goals and priorities contained in the master plan.

WHAT IS AN OPRA?

The Obsolete Property Rehabilitation Act (OPRA), Public Act 146 of 2000, provides for a tax incentive to encourage the redevelopment of obsolete buildings. The tax incentive is designed to assist in the redevelopment of older buildings which are contaminated, blighted or functionally obsolete. The goal is to rehabilitate older buildings into vibrant commercial and commercial housing projects.

HOW DOES IT WORK?

The City would freeze the existing taxable value on a designated building for up to 12 years. By freezing the taxable value, it provides an incentive for the owner or developer to make significant improvements to a building without increasing the property taxes on the building. The City would not receive less property taxes than it did prior to the redevelopment. Although initially the total revenue is less than it would be if the new improvements were taxed at full value, staff believes that receiving only a portion of revenue for a relatively short period of time is better than continuing to receive a lower taxable value on an obsolete property for the foreseeable future. After the approved exemption period expires, the City and the other taxing jurisdictions would receive the full value of the property taxed at a higher rate based on the improvements made to it.

WHO WOULD BE ELIGIBLE?

An OPRA tax exemption may be given for projects that take place on an obsolete property and result in a commercial or commercial housing building project.

RECOMMENDED ACTION

Review and adopt the proposed OPRA policy.

Attachment:

- Draft OPRA Policy

Obsolete Property Rehabilitation Act Policy

Overview

The Obsolete Property Rehabilitation Act (OPRA), PA 146 of 2000, as amended, provides property tax exemptions for commercial and commercial housing properties that are rehabilitated and meet the requirements of the Act. Properties must meet eligibility requirements including a statement of obsolescence by the City assessor. The property must be located in an established Obsolete Property Rehabilitation District. Exemptions are approved for a term of 1-12 years as determined by the City of Mt. Pleasant. The property taxes for the rehabilitated property are based on the previous year's (prior to rehabilitation) taxable value. The taxable value is frozen for the duration of the exemption. Additionally, the State Treasurer may approve reductions of half of the school operating and state education taxes for a period not to exceed 6 years for 25 applications annually. Applications are filed, reviewed and approved by the City of Mt. Pleasant, but are also subject to review at the State level by the Property Services Division. The State Tax Commission (STC) is responsible for final approval and issuance of OPRA certificates. City of Mt. Pleasant exemptions are not effective until approved by the STC.

Goals of OPRA Program

Applications for OPRA exemptions are to be used to encourage rehabilitation of obsolete property that will facilitate redevelopment, foster job creation and expand the tax base for the City of Mt. Pleasant. It is recognized that this program is a discretionary program and may be utilized to achieve the goals and priorities identified by the Mt. Pleasant community through various adopted plans at the discretion of the City Commission. This program supports the City of Mt. Pleasant's economic development strategy to identify and facilitate opportunities for redevelopment of commercial sites, including the following:

- A. To attract exceptional redevelopment projects in the City of Mt. Pleasant in order to provide a greater tax base for future generations.
- B. To promote the rehabilitation of contaminated, blighted or functionally obsolete properties that provides significant benefits to the community.
- C. To encourage and promote significant capital investments that will serve as a catalyst for other significant commercial activity and investments within the community.
- D. To create or retain a significant number of employment opportunities with the community that offer competitive wages.
- E. To promote architectural excellence that demonstrates state of the art design, placement, sense of place, form, scale and identity that exceeds City standards.

Establishment of an Obsolete Property Rehabilitation Act (OPRA) District:

1. Upon submittal of an application for establishment of a single property district, the City of Mt. Pleasant Assessor will make an inspection of the building to determine whether

the commercial or commercial housing property is contaminated, blighted or functionally obsolete. The recommendation will be forwarded to the City Commission for consideration regarding the adoption of the single Obsolete Property Rehabilitation District.

2. An OPRA District may also be established when fifty-percent (50%) of the property owners of a certain location file a written request for establishment of the district. In this case, no building inspection is necessary for the establishment of the district. However, after application for an exemption certificate is received, an inspection will verify whether the commercial or commercial housing property is contaminated, blighted or functionally obsolete.
3. In the instance that the City Commission establishes a district upon their own initiative, no such inspection will be necessary for the purpose of establishing the district. However, after application for an exemption certificate is received an inspection will verify whether the commercial or commercial housing property is contaminated, blighted or functionally obsolete.
4. A public hearing will be held for each district to be established, whether by City Commission initiative or upon request of the building owner.
5. Prior to adopting the resolution, the City will give written notice by certified mail to all owners of all real property within the proposed district. Additionally, a public hearing must be held prior to adopting the resolution, with a public notice required not less than 10 days or more than 30 days prior to the date of the hearing.

Level of Exemption

The following guidelines are for determining the length of the obsolete property rehabilitation exemption. The City Commission reserves the right to adjust the length of any tax exemption or add or subtract and conditions placed on the tax exemption.

Investment of \$250,000 or less	6 years
Investment of \$250,001 or more	12 years

Evaluation Criteria

The City of Mt. Pleasant will consider using an OPRA to help private development projects that strive to achieve the following objectives:

1. To facilitate the development process and to achieve development of sites that would not be developed without tax exemption assistance.
2. To remove blight and/or encourage redevelopment of commercial and industrial areas that result in high quality redevelopment, private investment, and an increase in the city tax base.
3. To retain local jobs and/or increase the number and diversity of high-quality jobs that offer attractive wages and benefits.

4. To encourage additional unsubsidized private development in the city of Mt. Pleasant, either directly or indirectly through spin-off development (without the use of tax exemption).
5. To offset increased costs of redevelopment (i.e., a contaminated site clean-up, use of specialized trades) beyond the costs normally incurred in development.
6. To leverage additional private financial investment into the project.
7. To create high-quality jobs in the city, paying wages equal to or greater than the average local wage of the same class.
8. To add to the net commercial, industrial or general tax base of the city and optimize the private development of the proposed site.
9. To provide infrastructure or services not already provided in the city.
10. To minimize improvements in city infrastructure, road construction, or other traffic matters. Also to be considered is the impact of the proposal on other city services such as public safety, water or water recovery, streets and parks.
11. To be consistent with city land use regulations, zoning and planning policies.
12. To support local businesses; additional consideration may be given to existing businesses seeking to expand and grow within the city.
13. To meet other public policy goals and objectives, as adopted by the City of Mt. Pleasant or community.

Ineligible Applicants or Entities

An applicant or entity must not have:

- A. Outstanding taxes or City utilities owed.
- B. Pending or current litigation, including but not limited to property tax appeals, against the City by the applicant or its agents.
- C. Outstanding written orders or violations for any property under its ownership that is located in the city.
- D. Commenced rehabilitation of the facility before the establishment of the Obsolete Property Rehabilitation District.

Application

- A. Once a district is established, applications for exemption certificates can be obtained from the City of Mt. Pleasant Economic Development Director and when completed submitted to the same for processing. The application will include:
 1. Application fee of \$375;
 2. Documentation of control or ownership of the site;

3. Proposed site plan;
 4. Project financials, including estimated total investment and estimated taxable value upon completion;
 5. Evidence of commitment to proceed with the project within a reasonable time period;
 6. Documentation of property eligibility as defined in PA 149 of 2000.
- B. Within thirty (30) days from submittal of the application to the City of Mt. Pleasant, staff will meet to discuss each application and determine the length of the exemption certificate.
 - C. The Economic Development Director, with assistance from other city departments as necessary, will review the application for compliance with eligibility requirements and determine whether minimum evaluation criteria is met.
 - D. Staff will then make a recommendation to the City Commission regarding the length of the exemption certificate.
 - E. A public hearing will be held regarding each rehabilitation application prior to City Commission consideration. Upon City Commission approval of the application for tax exemption certificate, the application and resolution of approval will be forwarded to the State Tax Commission for final approval and certificate issuance.
 - F. Upon setting a public hearing, the Economic Development Director will request the City Clerk to notify each taxing unit that levies property taxes of the proposed exemption.

Development Agreement and Compliance

- A. All projects granted tax abatement will be required to enter a development agreement. The development agreement will clearly define the responsibilities of the property owner(s) receiving the abatement, and will require annual reporting to the Economic Development Director.
- B. If the term of the abatement was determined based on an applicant's representation of certain aspects of the project (i.e. job creation), evidence of compliance will be required.
- C. The project must be operated and maintained in compliance with all applicable City codes and ordinances.


Rescission of Exemption

- A. Rescission may be considered if the development agreement is not adhered to.
- B. Rescission shall not violate the statutory requirements of the applicable act in any way. Consideration may include but is not limited to the:
 1. Sale or closure of the building and departure of the company from the jurisdiction unless abatement/exemption is transferable.

2. Significant change in the use of the building and /or the business activities of the company not consistent with the requirement of the applicable act for which approved.
3. Significant employment reductions not reflective of the company's (normal) business cycle and/or local and national economic condition.
4. Failure to meet the minimum financial investment as indicated in application.
5. Failure to achieve the minimum number of net new jobs and wage level as specified in the abatement/exemption application.
6. Failure to complete the project in a timely manner as specified in the approval resolution.
7. Failure to comply with annual reporting requirements.
8. Failure to pay annual property taxes on real and personal property not exempt under the approved abatement/exemption.
9. Failure to cooperate with the City of Mt. Pleasant ordinances and policies.

COMMISSION LETTER #072-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: RECEIVE REQUEST TO CREATE AN OBSOLETE PROPERTY REHABILITATION ACT (OPRA) DISTRICT TO INCLUDE THE CENTRAL BUSINESS DISTRICT TIFA BOUNDARIES AND SET A PUBLIC HEARING FOR MAY 24, 2021 ON THE SAME

The first step in the creation of an Obsolete Property Rehabilitation Act (OPRA) tax abatement is that a district must be created. Once a district is created, then property owners within that district can apply for a tax abatement for a specific property.

During the April 12 work session, it was discussed that the advantage of creating a district proactively is to send a message about the commitment to rehabilitation, as well as saving a step in the approval process. The attached memo from Downtown Development Director Michelle Sponseller therefore recommends a public hearing be set on creating a district that would be consistent with the boundaries of the Central Business District Tax Increment Finance Authority.

It is recommended a public hearing on this proposed district be set for May 24, 2021 so that adequate time exists to provide all of the appropriate notices. Although the resolution to establish the district is included in this packet, that resolution would not be acted upon until after the public hearing is held.

Recommended Motion:

Move to set a public hearing for May 24, 2021 on the creation of an OPRA District comprised of the Central Business District Tax Increment Finance boundary as presented.

NJR/ap

TO: Nancy Ridley, City Manager

CC: William R. Mrdeza, Director of Community Services and Economic Development
Mary Ann Kornexl, Director of Financial Services and Treasurer

FROM: Michelle Sponseller, Downtown Development Director

DATE: April 14, 2021

SUBJECT: Set Public Hearing - Obsolete Property Rehabilitation Act (OPRA) Downtown District

At the April 12, 2021 City Commission work session a consensus was reached on developing an OPRA policy and downtown district for the ongoing improvement of our business community and the quality of life for its citizens.

Establishment of an OPRA district requires a public hearing be held, along with written notification for all property owners within the proposed district, per Public Act 146 of 2000.

Staff is requesting a public hearing be set for May 24, 2021 to receive public comment on the establishment of an OPRA district using the Central Business District TIFA boundary.

RECOMMENDED ACTION

Consider setting a public hearing on May 24, 2021 on the creation of a downtown OPRA district.

Attachment:

- Downtown OPRA Resolution
- CBD TIFA Map

**RESOLUTION TO ESTABLISH AN OBSOLETE PROPERTY
REHABILITATION DISTRICT**

Minutes of a regular meeting of the city commission of the City of Mt. Pleasant, held virtually on May 24, 2021, at Mt. Pleasant City Hall, 320 West Broadway, Mt. Pleasant, MI 48858, at 7:00pm.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____, and supported by _____.

**Resolution Establishing an Obsolete Property Rehabilitation (OPRA) District for
Downtown Mt. Pleasant**

WHEREAS, pursuant to PA 146 of 2000, the City of Mt. Pleasant has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Mt. Pleasant; and

WHEREAS, a written request has been made with the clerk of the City of Mt. Pleasant requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of Central Business District Tax Increment Finance Authority located in the City of Mt. Pleasant hereinafter described; and

WHEREAS, the City of Mt. Pleasant determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district and to the public by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on May 24, 2021 a public hearing was held and all residents and taxpayers of the City of Mt. Pleasant were afforded an opportunity to be heard thereon; and

WHEREAS, the City of Mt. Pleasant deems it to be in the public interest of the City of Mt. Pleasant to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City of Mt. Pleasant that the following described parcel(s) of land situated in the City of Mt. Pleasant, Isabella County, and State of Michigan, to wit:

Central Business District Tax Increment Finance District Legal Description

Commencing at intersection of Oak and Illinois Streets, thence E along Illinois St. to intersection of Illinois and Franklin Streets, thence N along Franklin to intersection of Franklin and Michigan, thence E along Michigan to intersection of Michigan and Fancher, thence N along Fancher to intersection of Fancher and Mosher St., thence W along Mosher to alley in Block 12, Original Plat, between Lansing and Franklin Streets, thence N along alley to intersection with Chippewa Street, thence W along Chippewa Street to intersection of Chippewa and Court Streets, thence S on Court Street to intersection of Court and Mosher, thence W along Mosher to intersection of Mosher and Main, thence N along Main Street to intersection of Main and Pickard Streets, thence W along Pickard approx. 398.5 ft., thence S 280.5 ft., W 20 ft., S 132 Ft., W 181.5 ft., S 181.5 ft., E 313.5 ft. to Washington Street, thence S along Washington Street approx. 485.5 ft., thence W approx. 165 ft. to intersection of Chippewa River and the Ann Arbor Railroad, thence S along Ann Arbor Railroad to intersection with Gorham Road, thence E along Gorham Road to intersection of Gorham and Walnut Streets, thence N along Walnut to intersection of Walnut and Mill, thence E along Mill Street to intersection of Mill and Oak Streets, thence S on Oak to intersection of Oak and Illinois, which is the P.O.B.

be and hereby is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as Downtown Obsolete Property Rehabilitation District No. 21-01.

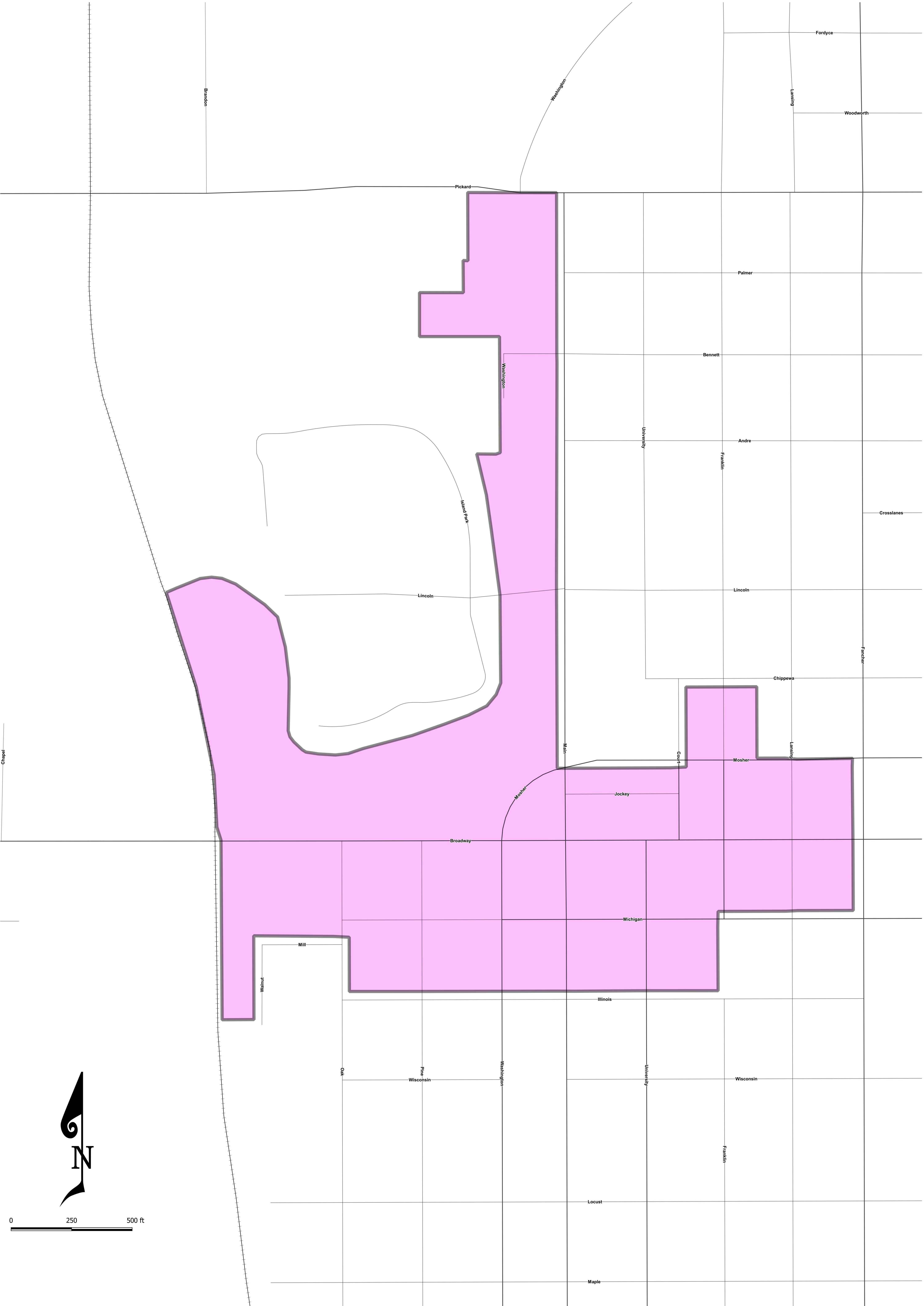
AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.


I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City of Mt. Pleasant, of Isabella County, Michigan at a regular meeting held on May 24, 2021.

Clerk



COMMISSION LETTER #073-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: SET AN ADDITIONAL PUBLIC HEARING FOR MAY 24, 2021 ON
REZONING REQUEST FROM CD-3 (SUB-URBAN) TO CD-4 (GENERAL
URBAN) FOR 1024 & 1026 S. UNIVERSITY DUE TO INSUFFICIENT PUBLIC
NOTICE FOR THE PRIOR PUBLIC HEARING

After the public hearing and approval of the re-zoning of 1024 and 1026 S. University at the April 12, 2021 City Commission meeting, we identified that we missed an administrative step in the required public notices for the public hearing. To correct the insufficient notice of the public hearing that is required by the ordinance, we are recommending that an additional public hearing be set for May 24, 2021 so that the appropriate public notices can occur. After holding the additional public hearing, the City Commission will be asked to re-confirm the approval of the rezoning. Attached is the excerpt from the prior E-packet on this matter.


Recommended Motion:

Move to set an additional public hearing for May 24, 2021 on the rezoning of 1024 and 1026 S. University.

NJR/ap

COMMISSION LETTER #055-21
MEETING DATE: APRIL 12, 2021

TO: MAYOR AND CITY COMMISSION APRIL 7, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: PUBLIC HEARING ON RECOMMENDED REZONING REQUEST FROM CD-3 (SUB-URBAN) TO CD-4 (GENERAL URBAN) FOR 1024 & 1026 S. UNIVERSITY AND CONSIDER APPROVAL OF ORDINANCE ON THE SAME

Attached are the materials from the March 22, 2021 agenda packet when the request to rezone 1024 and 1026 South University from CD-3(Sub Urban) to CD-4 (General-Urban) was introduced and set for public hearing.

As indicated in the prior memo and by City Planner Jacob Kain's verbal response at the March 22 meeting, the CD-4 zoning includes specific character-based building standards that are intended to result in development that is consistent with the surrounding neighborhood and that would provide for an appropriate transition to the existing, higher intensity districts to the immediate east, west and south.

After holding the public hearing, it is recommended the City Commission approve the ordinance to rezone 1024 and 1026 South University as unanimously recommended by the Planning Commission.


Recommended Motion:

Move to approve the rezoning request from CD-3 to CD-4 for 1024 & 1026 South University and ordinance on the same.

NJR/ap

COMMISSION LETTER #047-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: RECEIVE RECOMMENDED REZONING REQUEST FROM CD-3 (SUB-URBAN) TO CD-4 (GENERAL URBAN) FOR 1024 & 1026 S. UNIVERSITY AND CONSIDER SETTING A PUBLIC HEARING FOR APRIL 12, 2021 ON THE SAME

The attached memo from City Planner Jacob Kain provides the background and recommendation from the Planning Commission regarding a request to rezone 1024 and 1026 South University from CD-3(Sub Urban) to CD-4 (General-Urban).

This rezoning would allow for the demolition of the existing building and the construction of one triplex building on each lot. Due to the current non-conforming structures, the rezoning will reduce the number of licensed tenants across the two properties from 19 to 12. It would also allow for a mixed-use development but that is not what the current owner intends to do. Any structures would need to comply with the form-based code which assures the design would fit with the surrounding properties.

In addition to his memo, attached is the draft ordinance and draft Planning Commission minutes from when the public hearing on this matter was held. It is recommended the City Commission accept the rezoning request as recommended by the Planning Commission and set a public hearing for April 12, 2021 on the same.

Recommended Motion:

Move to set a public hearing for April 12, 2021 on the rezoning request for 1024 and 1026 South University as presented.

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: March 9, 2021

SUBJECT: Z-21-01 – 1024 & 1026 S. University – Request to rezone from CD-3 (Sub-Urban) to CD-4 (General Urban)

A public hearing on the proposed rezoning was held on March 4, 2021. As indicated in the attached draft minutes, there were no public comments on the subject. Following the public hearing, the Planning Commission recommended that the City Commission approve Rezoning 21-01.

REQUESTED ACTION:

The City Commission receive the Planning Commission recommendation and set a public hearing on the proposed rezoning for April 12, 2021.

Attachments:

1. Draft ordinance
2. Staff memorandum from March 4, 2021
3. Draft minutes – March 4, 2021 Planning Commission meeting (excerpt)

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND THE ZONING MAP OF CHAPTER 154: ZONING ORDINANCES OF THE CODE OF ORDINANCES.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. That Chapter 154: Zoning Ordinances, is hereby amended as follows:

Rezone the properties described below from CD-3, Sub-Urban to CD-4, General Urban. The properties are legally described as:

MARTIN ADD LOTS 9 & 10.

Section 2. That the Zoning Map be corrected to reflect the change in Section 1 above.

Section 3. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____

NAYS: Commissioner(s) _____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2021.

William L. Joseph, Mayor

Heather Bouck, City Clerk

PC Hearing: March 4, 2021
Introduced: _____, 2021
Adopted: _____, 2021
Published: _____, 2021
Effective: _____, 2021

Rezoning 21-01

Location: 1024 & 1026 S. University

Tax parcel number: 17-000-09-509-00 & 17-000-09-510-00

Zoning district: CD-3 (Sub-Urban)

Special requirement(s): None

Future land use: Mixed Use Medium & Residential

Request: Rezone from CD-3 (Sub-Urban) to CD-4 (General Urban)

Current/prior use: Rooming dwelling (10 occupants – 1024; 9 occupants – 1026)

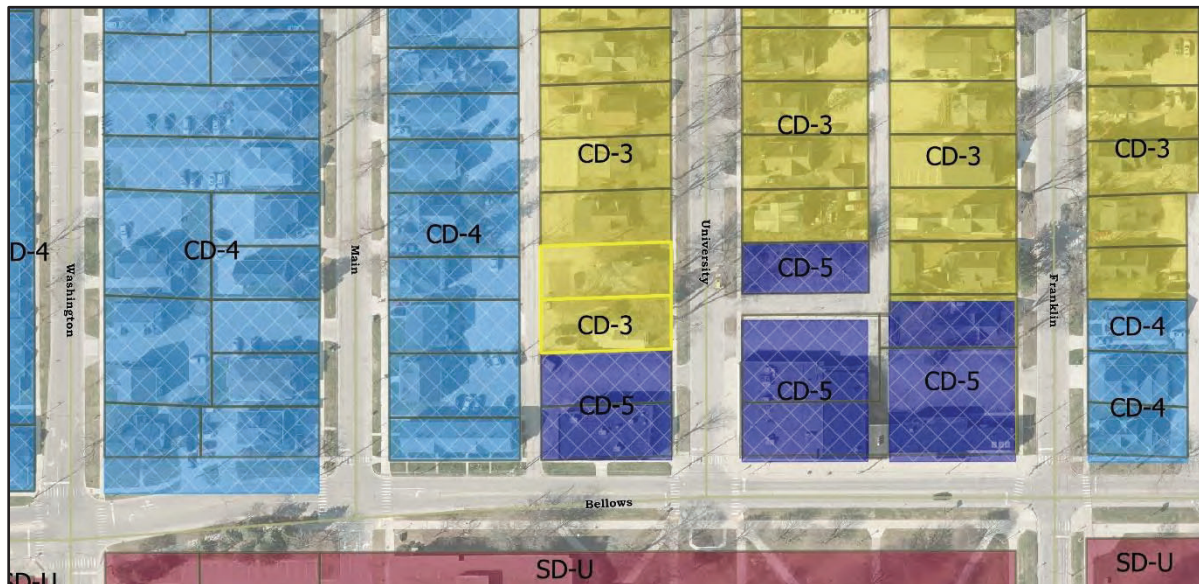
Applicant: United Apartments – RCS, LLC

Property owner: United Apartments – RCS, LLC

Site area: 0.28 acres

Staff recommendation: Recommend that the City Commission approve Z-21-01

ZONING AND OVERVIEW MAP



CURRENT CONDITIONS



*Subject properties
viewed from S.
University
looking
southwest.*

BACKGROUND:

1024 S. University is a 1,722 square foot house that was built in 1900 and is currently licensed as a rooming dwelling for 10 occupants. 1026 S. University is a 1,590 square foot house that was built in 1895 and is currently licensed as a rooming dwelling for 9 occupants. The use of both properties as rooming dwellings is a legal non-conforming use in the CD-3 district. The applicant intends to remove the existing dwellings and construct a new three-unit multiple-family dwelling on each lot if the rezoning is approved.

Land uses and zoning on the surrounding properties are as follows:

	Current Use	Future Land Use	Zoning
North	Rooming dwelling	Urban Residential	CD-3 (Sub-Urban)
East	Vacant commercial building	Mixed Use Medium	CD-5 (Urban Center)
South	Vacant commercial building	Mixed Use Medium	CD-5 (Urban Center)
West	Rooming dwellings	Mixed Use Medium	CD-4 (General Urban)

EXISTING AND PROPOSED ZONING:

The current CD-3 (Sub-Urban) zoning *consists primarily of a low density single family detached Residential area in which the House is the predominant Building Type. It has medium front Setbacks and medium side Setbacks. Its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks.* Permitted uses are primarily residential in nature, including single family

dwellings. A variety of uses are permitted as special uses in the district including but not limited to two-family dwellings, bed and breakfast dwellings, short term rentals, and child care centers.

The proposed CD-4 (General Urban) zoning *consists of a medium density area that has a mix of Building Types and Residential, Retail/Personal Service, Office and Business/Commercial Uses; there are medium, shallow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has streets with curbs, Sidewalks, and Thoroughfare Trees that define medium-sized blocks.* Permitted uses include a variety of commercial, office, and residential uses, including single family dwellings, two-family dwellings, and multiple family dwellings. Rooming dwellings are not permitted in the CD-4 zoning district unless the Student Organization Dwelling & Rooming Dwelling Restriction Special Requirement is designated. Such designation is not proposed or recommended in this instance.

The rezoning request, if approved, will not change the non-conforming status of the current use of each property as a rooming dwelling. In accordance with Section 154.114 (Nonconforming lots, uses, structures & improvements) of the zoning ordinance, that use will be permitted to continue unless it is discontinued or ceases for a period of one year subject to the conditions and limitations outlined in that section.

CRITERIA FOR AMENDMENT OF THE OFFICIAL ZONING MAP:

Section 154.616 (Zoning Amendments & Map Changes) offers the following direction on rezoning applications:

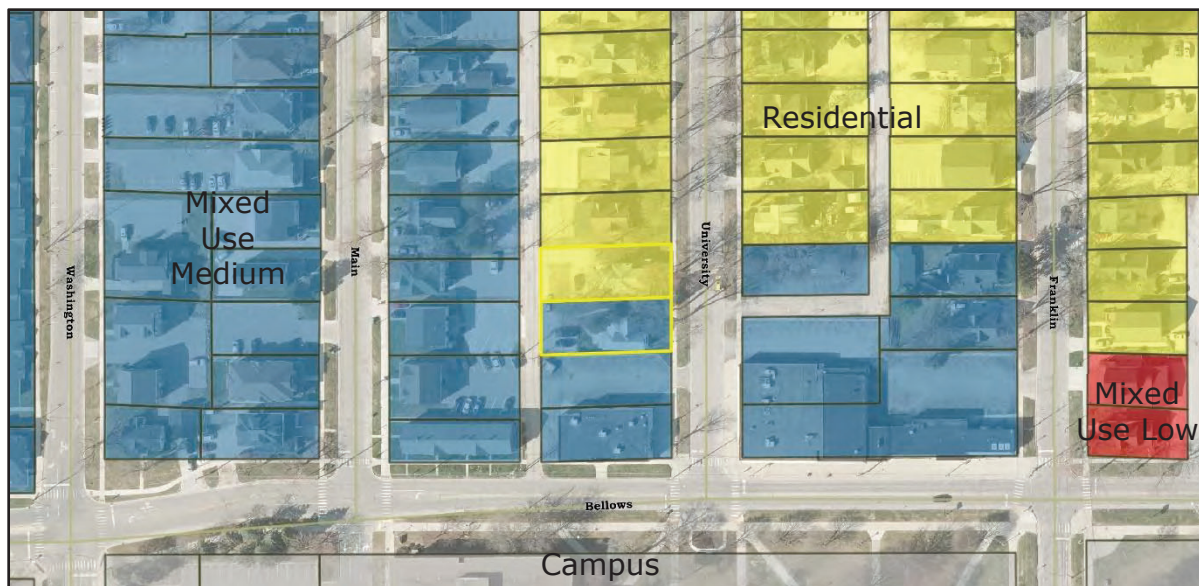
In considering any petition for an amendment to the official zoning map, the Planning Commission and City Commission shall consider the following criteria in making their respective findings, recommendations and decisions:

- 1. Consistency with the goals, policies, and future land use map of the City's Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, consistency with recent Development trends in the area shall be considered.*
- 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of Uses permitted in the proposed zoning District or Civic Zone.*
- 3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one of the Uses permitted under the current zoning.*
- 4. The compatibility of all the potential Uses allowed in the proposed District with surrounding Uses and zoning in terms of land suitability, impacts on the environment, density, nature of Use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*
- 5. The capacity of City utilities and services sufficient to accommodate the Uses permitted in the requested District without compromising the health, safety and welfare of the City.*
- 6. The apparent demand for the types of Uses permitted in the requested District in the City in relation to the amount of land in the City currently zoned and available to accommodate the demand.*

7. *The boundaries of the requested rezoning District are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the District listed in the schedule of regulations.*
8. *If a rezoning is appropriate, the requested District is considered to be more appropriate from the City's perspective than another District.*
9. *If the request is for a specific Use, is rezoning the land more appropriate than amending the list of permitted Uses or Special Permitted Uses in the current District to allow the Use?*
10. *The requested rezoning will not create an isolated and unplanned spot zone.*
11. *The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided.*
12. *Other factors deemed appropriate by the Planning Commission and the City Commission.*

MASTER PLAN:

The subject properties are designated as Mixed Use Medium and Residential on the Future Land Use map.



Book 1 of the Master Plan, *Sustainable Land Use*, states “The Future Land Use Plan for Mt. Pleasant places an importance on neighborhood improvements and creating housing which meets the needs of households today and in the future.” It further states that “‘Missing Middle housing’ is a range of medium-density housing types. Areas of Mt. Pleasant, such as the Mission St. corridor and neighborhoods adjacent to Central Michigan University [emphasis added], present opportunities for Missing Middle housing development.”

The proposed CD-4 zoning designation would permit missing middle housing construction, consistent with the existing land uses in the immediate area.

REVIEW COMMITTEE COMMENTS:

Public Works – No comments.

Public Safety – No comments.

ANALYSIS:

Applications for rezoning are subject to meeting the criteria for amendments listed in Section 154.616.C of the zoning ordinance. The applicant has provided the attached written response to the criteria. The Planning Commission's recommendation to the City Commission should be based upon evaluation of these criteria.

Staff finds that the proposed conditions are consistent with the character of the area and with the future land use identified in the Master Plan.

With the findings and analysis stated in this report, the following actions are offered for consideration by the Planning Commission.

STAFF RECOMMENDATION:

Recommend that the City Commission approve Z-21-01.

B. February 4, 2021 Work Session

Motion by Liesch, support by Kostrzewa to approve the minutes from the February 4, 2021 work session meeting with the correction of Susan Horgan being replaced by David Kingsworthy.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman

Nays: None

IV. Zoning Board of Appeals report for February:

Commissioner Friedrich reported that the Zoning Board of Appeals did not meet in February.

V. Communications:

No communications were included in the packet. A communication from Andy Theisen, Konwinski Construction Inc. was received after the completion of the packet regarding item TC-21-02 on tonight's agenda. This communication was emailed to commissioners earlier today.

VI. Public Hearings:

A. Z-21-01 – 1024 & 1026 S. University – United Apartments – RCS, LLC – Request to rezone from CD-3, Sub-Urban to CD-4, General Urban.

Kain introduced the application submitted by United Apartments, with a request to rezone from CD-3, Sub-Urban to CD-4, General Urban.

Kain gave an overview of the property including current zoning, future, current and prior land use.

Kain shared photos of the site, current conditions and surrounding area.

Kain provided information regarding the 13 specific criteria responses that should be considered for any amendment to the official zoning map. The applicant's responses are included in the packet.

Kain provided some background on the property as well as land uses and zoning on the surrounding properties of the proposed site.

Kain concluded his report with recommending that the Planning Commission recommend that the City Commission approve Z-21-01.

Commissioner Rise has entered the meeting at 7:13 p.m.

Discussion took place.

It was noted that the applicant was not in attendance.

Chair Hoenig opened the public comment. Kain noted that there were no public comments submitted electronically. There being no one who wished to speak, public comment was closed.

Motion by Ortman, support by Friedrich to recommend the City Commission approve Z-21-01.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise

Nays: None

Motion approved unanimously.

B. SUP-21-04 & SPR-21-04 – 1110 N. Fancher – MI Operations LLC – Request for a Special Use Permit and Site Plan Review for a Class A medical marihuana grower.

Kain introduced the application submitted by MI Operations LLC, with a request for Special Use Permit and Site Plan Review for a medical marihuana facility – Class A grower.

Kain provided an overview of the site and reviewed the property's zoning and other characteristics as well as the current use, and future land use.

Kain shared photos of the current site conditions and surrounding area.


Kain noted that the applicant's request for a Class A license would allow up to 500 medical marihuana plants and that Class A licenses may not be stacked. Kain reviewed the Special Use criteria for medical marihuana growers.

Kain reviewed the proposed site plan and the proposed changes to bring the property into compliance with code.

Kain concluded his report recommending approval subject to the following conditions:

1. The applicant shall comply with all special use permit criteria for Medical Marihuana Facilities as well as the specific criteria applying to Growers.
2. The applicant shall provide two trees in the front lawn and include specifications for those trees on the site plan.

COMMISSION LETTER #074-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER RESOLUTION IN SUPPORT OF FINAL APPROVAL OF
TEMPORARY TRAFFIC CONTROL ORDER # 1-2021

The following traffic control order has been in place for 90 days and staff is recommending it be approved as a final order.

TCO #1-2021 - Remove "No Parking" and "Bus Loading Zone" signs on the north side of Bennett Street between Kinney and Mission.

No comments have been received during the 90-day temporary time period.

Recommended Motion:

Move to approve the resolution as drafted in support of final approval for traffic control order #1-2021.

NJR/ap

WHEREAS, under the date of January 28, 2021, the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 1-2021 (Remove No Parking and Bus Loading Zone signs on the north side of Bennett between Kinney and Mission). Said temporary traffic control order was presented to the City Commission on April 26, 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. 1-2021 a permanent traffic control order.



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO.

TCO 1-2021

Issued By: Steve Tension
Traffic Engineer

Date: 1-28-21

Signs/work by: Chris Hagg
Street Department

Date: 2-2-21

Filed/ Attested: _____
City Clerk

Date: _____

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Remove No Parking and Bus Loading Zone signs on the north side of Bennett between Kinney and Mission.

COMMISSION LETTER #075-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT)
RESOLUTION IN SUPPORT OF FUNDING FOR AIRPORT CRACK SEALING

Director of Public Works Jason Moore is recommending the City Commission approve the attached resolution expressing the City Commission's willingness to enter into an agreement with the Michigan Department of Transportation (MDOT) for funding for airport crack sealing.

By formally agreeing to share in the cost and project responsibilities as part of the block grant from the Federal Aviation Administration, federal and state funds will pay for all but \$315 of the estimated \$6,300 project cost.

Recommended Motion:

Move to approve the resolution authorizing the City Manager to digitally sign the contract with MDOT for funding for airport crack sealing.

NJR/ap

TO: Nancy Ridley, City Manager
FROM: Jason Moore, DPW Director
DATE: April 15, 2021
SUBJECT: Approve Resolution and Authorize Execution of MDOT Contract 2021-0601

Request

The City Commission is requested to approve a resolution and authorize the city manager to digitally sign MDOT contract 2021-0601 for the airport crack sealing project.

Reason

MDOT has received a block grant from the Federal Aviation Administration for airport development projects. The pavement crack sealing work qualifies for this block grant funding. To receive these funds, MDOT requires approval of a resolution and the contract digitally signed by the city manager.

The project cost participation is shown below. The actual MDOT, FAA and City shares of the project cost will be determined at the time of financial closure of the FAA grant.

Federal Share.....	\$5,985.00
Maximum MDOT Share	\$315.00
Sponsor (City) Share.....	\$315.00
<i>Estimated</i> Project Cost.....	\$6,300.00

Recommendation:

I recommend the City Commission approve a resolution and authorize the city manager to digitally sign MDOT contract 2021-0601 for the airport crack sealing project.

RESOLUTION

At a regular meeting of the City of Mt. Pleasant, Michigan, held at the City Hall Building at 320 W. Broadway Street:

The following resolution was offered by member _____, and supported by member _____.

WHEREAS, a Grant Agreement (Federal Project No. B-26-0069-2320, MDOT Contract No. 2021-0560) has been submitted by the Michigan Department of Transportation, which requires the City of Mt. Pleasant to adopt a resolution authorizing the approval of the contract to receive funds for the Airport Crack Sealing Project;

WHEREAS, this project will improve the safety for airport traffic; and

WHEREAS, the Agreement has been approved by the City Manager as to substance.

NOW, THEREFORE, BE IT RESOLVED, that the city manager is authorized to digitally sign said agreement and certifications on behalf of the City of Mt. Pleasant.


Resolution duly adopted.

William Joseph, Mayor

Certified to be a true copy, _____
(Date)

Heather Bouck, City Clerk

COMMISSION LETTER #076-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER APPROVAL OF RECOMMENDED RE-USE OF HORIZON PARK
BALL FIELD

The attached memo from Director of Parks and Public Spaces Chris Bundy includes a recommendation, supported by the Parks and Recreation Commission, to eliminate the softball field at Horizon Park and re-use the fence and stone dust at other parks in the City.

The decommissioning of this ball field will allow for additional recreational opportunities and a better utilization of the existing park space.

Recommended Motion:

Move to support the recommendation of the Parks and Recreation Commission to decommission the Horizon Park softball field to allow for future additional uses.

NJR/ap

TO: Nancy Ridley, City Manager

FROM: Chris Bundy, Director of Parks & Public Spaces

DATE: April 15, 2021

SUBJECT: Decommissioning of Horizon Park Ball Diamond

CC: Bill Mrdeza

Since the completion of the City-Wide Master Plan document, Parks and Recreation staff along with the Parks and Recreation Commission have been discussing and planning the best ways to meet goals set forth in book 4 of the plan "Exceptional Parks and Public Spaces". One of the major objectives of book 4 includes "Providing expanded recreation opportunities to residents who live east of Mission Street through the development of new parkland". Since we are limited with available land for parks east of Mission Street much focus has been placed on how to better utilize existing parks and public spaces on the east side to help meet our goals.

Some of these ideas include fostering increased relationships with community partners such as Mt. Pleasant Public Schools. Partnerships could add amenities on the east side not necessarily at Horizon Park but items that could make existing public facilities potentially more available for use. For example, adding lighting at the high school tennis courts for afterhours public use or adding park benches and or tables along the pathway that surrounds Mt. Pleasant High School to create a more parklike atmosphere and render the walkway more useable for senior citizens and families with young children.

In addition to fostering partnerships we are also focused on ways to maximize park space to provide additional desired amenities and modernizing the park to fit the increased residential development on the east side. To help meet these important east side Master Plan goals, the Parks and Recreation Commission, along with staff are recommending the decommissioning of the existing Horizon Park ball diamond (park diagram attached). With the expanded growth of the condominium development directly to the south of the existing diamond we have had challenges with foul balls being a hazard to buildings and homeowners creating a greater conflict of use. In addition to the use conflict, we have seen a reduction in ball diamond use at Horizon over the past five years.

Future capital plan development at Horizon Park calls for the addition of pickle ball courts, outdoor fitness equipment, increased parking and potentially the development of a spray park at Horizon to better mirror recreational offerings found on the west side of the community. Staff recommends decommissioning the existing ball diamond to reduce the use conflict, add additional space for desired facilities and repurposing of the ball diamond materials for other park needs (i.e. fencing reuse and ball diamond surface material repurposed to update other existing fields).

The Parks and Recreation Commission, at their March 23 meeting, made a unanimous motion to recommend to the City Commission the decommissioning of the existing ball diamond at Horizon Park.

Recommendation


Based on the public input received during the Master Plan process and upon further review and discussion of the Master Plan goals as it relates to the east side of the community; staff and the Parks and Recreation Commission recommend to the City Commission that the existing ball diamond at Horizon Park be decommissioned to:

- 1) Better align our Master Plan Goals for the East Side.
- 2) Reduce the existing conflict of use with growing development surrounding the park.
- 3) Add additional space for desired and planned facilities at Horizon Park.
- 4) Allow for the repurposing of materials for other park needs and projects.

CB/lmw



COMMISSION LETTER #077-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER RESOLUTION EXTENDING CONDITIONAL APPROVAL OF A
CLASS C MEDICAL MARIHUANA GROW OPERATION FOR STASH
VENTURES AT 210 W. PICKARD

The attached letter from Stash Ventures, LLC requests a 90-day extension to a deadline related to the conditional approval of their Class C Medical Marihuana Grower license at 210 W. Pickard. This request is slightly different than prior extensions granted only in that it extends the 18-month timeline to obtain final approval. As noted in the request, it is based on construction challenges due to COVID-19.

The attached memo from City Planner Jacob Kain provides the details on the required dates and a proposed resolution approving the extension request, if the Commission desires. Section 112.03(F) allows the City Commission to extend any deadlines upon a showing of good cause. Based on the written request of the conditional license holder the City Commission can consider the resolution as drafted.

Recommended Motion:

Move to approve the resolution extending conditional authorization for Class C Medical Marihuana Grower license for Stash Ventures at 210 W. Pickard as presented.

NJR/ap

Kain, Jacob

From: Chris Lance <Chris@stashventures.com>
Sent: Monday, April 19, 2021 10:59 AM
To: Kain, Jacob
Subject: Request for Extension - Stash Ventures, LLC/210 W. Pickard Rd.

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jacob,

Stash Ventures, LLC is requesting an extension of our conditional authorization for a medical marijuana grower license at 210 W. Pickard Rd. This is currently set to expire on 5/7/2021 and we are requesting a 90 day extension to 8/5/2021. We have encountered multiple supply and labor shortages related to Covid throughout 2020 and early 2021. While we are making great progress, this extension, if granted, will allow us more than enough time to complete the project and become fully licensed.

Thank you,

Chris Lance
Stash Ventures, LLC
765.661.1032

TO: Nancy Ridley
City Manager

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

FROM: Jacob Kain
City Planner

DATE: April 19, 2021

SUBJECT: Deadline extension request – Stash Ventures, LLC

Stash Ventures, LLC has submitted a request that the City Commission grant a 90 day extension of their deadline to meet Section 112.03(E)(4) of the City's Medical Marihuana Facilities Ordinance. This section requires the applicant obtain a state operating license within 18 months of receiving conditional authorization.

Stash Ventures, LLC received conditional authorization for a Class C Medical Marihuana Grower at 210 W. Pickard on November 7, 2019. The applicant received a special use permit from the Planning Commission on January 9, 2020. A revised special use permit was approved by the Planning Commission on August 6, 2020. The applicant has until May 7, 2021 to receive final authorization from the City.

Stash Ventures, LLC also has conditional authorization for a Class C Adult-Use Marihuana Grower at the same location. The applicant has until June 29, 2022 to receive final authorization from the City for that license and the applicant is not requesting an extension related to that license at this time.

Section 112.03(F) of the Medical Marihuana Facilities Ordinance states that the City Commission may extend any of the deadlines upon a showing of good cause. If an extension is granted as requested, the resulting deadline to satisfy the requirements of Section 112.03(E)(4) is August 5, 2021.

Requested Action:

The City Commission consider the attached resolution extending the deadline for Stash Ventures, LLC to satisfy the requirements of Section 112.03(E)(4) to August 5, 2021.

RESOLUTION

WHEREAS, Stash Ventures, LLC received a conditional authorization for a Class C Medical Marihuana Grower on November 7, 2019; and

WHEREAS, Section 112.03(E) of the Mount Pleasant City Code of Ordinances requires the City Clerk to grant final authorization for conditionally authorized medical marihuana facilities if the applicant: (1) Submits the paperwork for the facility-specific step of the application for a state operating license (and all related applications for stacked licenses) to LARA within 30 days of receiving conditional authorization; (2) Submits an application for special use authorization pursuant to section 154.410(B)(4)(p) of the zoning ordinance within 30 days of receiving conditional authorization; (3) Obtains special use authorization within six months of receiving conditional authorization; and (4) Obtains a state operating license within 18 months of receiving conditional authorization; and

WHEREAS, Stash Ventures, LLC has satisfied the requirements of Sections 112.03(E) (1), (2) and (3) of the Mount Pleasant City Code of Ordinances and obtained a Special Use Permit from the Planning Commission on January 9, 2020 and a revised Special Use Permit from the Planning Commission on August 6, 2020; and

WHEREAS, Stash Ventures, LLC has not yet satisfied the requirements under Section 112.03(E)(4); and

WHEREAS, the conditional authorization granted to Stash Ventures, LLC will otherwise expire because the applicant has not obtained a state operating license within 18 months of receiving conditional authorization as specified under Section 112.03(E)(4); and

WHEREAS, Stash Ventures, LLC has requested a ninety (90) day extension to meet the requirement of Section 112.03(E)(4) for cause as outlined in their April 19, 2021 request for extension; and

WHEREAS, Section 112.03(F) of the Mount Pleasant City Code of Ordinances authorizes the City Commission to extend any of the deadlines required by Section 112.03(E) upon a showing of good cause.


NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City Commission of the City of Mount Pleasant finds that Stash Ventures, LLC has established good cause to extend the deadline to meet the requirements of Section 112.03(E)(4).

2. Stash Ventures, LLC's request under Section 112.03(F) for a ninety-day extension to satisfy the requirements of Section 112.03(E)(4) for their Class C Medical Marihuana Grower located at 210 W. Pickard is granted and the deadline date to satisfy such requirements shall be August 5, 2021.

3. Except as otherwise modified by this Resolution, all other deadlines established by Chapter 112 of the Mount Pleasant City Code of Ordinances shall remain in full force and effect.

COMMISSION LETTER #078-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: RECEIVE AN ORDINANCE TO AMEND CHAPTER 97: PARKS AND
RECREATION AND SET A PUBLIC HEARING FOR MAY 10, 2021 ON THE
SAME

The attached memo from Parks and Public Spaces Director Chris Bundy provides the background information on the review of Chapter 97: Parks and Recreation of the Mt. Pleasant City Code. As indicated in the memo, the Parks and Recreation Commission began this review in early 2020, and at their March 23, 2021 meeting, recommended referral of the proposed amendments to the City Commission. A redline and clean version of the proposed ordinance amendment is attached for your reference.

It is recommended the City Commission set a public hearing on the proposed ordinance amendments for May 10, 2021 to obtain public input.

Recommended Motion:

Move to set a public hearing for May 10, 2021 on the ordinance to amend Chapter 97: Parks and Recreation of the Mt. Pleasant City Code as presented.

NJR/ap

TO: Nancy Ridley, City Manager

FROM: Chris Bundy, Parks and Public Spaces Director

DATE: April 16, 2021

SUBJECT: Parks Ordinance Update

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

In early 2020, The Parks and Recreation Commission entered into a review of desired changes to the existing Park Ordinance document. At their March 23, 2021 regular meeting commissioners reviewed the proposed changes presented by staff and following the review, the Parks and Recreation Commission recommended that the City Commission approve the updates with any minor text changes from our legal counsel that may be necessary to complete the document.

An overview of changes includes:

- 1) Bicycle use in Parks and Cemetery
- 2) Removed wording referring to the Nelson Park Zoo, which no longer exists
- 3) Prohibition of animals in the cemetery and designated sports fields
- 4) Address use of unmanned aircraft in parks (drones)
- 5) Various minor updates

REQUESTED ACTION:

Set a public hearing on the update to the Parks Ordinance based on the recommendation received from the Parks & Recreation Commission.

Attachments:

1. Mark up copy of ordinance changes
2. Final recommended Park Ordinance (updated)

CB/lmw

CITY OF MT. PLEASANT ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. _

AN ORDINANCE TO AMEND CHAPTER 97 OF CITY CODE

It is Hereby Ordained by the People of the City of Mount Pleasant:

SECTION 1. AMENDMENT OF CHAPTER 97

Chapter 97 of the City's Code entitled "Parks and Recreation" is hereby amended to read, in its entirety, as follows:

GENERAL PROVISIONS

§ 97.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DIRECTOR. A person immediately in charge of any park area and its activities, and to whom all park attendants of such area are responsible.

PARK ATTENDANT. Any employee of the city whose job functions include maintaining, repairing or supervising a park or whose job functions include enforcing this chapter, including park rangers.

PARK. A park, reservation, playground, beach, recreation center or any other area in the city, owned or used by the city, and devoted to active or passive recreation. The term ***PARK*** shall also include Riverside Cemetery.

VEHICLE. Any wheeled conveyance, whether motor-powered, animal-drawn, or self-propelled. The term shall include any trailer in tow of or description. Exception is made for baby carriages and vehicles in the service of the city parks.

§ 97.02 PARK OPERATING POLICY.

(A) *Park hours.* City parks shall be open daily to the public between the hours of 8:00 a.m. and 11:00 p.m. No person shall occupy or be present in any park during the hours it is not open to the public, provided that city personnel, police officers on official duty, or other city officers, or employees on park duty, or other persons with special permits from the Parks and Recreation Department who are conducting city business are not so restricted.

(B) *Closed areas.* Any section or part of any park may be declared closed to the public by the Director at any time, and for any interval of time, either temporarily, or at regular and stated intervals (daily or otherwise), and either entirely, or merely to certain uses, as the Director shall find reasonably necessary.

(C) *Authority for use of facilities.* Any organized club, school, association, or recognized group desiring the **exclusive and/or scheduled** use of specific areas of any park, such as picnic areas, athletic fields **and court areas**, or ~~ice-rink~~**park shelters**, ~~shall~~ **must** file an application

with the Parks and Recreation Department, and shall not use said ~~park or~~ area until said permit is granted. The use of the park shall be in the capable limits of the park.

(1) *Special permits, agreements and contracts.* Any organized club, school, organization, association, or recognized group desiring the use of a portion of the park system for money-raising affairs, whether to cover the cost of operation or for profit, shall file an application with the Parks and Recreation Department, and pay to the Department as required by the Parks and Recreation Commission, such fees, charges, rents, or percentages as required by the Department for such activities and events. The application, among other information, must designate the portion of the parks desired, where ticket sales will be set up, or money is to be collected, and how much per person or other unit of measurement, the location of which shall be under control of the Parks and Recreation Department. Any fees for the permit may be waived or refunded at the discretion of the Parks and Recreation Commission.

(2) *Exclusive use of park.* No permit shall be issued for the exclusive use of any park and no permittee shall exclude the public from the park, charge any admittance fee, sell tickets or otherwise require anyone to pay any fee for entering any park except as provided in division (C)(1) hereof.

(3) *Granting of permits.* The authority for granting permits shall be with the Parks and Recreation Department.

(4) *Cleanup by permittee.* All permits shall require the permittee to clean up the park area after the activity has terminated and all applications for permits must give the name, address, and phone number of the permittee responsible for the necessary policing thereof. The permittee shall be required to pay a security deposit for cleaning up the area.

(5) *Honoring special permits.* All persons shall honor any special permits issued by the Parks and Recreation Department for certain areas, days, and times to clubs, organizations, teams, or any other groups, including but not limited to picnic grounds, ball diamonds, skating rinks, and stadiums, provided such permit is presented on official Parks and Recreation forms.

§ 97.03 ENFORCEMENT.

(A) *Officials.* The Director and park attendants shall take such actions as are necessary for the enforcement of this chapter consistent with city ordinances and state law. Park attendants shall have the powers of law enforcement officers and may issue appearance tickets in accordance with M.C.L.A. § 764.9c-764.9g.

(B) *Ejection.* The Director and park attendants shall have the authority to eject for a period of 24 hours from the park any person who violates this chapter. Repeated violations of this chapter may result in permanent ejection from any park.

(C) *Seizure of property.* The Director and any park attendant shall have the authority to seize and confiscate any property, thing or device in the park used in violation of this chapter.

§ 97.04 FEES.

Parks and recreation fees shall be set by resolution of the Commission.

ACTIVITIES BY PERSONS IN PARKS

§ 97.15 PARK PROPERTY.

No person in a park shall:

(A) *Buildings and other property.*

(1) *Disfiguration and removal.* Willfully mark, deface, disfigure, injure, tamper with, or displace or remove, any buildings, bridges, tables, benches, fireplaces, railings, paving or paving materials, water lines or other public utilities or parts or appurtenances thereof, signs, notices or placards whether temporary or permanent, monuments, stakes, posts, or other boundary markers, or other structures or equipment, facilities or park property or appurtenances whatsoever, either real or personal.

(2) *Restrooms and washrooms.* Fail to cooperate in maintaining restrooms and washrooms in a neat and sanitary condition.

(3) *Removal of natural resources.* Dig, or remove any beach sand, whether submerged or not, or any soil, rock, stones, trees, shrubs or plants, down-timber or other wood or materials, or make any excavation by tool, equipment, blasting, or other means or agency.

(4) *Erection of structures.* Construct or erect any building or structure of whatever kind, whether permanent or temporary in character or run or string any public service utility into, upon or across such lands, except on special written permit issued hereunder.

(B) *Trees, shrubbery, lawns.*

(1) *Injury and removal.* Damage, cut, carve, transplant or remove any tree or plant or injure the bark, or pick the flowers or seeds, of any tree or plant. Nor shall any person attach any rope, wire, or other contrivance to any tree or plant. A person shall not dig in or otherwise disturb grass areas, or in any other way injure or impair the natural beauty or usefulness of any area.

(2) *Climbing.* Climb any building or walk, stand or sit upon monuments, vases, fountains, railing, fences or upon any other property not designated or customarily used for such purposes.

(C) *Wild animals, birds and the like.*

(1) *Hunting.* Hunt, molest, harm, frighten, kill, trap, chase, tease, shoot or throw missiles at any animal, reptile, or bird; nor shall anyone remove or have in their possession the young of any wild animal, or the eggs or nest, or young of any reptile or bird.

(2) *Feedings.* Give or offer, or attempt to give to any animal or bird any tobacco, alcohol or other known noxious substances.

(D) *Glass containers.* Bring or use glass containers within the park.

§ 97.16 SANITATION.

No person in a park shall:

(A) *Pollution of waters.* Throw, discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream, or other body of water in or adjacent to any park or any tributary, stream, storm sewer, or drain flowing into such waters, any substance, matter or thing, liquid or solid, which will or may result in the pollution of said waters.

(B) *Refuse and trash.* Have brought in or shall dump, deposit or leave any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, or refuse, or other trash. No such refuse or trash shall be placed in any waters in or contiguous to any park, or left anywhere on the grounds thereof.

§ 97.17 TRAFFIC.

(A) No person in a park shall:

(1) *State motor vehicle laws apply.* Fail to comply with all applicable provisions of the state motor vehicle traffic laws in regard to equipment and operation of vehicles together with such regulations as are contained in this chapter and other ordinances.

(2) *Enforcement of traffic regulations.* Fail to obey all traffic officers and park employees, such persons being hereby authorized and instructed to direct traffic whenever and wherever needed in the parks and on the highways, street or roads immediately adjacent thereto in accordance with the provisions of these regulations and such supplementary regulations as may subsequently be issued by the Director.

(3) *Obey traffic signs.* Fail to observe carefully all traffic signs indicating speed, direction, caution, stopping, or parking, and all others posted for proper control and to safeguard life and property.

(4) *Speed of vehicles.* Ride or drive a vehicle at a rate of speed exceeding 15 miles an hour, except upon such roads as the Director may designate, by posted signs, for speedier travel.

(5) *Operation confined to roads.* Drive any vehicle on any area except the paved park roads or parking areas, or such other areas as may on occasion be specifically designated as temporary parking areas by the Director.

(6) *Parking.*

(a) *Designated areas.* Park a vehicle in other than an established or designated parking area, and such use shall be in accordance with the posted directions there at and with the instructions of any attendant who may be present.

(b) *Removal of vehicles.* Without permission no person shall park or store any motor vehicle overnight in any park owned by the city. Members of the Police Department are hereby authorized to remove any motor vehicle so parked or stored.

(c) *Immovable vehicles.* Leave any vehicle anywhere in the park with one or more wheels chained, or with motor set in gear and doors locked, or in any manner fixed or arranged so that such vehicle cannot readily be moved by hand.

(d) *Emergency procedure.* Fail to immediately notify an attendant of an emergency in the nature of a breakdown requiring the assistance of a tow-truck, mechanic or other person.

(e) *Double-parking.* Doublepark any vehicle on any road or parkway unless directed by a park official.

(f) *Muffler required.* Fail to use a muffler adequate to deaden the sound of the exhaust system in a motor vehicle.

(7) *Bicycles.*

(a) ~~*Confined to roads.* Ride a bicycle on other than a paved vehicular road or path designated for that purpose. A bicyclist shall be permitted to wheel or push a bicycle by hand over any grassy area or wooded trail or on any paved area reserved for pedestrian use.~~ ***Prohibited areas and adverse operation.* Operate a bicycle in such a way as to cause damage to any park amenity, bench, table, turf, or pavement. Bicycle operation is prohibited within park buildings, pavilions, and on playgrounds, sports fields and courts unless authorized as part of a City sanctioned event or program. Performed tricks or “grinding” on objects may only be done within a designated area as may be provided for such purpose.**

(b) *Operation.* Bicyclists shall at all times operate same with reasonable regard to the safety of others, signal all turns, **and follow all applicable road traffic laws and Share the Trail etiquette policy published by the Parks and Recreation Department.** ~~pass to the right of any vehicle they are overtaking, and pass to the right of any vehicles they may be meeting.~~ **Pedestrians will have the right of way on all trails, sidewalks, and roadways unless otherwise designated for specific bicycle use.**

(c) *Rider prohibited.* Ride more persons on a bicycle than the bicycle was designed to accommodate.

(d) *Designated racks.* Leave a bicycle in a place other than a bicycle rack when such is provided and there is a space available.

(e) *Immobile.* Leave a bicycle lying on the ground or paving or set against trees, or in any place or position where other persons may trip over or be injured by them.

(f) *Night operation.* Ride a bicycle at night without an attached headlight and without a tail light or reflector plainly visible.

(g) *Riverside Cemetery.* Operate a bicycle anywhere within the Riverside Cemetery except on designated roads only.

(8) *Unsafe operation of vehicle.* Operate a vehicle as defined by this chapter in an unsafe manner.

(B) Any unlicensed vehicles or “all-terrain vehicles,” or snowmobiles shall be prohibited from use in any park, unless authorized by the Parks and Recreation Department and designated in certain areas.

§ 97.18 RECREATIONAL ACTIVITIES.

No person in a park shall:

(A) *Bathing and swimming.*

(1) *Designated areas.* Swim, bathe or wade in any waters or waterways in or adjacent to any park, except in such places designated for such activity, and in compliance with such regulations as are set forth in this chapter, ~~or~~ as may be adopted by the Director, **or expressly permitted by law**. Nor shall any person frequent any waters or places customarily designated for that purpose of swimming or bathing, or congregate at such places when such activity is prohibited by the Director upon a finding that such use of the water would be dangerous or otherwise inadvisable.

(2) *Certain hours.* Frequent any waters or places designated for the purpose of swimming or bathing, or congregate at such places, except between such hours of the day as may be designated by the Director for such purposes for each individual area.

(3) *Structure on ~~beach~~ waterway.* Erect, maintain, use or occupy on or in any ~~beach or bathing area shore or bank area adjacent to a waterway~~, any tent, shelter or structure unless permitted by or authorized by the Director.

(4) *Costume.* Allow themselves to be so covered with a bathing suit as to indecently expose his/her person. All bathing suits shall conform to commonly accepted standards.

(5) *Bathhouses.* Dress or undress on any beach, **riverbank** or in any vehicle, restroom or other place, except in such bathing houses or structures as may be provided for that purpose.

(6) *Diving or jumping.* Dive or jump off any bridge, dam, or other structure.

(7) *Mill Pond Park.* Swim, bathe or wade within 200 feet of the dam's **structure** located at Mill Pond Park.

(B) *Boating.*

(1) *Designated areas.* Bring into or operate any boat, canoe, raft, or other water craft, whether motor-powered or not, upon any waters, except at places designated for boating by the Director. Such designated boating activity shall be in accordance with applicable regulations adopted by the Director.

(2) *Public docks.* Use the public docks for dockage or other purpose without first making arrangements for such accommodation with the Director, who shall assign space and collect reasonable rental charges in conformity with established regulations and rates.

(3) *Operation/use of boats/canoes/~~kayaks/inflatables~~.* Navigate, direct, or handle any boat/canoe/**kayak/inflatable** in such a manner as to unjustifiably or unnecessarily annoy, frighten or endanger the occupants of any other boat/canoe/**kayak/inflatable or water user such as swimmers, those fishing or utilizing adjacent park trails or amenities**.

(4) *Prohibition during closing hours.* Launch, dock, or operate any boat/canoe/**kayak/inflatable** of any kind on any waters between the closing hour of the park at night and opening hour the following morning, nor shall any person be on, or remain on or in, any boat during the said closed hours of the park.

(C) *Fishing.* Fish in any waters, using hook-and-line, net, trap, or other device, except in waters designated by the Director for that use and under such regulations and restrictions as have been or may be prescribed by the Director.

(D) *Hunting and dangerous weapons.* Hunt, trap or pursue wildlife at any time. Except as otherwise expressly permitted by law, no person shall use, carry, or any weapon potentially dangerous to wildlife and human safety, or any kind of trapping device. The discharge or brandishing of all weapons is prohibited. In addition, the use of any item in a manner that potentially endangers any human or wildlife is prohibited. Shooting into park areas from beyond park boundaries is forbidden.

(E) *Picnic areas and use.*

(1) *Regulated.* Picnic or lunch in a place other than those designated for that purpose. Attendants shall have the authority to regulate the activities in such areas when necessary to prevent congestion and to secure the maximum use for the comfort and convenience of all. Visitors shall comply with any directions given to achieve this end.

(2) *Availability.* Violate the regulation that use of the individual grills, together with tables and benches, follows generally the rule of "First come, first served."

(3) *Duty of picnicker.* Leave a picnic area before the cooking grill is completely extinguished, and before all trash in the nature of boxes, papers, cans, bottles, garbage and other refuse is placed in the disposal receptacles where provided. If no such trash receptacles are available, then refuse and trash shall be carried away from the park area by the picnicker to be properly disposed of elsewhere.

(F) *Camping.* Unless permission is granted by the Director or park attendants, no person shall set up tents, shacks, or any other temporary shelter for the purpose of overnight camping, nor shall any person leave in a park after closing hours any movable structure, or special vehicle to be used or that could be used for such purposes as house trailer, camp- trailer camp-wagon, or the like.

(G) *Games.* Take part in or abet the playing of any games involving thrown, or otherwise propelled objects such as balls, stones, arrows, javelins, or model airplanes except in areas set apart for such forms of recreation. The playing of rough, or comparatively dangerous games such as football, baseball, soccer, and softball is prohibited except on the fields and courts or areas provided for such activities.

§ 97.19 PROHIBITED BEHAVIOR.

No person in a park shall:

(A) *Intoxicating beverages.* Be under the influence of intoxicating beverages or controlled substances. No person shall possess or consume beer, wine, or other alcoholic beverages within Mill Pond Park or Riverside Cemetery.

(B) *Fireworks and explosives.* Bring in, or have in his/her possession, or set off, or otherwise cause to explode or discharge or burn, any firecrackers, rocket or other fireworks or explosives of inflammable material, or discharge them, or throw them into any such area from land, or

highway adjacent thereto. This prohibition includes any substance, compound, mixture, or article that in conjunction with any other substance or compound would be dangerous from any of the foregoing standpoints.

(C) *Domestic animals.* All dogs or other domestic animals shall be restrained at all times by adequate leashes. Owners of such animals shall be responsible to clean up the defecation left by their animals. **No animals are permitted on any playing field designated by the Park and Recreation Department.**

(D) *Reservation of facilities.* Occupy, **enter into, loiter, panhandle or remain in** any **seat, bench, facility,** pavilion or other park structure or section thereof which may be reserved.

(E) *Fires.* **Other than in grills that may be provided for such purpose, B**build or attempt to build a fire. No person shall drop, throw, or otherwise scatter lighted matches, **charcoal briquettes,** burning cigarettes or cigars, tobacco paper, or other **flammable or** inflammable material, within any park area or on any highway, road or street abutting or contiguous thereto.

(1) Controlled fires may be allowed by permit of the City Fire Department as part of a sanctioned City event or program as approved by the Director.

(F) *Closed areas.* Enter an area posted as “Closed to the Public,” nor shall any person use, or abet the use of any area in violation of posted notices.

(G) *Disorderly conduct.* Engage in any disorderly conduct or behavior tending to a breach of the public peace.

(H) *Causing or risking public inconvenience, annoyance or alarm.* Cause, recklessly create a risk of, or knowingly contribute to inconvenience, annoyance or alarm to any person in a park by:

- (1) Engaging in fighting or threatening, or engaging in violent or tumultuous behavior;
- (2) Jostling or roughly crowding persons unnecessarily;
- (3) Making an obscene communication or display; or
- (4) Creating a hazardous condition by any act which serves no legitimate purpose.

(I) *Exhibit permits.* Fail to produce and exhibit any permit from the Director which he/she claims to have upon request of any authorized person who shall desire to inspect the same for the purpose of enforcing compliance with any ordinance or rule.

(J) *Interference with permittees.* Disturb or interfere unreasonably with any person or party occupying any area, or participating in any activity, under the authority of a permit.

~~(K) *Nelson Park.*~~

~~—(1) No dogs shall be allowed within 100 feet of the cages for the exhibited animals. This provision shall not apply to those dogs which may assist handicapped persons or persons with disabilities.~~

~~—(2) Harm, kill, injure, harass, taunt or tease the exhibited animals.~~

(K) *Riverside Cemetery.* Bring an animal into Riverside Cemetery except (1) animals which may assist persons with disabilities, (2) animals as part of a scheduled funeral service with prior approval by the Director or (3) animals used as part of law enforcement action.

§ 97.20 MERCHANDISING, ADVERTISING AND SIGNS.

No person in a park shall:

(A) *Vending and peddling.* Expose or offer for sale any article or thing, nor shall he/she station or place any stand, cart, or vehicle for the transportation, sale or display of any such article or thing. Exception is made as to any regularly licensed concessionaire acting by, and under the authority and regulation of the Director.

(B) *Advertising.* Announce, advertise, or call the public attention in any way to any article or service for sale or hire.

(C) *Signs.* Paste, glue, tack, or otherwise post any sign, placard, advertisement, or inscription whatsoever, nor shall any person erect or cause to be erected any sign whatsoever on any public lands, highways, or roads adjacent to a park.

§ 97.21 Unmanned Aircraft.

No person in a park may operate unmanned aircraft in violation of state or federal law.

PARKS AND RECREATION COMMISSION

§ 97.30 ESTABLISHMENT; COMPOSITION.

There is established a Parks and Recreation Commission. Said Commission shall consist of seven persons all serving without pay. The Commission shall appoint the members. The term of office for the appointive members shall be for three years or until their successors are appointed and qualified except that the members of such commission first appointed shall be appointed for such terms that the term of one member shall expire one year thereafter; the term of two members shall expire two years thereafter; vacancies in such Commission occurring otherwise than by expiration of term shall be filled by the Commission for unexpired term.

§ 97.31 ORGANIZATION; OFFICERS.

Immediately after their appointment, the members of the Parks and Recreation Commission shall meet and organize by electing one of their members chairperson and such officers as may be necessary. The Commission shall have the power to adopt by-laws and advise the City Manager and Commission on rules and regulations for the proper conduct of public parks and recreation for the city. The Parks and Recreation Commission shall adopt non-discriminatory rules for the use of parks and other facilities and shall administer the facilities on a non-discriminatory basis.

§ 97.32 POWERS AND DUTIES.

The Parks and Recreation Commission shall provide, conduct and supervise public parks, playgrounds, playfields, indoor recreation centers and other recreation areas and facilities owned or controlled by the city. It is authorized and directed to prepare land use plans and maps for each public park or other property under its jurisdiction and to define the specific permitted activities in each. It shall have the power to conduct any form of recreation or cultural activity that will employ the leisure time of the people in a constructive and wholesome manner. It may conduct such activities on properties under its own control, on public properties with the consent of the authorities, and on private properties with the consent of the owners. It will set monthly meetings (open to the public) to plan for the community needs in park facilities and recreation programs. The Commission will advise in establishing recreation and park policies. It shall require a quorum at all Commission meetings for formal official action. It shall keep a complete record of all Commission meetings and submit the minutes to all Commission members prior to the next regular meeting. The Commission will make periodic inspections of parks and recreation areas and facilities.

§ 97.33 DIRECTOR OF PARKS AND RECREATION.

The Parks and Recreation Commission shall advise the City Manager on selection of a Director of Parks and Recreation.

§ 97.34 BUDGET.

Annually, the Parks and Recreation Commission shall review a proposed budget and make recommendations to the City Manager for its approval. The Parks and Recreation Commission may also solicit or receive any gifts or bequests of money or other personal property or any donation to be applied, principal or income, for either temporary or permanent use for parks, playgrounds, or other recreational purposes.

§ 97.35 ANNUAL REPORT.

The Parks and Recreation Commission shall make an annual report to the Commission and such other reports as from time to time may be requested.

§ 97.99 PENALTY.

(A) *Municipal civil infraction.* Any person violating any provision of this chapter, with the exception of those specifically set forth in division (B) below shall be held responsible for a municipal civil infraction and prosecuted in accordance with the Municipal Civil Infractions Ordinance. The fine for violation of a municipal civil infraction under this chapter shall be \$50;

the second violation, \$100; and the third or any subsequent violation within any one calendar year, \$250.

(B) *Criminal misdemeanor*. Any person violating the following designated provisions of this chapter shall be guilty of a misdemeanor and shall be punished as provided in § 10.99:

SECTION 3. REPEAL AND REPLACE.

Any and all ordinances inconsistent with this Ordinance are hereby repealed, but only to the extent necessary for this Ordinance to be in full force and effect.

SECTION 4. PUBLICATION AND EFFECTIVE DATE.

The City Clerk will cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance will take effect 30 days after its adoption.

YEAS: Commissioner(s) _____

NAYS: Commissioner(s) _____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2021.

Date: _____, 2021

William L. Joseph, Mayor

Date: _____, 2021

Heather Bouck, City Clerk

Introduced: _____, 2020

Adopted: _____, 2020

Published: _____, 2020

Effective: _____, 2020

85714:00015:4562820-4

CITY OF MT. PLEASANT ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. _

AN ORDINANCE TO AMEND CHAPTER 97 OF CITY CODE

It is Hereby Ordained by the People of the City of Mount Pleasant:

SECTION 1. AMENDMENT OF CHAPTER 97

Chapter 97 of the City's Code entitled "Parks and Recreation" is hereby amended to read, in its entirety, as follows:

GENERAL PROVISIONS

§ 97.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DIRECTOR. A person immediately in charge of any park area and its activities, and to whom all park attendants of such area are responsible.

PARK ATTENDANT. Any employee of the city whose job functions include maintaining, repairing or supervising a park or whose job functions include enforcing this chapter, including park rangers.

PARK. A park, reservation, playground, beach, recreation center or any other area in the city, owned or used by the city, and devoted to active or passive recreation. The term ***PARK*** shall also include Riverside Cemetery.

VEHICLE. Any wheeled conveyance, whether motor-powered, animal-drawn, or self-propelled. The term shall include any trailer in tow of or description. Exception is made for baby carriages and vehicles in the service of the city parks.

§ 97.02 PARK OPERATING POLICY.

(A) *Park hours.* City parks shall be open daily to the public between the hours of 8:00 a.m. and 11:00 p.m. No person shall occupy or be present in any park during the hours it is not open to the public, provided that city personnel, police officers on official duty, or other city officers, or employees on park duty, or other persons with special permits from the Parks and Recreation Department who are conducting city business are not so restricted.

(B) *Closed areas.* Any section or part of any park may be declared closed to the public by the Director at any time, and for any interval of time, either temporarily, or at regular and stated intervals (daily or otherwise), and either entirely, or merely to certain uses, as the Director shall find reasonably necessary.

(C) *Authority for use of facilities.* Any organized club, school, association, or recognized group desiring the exclusive and/or scheduled use of specific areas of any park, such as picnic areas, athletic fields and court areas, or park shelters, must file an application with the Parks and

Recreation Department, and shall not use said area until said permit is granted. The use of the park shall be in the capable limits of the park.

(1) *Special permits, agreements and contracts.* Any organized club, school, organization, association, or recognized group desiring the use of a portion of the park system for money-raising affairs, whether to cover the cost of operation or for profit, shall file an application with the Parks and Recreation Department, and pay to the Department as required by the Parks and Recreation Commission, such fees, charges, rents, or percentages as required by the Department for such activities and events. The application, among other information, must designate the portion of the parks desired, where ticket sales will be set up, or money is to be collected, and how much per person or other unit of measurement, the location of which shall be under control of the Parks and Recreation Department. Any fees for the permit may be waived or refunded at the discretion of the Parks and Recreation Commission.

(2) *Exclusive use of park.* No permit shall be issued for the exclusive use of any park and no permittee shall exclude the public from the park, charge any admittance fee, sell tickets or otherwise require anyone to pay any fee for entering any park except as provided in division (C)(1) hereof.

(3) *Granting of permits.* The authority for granting permits shall be with the Parks and Recreation Department.

(4) *Cleanup by permittee.* All permits shall require the permittee to clean up the park area after the activity has terminated and all applications for permits must give the name, address, and phone number of the permittee responsible for the necessary policing thereof. The permittee shall be required to pay a security deposit for cleaning up the area.

(5) *Honoring special permits.* All persons shall honor any special permits issued by the Parks and Recreation Department for certain areas, days, and times to clubs, organizations, teams, or any other groups, including but not limited to picnic grounds, ball diamonds, skating rinks, and stadiums, provided such permit is presented on official Parks and Recreation forms.

§ 97.03 ENFORCEMENT.

(A) *Officials.* The Director and park attendants shall take such actions as are necessary for the enforcement of this chapter consistent with city ordinances and state law. Park attendants shall have the powers of law enforcement officers and may issue appearance tickets in accordance with M.C.L.A. § 764.9c-764.9g.

(B) *Ejection.* The Director and park attendants shall have the authority to eject for a period of 24 hours from the park any person who violates this chapter. Repeated violations of this chapter may result in permanent ejection from any park.

(C) *Seizure of property.* The Director and any park attendant shall have the authority to seize and confiscate any property, thing or device in the park used in violation of this chapter.

§ 97.04 FEES.

Parks and recreation fees shall be set by resolution of the Commission.

ACTIVITIES BY PERSONS IN PARKS

§ 97.15 PARK PROPERTY.

No person in a park shall:

(A) *Buildings and other property.*

(1) *Disfiguration and removal.* Willfully mark, deface, disfigure, injure, tamper with, or displace or remove, any buildings, bridges, tables, benches, fireplaces, railings, paving or paving materials, water lines or other public utilities or parts or appurtenances thereof, signs, notices or placards whether temporary or permanent, monuments, stakes, posts, or other boundary markers, or other structures or equipment, facilities or park property or appurtenances whatsoever, either real or personal.

(2) *Restrooms and washrooms.* Fail to cooperate in maintaining restrooms and washrooms in a neat and sanitary condition.

(3) *Removal of natural resources.* Dig, or remove any beach sand, whether submerged or not, or any soil, rock, stones, trees, shrubs or plants, down-timber or other wood or materials, or make any excavation by tool, equipment, blasting, or other means or agency.

(4) *Erection of structures.* Construct or erect any building or structure of whatever kind, whether permanent or temporary in character or run or string any public service utility into, upon or across such lands, except on special written permit issued hereunder.

(B) *Trees, shrubbery, lawns.*

(1) *Injury and removal.* Damage, cut, carve, transplant or remove any tree or plant or injure the bark, or pick the flowers or seeds, of any tree or plant. Nor shall any person attach any rope, wire, or other contrivance to any tree or plant. A person shall not dig in or otherwise disturb grass areas, or in any other way injure or impair the natural beauty or usefulness of any area.

(2) *Climbing.* Climb any building or walk, stand or sit upon monuments, vases, fountains, railing, fences or upon any other property not designated or customarily used for such purposes.

(C) *Wild animals, birds and the like.*

(1) *Hunting.* Hunt, molest, harm, frighten, kill, trap, chase, tease, shoot or throw missiles at any animal, reptile, or bird; nor shall anyone remove or have in their possession the young of any wild animal, or the eggs or nest, or young of any reptile or bird.

(2) *Feedings.* Give or offer, or attempt to give to any animal or bird any tobacco, alcohol or other known noxious substances.

(D) *Glass containers.* Bring or use glass containers within the park.

§ 97.16 SANITATION.

No person in a park shall:

(A) *Pollution of waters.* Throw, discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream, or other body of water in or adjacent to any park or any tributary, stream, storm sewer, or drain flowing into such waters, any substance, matter or thing, liquid or solid, which will or may result in the pollution of said waters.

(B) *Refuse and trash.* Have brought in or shall dump, deposit or leave any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, or refuse, or other trash. No such refuse or trash shall be placed in any waters in or contiguous to any park, or left anywhere on the grounds thereof.

§ 97.17 TRAFFIC.

(A) No person in a park shall:

(1) *State motor vehicle laws apply.* Fail to comply with all applicable provisions of the state motor vehicle traffic laws in regard to equipment and operation of vehicles together with such regulations as are contained in this chapter and other ordinances.

(2) *Enforcement of traffic regulations.* Fail to obey all traffic officers and park employees, such persons being hereby authorized and instructed to direct traffic whenever and wherever needed in the parks and on the highways, street or roads immediately adjacent thereto in accordance with the provisions of these regulations and such supplementary regulations as may subsequently be issued by the Director.

(3) *Obey traffic signs.* Fail to observe carefully all traffic signs indicating speed, direction, caution, stopping, or parking, and all others posted for proper control and to safeguard life and property.

(4) *Speed of vehicles.* Ride or drive a vehicle at a rate of speed exceeding 15 miles an hour, except upon such roads as the Director may designate, by posted signs, for speedier travel.

(5) *Operation confined to roads.* Drive any vehicle on any area except the paved park roads or parking areas, or such other areas as may on occasion be specifically designated as temporary parking areas by the Director.

(6) *Parking.*

(a) *Designated areas.* Park a vehicle in other than an established or designated parking area, and such use shall be in accordance with the posted directions there at and with the instructions of any attendant who may be present.

(b) *Removal of vehicles.* Without permission no person shall park or store any motor vehicle overnight in any park owned by the city. Members of the Police Department are hereby authorized to remove any motor vehicle so parked or stored.

(c) *Immovable vehicles.* Leave any vehicle anywhere in the park with one or more wheels chained, or with motor set in gear and doors locked, or in any manner fixed or arranged so that such vehicle cannot readily be moved by hand.

(d) *Emergency procedure.* Fail to immediately notify an attendant of an emergency in the nature of a breakdown requiring the assistance of a tow-truck, mechanic or other person.

(e) *Double-parking.* Doublepark any vehicle on any road or parkway unless directed by a park official.

(f) *Muffler required.* Fail to use a muffler adequate to deaden the sound of the exhaust system in a motor vehicle.

(7) *Bicycles.*

(a) *Prohibited areas and adverse operation.* Operate a bicycle in such a way as to cause damage to any park amenity, bench, table, turf, or pavement. Bicycle operation is prohibited within park buildings, pavilions, and on playgrounds, sports fields and courts unless authorized as part of a City sanctioned event or program. Performed tricks or “grinding” on objects may only be done within a designated area as may be provided for such purpose.

(b) *Operation.* Bicyclists shall at all times operate same with reasonable regard to the safety of others, signal all turns, and follow all applicable road traffic laws and Share the Trail etiquette policy published by the Parks and Recreation Department. Pedestrians will have the right of way on all trails, sidewalks, and roadways unless otherwise designated for specific bicycle use.

(c) *Rider prohibited.* Ride more persons on a bicycle than the bicycle was designed to accommodate.

(d) *Designated racks.* Leave a bicycle in a place other than a bicycle rack when such is provided and there is a space available.

(e) *Immobile.* Leave a bicycle lying on the ground or paving or set against trees, or in any place or position where other persons may trip over or be injured by them.

(f) *Night operation.* Ride a bicycle at night without an attached headlight and without a tail light or reflector plainly visible.

(g) *Riverside Cemetery.* Operate a bicycle anywhere within the Riverside Cemetery except on designated roads only.

(8) *Unsafe operation of vehicle.* Operate a vehicle as defined by this chapter in an unsafe manner.

(B) Any unlicensed vehicles or “all-terrain vehicles,” or snowmobiles shall be prohibited from use in any park, unless authorized by the Parks and Recreation Department and designated in certain areas.

§ 97.18 RECREATIONAL ACTIVITIES.

No person in a park shall:

(A) *Bathing and swimming.*

(1) *Designated areas.* Swim, bathe or wade in any waters or waterways in or adjacent to any park, except in such places designated for such activity, and in compliance with such regulations as are set forth in this chapter, as may be adopted by the Director, or expressly permitted by law. Nor shall any person frequent any waters or places customarily designated for that purpose of swimming or bathing, or congregate at such places when such activity is prohibited by the Director upon a finding that such use of the water would be dangerous or otherwise inadvisable.

(2) *Certain hours.* Frequent any waters or places designated for the purpose of swimming or bathing, or congregate at such places, except between such hours of the day as may be designated by the Director for such purposes for each individual area.

(3) *Structure on waterway.* Erect, maintain, use or occupy on or in any shore or bank area adjacent to a waterway, any tent, shelter or structure unless permitted by or authorized by the Director.

(4) *Costume.* Allow themselves to be so covered with a bathing suit as to indecently expose his/her person. All bathing suits shall conform to commonly accepted standards.

(5) *Bathhouses.* Dress or undress on any beach, riverbank or in any vehicle, restroom or other place, except in such bathing houses or structures as may be provided for that purpose.

(6) *Diving or jumping.* Dive or jump off any bridge, dam, or other structure.

(7) *Mill Pond Park.* Swim, bathe or wade within 200 feet of the dam structure located at Mill Pond Park.

(B) *Boating.*

(1) *Designated areas.* Bring into or operate any boat, canoe, raft, or other water craft, whether motor-powered or not, upon any waters, except at places designated for boating by the Director. Such designated boating activity shall be in accordance with applicable regulations adopted by the Director.

(2) *Public docks.* Use the public docks for dockage or other purpose without first making arrangements for such accommodation with the Director, who shall assign space and collect reasonable rental charges in conformity with established regulations and rates.

(3) *Operation/use of boats/canoes/kayaks/inflatables.* Navigate, direct, or handle any boat/canoe/kayak/inflatable in such a manner as to unjustifiably or unnecessarily annoy, frighten or endanger the occupants of any other boat/canoe/kayak/inflatable or water user such as swimmers, those fishing or utilizing adjacent park trails or amenities.

(4) *Prohibition during closing hours.* Launch, dock, or operate any boat/canoe/kayak/inflatable of any kind on any waters between the closing hour of the park at night and opening hour the following morning, nor shall any person be on, or remain on or in, any boat during the said closed hours of the park.

(C) *Fishing.* Fish in any waters, using hook-and-line, net, trap, or other device, except in waters designated by the Director for that use and under such regulations and restrictions as have been or may be prescribed by the Director.

(D) *Hunting and dangerous weapons.* Hunt, trap or pursue wildlife at any time. Except as otherwise expressly permitted by law, no person shall use, carry, or any weapon potentially dangerous to wildlife and human safety, or any kind of trapping device. The discharge or brandishing of all weapons is prohibited. In addition, the use of any item in a manner that potentially endangers any human or wildlife is prohibited. Shooting into park areas from beyond park boundaries is forbidden.

(E) *Picnic areas and use.*

(1) *Regulated.* Picnic or lunch in a place other than those designated for that purpose. Attendants shall have the authority to regulate the activities in such areas when necessary to prevent congestion and to secure the maximum use for the comfort and convenience of all. Visitors shall comply with any directions given to achieve this end.

(2) *Availability.* Violate the regulation that use of the individual grills, together with tables and benches, follows generally the rule of "First come, first served."

(3) *Duty of picnicker.* Leave a picnic area before the cooking grill is completely extinguished, and before all trash in the nature of boxes, papers, cans, bottles, garbage and other refuse is placed in the disposal receptacles where provided. If no such trash receptacles are available, then refuse and trash shall be carried away from the park area by the picnicker to be properly disposed of elsewhere.

(F) *Camping.* Unless permission is granted by the Director or park attendants, no person shall set up tents, shacks, or any other temporary shelter for the purpose of overnight camping, nor shall any person leave in a park after closing hours any movable structure, or special vehicle to be used or that could be used for such purposes as house trailer, camp- trailer camp-wagon, or the like.

(G) *Games.* Take part in or abet the playing of any games involving thrown, or otherwise propelled objects such as balls, stones, arrows, javelins, or model airplanes except in areas set apart for such forms of recreation. The playing of rough, or comparatively dangerous games such as football, baseball, soccer, and softball is prohibited except on the fields and courts or areas provided for such activities.

§ 97.19 PROHIBITED BEHAVIOR.

No person in a park shall:

(A) *Intoxicating beverages.* Be under the influence of intoxicating beverages or controlled substances. No person shall possess or consume beer, wine, or other alcoholic beverages within Mill Pond Park or Riverside Cemetery.

(B) *Fireworks and explosives.* Bring in, or have in his/her possession, or set off, or otherwise cause to explode or discharge or burn, any firecrackers, rocket or other fireworks or explosives of inflammable material, or discharge them, or throw them into any such area from land, or

highway adjacent thereto. This prohibition includes any substance, compound, mixture, or article that in conjunction with any other substance or compound would be dangerous from any of the foregoing standpoints.

(C) *Domestic animals.* All dogs or other domestic animals shall be restrained at all times by adequate leashes. Owners of such animals shall be responsible to clean up the defecation left by their animals. No animals are permitted on any playing field designated by the Park and Recreation Department.

(D) *Reservation of facilities.* Occupy, enter into, loiter, panhandle or remain in any seat, bench, facility, pavilion or other park structure or section thereof which may be reserved.

(E) *Fires.* Other than in grills that may be provided for such purpose, build or attempt to build a fire. No person shall drop, throw, or otherwise scatter lighted matches, charcoal briquettes, burning cigarettes or cigars, tobacco paper, or other flammable or inflammable material, within any park area or on any highway, road or street abutting or contiguous thereto.

(1) Controlled fires may be allowed by permit of the City Fire Department as part of a sanctioned City event or program as approved by the Director.

(F) *Closed areas.* Enter an area posted as "Closed to the Public," nor shall any person use, or abet the use of any area in violation of posted notices.

(G) *Disorderly conduct.* Engage in any disorderly conduct or behavior tending to a breach of the public peace.

(H) *Causing or risking public inconvenience, annoyance or alarm.* Cause, recklessly create a risk of, or knowingly contribute to inconvenience, annoyance or alarm to any person in a park by:

- (1) Engaging in fighting or threatening, or engaging in violent or tumultuous behavior;
- (2) Jostling or roughly crowding persons unnecessarily;
- (3) Making an obscene communication or display; or
- (4) Creating a hazardous condition by any act which serves no legitimate purpose.

(I) *Exhibit permits.* Fail to produce and exhibit any permit from the Director which he/she claims to have upon request of any authorized person who shall desire to inspect the same for the purpose of enforcing compliance with any ordinance or rule.

(J) *Interference with permittees.* Disturb or interfere unreasonably with any person or party occupying any area, or participating in any activity, under the authority of a permit.

(K) *Riverside Cemetery.* Bring an animal into Riverside Cemetery except (1) animals which may assist persons with disabilities, (2) animals as part of a scheduled funeral service with prior approval by the Director or (3) animals used as part of law enforcement action.

§ 97.20 MERCHANDISING, ADVERTISING AND SIGNS.

No person in a park shall:

(A) *Vending and peddling.* Expose or offer for sale any article or thing, nor shall he/she station or place any stand, cart, or vehicle for the transportation, sale or display of any such article or thing. Exception is made as to any regularly licensed concessionaire acting by, and under the authority and regulation of the Director.

(B) *Advertising.* Announce, advertise, or call the public attention in any way to any article or service for sale or hire.

(C) *Signs.* Paste, glue, tack, or otherwise post any sign, placard, advertisement, or inscription whatsoever, nor shall any person erect or cause to be erected any sign whatsoever on any public lands, highways, or roads adjacent to a park.

§ 97.21 Unmanned Aircraft.

No person in a park may operate unmanned aircraft in violation of state or federal law.

PARKS AND RECREATION COMMISSION

§ 97.30 ESTABLISHMENT; COMPOSITION.

There is established a Parks and Recreation Commission. Said Commission shall consist of seven persons all serving without pay. The Commission shall appoint the members. The term of office for the appointive members shall be for three years or until their successors are appointed and qualified except that the members of such commission first appointed shall be appointed for such terms that the term of one member shall expire one year thereafter; the term of two members shall expire two years thereafter; vacancies in such Commission occurring otherwise than by expiration of term shall be filled by the Commission for unexpired term.

§ 97.31 ORGANIZATION; OFFICERS.

Immediately after their appointment, the members of the Parks and Recreation Commission shall meet and organize by electing one of their members chairperson and such officers as may be necessary. The Commission shall have the power to adopt by-laws and advise the City Manager and Commission on rules and regulations for the proper conduct of public parks and recreation for the city. The Parks and Recreation Commission shall adopt non-discriminatory rules for the use of parks and other facilities and shall administer the facilities on a non-discriminatory basis.

§ 97.32 POWERS AND DUTIES.

The Parks and Recreation Commission shall provide, conduct and supervise public parks, playgrounds, playfields, indoor recreation centers and other recreation areas and facilities owned or controlled by the city. It is authorized and directed to prepare land use plans and maps for

each public park or other property under its jurisdiction and to define the specific permitted activities in each. It shall have the power to conduct any form of recreation or cultural activity that will employ the leisure time of the people in a constructive and wholesome manner. It may conduct such activities on properties under its own control, on public properties with the consent of the authorities, and on private properties with the consent of the owners. It will set monthly meetings (open to the public) to plan for the community needs in park facilities and recreation programs. The Commission will advise in establishing recreation and park policies. It shall require a quorum at all Commission meetings for formal official action. It shall keep a complete record of all Commission meetings and submit the minutes to all Commission members prior to the next regular meeting. The Commission will make periodic inspections of parks and recreation areas and facilities.

§ 97.33 DIRECTOR OF PARKS AND RECREATION.

The Parks and Recreation Commission shall advise the City Manager on selection of a Director of Parks and Recreation.

§ 97.34 BUDGET.

Annually, the Parks and Recreation Commission shall review a proposed budget and make recommendations to the City Manager for its approval. The Parks and Recreation Commission may also solicit or receive any gifts or bequests of money or other personal property or any donation to be applied, principal or income, for either temporary or permanent use for parks, playgrounds, or other recreational purposes.

§ 97.35 ANNUAL REPORT.

The Parks and Recreation Commission shall make an annual report to the Commission and such other reports as from time to time may be requested.

§ 97.99 PENALTY.

(A) *Municipal civil infraction.* Any person violating any provision of this chapter, with the exception of those specifically set forth in division (B) below shall be held responsible for a municipal civil infraction and prosecuted in accordance with the Municipal Civil Infractions Ordinance. The fine for violation of a municipal civil infraction under this chapter shall be \$50; the second violation, \$100; and the third or any subsequent violation within any one calendar year, \$250.

(B) *Criminal misdemeanor.* Any person violating the following designated provisions of this chapter shall be guilty of a misdemeanor and shall be punished as provided in § 10.99:

SECTION 3. REPEAL AND REPLACE.

Any and all ordinances inconsistent with this Ordinance are hereby repealed, but only to the extent necessary for this Ordinance to be in full force and effect.

SECTION 4. PUBLICATION AND EFFECTIVE DATE.

The City Clerk will cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance will take effect 30 days after its adoption.

YEAS: Commissioner(s) _____

NAYS: Commissioner(s) _____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2021.

Date: _____, 2021

William L. Joseph, Mayor

Date: _____, 2021

Heather Bouck, City Clerk

Introduced: _____, 2021


Adopted: _____, 2021

Published: _____, 2021

Effective: _____, 2021

COMMISSION LETTER #079-21
MEETING DATE: APRIL 26, 2021

TO: MAYOR AND CITY COMMISSION APRIL 21, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER REFERRAL TO PARKS AND RECREATION COMMISSION
REGARDING POTENTIAL FUNDING TO ASSIST WITH INSTALLATION OF
LIGHTING AT HANNAH'S BARK PARK

Hannah's Bark Park at Mission Creek Park was constructed as a collaborative joint effort in 2015 with funds provided by the City of Mt. Pleasant, Charter Township of Union and the Friends of the Dog Park. In 2019, the City constructed a new restroom facility and concession area at Mission Creek and Charter Township of Union contributed funds toward that construction. The Friends of the Dog Park are now in the process of raising funds to add lighting at Hannah's Bark Park.

In recent years, there has been a general philosophy to prioritize investment of the City's capital funds into the maintenance of existing facilities, as opposed to adding additional amenities. It is my understanding that there may be some interest amongst the City Commission and the Union Township Board to consider making a financial contribution toward the lighting project at Hannah's Bark Park.

It was suggested that this matter be referred to the Parks and Recreation Commission for a recommendation to the City Commission regarding their perspective of the priority for contributing funds for lighting at Hannah's Bark Park compared to other improvement projects that could be considered. Also, it is important to consider the potential impact on other park amenities that have been constructed with donated funds. It is therefore suggested the City Commission consider a referral to the Parks and Recreation Commission for their input into this matter before making a final decision.

Recommended Motion:

Move to refer the proposed request for contributing funds for lighting at Hannah's Bark Park to the Parks and Recreation Commission for review and recommendation.

NJR/ap

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 4/09/2021 - 4/22/2021

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
04/13/2021	CITY TREASURER - UTILITIES	UTILITIES	\$2,739.77
04/14/2021	CITY TREASURER-PAYROLL FUND	REG PAY #511	284,896.04
04/19/2021	KRAPOHL FORD LINCOLN MERC	CAPITAL ACQUISITIONS	35,431.00
04/21/2021	J.R. HEINEMAN & SONS	CONTRACT SVCS	309,307.46 V
04/22/2021	21C ADVERTISING	CONTRACT SVCS	3,086.20
04/22/2021	21C ADVERTISING	CONTRACT SVCS	1,674.31
04/22/2021	21C ADVERTISING	CONTRACT SVCS	2,107.96
04/22/2021	21C ADVERTISING	CONTRACT SVCS	1,259.00
04/22/2021	AIRGAS USA, LLC	CONTRACT SVCS	47.07
04/22/2021	APCOM ELECTRIC & POWER SYSEMS	CONTRACT SVCS	175.00
04/22/2021	AVFUEL CORPORATION	FUEL	21,227.64
04/22/2021	AUTUME BALCOM	REIMBURSEMENT	13.00
04/22/2021	BEAR PACKAGING & SUPPLY, INC	SUPPLIES	7,836.85
04/22/2021	BORDEN CREAMERY-CONDO ASSOCIATION	CONDO ASSOCIATION	10,767.75
04/22/2021	BROWN & BROWN OF CENTRAL MI	ADMIN COSTS	10,000.00
04/22/2021	BSN SPORTS INC.	SUPPLIES	234.50
04/22/2021	C & O SPORTSWEAR	UNIFORMS	32.25
04/22/2021	CAR WASH PARTNERS, INC.	SUPPLIES/VEHICLE MAINT	285.00
04/22/2021	CDW GOVERNMENT, INC	SUPPLIES	967.14
04/22/2021	CENTRAL CONCRETE INC	SUPPLIES	1,417.06
04/22/2021	CENTURYLINK	COMMUNICATIONS	12.59
04/22/2021	CLARK HILL P.L.C.	CONTRACT SVCS	247.50
04/22/2021	CMP DISTRIBUTORS, INC.	SUPPLIES	256.25
04/22/2021	CONSUMERS ENERGY	UTILITIES	28,203.12
04/22/2021	CORE & MAIN LP	METER REPLACEMENT	250.00
04/22/2021	COUCKE PROPERTY SERVICES, LLC	CONTRACT SVCS	6,250.00
04/22/2021	MICHAEL COVARRUBIAS	REIMBURSEMENT	203.59
04/22/2021	COYNE OIL CORPORATION	SUPPLIES/VEHICLE MAINT	3,051.12
04/22/2021	CUMMINS SALES AND SERVICE	CONTRACT SVCS	541.87
04/22/2021	DEWOLF & ASSOCIATES	TRAINING	255.00
04/22/2021	BRAD DOEPKER	CONTRACT SVCS	490.00
04/22/2021	STEPHANIE DUTCHER	REIMBURSEMENT	20.00
04/22/2021	ETNA SUPPLY	SUPPLIES	217.16
04/22/2021	FERGUSON WATERWORKS #3386	METER REPLACEMENT	26.38
04/22/2021	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE	1,091.46
04/22/2021	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE	210.00
04/22/2021	SARAH MARSHALL	REIMBURSEMENT	132.05
04/22/2021	FREDRICKSON SUPPLY, LLC	SUPPLIES	5,231.71
04/22/2021	GALLS, LLC	UNIFORMS	67.70
04/22/2021	GAMETIME	CONTRACT SVCS	19,999.91
04/22/2021	GRANGER	CONTRACT SVCS	88.96

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Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
04/22/2021	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	4,953.60
04/22/2021	HACH COMPANY	SUPPLIES	5.00
04/22/2021	JASON HAINES	REIMBURSEMENT	127.00
04/22/2021	HCC LIFE INS. CO	ADMIN - STOP LOSS INS	18,881.86
04/22/2021	HIRERIGHT	CONTRACT SVCS	355.56
04/22/2021	ROBBIE HOLLEY	REIMBURSEMENT	95.00
04/22/2021	INTERNATIONAL ASSOC OF FIRE CHIEFS	MEMBERSHIP	215.00
04/22/2021	JAMIE RAYMOND	REIMBURSEMENT	81.88
04/22/2021	JOHNSON CONTROLS	CONTRACT SVCS	1,381.94
04/22/2021	J.R. HEINEMAN & SONS	CONTRACT SVCS	289,297.86
04/22/2021	J & W MACHINE	CONTRACT SVCS	22.50
04/22/2021	KYLE KEEHBAUCH	REIMBURSEMENT	100.00
04/22/2021	THOMAS KIRCHOFER	REIMBURSEMENT	105.84
04/22/2021	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT	267.12
04/22/2021	ROBERT W LAMSON, PHD	CONTRACT SVCS	465.00
04/22/2021	PAT MCGUIRK EXCAVATING, INC	CONTRACT SVCS	6,658.75
04/22/2021	MCLAREN CORPORATE SERVICES	CONTRACT SVCS	1,867.00
04/22/2021	STATE OF MICHIGAN	CONTRACT SVCS	60.00
04/22/2021	MIDLAND CHEMICAL CO, INC	SUPPLIES	65.55
04/22/2021	MIDLAND DAILY NEWS	CONTRACT SVCS	307.52
04/22/2021	MID-MICHIGAN INDUSTRIES	CONTRACT SVCS	7,748.00
04/22/2021	MI-MAUI	MMA FOR UTILITIES	490.00
04/22/2021	MICHIGAN PIPE & VALVE	SUPPLIES	3,839.20
04/22/2021	MOLINE HEATING AND COOLING	CONTRACT SVCS	2,250.00
04/22/2021	THE MORNING SUN	SUBSCRIPTION	386.50
04/22/2021	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	1,181.29
04/22/2021	NCL OF WISCONSIN	SUPPLIES	961.56
04/22/2021	NYE UNIFORM COMPANY	UNIFORMS	1,864.20
04/22/2021	OFFICE DEPOT	SUPPLIES	8.64
04/22/2021	OWENS SOFT WATER, INC	CONTRACT SVCS	254.98
04/22/2021	PLEASANT GRAPHICS, INC	SUPPLIES	197.00
04/22/2021	PREIN & NEWHOF	CONTRACT SVCS	3,074.40
04/22/2021	MR ROOTER PLUMBING	REFUND	25.00
04/22/2021	BECCA RUBIN	REIMBURSEMENT	25.00
04/22/2021	ROMANOW BUILDING SERVICES	SUPPLIES	6,316.87
04/22/2021	SHRED-IT USA LLC	CONTRACT SVCS	230.33
04/22/2021	STATE WIRE AND TERMINAL, INC.	SUPPLIES	224.45
04/22/2021	SUMMIT FIRE PROTECTION	CONTRACT SVCS	440.00
04/22/2021	GEORGE TOLAS	SUPPLIES	600.00
04/22/2021	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	300.00
04/22/2021	TREETOP PRODUCTS INC.	SUPPLIES	2,312.70

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Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
04/22/2021	TRUGREEN	CONTRACT SVCS	42.77
04/22/2021	TRUSTMARK HEALTH BENEFITS, INC.	HEALTH INS ADMIN	6,291.21
04/22/2021	DOUGLAS DAY PROPERTY GROUP	REFUND	27.58
04/22/2021	KUECHENMEISTER, AMY R	REFUND	45.53
04/22/2021	SCOTT, APRIL	REFUND	43.96
04/22/2021	HOVEY, JAMES P	REFUND	7.47
04/22/2021	FULLER, GARY E	REFUND	23.59
04/22/2021	UNIFIRST CORPORATION	CONTRACT SVCS	169.59
04/22/2021	UNITED TACTICAL SYSTEMS, LLC	SUPPLIES	90.00
04/22/2021	CHARTER TOWNSHIP OF UNION	UTILITIES	155.35
04/22/2021	USABLUBOOK	SUPPLIES	1,385.90
04/22/2021	USDA, APHIS, GENERAL	CONTRACT SVCS	2,921.37
04/22/2021	VERIZON CONNECT NWF, INC.	CONTRACT SVCS	210.47
04/22/2021	WATSON-MARLOW, INC.	SUPPLIES	6,418.40
04/22/2021	WATKINS ROSS & CO	CONTRACT SVCS	2,100.00
04/22/2021	THE W.W. WILLIAMS COMPANY, LLC	CONTRACT SVCS	2,290.01
04/22/2021	WINN TELECOM	COMMUNICATIONS	19.95
COMM TOTALS:			
Total of 99 Checks:			\$1,140,638.62
Less 1 Void Checks:			309,307.46
Total of 98 Disbursements:			<u>\$831,331.16</u>