

Regular Meeting of the City Commission
Monday, March 22, 2021
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

1. City Manager report on pending items.
2. Minutes of the Planning Commission (February).
3. Minutes of the Downtown Development Authority (March).

CONSENT CALENDAR: DESIGNATED (*) ITEMS

CITY COMMISSION MINUTES:

- * 4. Approval of the minutes of the special meeting held March 2, 2021.
- * 5. Approval of the minutes of the special meeting held March 4, 2021.
- * 6. Approval of the minutes of the regular meeting held March 8, 2021.

PUBLIC HEARINGS:

7. Public hearing on an ordinance to amend sections 154.203.F and 154.410.B and Table 154.410.A of the Mt. Pleasant Zoning Ordinances to permit residential/dwelling uses under certain circumstances and consider approval of the same.

STAFF RECOMMENDATIONS AND REPORTS:

- * 8. Bids and Quotations
 - a. Public Safety Patrol Vehicles
 - b. Gaylord Street Reconstruction
 - c. Crack Sealing
 - d. Sidewalk Project
- * 9. Consider commitment to purchase road salt for the 2021-2022 season through the State of Michigan MIDEAL Extended Purchasing Program.

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

10. Prioritize and approve submission of City requests for Saginaw Chippewa Indian Tribe 2% allocations.

* 11. 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.

* 12. Receive recommended text change to Table 154.410.A to permit music, art and dance studios in the SD-I District and consider setting a public hearing for April 12, 2021 on the same.

13. Consider policy changes and resolution for Community Development Block Grant (CDBG) funded projects.

a. Consider rescinding Central Business District Fair Housing Policy.

b. Consider amendment to Economic Opportunity Policy for Section 3 covered contracts.

c. Consider resolution defining slum and blighted.

14. Consider Agreement for Annexation and Detachment of Property with Charter Township of Union.

15. Consider acceptance of \$30,000 from the Michigan State Housing Development Authority (MSHDA) for a neighborhood enhancement grant, authorize the Mayor to execute the necessary documents and approve the allocation of additional funds.

16. Consider resolution extending conditional approval of a Class A medical marihuana grow operation for MI Operations LLC.

17. 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:

18. Closure ideas for Broadway Street from Main to University.

ADJOURNMENT:

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

COMMISSION LETTER #042-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 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 3-17-2021
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 3-17-2021
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
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	Working on confirming the date and time of the first meeting with 3 City Commissioners, economic development partners and City staff.

2. Tentative Work Session Schedule:

March 22 Closure ideas for Broadway Street from Main to University

April 12 **Wastewater Treatment Plan Bonding next steps**
 OPRA District and Policy
 Liquor License Policy updates?

April 26 Discuss potential 2021 millage adjustment
 Capital Improvement Plan

May 10 Capital Improvement Plan

May 24 Principal Shopping District Special Assessment?

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

Mt. Pleasant Planning Commission
Minutes of the Electronically Conducted Regular Meeting
February 4, 2021

I. Kain called the meeting to order at 7:05 p.m.

Member	Present	City, County, State
Bill Dailey	Yes	Mt. Pleasant, Isabella, Michigan
Corey Friedrich	Yes	Mt. Pleasant, Isabella, Michigan
Lesley Hoenig	Yes	Mt. Pleasant, Isabella, Michigan
Glen Irwin	Yes	Mt. Pleasant, Isabella, Michigan
David Kingsworthy	Yes	Mt. Pleasant, Isabella, Michigan
Mike Kostrzewa	Yes	Mt. Pleasant, Isabella, Michigan
Matt Liesch	Yes	Minocqua, Oneida County, Wisconsin
Christine Ortman	Yes	Mt. Pleasant, Isabella, Michigan
Kathy Rise	Yes	Mt. Pleasant, Isabella, Michigan

Staff: Jacob Kain, Laura Delamater

II. Election of Officers:

Kain reviewed the election procedures for electing officers.

Commissioner Dailey nominated Commissioner Hoenig as Chair. There were no other nominations. Nominations were closed.

Roll Call Vote:

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

Nays: None

Motion approved unanimously

Kain turned the meeting over to Chair Hoenig.

Commissioner Liesch nominated Commissioner Ortman for Vice-Chair. There were no other nominations. Nominations were closed.

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

III. Approval of the Agenda

Motion by Kostrzewa, support by Irwin, to approve the agenda

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise
Nays: None

Motion approved unanimously.

IV. Approval of Minutes:

A. January 7, 2021 Regular Meeting

Motion by Ortman, support by Liesch, to approve the minutes from the January 7, 2021 regular meeting as presented.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise
Nays: None

Motion approved unanimously.

V. Zoning Board of Appeals report for January:

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

VI. Communications:

Kain reported there were no communications received. Kain noted that the commissioners received the DPW comments for SUP-21-02 via email on February 4, 2020 because they were not ready at the time of the packets.

VII. Public Hearings:

A. SUP-21-02 & SPR-21-02 – 1005 Douglas – United Apartments – Request for a Special Use Permit and Site Plan Review to construct a new three-unit rooming dwelling for eight occupants.

Kain introduced the application submitted by United Apartments, with a request to construct a new three-unit rooming dwelling for eight occupants.

Kain gave an overview of the property and shared photos of the existing site and the surrounding area.

Kain shared a new format presentation that provided the site plan requirements and the proposed plans for the project.

Kain shared photos of the site and reviewed the special use conditions that apply to the proposed project.

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 recommending approval with the following conditions:

1. The applicant will provide a final landscaping plan with the species and size at time of planting for all trees and shrubs.
2. Comply with the requirements of Public Works and Public Safety.

Rick McGuirk was on hand to answer questions and noted that he had spoken with Tim Bebee from Central Michigan Survey & Development earlier.

Commissioner Kingsworthy asked about the use of native plantings. Discussion took place.

Rick McGuirk thanked the commission for their time and noted they would use a professional landscaper and follow the city's guidelines for all of the plant material.

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 Liesch, support by Kostrzewa, to approve SUP-21-02 & SPR-21-02 subject to the following conditions:

1. The applicant shall provide a final landscaping plan with the species and size at the time of planting for all trees and shrubs.
2. Comply with the requirements of Public Works and Public Safety.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise
Nays: None

Motion approved unanimously.

B. SUP-21-03 – 210/212 W. Pickard – Scott Mooreland – Request for a Special Use Permit for a Class C adult-use marihuana grower.

Kain introduced the application submitted by Scott Mooreland to obtain a Special Use Permit for a Class C adult-use marihuana grower in an existing building located at 210 & 212 W. Pickard that currently has a special use permit for a Class C medical marihuana 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 of the cultivation building where a previous special use permit has been issued for a Class C medical marihuana grower special use permit and the proposed request to co-locate a Class C adult-use marihuana grower in the same building.

Kain noted that there have been some significant exterior improvements to the building from the rear of the building.

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

1. The applicant shall comply with all special use permit criteria for adult-use marihuana establishments as well as the specific criteria applying to Growers.
2. The applicant shall comply with the conditions imposed in the approval of Special Use Permit 20-05 and Site Plan Review 20-06.

Discussion took place.

Julie Moorehead and Adrien Alvarez were on hand to answer questions. A brief discussion took place.

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 Friedrich, support by Kostrzewa, to approve SUP-21-03 subject to the following conditions:

1. The applicant shall comply with all special use permit criteria for adult-use marihuana establishments as well as the specific criteria applying to Growers.
2. The applicant shall comply with the conditions imposed in the approval of Special User Permit 20-05 and Site Plan Review 20-06.

Roll Call Vote:

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

Nays: None

Abstained: Rise

Motion approved 8-0.

C. TC-21-01 – A proposed ordinance to amend Sections 154.203.F and 154.410.B and Table 154.10.A of the zoning ordinance to permit residential/dwelling uses under certain circumstances.

Kain introduced TC-21-01 that would allow under certain circumstances, ground level residential units. The proposed special use criteria include:

1. No residential uses permitted within the first 50' of the ground level building depth measured from the façade of the building along any frontage.
2. Non-residential spaces along the Frontage must maintain direct interior access to the rear of the building for deliveries, waste management and access.

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

Motion by Dailey, support by Friedrich, to recommend that the City Commission adopt Text Change 21-01.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise
Nays: None

Motion was approved unanimously.

VIII. Public Comments:

Chair Hoenig open public comments.

Tim Bebee, Central Michigan Survey & Development, apologized for being late and missing his presentation on his agenda item due to the bad weather conditions.

Kain noted that there were no other public comments submitted electronically.

There being no one else who wished to speak, public comment was closed.

IX. Site Plan Reviews:

None

X. Unfinished Business:

None

XI. New Business:

A. Recommend a Planning Commission Representative to the Zoning Board of Appeals.

Kain noted that every February the Planning Commission recommends to the City Commission a commissioner to serve as a crossover member on the Zoning Board of Appeals. Commissioner Friedrich has been the representative for the last 7 years.

Commissioner Kostrzewa nominated Commissioner Friedrich to be recommended to the City Commission as the representative to the Zoning Board of Appeals. There were no other nominations.

Chair Hoenig closed nominations.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise
Nays: None

Motion approved unanimously.

B. Joint meeting with the City Commission

Kain noted that every year the Planning Commission has a joint meeting with the City Commission to discuss the Planning Commission Annual Report. The City Commission as set their joint meeting on Thursday, March 4, 2021 at 6:00 p.m.

Motion by Liesch, support by Rise, to set a joint meeting with the City Commission to be held electronically on Thursday, March 4, 2021 at 6:00 p.m.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise
Nays: None

Motion approved unanimously.

C. Discuss and consider an extension of SUP-20-02 and SPR-20-02 – 1011 S. Washington

Kain provided an overview of the process to request for an extension for a Special Use Permit and/or Site Plan Review and background information regarding this case. The ordinance allows the Planning Commission to grant an extension of a Special Use Permit and/or Site Plan Review for up to one year.

Kain reported that since discussions for an extension started the applicant and her representative have been extremely prompt and diligent in meeting the conditions of approval.

Jacquelyn Pelletier and her representative Connie Houk were available to answer questions. Ms. Pelletier address the commission and stated that she would appreciate

the time to finish the project. The main reason the work was not completed was due to Covid.

Discussion took place.

Motion by Liesch, support by Dailey, to grant a one-year extension of SUP-20-02 and SPR-20-02.

Roll Call Vote:

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

Nays: None

Motion was approved unanimously.

D. Discuss amendment to Table 154.410.A of the zoning ordinance and consider setting a public hearing on this issue at the March 4, 2021 regular meeting.

Kain stated that the staff had recently received an inquiry regarding possible construction of a fitness and dance studio at a location zoned SD-I, Industrial.

Kain provided a list of currently permitted non-industrial uses currently in the SD-I district.

Kain noted that this text change could facilitate reuse of industrial buildings as well as facilitate new construction in formats that would be conducive to conversion to industrial use in the future as community needs change.

Kain provided a draft ordinance and a communication from Isabella Land Management.

Discussion took place.

Motion by Dailey, support by Friedrich, to set a public hearing on Text Change 21-02 at the March 4, 2021 regular meeting.

Roll Call Vote:

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

Nays: None

Motion approved unanimously.

XII. Other

A. Staff report.

1. Administrative review report

Kain provided information regarding two administrative reviews. The first for William Howell (APCOM) located at 501 E. Pickard for an office and warehouse addition to an existing building for an electric contractor. The second for D & D Real Estate Investment LLC located at 1523 S. Mission for an addition to an existing office building to accommodate a new dialysis clinic.

2. March Planning Commission meeting – Anticipated agenda items

Kain reported that we currently have one application for a rezoning request and possibly 2 marihuana growers pending that could move forward within the next month or two.

Kain reported that the bylaws subcommittee has recommendations to discuss in work session next month.

XIII. Adjourn to work session

Motion by Kostrzewa, support by Irwin to adjourn to work session.

Meeting was adjourned at 8:02 p.m.

lkd

**Mt. Pleasant Planning Commission
Minutes of Virtual Work Session
February 4, 2021**

I. Chair Hoenig called the work session to order at 8:03 p.m.

Member	Present	City, County, State
Bill Dailey	Yes	Mt. Pleasant, Isabella, Michigan
Corey Friedrich	Yes	Mt. Pleasant, Isabella, Michigan
Lesley Hoenig	Yes	Mt. Pleasant, Isabella, Michigan
Glen Irwin	Yes	Mt. Pleasant, Isabella, Michigan
David Kingsworthy	Yes	Mt. Pleasant, Isabella, Michigan
Mike Kostrzewa	No	Mt. Pleasant, Isabella, Michigan
Matt Liesch	Yes	Minocqua, Oneida County, Wisconsin
Christine Ortman	Yes	Mt. Pleasant, Isabella, Michigan
Kathy Rise	Yes	Mt. Pleasant, Isabella, Michigan

Staff: Jacob Kain, Laura Delamater

II. Administrative review threshold

Kain provided some history and background for the administrative review process. Kain explained how the process expedites approvals and reduces the delay in undertaking a project. Kain reminded the commission that applicants do also have the option to go before the Planning Commission rather than having an administrative site plan review. Since initiated in 2015, 39 cases have been reviewed and approved administratively.

Discussion took place.

Staff will draft a resolution with a couple of different options for the March meeting.

III. Housekeeping amendments

Kain provided a list of potential housekeeping amendments to bring forward for further discussion.

Discussion took place and possible topics were narrowed down. The top topics were:

- Missing middle housing
- Green infrastructure (adding native landscaping to this group)
- Home occupation standards
- Special Regulated Uses list
- Explicit standards for modifications to existing site
- Incentives for the conversion of non-conforming residential units
- Increased opportunity for improvement of non-conforming properties

Kain will bring back a proposed work session schedule addressing the prioritized topics.

IV. Adjournment

Work session adjourned at 8:42 p.m.

lkd

City of Mt. Pleasant, Michigan



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Mission-Pickard Downtown Development Authority (DDA)

MINUTES OF THE REGULAR MEETING

November 12, 2020 10:00 AM

ELECTRONICALLY CONDUCTED

I. Call to Order

The meeting was called to order by Chair Jeff Smith at 10:01 am.

Present: Tim Coscarelly, Jerry Jalszynski (for Margaret McAvoy), Doug LaBelle II, Lisa Orlando, Nancy Ridley, Robby Roberts, Jeff Smith (Chair), Robert VanDorin

Absent: Tim Driessnack (Vice Chair), John Hunter, Tom Krapohl

Also attending: (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. Coscarelly, LaBelle, Ridley, Roberts, and Smith identified their city and county from which they were participating as Mt. Pleasant, Isabella County. Jalszynski identified Chippewa Township, Isabella County; Orlando identified Essexville, Bay County; and Vandorin identified Union Township, Isabella County as their locations of participation.

II. Approval of Agenda

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

III. Approval of the October 8, 2020 Meeting Minutes

It was moved by Jalszynski, seconded by Ridley, to approve the October 8, 2020 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business

A. Overview of DDA Activities per Informational Meeting Requirements

Mrdeza referenced the attachment in the packet which summarized the DDA's previous and anticipated activities as well as provided an overview of its financial position. He indicated

City of Mt. Pleasant, Michigan



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this information was the same as was presented at the September meeting and was offered in compliance with the Act 57 of 2018 requiring at least two public informational meetings and which also prescribed certain public reporting requirements. This meeting was the second public informational meeting in compliance with these requirements.

Board members had no further questions on the information presented. There were no public comments received either prior to or during the meeting. There also were no persons attending the virtual meeting seeking the opportunity to comment.

B. Recommendation to Approve the Final 2020 Amended Downtown Development Authority Operating Budget

Mrdeza provided a brief overview of the final 2020 amended budget for the DDA. He indicated that Tax Tribunal adjustments were \$5,000 less than projected and that investment earnings were mostly consistent with the originally anticipated budgeted amount. Mrdeza also noted that the intersection lighting projects on Mission Street were less than anticipated as was the alley reconstruction project. There was approximately \$1,300 added to the budget to cover the remaining costs for completion of the Mission Street Special Area Plan component of the new Master Plan. It was moved by VanDorin, seconded by Orlando, to approve the final 2020 amended DDA operating budget as presented. **The motion passed unanimously.**

V. Other Business

Mrdeza announced that Tim Coscarelly was not seeking reappointment to the DDA Board after his term expires at the end of 2020. Mrdeza thank Coscarelly for his many years of service on the Board and wished him well in his future endeavors. Mrdeza also reported that Tim Driessnack was resigning from the Board, citing conflicts with his schedule and not being able to commit to consistent meeting attendance as a result. Mrdeza also thanked Driessnack for his service in his absence. Mrdeza also reported that the City's Master Plan 2050 was approved by the City Commission at their November 9th meeting. The draft plan can be viewed on the City's website and the final document will be available there by the end of the year.

VI. Public Comments

There were no public comments received or offered.

VII. Adjourn

There being no other business, **the meeting was adjourned at 10:15 am.**

Minutes of the electronically conducted special meeting of the City Commission held Tuesday, March 2, 2021 at 7:03 p.m.

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

Commissioners Absent: None

Others Present: City Manager Nancy Ridley, Acting City Clerk Christopher Saladine, City Attorney Michael Homier and Facilitator Connie Deford

Work Session: Parliamentary Procedure/Roberts Rules of Order meeting procedures

Facilitator Connie Deford provided training on Parliamentary Procedure and Robert's Rules of Order.

Announcements on City-Related Issues and New Business

Mayor Joseph reminded the public there is a special joint meeting of the City Commission and Planning Commission on Thursday, March 4, 2021 at 6:00 p.m.

Mayor Joseph adjourned the meeting without objection at 8:57 p.m.

William L. Joseph, Mayor

Christopher Saladine, Acting City Clerk

Minutes of the electronically conducted joint meeting of the City Commission and the Planning Commission held Thursday, March 4, 2021 at 6:00 p.m.

Commissioners Present: Mayor William Joseph and Vice Mayor Amy Perschbacher; Commissioners Olivia Cyman, George Ronan (6:07) & Petro Tolas

Commissioners Absent: Commissioners Mary Alsager; Lori Gillis (excused)

Planning Commission Members Present: Chair Lesley Hoenig, Vice Chair Susan Horgan; Members William Dailey, Corey Friedrich, Glen Irwin, Michael Kostrzewa, Matthew Liesch, Christine Ortman and Kathy Rise

Members Absent: Member

Others Present: City Manager Ridley, Deputy City Clerk Mary Ann Kornexl and City Planner Kain

Staff Recommendations and Reports

Mayor Joseph and City Planner Kain led a review of the Planning Commission's 2020 Annual Report.

Discussion ensued.

Mayor Joseph and City Planner Kain led a discussion regarding the Planning Commission's 2021 priorities.

Discussion ensued.

Mayor Joseph adjourned the meeting without objection at 6:49 p.m.

William Joseph, Mayor

Mary Ann Kornexl, Deputy City Clerk

Minutes of the electronically conducted regular meeting of the City Commission held Monday, March 8, 2021, at 7:00 p.m.

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

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

Commissioners Absent: None

Others Present: City Manager Nancy Ridley, Acting City Clerk Christopher Saladine and City Attorney Michael Homier

All present attended virtually via Zoom video conference.

Proclamations and Presentations

Steve Hall, RS, MS – Health Officer with Central Michigan District Health Department gave an update on COVID-19 in Isabella County.

Julianne Pastula, general counsel for Michigan Independent Citizens Redistricting Commission (MICRC) gave a presentation on the new process for redistricting which was passed by voters in 2018.

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 received.
2. Parks & Recreation Commission Meeting Minutes. (January)
3. Notice of Temporary Traffic Control Order #1-2021.
4. 2020 Annual Report
5. Correspondence received from Glen Irwin, 1018 Sweeney St., regarding tax zones.
6. Correspondence received from Ed Zebrowski, 304 E. Broadway St.; Tom Rudert, downtown business owner; and John Devine, downtown business owner, on downtown snow removal.

Moved by Commissioner Gillis and supported 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 February 22, 2021.
2. Bid of M&M Pavement Marking of Grand Blanc, Michigan for the 2021 Pavement Marking Project Bid in the amount of \$24,878.15.
3. Bid of Prein & Newhof of Grand Rapids, Michigan for the design and construction engineering for the 2022 Brown Street Reconstruction Project at a

not-to-exceed cost of \$96,546 and authorize a 2021 budget amendment of \$31,358 for same.

4. Authorize a two-year contract (2021-2022) with McLaren Central Michigan HealthSteps for wellness programming in the amount of \$20,470.
5. Receive City requests for Saginaw Chippewa Indian Tribe 2% allocations. No action required at this time.
6. Warrants dated February 16 & 25, 2021 and Payrolls dated February 19, 2021 all totaling \$1,189,310.04

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

A Public Hearing was held on proposed ordinance to amend Chapter 52: WATER, §52.12 *Cross Connections* and §52.29 *Right of Entry of City Employees* of the Mt. Pleasant City Code of Ordinances. There being no public comment, the Mayor closed the Public Hearing.

Moved by Vice Mayor Perschbacher and supported by Commissioner Alsager that Ordinance 1064, an Ordinance to amend Chapter 52: WATER, §52.12 *Cross Connections* and §52.29 *Right of Entry of City Employees* of the Mt. Pleasant Code of Ordinances, having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: Commissioner Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Alsager and supported by Commissioner Ronan to approve a five-year contract with HydroCorp of Troy, Michigan for the Cross-Connection Inspection Program as presented.

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

NAYS: Commissioners Gillis and Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Alsager and supported by Vice Mayor Perschbacher to approve the contract for the 2021 Storm Sewer Extension Project with The Isabella Corporation of Mt. Pleasant, Michigan for \$98,990 as well as a budget amendment of \$41,990.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Vice Mayor Perschbacher and supported by Commissioner Alsager to approve the resolution extending the temporary permitting of outdoor business activities to November 15, 2021 as presented. (CC Exh. 2-2021)

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Tolas and supported by Commissioner Alsager to approve the purchase of easement for parcels E-19, E-20 and E-21 for a combined amount of \$48,650 and authorize the Mayor and Clerk to execute the closing documents.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Alsager and supported by Vice Mayor Perschbacher to approve a contract amendment with C2AE of Lansing, Michigan for \$9,390 for the completion of the Water Reliability Study.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Commissioner Tolas and supported by Commissioner Alsager to approve budget amendments for 2020 projects as presented.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Gillis reminded the community that the Central Michigan District Health Department CMDHD.org has a link to sign up for COVID-19 vaccines many locations, dates and times available. She thanked everyone for their continued efforts to stop the spread of COVID in the community.

Mayor Joseph reminded the community that there is great need for basic necessities and several agencies are in need of donations and volunteers. He also reminded residents to stay diligent in the fight against COVID-19.

The Commission recessed at 8:51 p.m. and went into a work session at 8:58 p.m.

WORK SESSION – Review and discuss CMU class report regarding data for owner-occupied incentive program.

Mayor Joseph and City Manager Ridley led a discussion on CMU class report regarding data for owner-occupied incentive program.

Discussion ensued.


Mayor Joseph adjourned the meeting without objection at 9:44 p.m.

William L. Joseph, Mayor

Christopher Saladine, Acting City Clerk

COMMISSION LETTER #043-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: PUBLIC HEARING ON AN ORDINANCE TO AMEND SECTIONS 154.203.F AND 154.410.B AND TABLE 154.410.A OF THE MT. PLEASANT ZONING ORDINANCES TO PERMIT RESIDENTIAL/DWELLING USES UNDER CERTAIN CIRCUMSTANCES AND CONSIDER APPROVAL OF THE SAME

Attached are the materials from the February 22, 2021 agenda packet when this ordinance amendment to allow for ground level residential/dwelling uses under certain circumstances was introduced and set for public hearing.

After holding the public hearing, it is recommended the City Commission approve the ordinance amendment as recommended by the Planning Commission.


Recommended Motion:

Move to approve the ordinance to amend sections 154.203.F and 154.410.B and Table 154.410.A of the Mt. Pleasant Zoning Ordinances to permit residential/dwelling uses under certain circumstances as presented.

NJR/ap

COMMISSION LETTER #030-21
MEETING DATE: FEBRUARY 22, 2021

TO: MAYOR AND CITY COMMISSION FEBRUARY 17, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: RECEIVE AN ORDINANCE TO AMEND SECTIONS 154.203.F AND 154.410.B AND TABLE 154.410.A OF THE MT. PLEASANT ZONING ORDINANCES TO PERMIT RESIDENTIAL/DWELLING USES UNDER CERTAIN CIRCUMSTANCES AND SET A PUBLIC HEARING FOR MARCH 22, 2021 ON THE SAME

The attached memo from City Planner Jacob Kain provides the background and recommendation from the Planning Commission regarding a proposed ordinance amendment to permit ground-level residential uses in certain circumstances. 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 receive the proposed ordinance amendment as recommended by the Planning Commission and set a public hearing for March 22, 2021 on the same.

Recommended Motion:

Move to accept the ordinance to amend sections 154.203F and 154.410.B and Table 154.410.A of the Mt. Pleasant Zoning Ordinances to permit residential/dwelling uses under certain circumstances as recommended by the Planning Commission and set a public hearing for March 22, 2021 on the same.

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: February 9, 2021

SUBJECT: Text Change 21-01

In August 2020, the City Commission referred a potential amendment to the zoning ordinance to the Planning Commission that would permit ground-level residential uses in certain circumstances in areas where such use has historically be prohibited and is currently prohibited by a special requirement on the zoning map. The areas impacted by the proposed change are located in Downtown and portions of S. Mission Street.

A public hearing on the proposed text change was held on February 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 Text Change 21-01.

REQUESTED ACTION:

The City Commission receive the Planning Commission recommendation and set a public hearing on the proposed text change for March 22, 2021.

Attachments:

1. Draft ordinance
2. Draft minutes – February 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 SECTIONS 154.203.F AND 154.410.B AND TABLE 154.410.A OF THE MOUNT PLEASANT ZONING ORDINANCES TO PERMIT RESIDENTIAL/DWELLING USES UNDER CERTAIN CIRCUMSTANCES.

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

Section 1. Amendment. Section 154.203.F amended to read as follows:

A designation of Residential/Dwelling Use Restriction prohibits Uses categorized as Residential/Dwelling Uses within the ground floor of Buildings within the designated area, irrespective of whether Residential/Dwelling Use would otherwise be permitted within the applicable District or Civic Zone, except as permitted by Special Use Permit under Section 154.410.B.

Section 2. Addition. A new subsection 154.410.B.4.i is added to the Mount Pleasant Zoning Ordinances to read as follows:

- i. Dwelling Units located on the ground level in a Mixed Use Building where otherwise prohibited by the Residential/Dwelling Use Restriction must comply with the following:
 - i. No residential uses permitted within the first 50' of the ground level building depth measured from the façade of the building along any Frontage.
 - ii. Non-residential spaces along the Frontage must maintain direct interior access to the rear of the building for deliveries, waste management and access.

Section 3. Renumbering. The subsection currently labeled 154.410.B.4.i, which provides special use permit standards for Foster Family Group Homes, and all subsequent subsections within subsection 154.410.B.4 are renumbered (j through z) to accommodate the new subsection provided above.

Section 4. Amendment to Table. The portion of Table 154.410.A pertaining to "residential / dwelling uses" shall be amended to indicate that Dwelling Units located on the ground level in a Mixed Use Building where otherwise prohibited by the Residential/Dwelling Use Restriction are permitted as special uses in the CD-4 and CD-5 character districts. Accordingly, that portion of the table shall appear as follows:

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
Dwelling Units located on the ground level in a Mixed Use Building where otherwise prohibited by the Residential/Dwelling Use Restriction			SUP	SUP					

Section 5. 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

Chris Saladine, City Clerk

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

Kain shared photos of the current site conditions of the cultivation building where a previous special use permit has been issued for a Class C medical marihuana grower special use permit and the proposed request to co-locate a Class C adult-use marihuana grower in the same building.

Kain noted that there have been some significant exterior improvements to the building from the rear of the building.

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

1. The applicant shall comply with all special use permit criteria for adult-use marihuana establishments as well as the specific criteria applying to Growers.
2. The applicant shall comply with the conditions imposed in the approval of Special Use Permit 20-05 and Site Plan Review 20-06.

Discussion took place.

Julie Moorehead and Adrien Alvarez were on hand to answer questions. A brief discussion took place.

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 Friedrich, support by Kostrzewa, to approve SUP-21-03 subject to the following conditions:

1. The applicant shall comply with all special use permit criteria for adult-use marihuana establishments as well as the specific criteria applying to Growers.
2. The applicant shall comply with the conditions imposed in the approval of Special User Permit 20-05 and Site Plan Review 20-06.

Roll Call Vote:

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

Nays: None

Abstained: Rise

Motion approved 8-0.

C. TC-21-01 – A proposed ordinance to amend Sections 154.203.F and 154.410.B and Table 154.10.A of the zoning ordinance to permit residential/dwelling uses under certain circumstances.

Kain introduced TC-21-01 that would allow under certain circumstances, ground level residential units. The proposed special use criteria include:

1. No residential uses permitted within the first 50' of the ground level building depth measured from the façade of the building along any frontage.
2. Non-residential spaces along the Frontage must maintain direct interior access to the rear of the building for deliveries, waste management and access.

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

Motion by Dailey, support by Friedrich, to recommend that the City Commission adopt Text Change 21-01.

Roll Call Vote:

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

Nays: None

Motion was approved unanimously.

VIII. Public Comments:

Chair Hoenig open public comments.

Tim Bebee, Central Michigan Survey & Development, apologized for being late and missing his presentation on his agenda item due to the bad weather conditions.

Kain noted that there were no other public comments submitted electronically.

There being no one else who wished to speak, public comment was closed.

IX. Site Plan Reviews:


None

X. Unfinished Business:

None

XI. New Business:

A. Recommend a Planning Commission Representative to the Zoning Board of Appeals.

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: BIDS AND QUOTATIONS

a. Public Safety Patrol Vehicles

The attached recommendation from Police Captain Andy Latham recommends the replacement of two patrol vehicles that were planned for in the 2021 Operating Budget.

Three bids were received and as outlined in the memo, staff recommends applying the 2% differential for local preference and accepting the with Krapohl Ford bid. It is recommended the City Commission approve the purchase of two police Ford Interceptor Utility vehicles from Krapohl Ford in the amount of \$75,886.

Recommended Motion:

Move to authorize the purchase of two police patrol vehicles from Krapohl Ford at \$75,886.

b. Gaylord Street Reconstruction

Bids were recently sent out for the Gaylord Street Reconstruction project as planned for in the 2021 Operating Budget.

The attached memo from City Engineer Stacie Tewari details the project and the seven bids received. As outlined in the memo, much of the needed budget amendment is due to enhancements to the storm drain as confirmed by the draft Storm Water Master Plan. It is recommended the City Commission authorize a contract with the low bidder, The Isabella Corporation for \$339,533 and approve a budget amendment of \$74,530.

Recommended Motion:

Move to authorize a contract with the Isabella Corporation for the 2021 Gaylord Street Reconstruction project for \$339,533 and approve a budget amendment of \$74,530 for the same.

c. Crack Sealing

The attached memo from City Engineer Stacie Tewari summarizes the five bids that were received for annual crack sealing project. We recommend award of the

contract to K & B Asphalt Sealcoating for \$50,000. As the bid amount was lower than anticipated, additional crack sealing will occur this year.

Recommended Motion:

Move to award the Crack Sealing Project to K & B Asphalt Sealcoating for \$50,000.

d. Sidewalk Project

The attached memo from City Engineer Stacie Tewari outlines the bids received for the 2021 Sidewalk Project. As indicated in Ms. Tewari's memo, an alternate bid was included based on a request from Central Michigan University (CMU) to have a gap closed in the sidewalk at the Preston Street railroad crossing. We agree that this gap should be constructed based on the well-worn path. CMU has indicated a willingness to contribute \$10,000 toward the cost of the alternate bid to install the sidewalk on Preston Street. Therefore, it is recommended the Commission authorize a contract with The Isabella Corporation for the 2021 sidewalk project for the total bid of \$117,207 and approve a budget amendment of \$26,310 for the same. The contribution from CMU will cover \$10,000 of the budget amendment so the net impact to the City is an additional \$16,310.

Recommended Motion:

Move to approve a contract with The Isabella Corporation for \$117,207 for the 2021 Sidewalk Project and the appropriate budget amendment.

NJR/ap



City of Mount Pleasant, Michigan
DEPARTMENT OF PUBLIC SAFETY



MEMORANDUM

DATE: March 9, 2021
TO: Paul Lauria, Director of Public Safety
FROM: Andy Latham, Police Captain
SUBJECT: Patrol Vehicle Bid Summary

Bid documents were sent and advertised for the purchase of two (2) replacement patrol cars for 2021. The following is a summary of the bids that were received. This summary represents the cost for two (2) 2021 Ford Police Interceptor Utility Vehicles. This cost includes some pre-wiring, emergency light setup, and pre-drilled holes for other accessories. Having this done by Ford at the time of ordering, keeps the vehicle warranty intact when the vehicles are later up-fitted with other necessary equipment and accessories. The breakdown is as follows:

Krapohl Ford (Local Preference)	\$ 75,886
Signature Ford	\$ 74,498
Jorgensen Ford	\$ 75,548

Taking the low bid from Signature Ford of \$74,498 for 2 vehicles and adding the 2% differential for local preference, Krapohl Ford can be \$1,489.96 higher than the low bid. Krapohl Ford's bid falls within this differential, therefore the local preference is implemented. I recommend that the City Commission approve the purchase of (2) Ford Police Interceptor Utility Vehicles from Krapohl Ford for the price of \$75,886. Funds for this purchase are in the 2021 Police Patrol Budget.

Memorandum



TO: Nancy Ridley, City Manager

FROM: Stacie Tewari, City Engineer

DATE: March 12, 2021

SUBJECT: Award Contract for the 2021 Gaylord Street Reconstruction Project and Approve Budget Amendment.

Request:

The City Commission is requested to award the contract for the 2021 Gaylord Street Reconstruction Project to The Isabella Corporation of Mt. Pleasant and to approve the recommended budget amendment.

Reason:

The 2021 Gaylord Street Reconstruction Project is part of the 2021 Capital Improvement Plan. This project includes the removal and replacement of the existing asphalt and subbase on Gaylord Street between Fancher and Mission Streets, as well as the installation of new curb and gutter and new sidewalk between Fancher and Kinney Streets on the north side of Gaylord Street. Construction is scheduled for June 7 to August 1.

On March 9, 2021, seven bids were received.

Bidder	Bid Total
Isabella Corporation, Mt. Pleasant	\$339,532.36
Malley Construction, Mt. Pleasant	\$349,335.00
McGuirk Sand & Gravel, Mt. Pleasant	\$352,389.90
Crawford Contracting, Mt. Pleasant	\$417,635.16
Greentech Systems, Kawkawlin	\$430,035.00
Robbin Harsh Excavating, Clare	\$433,295.85
Champagne & Marks, Saginaw	\$676,932.24

The Isabella Corporation is the low bidder. They are a well established construction company and possess the skills necessary to complete the project according to the city's specifications.

The budgeted amount for the street reconstruction is \$250,000 from the local streets fund, and there is a \$15,000 budget from the general fund for the new sidewalk between Fancher and Kinney Streets for a total budgeted amount of \$265,000. The bid is over the budgeted amount of \$265,000 due to the proposed replacement and upsizing of storm sewer on the roadway. During the design phase of the project, it was determined that the storm sewer piping on the east end of the project needed to be upsized to accommodate the amount of runoff being directed to it. This decision was confirmed by

the findings of the Draft Storm Water Master Plan which recommends the storm sewer in this area be repaired and upsized within 1-2 years. It was determined that additional curb removal and replacement would also be required to correct drainage issues.

Recommendation:

I recommend the City Commission award the contract for the 2021 Gaylord Street Reconstruction Project to The Isabella Corporation for \$339,533, and approve a budget amendment of \$74,530 in the local streets budget.

Memorandum



TO: Nancy Ridley, City Manager
FROM: Stacie Tewari, City Engineer
DATE: March 12, 2021
SUBJECT: Award Contract for 2021 Crack Sealing Project

Request:

The City Commission is requested to award the contract for the 2020 Crack Sealing Project to K & B Asphalt Sealcoating, Inc. for \$50,000.00.

Reason:

Pavement crack sealing for selected city streets is determined by the Engineering Department's Pavement Surface Evaluation and Rating (PASER) system. Crack sealing prevents water from entering and damaging the road base, and helps extend the life of the roadway by several years

On Tuesday, March 9, 2021, the following bids were received.

Bidder	Bid Total
K & B Asphalt Sealcoating, Inc., Adrian	\$41,068.50
Asphalt Restoration, Inc., Kalamazoo	\$42,444.00
Wolverine Sealcoating, LLC, Jackson	\$42,797.70
Scodeller Construction, Wixom	\$48,339.00
Fahrner Asphalt Sealers, LLC, Saginaw	\$49,911.00

The low bidder is K & B Asphalt Sealcoating. They are an established company with several years of experience working for various municipalities across the state.

Funds for the street crack sealing are available in the 2021 Local and Major Streets budgets with a total budget amount of \$50,000.00. We recommend that the contract be awarded for the total budget amount to allow additional crack sealing to be completed this year.

Recommendation:

I recommend the City Commission award the contract for the 2021 Crack Sealing Project to K & B Asphalt Sealcoating for \$50,000.00.

Memorandum



TO: Nancy Ridley, City Manager

FROM: Stacie Tewari, City Engineer

DATE: March 12, 2021

SUBJECT: Award Contract for the 2021 Sidewalk Project Bid

Request:

The City Commission is requested to award the contract for the 2021 Sidewalk Project to The Isabella Corporation for \$117,207.

Reason:

The 2021 Sidewalk Project includes complaint locations along with sections of sidewalk that need to be replaced due to conditions found during our PASER review process. In addition to the replacement sidewalk locations, an alternate location for new sidewalk was included in the bid, which is not included in the current project budget. This location is from Central Michigan University's request to have a gap closed in the sidewalk at the Preston street railroad crossing. The sidewalk on the south side of the street has a gap and a highly visible path being worn into the grass area. The Preston Street sidewalk section will benefit the community along with Central Michigan University, as this sidewalk is a direct connection between residential and rental properties and the university. This section of sidewalk is highly traveled by Central Michigan University students and residents who live west of the university. This work would require a railroad permit and payment to the railroad to provide a railroad flagger.

On February 23, 2021, the following bids were received.

	Base Bid	Alternate Bid	Total Bid
The Isabella Corporation, Mt. Pleasant	\$98,579.70	\$18,626.35	\$117,206.05
J & N Concrete Inc., Mt. Pleasant	\$97,424.00	\$23,749.00	\$121,191.00
Robbin Harsh Excavating, Clare	\$102,915.95	\$20,590.00	\$123,506.95
Lakeshore Construction, Mt Pleasant	\$145,880.00	\$28,167.00	\$174,047.00
Green Tech Systems, LLC, Kawkawlin	\$147,684.25	\$30,218.57	\$177,902.82

Additional Costs:

Base Bid:	Tree Removal (F & K Tree Service)	\$2,200.00
	Stump Removal (Streets Dept.)	\$1,400.00

Options:

Option #1 – Authorize contract with The Isabella Corporation for the 2021 Sidewalk Project for \$117,207, including the additional alternate sidewalk location, which requires a budget amendment of \$26,310 in the general fund budget.

Option #2 – Authorize contract with J & N Concrete Inc. for the 2021 Sidewalk Project for \$97,424, base bid only.

Memorandum




Recommendation:

I recommend the City Commission award the contract for the 2021 Sidewalk Project to The Isabella Corporation for \$117,207 to include the base bid and bid alternate, and approve a budget amendment of \$26,310 in the general fund budget.

COMMISSION LETTER #045-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER COMMITMENT TO PURCHASE ROAD SALT FOR THE 2021-2022 SEASON THROUGH THE STATE OF MICHIGAN MIDEAL EXTENDED PURCHASING PROGRAM

The City of Mt. Pleasant purchases road salt through the State of Michigan's MiDeal Extended Purchasing Program. For this commodity, the state program requires municipalities to make commitments in the first part of each calendar year. The MiDeal program is the best program for purchasing this important commodity based on the quantity purchased state-wide which results in the best pricing available for those who participate.

The attached memo from DPW Director Jason Moore recommends the City Commission authorize an advanced commitment of 500 tons of road salt for 2022.

Recommended Motion:

Move to authorize an advanced commitment of 500 tons of road salt for 2022 through the State of Michigan MiDeal Purchasing Program.

NJR/ap

Memorandum



TO: Nancy Ridley, City Manager
FROM: Jason Moore, DPW Director
DATE: March 11, 2021
SUBJECT: Approved Advanced Commitment of Road Salt

Request:

The City Commission is requested to approve an advanced commitment of 500 tons of road salt through the MiDeal Program.

Reason:

The City purchases road salt through the State of Michigan's MiDeal Extended Purchasing Program. To obtain the best pricing, the State requires MiDeal participants to place an advanced commitment, or reservation, for road salt early in the year for the next winter season. The 2021-2022 pricing will be determined after the State receives the bids in August and awards the contract.

The deadline to place the reservation is April 6, 2021. We are seeking approval to reserve 500 tons as a seasonal backup quantity for 2022, since we have a sufficient supply on hand for the start of the next winter season. Funds for this purchase will be included in the 2022 operating budget.

Recommendation:

I recommend the City Commission approve the advanced commitment of 500 tons of road salt for 2022 through the State of Michigan's MiDeal Extended Purchasing Program.

COMMISSION LETTER #046-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: PRIORITIZE AND APPROVE SUBMISSION OF CITY REQUESTS FOR
SAGINAW CHIPPEWA INDIAN TRIBE 2% ALLOCATIONS

The attached applications for Saginaw Chippewa Indian Tribal 2% funding were included in the March 8, 2021 City Commission packet. In order to provide consistency among the City's requests, we have used the attached definitions for completing the field regarding applicant project priority.

It is recommended the City Commission review the priority levels, which are indicated on the summary page, to confirm or change the indicated priority levels for the requests. In addition, it has been our practice that each City Commissioner identify their top five requests. A summary of the Commission's top requests will be sent to the Tribal Council for their consideration.

NJR/ap



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

<u>DEPARTMENT/PROJECT NAME</u>	<u>AMOUNT REQUESTED</u>	<u>PRIORITY</u>
<i>Community Services</i>		
Partners Empowering All Kids (PEAK)	\$ 102,020	C
Farmers Market Enrichment Project	\$ 30,885	L
Island Park Pickle Ball Courts	\$ 24,000	H
Outdoor Dining District Broadway Street	\$ 21,850	M
Riverwalk Pedestrian Bridge	\$ 15,100	C
<i>Public Safety</i>		
800 MHZ Radios	\$ 46,412	H
Aerial Fire Apparatus Purchase	\$ 450,000	H
Evidence Room Remodel	\$ 25,000	H
<i>Public Works</i>		
1303 N Franklin Remedial Action Plan	\$ 40,000	H
Airport Operational Funding	\$ 60,000	C
Airport Truck	\$ 23,409	H
Clarifier Rehabilitation	\$ 90,000	H
Closing Sidewalk Gaps	\$ 62,200	H
Drainage Structure 3D Scanning and Condition Assessment	\$ 70,000	M
Engineering Survey Equipment	\$ 26,265	L
Laboratory Upgrade	\$ 25,000	C
Lime Residual Removal	\$ 150,000	H
Make-Up Air Unit Replacement	\$ 19,000	C
Reservoir Actuator Replacement	\$ 42,500	H
Runway/Taxiway Rehab	\$ 50,000	H
SCADA Software	\$ 13,800	C
Septage Receiving	\$ 140,000	H
Sewer Flow Meter	\$ 9,000	M
Storm Sewer Extension	\$ 50,000	M
<i>Total Requested</i>	<i>\$1,586,441</i>	

Priority Definitions

Critical:

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

High:

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

Medium:

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

Low:

- New project or program that would be nice to have

Overview

Project Name
Partners Empowering All Kids (PEAK)

Total Requested
\$102,020.00
(amount based on the Itemized Budget total)

Applicant Project Priority
Critical

Reoccurring Need?
This Request is Reoccurring

Applicant Information

Applicant Name
rlongoria@mt-pleasant.org

Applicant Email
Ryan Longoria

Organization
City of Mt. Pleasant Parks and Recreation

Address
320 W. Broadway
Mt Pleasant , 48858

Phone Number
9897795329

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Education
- Peak
- Safety/Security

Project Description

The PEAK program stands for Partners Empowering All Kids and is a partnership between the City of Mt. Pleasant, Mt. Pleasant Public Schools, Saginaw Chippewa Indian Tribe, and United Way of Gratiot and Isabella Counties. PEAK has worked collaboratively with the Saginaw Chippewa Indian Tribe and United Way of Gratiot and Isabella Counties on multiple special events. Events such as PEAK’s Super Summer Showcase is preceded by a “penny war” that the program uses to raise funds for United Way in order to teach children about community service and helping those in need. In addition, the PEAK program holds an annual community service day that brings children, families and the community together in order to provide food and other household necessities for those in need in the Mt. Pleasant community. The PEAK program has put a renewed focus on enrichment opportunities through collaborative efforts, unique community partnerships and the importance and understanding of cultural diversity. PEAK is entering its 20th year of operation and has

become a staple for children's services that the community and school system relies on to keep area children safe, educated and enriched.

The PEAK After-School program operates at all five Mount Pleasant Public School elementary schools (Fancher, Ganiard, McGuire, Pullen, Vowles) and Mount Pleasant Middle School every school day for over two hours, serving area children in grades K-8. The PEAK Summer Camp program operates for 12 weeks during the summer at a minimum of three elementary schools from 7:30 AM to 5:30 PM.

PEAK provides mentorship and enrichment programming for 200 elementary school students every day after school and for over 300 students daily during PEAK Summer Camp through educational, recreational, physical and social-based programming in collaboration with Mt. Pleasant Discovery Museum, Central Michigan University's recreational, educational and athletics programs, Potter Park Zoo, The Jump Station, Therapy Dogs International and many other area businesses and organizations. We have also been successful in implementing Native American cultural programming into our after-school curriculum through SCIT music and arts presentations and teachings. The goal of this programming is to increase cultural awareness of the community's Native American population. An increased focus has also been put on MPPS involvement from principals, teachers and other administrative staff in areas of hiring, program development and expectations in order to lay a foundation for continued program growth and strength.

In addition to the general education students, PEAK also staffs Special Needs Assistants at each site in order to provide the same high-quality programming for students with educational, emotional and physical disabilities. It's very important to the program and to the community that we are able to meet the needs of every child, regardless of their limitations. Inclusivity of all children is a major component of the PEAK program.

The PEAK staff consists of 45 highly-qualified individuals, most of which are CMU students majoring in general education, special education, recreation and other related fields. Another major component of the PEAK program is not simply to have staff, but to have qualified and trained staff who are capable of providing the children in the program with the care they need and deserve. In order to achieve this high-level of training and qualified staff, PEAK partners with Central Michigan University, the Child Advocacy Center of Isabella County, Michigan Department of Health and Human Services and other agencies to achieve the highest level of training possible.

One of the goals of the PEAK program is to ensure that every child is able to participate, regardless of their ability to pay. Scholarship assistance is available to ensure that every child has the opportunity to participate in the program and enjoy all the benefits – regardless of their ability to pay.

Benefit Description

While there are thousands of studies and statistics to support the long-term benefits of quality after-school and summer programming for children, the simple answer to why PEAK is so important is that there are a great number of area children who simply do not have a safe place to go after school. For those who do have a place to go, many times that place is not safe and/or conducive to educational, physical and social growth. PEAK is able to provide students of all walks of life and backgrounds the opportunity to grow in ways that will set them up for future success by means of quality programming, positive role models and a safe and enriching environment. Quite simply, without the PEAK program, hundreds of children would have no place to go after school and would be put in dangerous positions and situations that would compromise their safety and the safety of others. PEAK provides the program participants, their parents and the community as a whole with a sense of security, knowing that their children are well cared for in an environment that will help develop good educational and social habits to ensure future growth and success.

In addition to the school day and summer camp curriculum, PEAK also puts a strong focus on teaching children the importance of community and of giving back. Each summer, special events such as Community Service Day, Super Summer Showcase and the Penny War highlight the relationship with United Way and the community by having children generate monetary funds and thousands of food items and school supplies that they then give back to those who are in need. We feel that this is a benefit to the children by teaching to them the importance of giving back to those in need, while meeting critical needs in the community.

The increased focus on MPPS involvement will also help ensure that the PEAK program serves as an extension of what teachers are trying to accomplish during the school day. Consistent communication with teachers and parents of the children enrolled in the PEAK program allows PEAK to put a focus on and meet the most challenging aspects of the school curriculum. PEAK offers one-on-one tutoring and homework help that can be targeted to specific areas of the school day that children find most challenging. Through the relationship with CMU, PEAK hires CMU students in education, recreation and other related fields so that they can gain real-life experience to better prepare them for both their professional and personal life after graduation.

The PEAK program has been working very hard with members and organizations of the Tribe on implementing Native American cultural components into our after-school programming. We aim to increase cultural awareness and understanding of our local cultures in order to create more accepting, understanding and culturally-educated students. Cultural diversity is a part of the Mt. Pleasant community that we are blessed to have and we feel this should be celebrated by working directly with the Tribe and their affiliated organizations to create fun, engaging and culturally enriching opportunities for both the Tribe and our PEAK students.

During our PEAK after-school program, we typically plan a field trip to the Ziibiwing Center and during the summer we attend the bbaamoseg gitiganing (all will walk about the plants that grow) exhibit and learning about plants used traditionally by the Anishinabe people. While 2020 kept us from enjoying these experiences, we look forward to continuing these traditions in 2021. Through these experiences we hope to increase the knowledge of the youth of our city and expose them to different cultural components and opportunities that are present right here in the Mt. Pleasant community. If awarded, a portion of this grant will be used in order for us to attend this field trip and other field trips similar to it.

Funding Requirements

The 21st Century Grant that was awarded in 2000 only covered the first five years of operation. Since then, the program has relied heavily on funding from outside sources in order to keep program fees low, without having to sacrifice the quality of care being offered to local school children. The Saginaw Chippewa Indian Tribe has been instrumental in allowing this program to exist in a manner that allows children of all economic and social backgrounds to participate – regardless of their ability to pay. Historically, one-half of the PEAK program budget came in the form of Tribal 2% funds. Tribal support is extremely important to the overall quality and long-term health of the PEAK program and all the children and families it serves and over time, efforts have been made to control expenses program-wide. The remaining PEAK budget is made up of program fees, and support from entities such as United Way have provided the remaining funding needs. Program fees are kept at a minimum and are based on family income and a family’s ability to pay. Over \$60,000 is made available annually in form of scholarship assistance to ensure that every child is able to participate in PEAK – regardless of their ability to pay. It has been the goal of PEAK to increase the amount of revenue generated from the PEAK K-8 program through fundraising and other available grants while decreasing the portion requested from the Saginaw Chippewa Indian Tribe. Without the continued support of the Saginaw Chippewa Indian Tribe through 2% allocations, the PEAK program would need to undergo a comprehensive evaluation in order to determine if this is a program that is economically feasible. This funding request will cover the first half of the 2021 calendar year needs for PEAK at approximately 30% of the total program cost.

Description of Reoccurring Need

PEAK operates each school year for a total of 2.5-3 hours during the academic year, as well as 10 hours a day for ten weeks during the summer.

Project Timeline

PEAK is an on-going program run both after school and during the summer months.

Budget Items

Name	Cost	Quantity	Total	Category
Staffing Costs (# reflects 1/2 of the annual cost)	\$78,925.00	1	\$78,925.00	Peak
Special needs accommodations (# reflects 1/2 of the annual cost)	\$6,000.00	1	\$6,000.00	Peak
Scholarships (# reflects 1/2 of the annual cost)	\$6,640.00	1	\$6,640.00	Peak
Supplies (#reflects 1/2 the total cost)	\$5,640.00	1	\$5,640.00	Peak
Contracted services/facility fees (# reflects 1/2 of the annual cost)	\$4,815.00	1	\$4,815.00	Peak
AmountRequested	\$102,020.00			

Matching Funds

Name	Cost	Quantity	Total
Tuition, fees, fundraising (# reflects 1/2 of the annual matching funds)	\$238,060.00	1	\$238,060.00
AmountMatched	\$238,060.00		

Budget Summary

Amount Requested

\$102,020.00

Amount Matched

\$238,060.00

Total Amount

\$340,080.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Farmers Market Enrichment Project

Total Requested
\$30,885.00
(amount based on the Itemized Budget total)

Applicant Project Priority
Low

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
rlongoria@mt-pleasant.org

Applicant Email
Ryan Longoria

Organization
City of Mt. Pleasant Parks and Recreation

Address
320 W. Broadway
Mt Pleasant , 48858

Phone Number
9897795329

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Economic development
- Park Improvements
- Safety/Security

Project Description

Mt. Pleasant Farmers’ Market is a vibrant marketplace:

- connecting residents and visitors with local farmers, food producers and artisans
- increasing access to fresh, affordable, local and healthy food choices
- inspiring healthy lifestyles
- strengthening our local economy
- providing a festive gathering place
- enriching lives and building community

For more than 40 years, the Mt. Pleasant Farmers’ Market has not only offered the freshest in-season fruits and vegetables, but an

opportunity to gather as a community and support area farmers and healthy living. From fruits and vegetables, organic plants and homemade soap to library cards and Garden Heroes, the Mt. Pleasant Farmers' Market offers customers of all ages an unforgettable experience and is a source of community pride.

The Thursday market began in Island Park on July 20,1973 with six vendors. It continues to grow in popularity and features 40+ vendors/small business owners every Thursday in May-October from 7:30 AM to 2 PM. As many as 2,600 shoppers visit the market on a weekly basis.

The Saturday market made it’s debut in 2005. It is held in downtown Mt. Pleasant on Broadway Street and showcases 10+ vendors and offers a variety of locally grown produce, baked goods, flowers and artisan creations. This market has 500+ shoppers on a weekly basis from June-October.

The Mt. Pleasant Farmers’ Market strives to make healthy, locally grown food an affordable option for all incomes. More than 1.2 million people in Michigan receive Supplemental Nutrition Assistance Program benefits. SNAP recipients can use their Michigan Bridge Card at the Mt. Pleasant Farmers’ Market. The market also accepts Pandemic EBT, Double Up Food Bucks, WIC Project FRESH, and Senior Project FRESH/Market FRESH coupons. During the 2020 market season nearly \$41,000 was issued to vendors through the food assistance and market currency programs.

The market strengthens our local economy. Not only do shoppers make purchase at the market but they have reported spending an average of \$34.76 at area businesses during market day.

Benefit Description

Currently, the market offers visitors the ability to utilize market shopping carts and wagons for their shopping. Customers are able to bring a wagon or shopping cart to a vendor’s stall, which makes purchasing especially large or bulky items such as flowering plants, , boxes of tomatoes and other produce for canning, ears of corn for freezing, or large pumpkins and winter squashes possible. However, market shoppers (especially our older population and those with physical limitations) have a difficult time getting these large hauls over curbs, sidewalks, and other obstacles and market staff is often making multiple trips to shoppers' vehicles and loading these items up for them.

The Veggie Valet program will expand this service to include transporting shoppers and their purchases via the market's John Deere Gator, or "Veggie Valet". This will aid those individuals with mobility concerns who are unable to travel great distances while carrying purchases. In addition to the benefits listed above, the Veggie Valet vehicle will also be invaluable in terms of market setup and teardown, whether it be assisting vendors with loading and unloading, transporting supplies and market materials from Island Park to downtown on Thursdays, or going to-and-from City Hall on market days.

The market would also like to contract with The Michigan Farmers Market Association to conduct Rapid Market Assessments at both the Thursday and Saturday markets. The Rapid Market Assessments utilize attendance counts and dot surveys and incorporate comprehensive and qualitative observations from qualified professionals whose goal is to increase the vitality and success of the market, while also providing the market with hard data that can be used to make future improvements and increase the overall experience market attendees. This tangible data and information will guide effective changes and market improvements moving forward.

The 2020 market season was one that highlighted the importance of sanitation and cleanliness at the market and handwashing was a major component of meeting the goal of cleanliness. In addition to hand sanitizer, market staff also placed two handwashing stations at the center of the market for use by both vendors and shoppers alike throughout the duration of the market. This allowed for convenient access to clean water and soap so that vendors and patrons can help us meet our goal of market safety and cleanliness. However, these stations required frequent refills and were very inefficient in terms of setup, takedown, and overall mobility. A new, professional-grade handwashing station that would increase ease of use and convenience would encourage vendors and patrons to help keep our community safe and clean.

The Farmers Market Enrichment Project would be a major step in increasing the quality of life and City experience for market vendors, market attendees, and local businesses. Having access to these resources would significantly increase the overall experience of one Mt. Pleasant's greatest sources of community pride and one that would help establish the Mt. Pleasant Farmers' Market as one of Michigan's premier markets.

Funding Requirements

There will be nominal long-term funding requirements for upkeep and maintenance of the Gator, which will be absorbed by the department's operational funds. Eventually, the Gator would need to be replaced. However, the department expects to get a minimum of ten years of use out a new one.

Project Timeline

If funding is received, this project could begin immediately upon receipt of funds and be completed before the end of the 2021 market season. Benefits of the Farmers' Market Enrichment Project would be realized for many years thereafter.

Budget Items

Name	Cost	Quantity	Total	Category
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Name	Cost	Quantity	Total	Category
Gator	\$25,510.00	1	\$25,510.00	Safety/Security
Mobile Handwashing Station	\$1,375.00	1	\$1,375.00	Safety/Security
MI Farmers' Market Association Rapid Market Assessment	\$2,000.00	2	\$4,000.00	Economic development
AmountRequested	\$30,885.00			

Matching Funds

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

Budget Summary

Amount Requested

\$30,885.00

Amount Matched

\$0.00

Total Amount

\$30,885.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Island Park Pickle Ball Courts

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

Applicant Project Priority
High

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
cbundy@mt-pleasant.org

Applicant Email
Christopher Bundy

Organization
City of Mt. Pleasant Parks Department

Address
320 W. Broadway
Mt. Pleasant , 48858

Phone Number
989-779-5328

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Infrastructure
- Park Improvements

Project Description

Pickle Ball is a fast growing sport around the world and the US and played by all ages but has become very popular with adults over 50+. The sport is played with a rubberized ball, a smaller wooden racquet, and smaller playing surface than tennis. A few years ago, locally the City, along with donated funds, restriped existing tennis courts at Island Park to allow for modified play of Pickle Ball and since then Pickle Ball play has increased dramatically and now outpaces adult tennis in Mt. Pleasant. 2020 Master Plan input also reflects a desire for dedicated Pickle Ball courts and increased access in the community. This project proposes to convert two of the four existing Tennis Courts at Island Park to 6-8 Pickle Ball courts. This project would allow for greater outdoor access and increased recreational use within the same sq. ft. space, which is important at Island Park where recreational space is at a premium. Illustrations attached show current and proposed court configurations.

Benefit Description

Outdoor activities are in great demand especially in the wake of the COVID-19 Pandemic. Since Pickle ball is most popular with those over 50 seniors and elders in the Community are taking to the outdoors in larger numbers in efforts to stay healthy, they are also looking for activities that they can play with their children and grandchildren. This projects adds more recreational space to the community allowing for greater access to all.

Funding Requirements

Any long term funding such maintenance and net replacement will be addressed in the City Parks operations and maintenance budget.

Project Timeline

This project is proposed to be complete in Summer 2021

Budget Items

Name	Cost	Quantity	Total	Category
Grind post sleeves for court play	\$2,000.00	4	\$8,000.00	Park Improvements
Core asphalt for install of Pickle Ball posts and nets	\$1,000.00	16	\$16,000.00	Park Improvements
AmountRequested	\$24,000.00			

Matching Funds

Name	Cost	Quantity	Total
Remove tennis nets and posts	\$3,000.00	2	\$6,000.00
Purchase and install sleeves, posts, and Nets	\$800.00	8	\$6,400.00
Skim coat, paint and stripe all courts for Pickle Ball	\$11,600.00	1	\$11,600.00
AmountMatched	\$24,000.00		

Budget Summary

Amount Requested

\$24,000.00

Amount Matched

\$24,000.00

Total Amount

\$48,000.00

Uploaded Files

Name
TennisandPickleBallCourtIllustrations68 2021-02-26.pdf

There are no comments to display.

Illustration 1 - Island Park existing 4 tennis courts, 2 courts in north court area and 2 courts in south court area

↑North

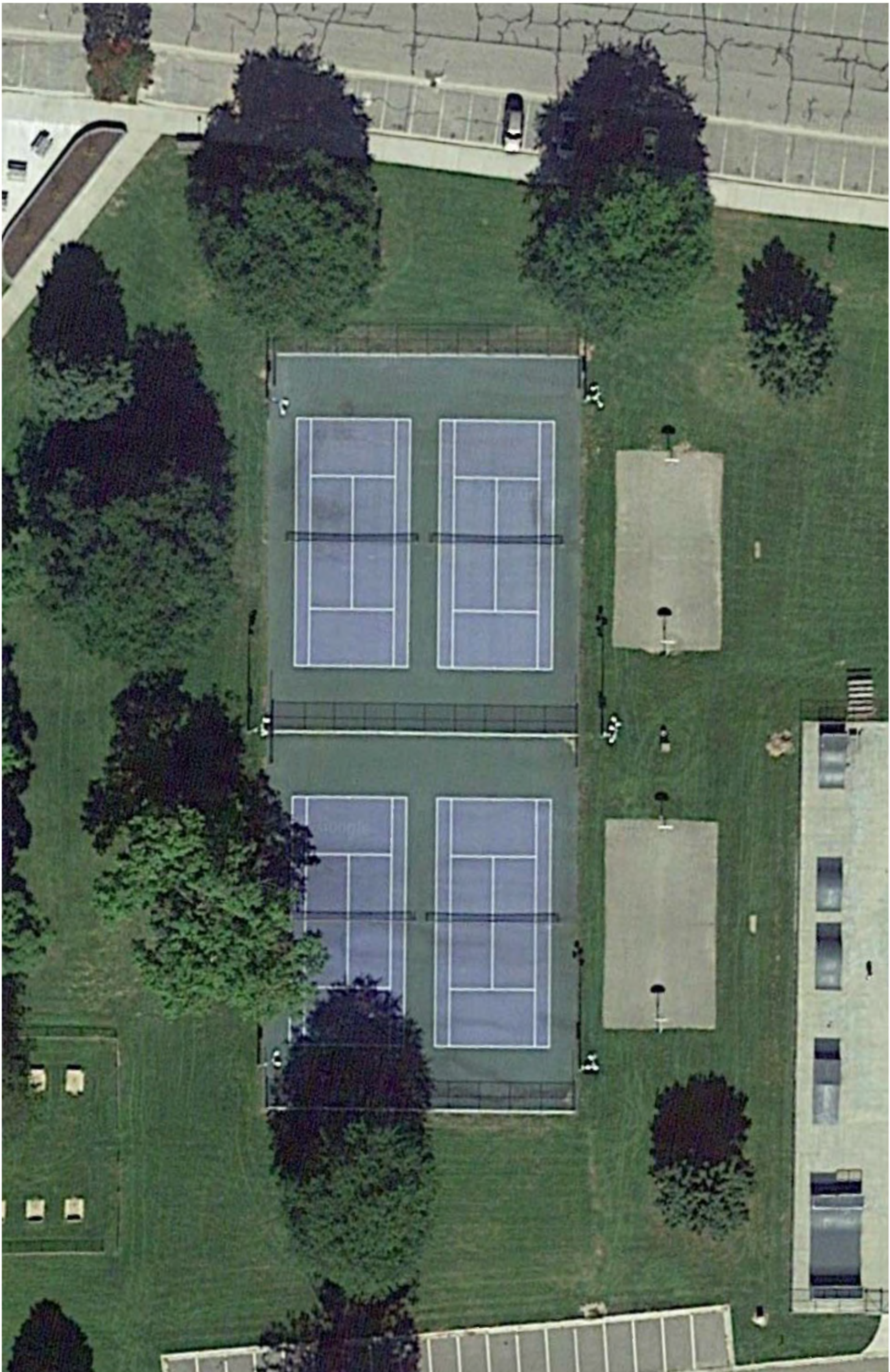


Illustration 2 - Island Park 2 tennis courts remain in north court area with 6 pickle ball courts replacing the 2 tennis courts in south court area. ↑North

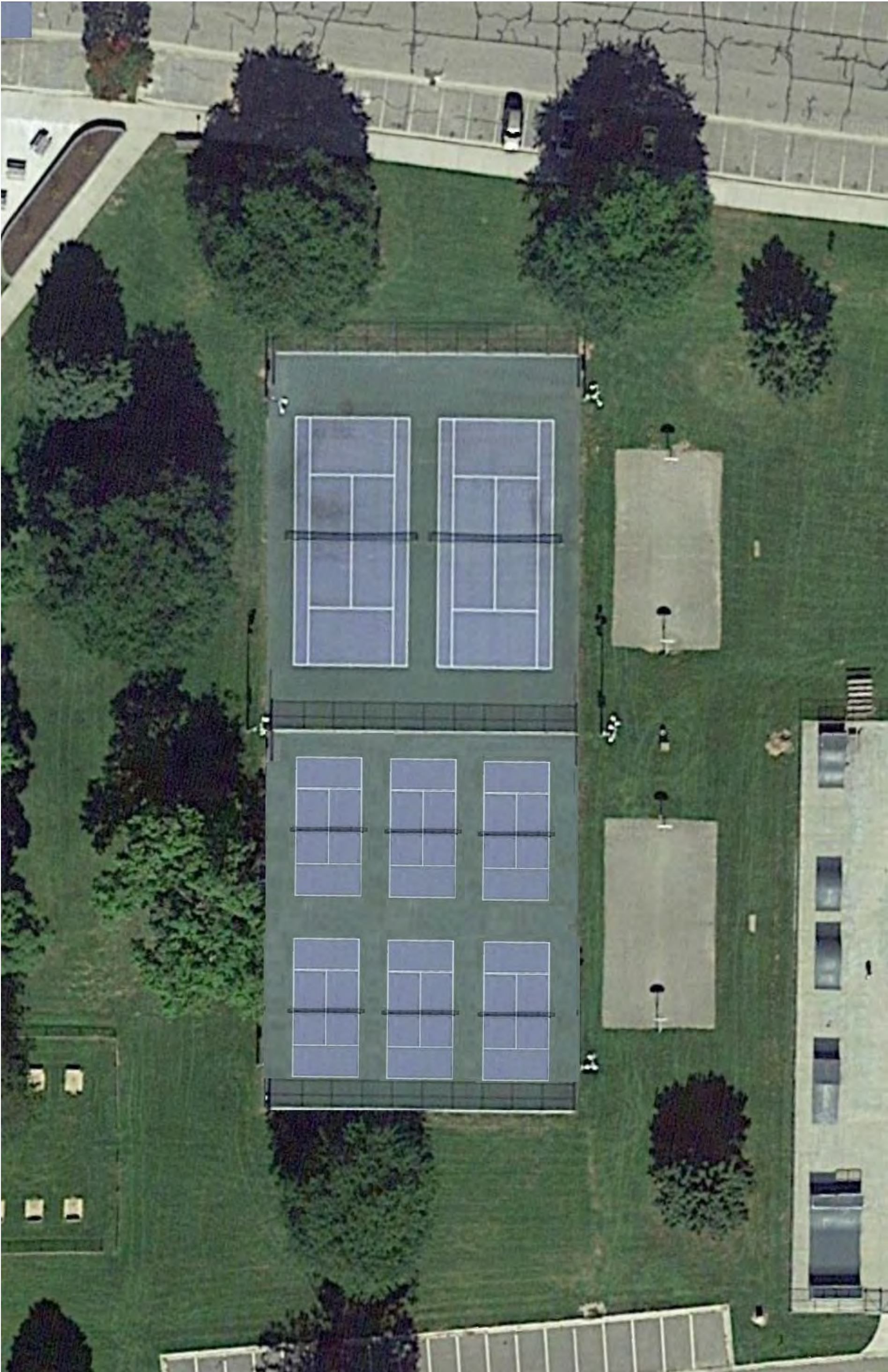
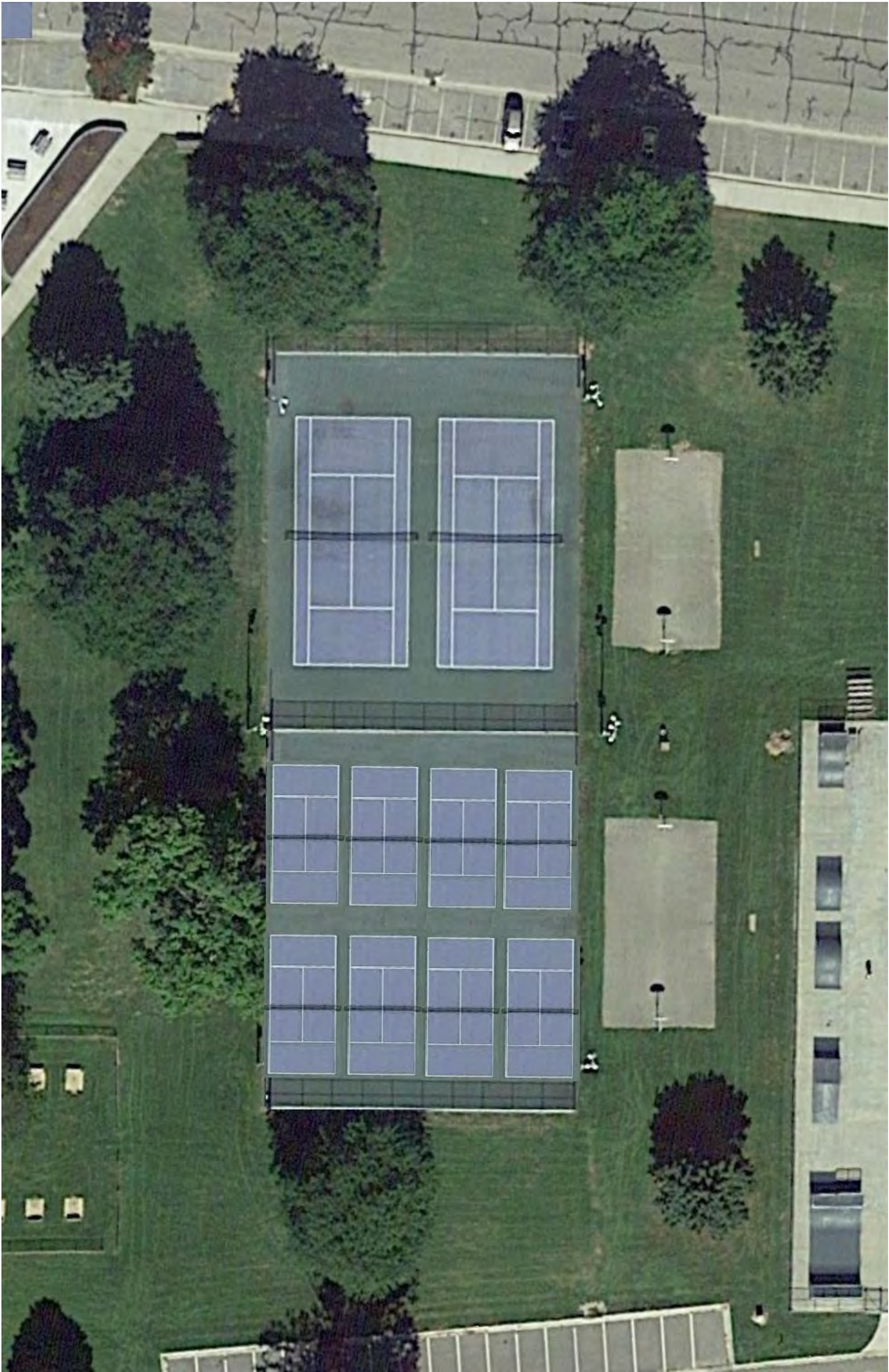


Illustration 3 - Island Park 2 tennis courts remain in north court area with 8 pickle ball courts replacing the 2 tennis courts in south court area. ↑North



Overview

Project Name

Outdoor Dining District - Broadway Street

Total Requested

\$21,850.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Medium

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

msponseller@mt-pleasant.org

Applicant Email

Michelle Sponseller

Organization

City of Mt. Pleasant

Address

320 West Broadway

Mt. Pleasant , 48858

Phone Number

9897795348

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

nridley@mt-pleasant.org

Status

Review

Address

320 W. Broadway

Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Economic development
-

Project Description

In an effort to assist our downtown businesses as they re-open based on the Michigan Health Department mandates, staff has been examining the potential of closing Broadway Street between Main and University again for 2021. This temporary measure would provide businesses to move some of their operations to adjacent outdoor space and provide community members a place to gather while maintaining social-distancing measures.

This one-block section is a high-density area for potential use, home to both restaurants and retail businesses and can be home to the Saturday farmers' market.

A means to more equitable use of the space for restaurants located elsewhere downtown, tables will be numbered and have printed

materials with QR codes so customers could place orders for all restaurants and could be either pick-up or delivered to the area.

This request would result in a safer and more attractive environment for customers visiting the one-block street closure area.

Benefit Description

This project benefits directly benefits our business community by assisting them with a larger service area and our community members by providing additional open spaces so social-distancing can occur while eating.

Funding Requirements

Items requested for this outdoor dining district would include:

- Picnic tables = \$9,000
- Market Umbrellas and Bases = \$6,000
- Concrete Barricades = \$3,600
- Signage and Printing = \$1,500
- Trash Can Liners = \$1,000

Total = \$30,100

Project Timeline

Start of the outdoor dining district would be start mid-May and run through mid-November.

Budget Items

Name	Cost	Quantity	Total	Category
Picnic Tables	\$900.00	10	\$9,000.00	Economic development
Concrete Barricades	\$900.00	4	\$3,600.00	Economic development
Signage and Printing	\$1,500.00	1	\$1,500.00	Economic development
Trash Can Liners	\$50.00	20	\$1,000.00	Economic development
Market Umbrellas and Bases	\$225.00	30	\$6,750.00	Economic development
AmountRequested	\$21,850.00			

Matching Funds

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

Budget Summary

Amount Requested

\$21,850.00

Amount Matched

\$0.00

Total Amount

\$21,850.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Riverwalk Pedestrian Bridge

Total Requested
\$15,100.00
(amount based on the Itemized Budget total)

Applicant Project Priority
Critical

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
cbundy@mt-pleasant.org

Applicant Email
Christopher Bundy

Organization
City of Mt. Pleasant Parks Department

Address
320 W. Broadway
Mt. Pleasant , 48858

Phone Number
989-779-5328

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Infrastructure
- Park Improvements

Project Description

The Project request is for funds to update the pedestrian bridge that is part of the Mt. Pleasant Riverwalk Trail that crosses the Chippewa River at High Street (M-20 West). This wood and steel foot bridge is alongside the concrete vehicular bridge that crosses the River and is owned and maintained by the City of Mt. Pleasant. This footbridge and trail along High St. from Watson St. to Chipp-A-Waters Park was built in 2003 as a joint venture between the City of Mt. Pleasant and the Michigan Department of Transportation (MDOT). After the project was complete operation and maintenance of the bridge and trail became the responsibility of the City Parks Department and is an important link in the overall Mt. Pleasant Riverwalk trail. Because this pedestrian bridge is alongside the MDOT road bridge it is subjected to salt spray in winter and spring which has accelerated the rate of decay on the bridge. Paint is chipping and rust is showing

and the wood decking is beginning to decay quicker because it is located adjacent to the major roadway. Because the bridge is located over the Chippewa River extra care must be taken to strip and repaint the structure safely and protect the water quality during the project.

Benefit Description

The bridge is a key part of the Mt. Pleasant Riverwalk trail that connects many of the City Parks and is used by many in the community for exercise, nature viewing, and organized and passive recreation. Repairing and repainting the bridge will allow these activities to continue and increase the longevity of the bridge while reducing future repair and maintenance costs.

Funding Requirements

The City continues to maintain Parks, pedestrian bridges, and trails and has maintenance of these items in future budgets. This project need is grater than usual pedestrian bridges because of the location near a major roadway which accelerated the rate of decay.

Project Timeline

If funding is obtained project could be started in July 2021

Budget Items

Name	Cost	Quantity	Total	Category
Paint and improve bridge	\$15,100.00	1	\$15,100.00	Park Improvements
AmountRequested	\$15,100.00			

Matching Funds

Name	Cost	Quantity	Total
Add Safety railings to bridge approach	\$1,000.00	4	\$4,000.00
AmountMatched	\$4,000.00		

Budget Summary

Amount Requested

\$15,100.00

Amount Matched

\$4,000.00

Total Amount

\$19,100.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name

800 MHZ Radios

Total Requested

\$46,412.00

(amount based on the Itemized Budget total)

Applicant Project Priority

High

Reoccurring Need?

This Request is Reoccurring

Applicant Information

Applicant Name

rbeltin@mt-pleasant.org

Applicant Email

Rick Beltinck

Organization

Mt. Pleasant Fire Department

Address

804 E High St

Mt. Pleasant , 48858

Phone Number

989-779-5152

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

nridley@mt-pleasant.org

Status

Review

Address

320 W. Broadway

Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Project Partners

Partnered With

Union Township

Authorizers

Mark Stuhldreher mstuhldreher@uniontownshipmi.com

Status

Review

Address

2010 S Lincoln Road

Mount Pleasant, Michigan 48858

Phone

989-772-4600

Fax

989-773-1988

Categories

- Safety/Security

Project Description

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

Benefit Description

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

Funding Requirements

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

Description of Reoccurring Need

We are requesting to fund this project in three separate phases, this request is to fund phase one \$92,824 thru the 2021 Spring Two-Percent allocation. The remaining two phases will be requests for future Two-Percent allocations. Each phase of this project will be shared between the City of Mt. Pleasant and potential Tribal Two-Percent requests.

Phase One:

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

Phase Two:

14ea. APX6500 Dash Mount Mobile Radios \$73,563.28
1 ea. APX6500 Base Station Radio \$ 5,467.91
\$79,031.19

Phase Three:

16ea. APX6000/XE Portable Radios \$79,971.04
30ea. Unication G5 Dual band VHF 700/800 Pagers \$21,131.25
\$101,102.29

Total \$272,955.70

Project Timeline

Not Entered

Budget Items

Name	Cost	Quantity	Total	Category
APX 8000/XE Portable Radio	\$3,782.00	12	\$45,384.00	Safety/Security
IMPRES Multi-Unit Bank Charger	\$514.00	2	\$1,028.00	Safety/Security
AmountRequested	\$46,412.00			

Matching Funds

Name	Cost	Quantity	Total
APX 8000/XE Portable Radio	\$3,782.00	12	\$45,384.00
IMPRES Multi-Unit Bank Charger	\$514.00	2	\$1,028.00
AmountMatched	\$46,412.00		

Budget Summary

Amount Requested

\$46,412.00

Amount Matched

\$46,412.00

Total Amount

\$92,824.00

Uploaded Files

Name
800MHZRadiosMotorolaQuote_2021-02-09.pdf
2020800RadioCostBreakdown_2021-02-09.docx

There are no comments to display.



QUOTE-1317029
APX Upgrade

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

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

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

Contract: 35115 - STATE OF MICHIGAN,
MA# 190000001544

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 8000 Series	APX8000XE				
1	H91TGD9PW6AN	APX 8000 ALL BAND PORTABLE MODEL 2.5	12	\$5,983.00	\$4,188.10	\$50,257.20
1a	H869BW	ENH: MULTIKEY	12	\$330.00	\$231.00	\$2,772.00
1b	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION	12	\$515.00	\$360.50	\$4,326.00
1c	Q361AN	ADD: P25 9600 BAUD TRUNKING	12	\$300.00	\$210.00	\$2,520.00
1d	QA02006AC	ENH: APX8000XE RUGGED RADIO	12	\$800.00	\$560.00	\$6,720.00
1e	QA05509AA	DEL: DELETE UHF BAND	12	-\$800.00	-\$560.00	-\$6,720.00
1f	Q887AU	ADD: 5Y ESSENTIAL SERVICE	12	\$216.00	\$216.00	\$2,592.00
1g	H38BS	ADD: SMARTZONE OPERATION	12	\$1,500.00	\$1,050.00	\$12,600.00
1h	Q629AH	ENH: AES ENCRYPTION AND ADP	12	\$475.00	\$332.50	\$3,990.00
1i	QA01427AG	ALT: APX8000/XE HOUSING GREEN	12	\$25.00	\$17.50	\$210.00



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QUOTE-1317029
APX Upgrade

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
2	PMNN4504A	BATT IMPRES 2 LIION UL2054 DIV2 R IP68 3400T	12	\$193.00	\$144.75	\$1,737.00
	APX™ 6000 Series	APX6000				
3	H98UCF9PW6BN	APX6000 700/800 MODEL 2.5 PORTABLE	16	\$3,026.00	\$2,118.20	\$33,891.20
3a	H869BZ	ENH: MULTIKEY	16	\$330.00	\$231.00	\$3,696.00
3b	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH	16	\$100.00	\$70.00	\$1,120.00
3c	Q361AR	ADD: P25 9600 BAUD TRUNKING	16	\$300.00	\$210.00	\$3,360.00
3d	H38BT	ADD: SMARTZONE OPERATION	16	\$1,200.00	\$840.00	\$13,440.00
3e	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	16	\$515.00	\$360.50	\$5,768.00
3f	Q887AU	ADD: 5Y ESSENTIAL SERVICE	16	\$216.00	\$216.00	\$3,456.00
3g	Q629AK	ENH: AES ENCRYPTION AND ADP	16	\$475.00	\$332.50	\$5,320.00
4	PMNN4486A	BATT IMPRES 2 LIION R IP67 3400T	16	\$163.00	\$122.25	\$1,956.00
	APX™ 6500 / Enh Series	APX6500				
5	M25URS9PW1AN	APX6500 7/800 MHZ MOBILE	14	\$2,438.00	\$1,706.60	\$23,892.40
5a	B18CR	ADD: AUXILIARY SPKR 7.5 WATT APX	14	\$60.00	\$42.00	\$588.00
5b	G843AH	ADD: AES ENCRYPTION AND ADP	14	\$475.00	\$332.50	\$4,655.00
5c	GA00318AF	ENH: 5 YEAR ESSENTIAL SVC	14	\$334.95	\$334.95	\$4,689.30
5d	G806BE	ADD: ASTRO DIGITAL CAI OPERATION	14	\$515.00	\$360.50	\$5,047.00
5e	GA00235AA	ADD: NO GPS ANTENNA NEEDED APX	14	\$0.00	\$0.00	\$0.00
5f	G442AJ	ADD: APX O5 CONTROL HEAD	14	\$572.00	\$400.40	\$5,605.60



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**MOTOROLA SOLUTIONS**QUOTE-1317029
APX Upgrade

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
5g	G444AE	ADD: APX CONTROL HEAD SOFTWARE	14	\$0.00	\$0.00	\$0.00
5h	G66AM	ADD: DASH MOUNT 05	14	\$125.00	\$87.50	\$1,225.00
5i	G51AU	ENH: SMARTZONE OPERATION APX6500	14	\$1,200.00	\$840.00	\$11,760.00
5j	W22BA	ADD: STD PALM MICROPHONE APX	14	\$72.00	\$50.40	\$705.60
5k	W969BG	ADD: MULTIKEY OPERATION	14	\$330.00	\$231.00	\$3,234.00
5l	G361AH	ENH: P25 TRUNKING SOFTWARE APX	14	\$300.00	\$210.00	\$2,940.00
5m	G174AD	ADD: ANT 3DB LOW-PROFILE 762-870	14	\$43.00	\$30.10	\$421.40
	APX™ 6500 / Enh Series	APX6500				
6	M25URS9PW1AN	APX6500 7/800 MHZ MOBILE	1	\$2,438.00	\$1,828.50	\$1,828.50
6a	G91AE	ADD: CNTRL STATION PWR SUPPLY APEX	1	\$269.00	\$201.75	\$201.75
6b	W665BF	ADD: BASE STATION OP W/PS APX	1	\$70.00	\$52.50	\$52.50
6c	GA00318AF	ENH: 5 YEAR ESSENTIAL SVC	1	\$334.95	\$334.95	\$334.95
6d	G806BE	ADD: ASTRO DIGITAL CAI OPERATION	1	\$515.00	\$386.25	\$386.25
6e	GA00235AA	ADD: NO GPS ANTENNA NEEDED APX	1	\$0.00	\$0.00	\$0.00
6f	G51AU	ENH: SMARTZONE OPERATION APX6500	1	\$1,200.00	\$900.00	\$900.00
6g	G142AD	ADD: NO SPEAKER APX	1	\$0.00	\$0.00	\$0.00
6h	G843AH	ADD: AES ENCRYPTION AND ADP	1	\$475.00	\$356.25	\$356.25
6i	G89AC	ADD: NO RF ANTENNA NEEDED	1	\$0.00	\$0.00	\$0.00
6j	G442AJ	ADD: APX O5 CONTROL HEAD	1	\$572.00	\$429.00	\$429.00



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**MOTOROLA SOLUTIONS**QUOTE-1317029
APX Upgrade

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
6k	G444AE	ADD: APX CONTROL HEAD SOFTWARE	1	\$0.00	\$0.00	\$0.00
6l	G66AM	ADD: DASH MOUNT 05	1	\$125.00	\$93.75	\$93.75
6m	W969BG	ADD: MULTIKEY OPERATION	1	\$330.00	\$247.50	\$247.50
6n	W382AM	ADD: CONTROL STATION DESK GCAI MIC	1	\$169.00	\$126.75	\$126.75
6o	G361AH	ENH: P25 TRUNKING SOFTWARE APX	1	\$300.00	\$225.00	\$225.00
7	PMMN4062AL	AUDIO ACCESSORY-REMOTE SPEAKER MICROPHONE,IMPRES RSM, NOISE CANC. EMERGENCY BUTTON 3.5MM JACK IP54	16	\$117.70	\$88.28	\$1,412.48
8	NNTN8575A	AUDIO ACCESSORY-REMOTE SPEAKER MICROPHONE,IMPRES XE RSM XT CABLE GREEN	12	\$538.00	\$403.50	\$4,842.00
9	NNTN8860A	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	28	\$165.00	\$123.75	\$3,465.00
10	NNTN8844A	CHARGER, MULTI-UNIT, IMPRES 2, 6-DISP, NA/LA-PLUG, ACC USB CHGR	2	\$1,375.00	\$1,031.25	\$2,062.50
11	LSV00Q00202A	DEVICE PROGRAMMING	43	\$35.71	\$35.71	\$1,535.53
12	LSV00Q00203A	DEVICE INSTALLATION	14	\$342.86	\$342.86	\$4,800.04

Subtotal	\$334,996.02
Total Discount Amount	\$93,921.57
Grand Total	\$241,074.45(USD)

Notes:

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MOTOROLA SOLUTIONS

QUOTE-1317029
APX Upgrade

- **PLEASE BE ADVISED:** Motorola Solutions is moving towards being more environmentally green and emailing invoices. You may receive an email invoice instead of a mailed invoice, depending on the purchase. In addition, the invoice may have a new address for submitting payments. If you have any questions or would like to change where your electronic invoices will be delivered, please contact your credit analyst or dial 800-422-4210.
- This price does not include MPSCS activation fees. \$250 per radio will be billed directly to the department from the State of Michigan.



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Estimate

Date	Est. #
8/4/2020	20643

Name / Address
MT. PLEASANT CITY FIRE DEPT. 804 E HIGH STREET MT. PLEASANT, MI 48858

Ship To

Purchase Order No.	Terms
	Net 15

Qty	Description	Cost	Total
30	UNIFICATION G5 DUAL BAND VHF 700/800MHZ PAGER. INCLUDES SINGLE UNIT CHARGER AND STANDARD WARRANTY	670.50	20,115.00
1	G4/G5 AMPLIFIED CHARGER	135.00	135.00
1	800 YAGI ANTENNA	131.25	131.25
1	INSTALLATION OF 800MHZ BASE STATION ANTENNA SYSTEM	750.00	750.00

Customer Signature _____ Date _____

Dealer Signature _____ Date _____

Subtotal	\$21,131.25
Sales Tax (6.0%)	\$0.00
Total	\$21,131.25

Phase I

<u>Item</u>	<u>Quantity</u>	<u>Cost</u>
APX8000 (Portables)	12	\$81,004.20
Remote Mics	12	\$ 4,842.00
Chargers	12	\$ 1,485.00
Bank Chargers	2	\$ 2,062.50
Activation Fee	12	\$ 3,000.00
Programming	12	<u>\$ 428.52</u>
Total		\$92,822.22

Phase II

<u>Item</u>	<u>Quantity</u>	<u>Cost</u>
APX6500 (Mobiles)	14	\$64,763.30
Activation Fee	14	\$ 3,500.00
Programming	14	\$ 499.94
Installation	14	\$ 4,800.04
APX6500 (Base Station)	1	\$ 5,182.20
Activation Fee	1	\$ 250.00
Programming	1	<u>\$ 35.71</u>
Total		\$79,031.19

Phase III

<u>Item</u>	<u>Quantity</u>	<u>Cost</u>
APX6000 (Portables)	16	\$72,007.20
Remote Mics	16	\$ 1,412.48
Chargers	16	\$ 1,980.00
Activation Fee	16	\$ 4,000.00
Programming	16	<u>\$ 571.36</u>
Total		\$79,971.04

<u>Item</u>	<u>Quantity</u>	<u>Cost</u>
Unication G5 Dual Band VHF 700/800 MHZ Pager	30	\$20,115.00
G4/G5 Amplified Charger/Antenna/ Installation	1	<u>\$ 1,016.25</u>
Total		\$21,131.25

Overview

Project Name
Aerial Fire Apparatus Purchase

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

Applicant Project Priority
High

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
rbeltin@mt-pleasant.org

Applicant Email
Rick Beltinck

Organization
Mt. Pleasant Fire Department

Address
804 E High St
Mt. Pleasant , 48858

Phone Number
989-779-5152

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Project Partners

Partnered With
Union Township

Authorizers
Mark Stuhldreher mstuhldreher@uniontownshipmi.com

Status
Review

Address
2010 S Lincoln Road
Mount Pleasant, Michigan 48858

Phone
989-772-4600

Fax

989-773-1988

Categories

- Infrastructure
- Safety/Security

Project Description

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

Benefit Description

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

Funding Requirements

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

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

Project Timeline

Our projected timeline for this purchase would be to order the Aerial Fire Apparatus in 2022, but would like to start accumulating funds now.

Budget Items

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

Matching Funds

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

Budget Summary

Amount Requested

\$450,000.00

Amount Matched

\$1,050,000.00

Total Amount

\$1,500,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Evidence Room Remodel

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

Applicant Project Priority
High

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
rbeltin@mt-pleasant.org

Applicant Email
Rick Beltinck

Organization
Mt. Pleasant Fire Department

Address
804 E High St
Mt. Pleasant , 48858

Phone Number
989-779-5152

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Building Enhancements
- Safety/Security

Project Description

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

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

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

Benefit Description

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

Funding Requirements

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

Project Timeline

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

Budget Items

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

Matching Funds

Name	Cost	Quantity	Total
City of Mt Pleasant	\$10,000.00	1	\$10,000.00
AmountMatched	\$10,000.00		

Budget Summary

Amount Requested

\$25,000.00

Amount Matched

\$10,000.00

Total Amount

\$35,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
1303 N Franklin Remedial Action Plan

Total Requested
\$40,000.00
(amount based on the Itemized Budget total)

Applicant Project Priority
High

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
jmoore@mt-pleasant.org

Applicant Email
Jason Moore

Organization
City of MtPleasant

Address
320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number
9897795405

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Environmental
- Safety/Security

Project Description

The proposed project includes work necessary or advisable after conducting supplemental groundwater characterization and evaluation of management and cleanup alternatives at the former City of Mount Pleasant Landfill.

This former landfill was operated until the late 1970s-early 1980s for placement of general refuse from residents and business owners throughout the community. In the early 1980s, the landfill was closed and capped with clean fill material, as appropriate with the regulatory requirements applicable at the time. Based on modifications and additions to the environmental regulations, in conjunction with the identification of new environmental contaminants (PFAS) identified in connection with former municipal landfills, also commonly referred to as “dumps”. Community landfills were common throughout the state and country for several decades for the disposal of local trash. The City is working in conjunction with the State

and Federal regulatory agencies to evaluate the environmental condition of the former landfill.

Previous funding awarded during the last two-percent process will allow for further characterization of the site and refinement of the Conceptual Site Model (CSM). This funding request will help cover the cost associated with the development and implementation of the Remedial Action Plan once the CSM is developed enough to support that step.

Benefit Description

Having funding available for future needs at the site will allow for the city to continue planning activities or start remediation activities once an appropriate course of action is determined. This remedial activity will further protect the surrounding areas and the Chippewa River.

Funding Requirements

Future funding requirements are unknown and will depend on the type of remediation that may or may not be required.

Project Timeline

The timeline will be determined in consultation with the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

Budget Items

Name	Cost	Quantity	Total	Category
Funding for Future Work	\$40,000.00	1	\$40,000.00	Environmental
AmountRequested	\$40,000.00			

Matching Funds

Name	Cost	Quantity	Total
Funding for Future Work	\$5,000.00	1	\$5,000.00
AmountMatched	\$5,000.00		

Budget Summary

Amount Requested

\$40,000.00

Amount Matched

\$5,000.00

Total Amount

\$45,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Airport Operational Funding

Total Requested
\$60,000.00
(amount based on the Itemized Budget total)

Applicant Project Priority
Critical

Reoccurring Need?
This Request is Reoccurring

Applicant Information

Applicant Name
bbrickner@mt-pleasant.org

Applicant Email
Bill Brickner

Organization
Mt. Pleasant Airport

Address
5453 E. Airport Rd
Mt. Pleasant , 48858

Phone Number
9897722965

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Project Partners

Partnered With
Union Township

Authorizers
Mark Stuhldreher mstuhldreher@uniontownshipmi.com

Status
Review

Address
2010 S Lincoln Road
Mount Pleasant, Michigan 48858

Phone
989-772-4600

Fax

989-773-1988

Partnered With

Isabella County

Authorizers

mmcavoy@isabellacounty.org

Status

Review

Address

200 N. Main Street
Mount Pleasant, Michigan 48858

Phone

989 772-0911

Fax

Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

Project Description

This funding request is to provide funds to support the basic operations of the airport. Appropriate staffing levels to cover operational needs have, in the past, been covered in part by using airport fund balance. Staffing at the airport ensures that appropriate staff is available 7 days per week to service planes.

In order to provide the necessary funds for basic operation of the Mt. Pleasant Municipal Airport, the City has had to contribute \$81,600 per year from general fund. The Saginaw Chippewa Tribe has provided funding for the airport operations on a regular basis. Without ongoing funding from the Tribal 2% allocations, the services at the airport could not be maintained.

Benefit Description

The airport is a economic driver for economic development and business growth. The Mt. Pleasant Airport is a major gateway to the Tribal community's casino and resort operations. Many entertainers appreciate the convenience and service they experience at the airport when coming to perform at the resort. The ability to provide essential services to the Tribal community's visitors and business associates may be affected without adequate funding. A recent study by MDOT indicated that the economic benefit to the surrounding area is \$8 million per year.

Funding Requirements

A new partnership to share oversight and management with partners including Isabella County, Union Township, MMDC, and the Saginaw Chippewa Indian Tribe has recently been instituted. This partnership provides \$17,000 annually towards the operation of the airport.

Description of Reoccurring Need

Project Timeline

Not Entered

Budget Items

Name	Cost	Quantity	Total	Category
Airport Operational Funding	\$60,000.00	1	\$60,000.00	Transportation
AmountRequested	\$60,000.00			

Matching Funds

Name	Cost	Quantity	Total
Airport Fuel Revenue	\$150,660.00	1	\$150,660.00
Airport rentals	\$50,060.00	1	\$50,060.00
Call outs	\$14,600.00	1	\$14,600.00
Contribution from general fund	\$81,600.00	1	\$81,600.00
AmountMatched	\$296,920.00		

Budget Summary

Amount Requested

\$60,000.00

Amount Matched

\$296,920.00

Total Amount

\$356,920.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name

Airport Truck

Total Requested

\$23,409.00

(amount based on the Itemized Budget total)

Applicant Project Priority

High

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

bbrickner@mt-pleasant.org

Applicant Email

Bill Brickner

Organization

Mt. Pleasant Airport

Address

5453 E. Airport Rd
Mt. Pleasant , 48858

Phone Number

9897722965

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

nridley@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Project Partners

Partnered With

Union Township

Authorizers

Mark Stuhldreher mstuhldreher@uniontownshipmi.com

Status

Review

Address

2010 S Lincoln Road
Mount Pleasant, Michigan 48858

Phone

989-772-4600

Fax

989-773-1988

Partnered With

Isabella County

Authorizers

mmcavoy@isabellacounty.org

Status

Review

Address

200 N. Main Street
Mount Pleasant, Michigan 48858

Phone

989 772-0911

Fax

Categories

- Infrastructure
- Safety/Security
- Transportation

Project Description

This funding request is to provide funds to replace the pickup truck, taking advantage of a Ford Motor Company purchase and buy back program. This program provides for the purchase of a truck and Krapohl Ford buys it back after one year at the same price, less title and documentation fees. The buyback funds are then used to purchase a truck the following year, thereby greatly reducing maintenance costs. The airport uses a 4X4 pickup for snow removal, ramp, taxiway, and lighting inspection, wildlife management, and repair. The pickup is an integral part of the airport operation, and the current vehicle is entering the end of its useful life.

Benefit Description

The airport is an economic driver for economic development and business growth. The Mt. Pleasant airport is a major gateway to the tribal community's casino and resort operations. A reliable pickup truck will help insure safe winter time operations when plowing is required. The airport plows 31 acres of snow each snowfall, and cannot use salt or any corrosive materials to keep surfaces free from ice and snow. The pickup will also aide in maintenance and inspections of the entire airport.

Funding Requirements

The current 16 year old truck's maintenance and upkeep costs will soon be cost prohibitive.

Project Timeline

Not Entered

Budget Items

Name	Cost	Quantity	Total	Category
Airport Truck	\$23,409.00	1	\$23,409.00	Transportation
AmountRequested	\$23,409.00			

Matching Funds

Name	Cost	Quantity	Total
Airport Truck	\$13,000.00	1	\$13,000.00

Name	Cost	Quantity	Total
AmountMatched	\$13,000.00		

Budget Summary

Amount Requested

\$23,409.00

Amount Matched

\$13,000.00

Total Amount

\$36,409.00

Uploaded Files

Name
F250TruckInvAirport_2021-02-09.pdf

There are no comments to display.



KRAPOHL FORD & LINCOLN CO.

1415 EAST PICKARD STREET CITY OF MT PLEASANT

MT PLEASANT, MI, 48858

Phone: (989) 772-2991

Fax:

Key: <<NewDeal>>

Sales Rep: STANLEY MILLER

Date: 01/19/2021

Customer Information

Code: 1694

CITY OF MT PLEASANT

320 W BROADWAY ST

MT PLEASANT, MI, 48858

Cell (989) 330-9108

Email

Sales Rep STANLEY MILLER

Contract Date 01/19/2021

Payment Date 01/19/2021

Tax Code MI (21)

Type Retail - Cash Purchase

Vehicle Information

Stock # MT051

Year Make 2021 FORD

Model, Trim SUPER DUTY F-250 SRW, XL

Model Number W2B

Color CARBONIZED GRAY

Serial # 1FT7W2B65MEC70456

Odometer 0

Trade Year Make N/A

Model N/A

Serial # N/A

Odometer N/A

Price

Total Sales Price 36,174.00

Trade 0.00

CVR Fee 0.00

Documentation Fee 220.00

License Fee 0.00

Plate Transfer Fee 0.00

Prior Lease Balance 0.00

Air 0.00

Title Fee 15.00

Freight 0.00

Other 0.00

No Protections Selected 0.00

MI Taxable 36394.00

MI @ 0.0% 0.00

Payout Lien Amount 0.00

Balance Due 36,409.00

Deposit 0.00

Total Balance 36,409.00

I / We have reviewed the above disclosure and agree to the vehicle, price and payment information as declared.

x Jason Moore
CITY OF MT PLEASANT

x Stanley Miller
Dealer Acceptance

Overview

Project Name
Clarifier Rehabilitation

Total Requested
\$90,000.00
(amount based on the Itemized Budget total)

Applicant Project Priority
High

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
jmoore@mt-pleasant.org

Applicant Email
Jason Moore

Organization
City of MtPleasant

Address
320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number
9897795405

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Infrastructure

Project Description

The water treatment plant was constructed in the early 1990’s and began producing drinking water on December 12th 1995. Water department staff drain, clean, and inspect the inside of both clarifiers annually. Following inspection, areas showing coating failure and corrosion are re-painted. Clarifier #2 was rehabilitated in 2016. Clarifier #1 is showing the same condition and following inspection during spring 2019 the decision has been made to move forward with rehabilitation in 2021. This project will help preserve the integrity of the original clarifier structures. Rehabilitation of clarifier #1; includes steel grit blasting, painting, and concrete floor repair. In addition, an entrance manway will be installed to provide safer access for annual maintenance performed by department staff.

Benefit Description

Clarification is an important process control step in the treatment of drinking water. Continued maintenance will extend service life.

Funding Requirements

This project is a part of an ongoing Asset Management Program that is funded by the Capitol Improvement Planning process.

Project Timeline

Project completion will be 2021.

Budget Items

Name	Cost	Quantity	Total	Category
Grant Portion of Clarifier Rehabilitation	\$90,000.00	1	\$90,000.00	Infrastructure
AmountRequested	\$90,000.00			

Matching Funds

Name	Cost	Quantity	Total
City Portion Clarifier Rehabilitation	\$90,000.00	1	\$90,000.00
AmountMatched	\$90,000.00		

Budget Summary

Amount Requested

\$90,000.00

Amount Matched

\$90,000.00

Total Amount

\$180,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Closing Sidewalk Gaps

Total Requested
\$62,200.00
(amount based on the Itemized Budget total)

Applicant Project Priority
High

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
jmoore@mt-pleasant.org

Applicant Email
Jason Moore

Organization
City of MtPleasant

Address
320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number
9897795405

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

Project Description

This project is intended to close gaps in the existing sidewalk network to create a continuous sidewalk in various highly traveled pathways. The gaps in the sidewalk were the result of past developments that were not required to install sidewalks, or developments that are disconnected from existing sidewalks.

There are four gap locations that would require new sidewalk to be constructed to close the gaps.
1) The Preston street railroad crossing, the sidewalk on the south side of the street has a gap and a highly visible path is being worn into the grass area.

2) Crosslanes at East Drive, the sidewalk on the north side of the street has a gap where a future street crossing has yet to be completed, as development in this area is not currently planned.

3) Crapo street, the sidewalk on the east side of Crapo street has a gap from North drive to the Community Mental Health building.

4) Crawford Road south of Broomfield road, there is a gap in the sidewalk from the Westpoint Village apartments to Broomfield road. This apartment development is disconnected from existing sidewalk.

A 2% Tribal contribution of \$62,200.00 will allow us to fill in the gaps and complete these sidewalk locations, in highly traveled pedestrian areas.

Benefit Description

The Preston Street sidewalk section will benefit the community along with Central Michigan University, as this sidewalk is a direct connection between residential and rental properties and the university. This section of sidewalk is highly traveled by Central Michigan University students who live west of the university.

The Crosslanes Street sidewalk section will benefit the community along with Mt Pleasant Public Schools, as this sidewalk is a direct connection to Mary McGuire Elementary School. This section of sidewalk is highly traveled and especially by elementary students during the school year.

The Crapo Street sidewalk section will benefit the the community along with Mt Pleasant Public Schools, as this sidewalk is near the McLaren Central Michigan Hospital and is a connecting path for students and the Pullen Elementary school.

Crawford Road sidewalk section will benefit the community along with Central Michigan University, as this sidewalk is a direct connection from the West Point Village apartments and Central Michigan University. Crawford road is a highly traveled roadway that also sees higher speeds, the addition of a sidewalk in this location would help to provide safety to the pedestrian traveling this stretch of road.

Funding Requirements

Not Entered

Project Timeline

The sidewalk gaps project would be complete during the 2021 and 2022 construction season.

Budget Items

Name	Cost	Quantity	Total	Category
Closing Sidewalk Gaps	\$62,200.00	1	\$62,200.00	Infrastructure
AmountRequested	\$62,200.00			

Matching Funds

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

Budget Summary

Amount Requested

\$62,200.00

Amount Matched

\$0.00

Total Amount

\$62,200.00

Uploaded Files

Name
SIDEWALKGAPCOSTESTIMATE_2021-02-23.xlsx
sidewalkgapmap2021_2021-02-25.pdf

There are no comments to display.

Cost Estimate for: SIDEWALK GAPS
City of Mt. Pleasant
2020 Sidewalk Project w/ All See-Click-Fix



City of Mt. Pleasant
Division of Public Works
320 W. Broadway
Mt. Pleasant, MI 48858
Ph. 989-779-5401

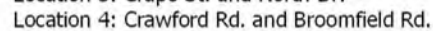
DIVISION I - SIDEWALK GAPS

ITEM	UNIT	Preston Railroad crossing	Crawford Westpoint village apt. to Broomfield)	Crapo (North dr to Comm Mental Health)	Crosslane (at East Dr)								TOTAL	UNIT PRICE	AMOUNT
Pavt, Rem	Syd			11									11.33	\$ 20.60	\$ 233.47
Curb and Gutter, Rem	Ft			51	20								71.00	\$ 15.45	\$ 1,096.95
Sidewalk, Rem	Syd	5											5.00	\$ 100.00	\$ 500.00
Erosion Control, Inlet Protection, Filter Bag	Ea			2	2								4.00	\$ 103.00	\$ 412.00
Excavation, Earth	Cyd	30	30	23	5								88.00	\$ 30.00	\$ 2,640.00
Subbase, LM	Cyd	60	30	23	5								118.00	\$ 35.00	\$ 4,130.00
Curb and Gutter, Conc, Det F4, Modified	Ft			51	20								71.00	\$ 23.69	\$ 1,681.99
Sidewalk Ramp, Conc, 6 inch	Sft	188		110	110								408.00	\$ 7.50	\$ 3,060.00
Sidewalk, Conc, 4 inch	Sft	221	2110	1850	100								4,281.00	\$ 4.35	\$ 18,622.35
Sidewalk, Conc, 6 inch	Sft			25	50								75.00	\$ 5.67	\$ 424.88
Detectable Warning Surface, Modified	Ft	26		10	10								46.00	\$ 65.00	\$ 2,990.00
HMA, Pathway, 13A	Ton	3			3								6.00	\$ 500.00	\$ 3,000.00
Aggregate Base, 22A, 8 inch	Syd				18								17.78	\$ 12.36	\$ 219.73
Railroad Ballast, Crushed Limestone	Ton	30											30.00	\$ 75.00	\$ 2,250.00
Hand Patching	Ton			3									3.00	\$ 360.50	\$ 1,081.50
Railroad flag man	Ea	24											24.00	\$ 154.50	\$ 3,708.00
Dr Structure, 18", Modified	Ea	1											1.00	\$ 1,500.00	\$ 1,500.00
Dr Structure, Cover, Modified	Ea	1											1.00	\$ 500.00	\$ 500.00
Sewer, SDR, 8 inch	Ft	16											16.00	\$ 40.00	\$ 640.00
Sewer, SDR, 8 inch, End Section	Ea	1											1.00	\$ 350.00	\$ 350.00
Restoration, Modified	Ft	100	422	400	82								1,004.00	\$ 5.00	\$ 5,020.00

SUBTOTAL \$ 54,060.87
Engineering 5% \$ 2,703.04
Contingency 10% \$ 5,406.09

Total \$ 62,169.99

City of Mt.Pleasant



Overview

Project Name
Drainage Structure 3D Scanning and Condition Assessment

Total Requested
\$70,000.00
(amount based on the Itemized Budget total)

Applicant Project Priority
Medium

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
jmoore@mt-pleasant.org

Applicant Email
Jason Moore

Organization
City of MtPleasant

Address
320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number
9897795405

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Environmental
- Infrastructure

Project Description

The city will purchase a drainage structure scanning device that will produce images and 3-dimensional models of scanned drainage structures (manholes, catch basins, and inlets). This device would be used to eventually scan each of the over 4,400 drainage structure in the city's wastewater and stormwater collection systems.

Benefit Description

The city's wastewater and stormwater collection systems are great assets to the community. With around 140 miles of pipe and 4,400 drainage structures within these systems, keeping up with maintenance presents a real challenge.

In regards to the pipe, since the early 2000s, the city has utilized televising equipment purchased through a two percent grant funded by

the SCIT to do evaluations. Before street resurfacing projects are initiated televising is done of the sewer mains to be sure that we are not paving over a pipe that may fail within the 10-25 year lifespan of the new pavement. The information gathered during this process combined with substantial grant funding from the state of Michigan for asset management between 2014 and 2017 has given us a relatively good perspective on the condition of the 140 miles of pipe in the systems.

While we do have locations of all our drainage structures we do not have video evaluations of them. The scanning process will produce images that can be used to evaluate structures within the influence of future paving projects. The LIDAR technology built into the scanner will also produce a 3-dimensional "point cloud" that will allow our engineering staff to produce accurate plans for a replacement if needed.

If this project is funded it will allow us to fill a critical gap in our understanding of the needs of the stormwater and wastewater collections systems. Some of these assets were placed in the early 1900s. They have served the community well and we take our responsibility to maintain them seriously. This funding will allow us to put our infrastructure dollars to their best use by choosing the structures that are in the worst shape. This will help us to maintain these systems in the most cost-effective way possible.

By purchasing the scanning device, it could also be made available for surrounding communities to utilize for their wastewater and stormwater collection systems.

Funding Requirements

No other funding would be required. We will utilize city staff to operate the equipment.

Project Timeline

Purchasing of the device would be done once a bid process has been completed (4-6 weeks). We would initially focus on structures within the influence of street resurfacing projects in the city's capital improvement plan. That would likely be completed before the end of 2021. From then on we would have a goal of scanning 20% of the system each year until completed in 2026.

Budget Items

Name	Cost	Quantity	Total	Category
Clever Scan Manhole Scanner	\$70,000.00	1	\$70,000.00	Infrastructure
AmountRequested	\$70,000.00			

Matching Funds

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

Budget Summary

Amount Requested

\$70,000.00

Amount Matched

\$0.00

Total Amount

\$70,000.00

Uploaded Files

Name
003CleverScanPricing20200219_2021-02-22.pdf

Name
003CleverscanBrochure20200219 2021-02-22.pdf

There are no comments to display.



Envirosight Clever Scan Manhole Scanner

Hardware

- Portable manhole inspection system (around 16 kilos/38 lbs weight and approximately 110 cm/3'7" height)
- 5 HD cameras (4 side & 1 front camera)
- Laser for geometry measurement
- Powered with a battery (lasting for approximately 1 working day in full inspection mode)
- Cable drum with 10 meters' cable directly integrated into the portable camera system
- Adjustable positioning for quick setup of the device on the manhole
- Core processing unit in the camera head is equipped with Linux embedded operating system for flexible preprocessing of the data
- Very fast automatic inspection process with minimal user interaction

Software

- Full integration with the WinCan reporting software package
- All manhole inspection standards available world-wide
- Full integration into ESRI GIS systems
- 3 dimensional view of the manhole
- HD Front Video
- HD unfolded view of the manhole surface

Price - \$70,000
(before tax)



CLEVER SCAN

portable, automated
manhole scanner

Envirosight

CLEVER SCAN

Manhole inspection is all about productivity and detail.

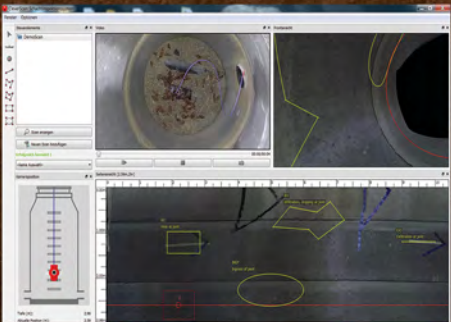
With the press of a button, CleverScan performs a rapid, high-res, fully automated manhole inspection. You get a flat scan that captures image detail from every inch of manhole wall, plus a dense point cloud that can be easily merged into any CAD or 3D application.

CleverScan's compact, lightweight design travels anywhere and deploys in minutes.



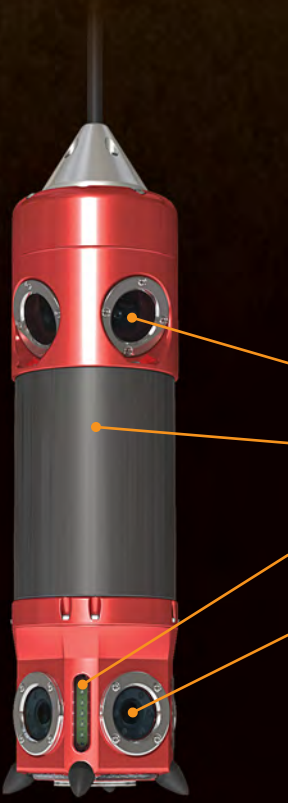
Capture Imagery

Using five HD cameras and powerful illumination, CleverScan builds a detailed image scan and captures video. The scan presents high-res detail from every inch of manhole wall, and allows an analyst to quickly scan for structural defects, infiltration and other features. The scan can also be annotated and measured using tools in CleverScan software, and WinCan's CleverScan module allows you to create detailed reports effortlessly.



Boost Productivity

CleverScan inspects a manhole in less than 30 seconds, and supports production rates up to 50 manholes per day. Once positioned over a manhole, a single button press initiates the scan. The system measures manhole depth, lowers the probe accordingly, and then assembles scan data for instant viewing in CleverScan software. From there, data can be transferred to WinCan's CleverScan module for reporting and advanced analysis, and shared via WinCan Web.



Four laser scanners generate a dense point cloud for 3D analysis.

Accelerometers allow software to compensate for torsional and pendular motion.

Strobing LEDs ensure bright, evenly lit image scans.

Five HD cameras capture high-res image data that's stitched together into a single scan.



Fully automated system scans manholes with the press of a button.

Reel lowers camera as far as 9.5m (31 feet) into manholes.

Range-finder senses depth of manhole to control probe descent.

Adjustable tripod sits securely in manhole ring and adjusts to uneven pavement.



Scan Geometry

CleverScan's four lasers capture manhole geometry to a high-resolution point cloud. This data is ideal for performing capacity studies, taking measurements for rehab projects and populating CAD models. Point cloud data is exportable in a variety of common formats and can be viewed directly in CleverScan software and WinCan's CleverScan module.

Control Costs

CleverScan helps keep your per-manhole inspection costs at an industry low:

- Productivity.** When you inspect more manholes per day, your cost per manhole drops.
- Operating Costs.** CleverScan is the industry's most affordable automated manhole scanner.
- Portability.** CleverScan's compact, lightweight design means it can be deployed by a single operator from any small utility vehicle, keeping overhead costs low.

Specifications

weight	38 lb (18kg)
height	3'7" (1.1m)
camera protection	IP67
controls protection	IP54
computer req.	Intel i5 or i7 CPU minimum 8GB RAM Gbit Ethernet interface SSD (min. 256 Gb)
	HD monitor (min. 1024x768)
	Windows 7 or 10 Business

specifications subject to change without notice



www.envirosight.com • (866) 936-8476

Overview

Project Name
Engineering Survey Equipment

Total Requested
\$26,265.00
(amount based on the Itemized Budget total)

Applicant Project Priority
Low

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
jmoore@mt-pleasant.org

Applicant Email
Jason Moore

Organization
City of MtPleasant

Address
320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number
9897795405

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Economic development
- Infrastructure
- Transportation

Project Description

To purchase a new Topcon Robotic survey system. The GT-505 Topcon Robotic surveying system kit includes; On Board Magnetic Field data collector, Topcon RC5 receiver with 360 degree prism, 8 foot pole, 12 month software subscription for magnetic field, FC-5000 atom GEO N. America data collector and keyboard with pole bracket.

Benefit Description

The current surveying system is 20 plus years old and requires two people to function. The robotic system is self tracking and locating, reducing time for each location point by approximately 50 percent. The new system can be operated by a single operator, reducing engineering hours for designing new projects. The new system feature improvement to system accuracy and function. The new system will not only reduce costs of designing a new road or engineering project, the location and accuracy improvements should reduce inconsistency's in data when comparing the City's location data to our contractors measurements.

Funding Requirements

Not Entered

Project Timeline

The projected timeline for this purchase is summer of 2021.

Budget Items

Name	Cost	Quantity	Total	Category
Engineering Survey Equipment	\$26,265.00	1	\$26,265.00	Infrastructure
AmountRequested	\$26,265.00			

Matching Funds

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

Budget Summary

Amount Requested

\$26,265.00

Amount Matched

\$0.00

Total Amount

\$26,265.00

Uploaded Files

Name
MtPleasantEngGTRobot_2021-02-22.pdf
gtseriesbroch70102214revbsm_2021-02-23.pdf

There are no comments to display.



Topcon Solutions Inc
2314 N 5TH ST
NILES MI 49120-1105

Proposal
EST811707
Cust#:55082
PO#:
11/2/2020

Billing Address	Ship To:	Sales Rep
City of Mount Pleasant Engineering 320 W BROADWAY ST MOUNT PLEASANT MI 48858-2447 United States	City of Mount Pleasant Engineering 320 W BROADWAY ST MOUNT PLEASANT MI 48858-2447 United States	Russ Ciesiolka

Proposal Expiration Date	Payment Terms	Shipping Method	Additional Notes:
12/31/2020	C.O.D.	Sales Rep	complete robotics package. 3 year warranty on robot and Rc5.

Qty	Description	Unit Cost	Amount
1	KIT, GT-505/PSBWT, w/TS3.0, OnBoard Magnet Field data collector,3 Year Warranty	\$19,630.00	\$19,630.00
1	Kit, Topcon Robotic w/RC RC5 with 3 year warranty. 360 prism, 8' pole, tripod,	\$6,250.00	\$6,250.00
1	SUBSCRIPTION, MAGNET FIELD 12MO. subscription TS, Robot, Roads, GPS,Hybrid modules	\$780.00	\$780.00
1	FC-5000 Atom GEO N. America	\$1,995.00	\$1,995.00
1	FC/SHC-5000/6000 KEYBOARD (LANDSCAPE) Pole bracket with alpha-numeric keyboard	\$610.00	\$610.00
		(\$3,000.00)	(\$3,000.00)

Subtotal	\$26,265.00
Shipping Cost	
Tax (%)	\$0.00
Total	\$26,265.00

Proposal Approval

Print Name

Authorized Signature

Date



EST811707



Topcon Solutions Inc
2314 N 5TH ST
NILES MI 49120-1105

Proposal
EST811707
Cust#:55082
PO#:
11/2/2020

Disclaimer

1) Accounts not paid within 30 days of invoice date will be charged an additional 1.5% (18% annually) per month on the unpaid balance.
2) Jobsite services provided by Topcon Solutions Store and its employees are based entirely upon the use of the owner's design and survey control data provided by the owner and then applied to our products. No warranty for these services is either expressed or implied.

Destination Control Statement

These commodities, technology or software were exported in accordance with applicable export control laws and regulations. Diversion contrary to those laws and regulations, as well as the export laws and regulations of any countries of re-export, is prohibited. In consideration for its purchase of commodities, technology or software from Topcon, Purchaser agrees that it will determine any license requirements to export the items and, as applicable, to re-export or transfer the items, obtain any license or other official authorization, and carry out any customs formalities for the export or re-export of the items. Purchaser agrees that it will not re-export or transfer the commodities, technology or software to Cuba, Iran, North Korea, Syria or North Sudan without a license or other authorization from all applicable export control authorities. It is also unlawful to receive, use, transfer, or re-export these items to persons on all applicable restricted party lists (see e.g. <http://www.bis.doc.gov/ComplianceAndEnforcement/ListsToCheck.htm> and <http://hmt-sanctions.s3.amazonaws.com/sanctionsconlist.htm> where prohibited, or to use these items in activities involving missiles or unmanned air vehicles, nuclear explosive devices or nuclear propulsion projects, chemical or biological weapons, or any other prohibited end-use prohibited (see e.g. http://www.access.gpo.gov/bis/ear/ear_data.html).



EST811707



GT SERIES

ROBOTIC TOTAL STATION



3 YEAR
INSTRUMENT



5 YEAR
MOTOR

WARRANTY



The Ultimate Total Station

- UltraSonic Direct Drive motors – Fastest Robotic Total Station in the World!
- 30% smaller and lighter than any Topcon Robotic instrument with more functionality
- TSshield™ global service
- Advanced UltraTrac technology
- 3-year instrument and 5-year motor warranty
- Available in two models: GT-500 and GT-1000

The GT Series of robotic total stations is a trimmed down, high-performance solution. You get the efficiency of a single-operator robotic system, the power of long-range reflectorless measurements, and performance as a hybrid positioning solution.

Ultra-powerful

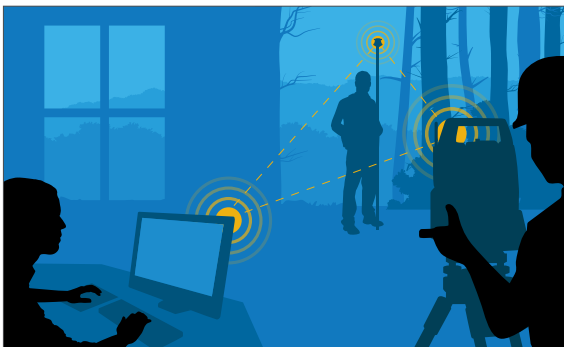
UltraSonic technology is the driving force for the GT Series. The UltraSonic motors are the thinnest, lightest, and the fastest on the market – providing you with the smoothest, fastest and most accurate prism-tracking possible. It's a difference you can see and hear immediately. With a turning speed of 180° per-second, no matter how fast you move, or how many obstacles are in the way, you cannot outrun the GT.

Ultra-accurate

Our new UltraTrac technology gives you increased prism-tracking strength in all conditions. Advanced instrument algorithms deliver the confidence you need to move ahead. It's not that you lose line-of-sight, it's how fast you can reacquire and get back to work.

Ultra-slim and reliable

Featuring a remarkably slimmed down design, the compact system is a third smaller and lighter than any Topcon robotic instrument, yet twice as fast. Without traditional gears or wearing parts, the UltraSonic motors are more rugged and durable – lasting four times longer than previous total stations, and we back it with a five-year warranty.



Workdays turned into workflows

- Direct connectivity to both MAGNET® Enterprise and Sitelink3D global web services
- Easy collaboration from project sites to office staff and managers
- Instant file sharing with both Autodesk® AutoCAD Civil 3D and Bentley MicroStation

UltraSonic Motor

Experience power like you've never seen
or heard before

- Long-lasting gearless design backed by the industry leading warranty
- Turning speed of 180° per second
- Compact motor efficiency

fastest
robotic motor technology
available



30%
smaller and lighter



Telescope	
Resolving power	2.5"
Magnification	30x
Angle Measurement	
GT-502: 2"	GT-1001: 1"
GT-503: 3"	GT-1002: 2"
GT-505: 5"	GT-1003: 3"
Tilt Angle Compensation	
Compensation	Liquid 2-axis tilt sensor
Range	±6°
Distance Measurement	
Prism EDM Range	
GT-500	4,500 m
GT-1000	5,000 m
Prism EDM Accuracy	
GT-500	2 mm + 2 ppm
GT-1000	1 mm + 2 ppm
Non-Prism Range	
GT-500	800 m
GT-1000	1,000 m
Non-Prism Accuracy	
2 mm + 2 ppm (0.3 - 200 m)	
Measuring Time	
Fine: 0.9 sec	
Rapid: 0.6 sec	
Tracking: 0.4 sec	
Communications	
LongLink™ interference-free communication	
USB 2.0 Slot (Host + Slave)	
RS-232C Serial	
General	
Display	
Color touch TFT	
800 x 480 display	
Keyboard	
24 keys with illuminator	
Battery Operation	
Up to 4 hours	
Dust/Water Rating	
IP65	
Wireless Connection	
Bluetooth® Class 1	
Operating Temp	
-20°C to 50°C	
Turning Speed	
GT-500	
120° per-second	
GT-1000	
180° per-second	



Integrated cellular modem

- Instant Internet connection from project site
- MAGNET® Field on-board for team collaboration
- Asset management through MAGNET® Enterprise service



Sharp display

- Larger and brighter color touch screen
- User-friendly interface with simple setup routines and hot keys
- Faster processor for improved response time



Versatile solution

- Hybrid Positioning™ with quick addition of HiPer SR receiver
- Compatible with RC-5 remote
- Reflectorless out to 1,000 m



Guaranteed reliability

- 3-year instrument warranty
- 5-year UltraSonic motor warranty
- TSshield™ for worry-free theft deterrence and firmware maintenance



For more information:
topconpositioning.com/gt-series

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Overview

Project Name

Laboratory Upgrade

Total Requested

\$25,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Critical

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

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Status

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Address

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Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Environmental
- Infrastructure
- Safety/Security

Project Description

This project is part of a \$55,000 laboratory upgrade, which involves installing an updated fume hood estimated to cost \$29,000. The City of Mt. Pleasant Water Resource Recovery Facility (WRRF) Laboratory is located in the main administration building and is utilized daily. In addition to monitoring process control samples, the lab analyzes influent and effluent samples to ensure permit-required standards are being met. The administration building and laboratory were constructed during the 1980 plant upgrade. Due to the age of infrastructure, the laboratory is undergoing a partial remodel to upgrade countertops, cabinets, fume hoods and workspaces. The purpose of the fume hood is to provide a space that separates the technician from hazardous chemicals with a physical barrier and vents hazardous gases, dust, and fumes away from the technician and laboratory. Replacement of this equipment is necessary to ensure a safe working environment for staff working in the lab.

Benefit Description

The City WRRF lab provides lab services for several surrounding communities as well as our own. In addition, when necessary, we work collaboratively with other waste treatment facilities such as the Tribe to provide redundancy to each other in times of equipment failure or other emergency. This project benefits the Tribe, the Community, and the Local Government Unit by providing a safe workspace for public employees involved in environmental testing.

Funding Requirements

Any maintenance will be part of the annual operating budget.

Project Timeline

Summer/Fall of 2021

Budget Items

Name	Cost	Quantity	Total	Category
Laboratory Upgrade	\$25,000.00	1	\$25,000.00	Infrastructure
AmountRequested	\$25,000.00			

Matching Funds

Name	Cost	Quantity	Total
Laboratory Upgrade	\$30,000.00	1	\$30,000.00
AmountMatched	\$30,000.00		

Budget Summary

Amount Requested

\$25,000.00

Amount Matched

\$30,000.00

Total Amount

\$55,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Lime Residual Removal

Total Requested
\$150,000.00
(amount based on the Itemized Budget total)

Applicant Project Priority
High

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
jmoore@mt-pleasant.org

Applicant Email
Jason Moore

Organization
City of MtPleasant

Address
320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number
9897795405

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Environmental
- Infrastructure

Project Description

Our water treatment softening process involves adding Calcium Hydroxide to our source water to remove Calcium and Magnesium hardness. This precipitate results in the formation of Calcium Carbonate or Magnesium Carbonate which we then remove to our sludge ponds. This sludge accumulates and then needs to be manually removed.

Benefit Description

Removal of lime residual is necessary to maintain available room to further treat our municipal water. The residual is typically spread on local farmland for pH control in regards to crops.

Funding Requirements

We currently use existing funds from the CIP.

Project Timeline

Project is scheduled for 2022.

Budget Items

Name	Cost	Quantity	Total	Category
Lime Residual Removal	\$150,000.00	1	\$150,000.00	Infrastructure
AmountRequested	\$150,000.00			

Matching Funds

Name	Cost	Quantity	Total
Lime Residual Removal	\$150,000.00	1	\$150,000.00
AmountMatched	\$150,000.00		

Budget Summary

Amount Requested

\$150,000.00

Amount Matched

\$150,000.00

Total Amount

\$300,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Make-Up Air Unit Replacement

Total Requested
\$19,000.00
(amount based on the Itemized Budget total)

Applicant Project Priority
Critical

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
jmoore@mt-pleasant.org

Applicant Email
Jason Moore

Organization
City of MtPleasant

Address
320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number
9897795405

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Environmental
- Infrastructure
- Safety/Security

Project Description

The 300 building, located at the City of Mt. Pleasant Water Resource Recovery Facility (WRRF), houses infrastructure that operates the Trickling Filter Process, which consists of pumps, a mechanical blower, pump drives, HVAC equipment, and controls for the trickling filters. The make-up air unit, which provides fresh air and heat to the building, has recently failed and is no longer working. Upon inspection, and after receiving a quote for parts replacement, we discovered that parts for this unit are obsolete and no longer manufactured. The purpose of the make-up unit is to provide a sufficient number of air exchanges within the building to prevent the accumulation of hazardous gasses that could endanger workers or cause an environment that is corrosive to the equipment. Replacement of the equipment is necessary to ensure that a safe and proper working environment is maintained.

Benefit Description

This project benefits the Tribe, the Community, and the Local Government Unit by providing a safe workspace for staff and maintaining infrastructure critical to the treatment of water returned to the Chippewa Watershed.

Funding Requirements

Any maintenance will be part of the annual operating budget.

Project Timeline

As soon as possible pending budget approvals.

Budget Items

Name	Cost	Quantity	Total	Category
Make-Up Air Unit Replacement	\$19,000.00	1	\$19,000.00	Infrastructure
AmountRequested	\$19,000.00			

Matching Funds

Name	Cost	Quantity	Total
Make-Up Air Unit Replacement	\$19,000.00	1	\$19,000.00
AmountMatched	\$19,000.00		

Budget Summary

Amount Requested

\$19,000.00

Amount Matched

\$19,000.00

Total Amount

\$38,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Reservoir Actuator Replacement

Total Requested
\$42,500.00
(amount based on the Itemized Budget total)

Applicant Project Priority
High

Reoccurring Need?
Not Reoccurring

Applicant Information

Applicant Name
jmoore@mt-pleasant.org

Applicant Email
Jason Moore

Organization
City of MtPleasant

Address
320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number
9897795405

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Categories

- Infrastructure

Project Description

Actuators #110 & #113 control the flow of water from the Water Treatment Plant (WTP) into the reservoirs. These actuators were installed in 1995 when the WTP was constructed and are both at the end of their service life. The project would replace the actuators, valves, wiring and update their control systems.

Benefit Description

These actuators control the flow of water to the reservoirs and are essential to maintain drinking water and fire protection to the city of Mount Pleasant.

Funding Requirements

Not Entered

Project Timeline

This project is scheduled for 2022.

Budget Items

Name	Cost	Quantity	Total	Category
Grant portion of actuator replacement	\$21,250.00	2	\$42,500.00	Infrastructure
AmountRequested	\$42,500.00			

Matching Funds

Name	Cost	Quantity	Total
City portion actuator replacement	\$21,250.00	2	\$42,500.00
AmountMatched	\$42,500.00		

Budget Summary

Amount Requested

\$42,500.00

Amount Matched

\$42,500.00

Total Amount

\$85,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name
Runway/Taxiway Rehab

Total Requested
\$50,000.00
(amount based on the Itemized Budget total)

Applicant Project Priority
High

Reoccurring Need?
This Request is Reoccurring

Applicant Information

Applicant Name
bbrickner@mt-pleasant.org

Applicant Email
Bill Brickner

Organization
Mt. Pleasant Airport

Address
5453 E. Airport Rd
Mt. Pleasant , 48858

Phone Number
9897722965

Organization Information

Primary Organization
City of Mt. Pleasant

Authorizers
nridley@mt-pleasant.org

Status
Review

Address
320 W. Broadway
Mount Pleasant, Michigan 48858

Phone
(989) 779-5300

Fax

Project Partners

Partnered With
Union Township

Authorizers
Mark Stuhldreher mstuhldreher@uniontownshipmi.com

Status
Review

Address
2010 S Lincoln Road
Mount Pleasant, Michigan 48858

Phone
989-772-4600

Fax

989-773-1988

Partnered With

Isabella County

Authorizers

mmcavoy@isabellacounty.org

Status

Review

Address

200 N. Main Street
Mount Pleasant, Michigan 48858

Phone

989 772-0911

Fax

Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

Project Description

This funding is to match the Federal and State funding provided to rehabilitate Taxiway "A" and Runway 9/27. It is anticipated that in 2022, consultants will begin the design work for the Taxiway "A" rehabilitation. This project will include lighting, signage, runway re-designation, and repaving of Taxiway "A". It is anticipated the construction work will commence during the 2023 construction season. In 2024, it is anticipated the design work for Runway 9/27 would begin with construction taking place in 2025. Projected costs for these projects are \$5,080,000 with Federal grants covering \$4,572,000, and State grants covering \$254,000, and required local share of \$254,000. The lighting and pavement in these areas are near the end of their useful life, and will be in need of rehabilitation in order for the airport to remain an economic driver for the community.

Benefit Description

The airport is a driver for economic development and business growth. The Mt. Pleasant Airport is a major gateway to the Tribal community's casino and resort operations. The funding would help to ensure safe airport operations by having safe and reliable infrastructure. Entertainers and patrons alike, appreciate the convenience and service they experience at the airport when coming to visit or preform at the resort. Runways and Taxiways are the most important features for safe travel to and from the airport.

Funding Requirements

The funding request is for \$50,000 for each of the next four years, to accumulate funds, which will assist in covering the match requirements for Federal and State grants for these required projects. This request is for the third contribution towards the required match.

Description of Reoccurring Need

Project Timeline

Taxiway "A" anticipated schedule
2022 Design
2023 Construction

Runway 9/27 anticipated schedule
2024 Design
2025 Construction

Budget Items

Name	Cost	Quantity	Total	Category
Runway/Taxiway Rehab	\$50,000.00	1	\$50,000.00	Transportation
AmountRequested	\$50,000.00			

Matching Funds

Name	Cost	Quantity	Total
Runway/Taxiway Rehab Federal Grant	\$4,572,000.00	1	\$4,572,000.00
Runway/Taxiway Rehab State Grant	\$254,000.00	1	\$254,000.00
Runway/Taxiway Rehab local share	\$254,000.00	1	\$254,000.00
AmountMatched	\$5,080,000.00		

Budget Summary

Amount Requested

\$50,000.00

Amount Matched

\$5,080,000.00

Total Amount

\$5,130,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name

SCADA Software

Total Requested

\$13,800.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Critical

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

nridley@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Environmental
- Infrastructure
- Safety/Security

Project Description

The City of Mt Pleasant 2021 Capital Improvement plan contains \$30,000 for the upgrade of existing lift station panels to reflect current technology. Part of this project is the adoption of a software package that will allow for remote control and monitoring of the lift stations. This software will be the basis for a complete migration of all fifteen-lift stations to our SCADA system.

Benefit Description

Being able to remotely monitor and control lift stations will provide immediate control of the lift station in emergencies, diminish response time, and ultimately, provide additional real time data, which can be stored to a server. These capabilities will add resilience to the collection system during large rain events and provide data that will influence future projects in the collection system. All of these things work together to assist in preventing sanitary overflows to the Chippewa River now and in the future.

Funding Requirements

Maintenance of the software will be part of future operating budgets.

Project Timeline

2021

Budget Items

Name	Cost	Quantity	Total	Category
SCADA Software	\$13,800.00	1	\$13,800.00	Infrastructure
AmountRequested	\$13,800.00			

Matching Funds

Name	Cost	Quantity	Total
SCADA Software	\$16,200.00	1	\$16,200.00
AmountMatched	\$16,200.00		

Budget Summary

Amount Requested

\$13,800.00

Amount Matched

\$16,200.00

Total Amount

\$30,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name

Septage Receiving

Total Requested

\$140,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

High

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

nridley@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Environmental
- Infrastructure

Project Description

Septage Receiving Structure – The City of Mt Pleasant Water Resource Recovery Facility (WRRF) is working towards installing a septage receiving station in 2021 that will accept septage from the surrounding communities. In addition to the receiving station, our engineering firm recommends placing the unit inside of a precast structure that will facilitate servicing the unit and extend the life of the equipment. We anticipate the structure to add an additional \$140,000 dollars to the equipment cost plus construction. In 2019, the Tribe contributed \$75,000 to the original project design, which was budgeted at \$385,000. The WRRF is requesting an additional \$140,000 to purchase the additional infrastructure now being recommended by the engineering firm. The construction expenses will come from plant reserve funds.

Benefit Description

In 2020, the WRRF took in and treated 5,134,415 gallons of septage and RV waste from the surrounding communities. Receiving septage minimizes the amount of material that is land applied as septage, reduces illegal dumping, and generally works to protect the local watershed.

Funding Requirements

None

Project Timeline

Budgeted for 2021

Budget Items

Name	Cost	Quantity	Total	Category
Septage Receiving	\$140,000.00	1	\$140,000.00	Infrastructure
AmountRequested	\$140,000.00			

Matching Funds

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

Budget Summary

Amount Requested

\$140,000.00

Amount Matched

\$0.00

Total Amount

\$140,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name

Sewer Flow Meter

Total Requested

\$9,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Medium

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

nridley@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Environmental
- Infrastructure

Project Description

The city will purchase a flow logger that can be placed in manholes within the wastewater and stormwater collections systems.

Benefit Description

The city's wastewater and stormwater collection systems are great assets to the community. These systems are made up of a complex network of 140 miles of pipe and 4,400 drainage structures (manholes, catch basins and inlets). This flow logger would give us the capability of troubleshooting high flow anomalies in the wastewater system and bottlenecks in the stormwater system.

Funding Requirements

Not Entered

Project Timeline

This equipment could be purchased shortly after the award of funding.

Budget Items

Name	Cost	Quantity	Total	Category
Sewer Flow Meter	\$9,000.00	1	\$9,000.00	Infrastructure
AmountRequested	\$9,000.00			

Matching Funds

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

Budget Summary

Amount Requested

\$9,000.00

Amount Matched

\$0.00

Total Amount

\$9,000.00

Uploaded Files

Name
005SewerFlowMeterBrochure_2021-02-24.pdf

There are no comments to display.

Hach FL900 Series Flow Logger

Applications

- Wastewater
- Collection Systems
- Industrial Water



Hach FL900 Series Flow Logger with broad array of sensor options.

The Hach FL900 Series Flow Logger revolutionizes open channel flow monitoring by providing reliable, innovative solutions for any sewer flow measurement challenge.

From a wireless communication option[†] with free data hosting to longer battery life, the FL900 is designed to reduce monitoring costs, increase efficiency, and provide better data 24/7 with less hassle than you ever thought possible. When combined with any of our full array of smart sensors, the FL900 flow monitoring system will provide reliable flow data for any wastewater flow monitoring application. Plus, the FL900 includes two powerful, free software tools, FSDATA Desktop Instrument Manager for fast and simple set-up and FSDATA[®] Online Data Manager for data review and analysis. The result is a dramatic reduction in necessary site visits, allowing for increased time for data analysis and proactive actions for solving any flow-related issue.

Plug and Play Sensor Ports

The FL900 is available with 1, 2 or 4 sensor ports. The sensor ports are “plug and play”; the logger auto detects the type of sensor connected to allow customers maximum flexibility for their Hach flow sensor inventories.

Compatible FL900 Flow Logger sensors include:

- FLO-DAR[®] AV Sensor with optional Surcharge Velocity Sensor
- FLO-TOTE[®] 3 AV Sensor
- Hach Submerged AV Sensor (with AV9000 Analyzer Module)
- Hach US9001 Down-Looking Ultrasonic Sensor
- Hach US9003 In-Pipe Ultrasonic Sensor

Quick Installation/On-Site Confirmation

The FL900 is built for quick installation, reducing required time on site and improving safety for your installation and maintenance crews. The logger can be quickly attached to

a wall, pole or manhole ladder in minutes. And not only is the FL900 easy to install, it also includes an LED status light so that you know it's fully functional before leaving the site.

The Power of Wireless

Eliminate risk by using wirelessly transmitted flow data to make smarter, real-time decisions regarding your collection system. With wireless-enabled models, you'll receive alarms, via email or text, alerting you to any concerns at your monitoring sites. Plus, using FSDATA Online Data Manager, you'll have secure 24/7 access to your flow data and wireless meter from the comfort of the internet. With FSDATA, site visits to collect flow data or to adjust meter settings are eliminated, decreasing maintenance costs. And you can set alarms and view sensor diagnostics remotely to maximize uptime. That's the power of wireless.

[†]Wireless option only available in the USA and Canada

Specifications*

Portable DC Powered Electronics (Includes Models FL901, FL902 & FL904)

Dimensions (W x D x H)	25.4 x 22 x 40 cm (10.0 x 8.7 x 16.0 in.)
Enclosure	PC/ABS structural foam
Environmental Rating	NEMA 6P (IP68)
Weight (Using Model FL900)	4.5 kg (10 lb)—no batteries; 6.3 kg (14 lb)—2 batteries; 8.2 kg (18 lb)—4 batteries
Operating Temperature	-18 to 60°C (0 to 140°F) at 95% RH
Storage Temperature	-40 to 60°C (-40 to 140°F)
Power Requirements	8 to 18 Vdc from batteries or external power source, 2.5W max.

Battery Life

Varies with sensor type, logging intervals, telemetry and environment.

For a 15-minute logging interval, 60 minute call frequency, four 6 V lantern batteries at room temperature:

130 days with 4 lantern batteries and a FLO-DAR sensor
180 days with 4 lantern batteries and a FLO-TOTE 3 sensor
160 days with 4 lantern batteries and a Sigma Submerged AV sensor with AV9000 Analyzer

200 days with 4 lantern batteries and Ultrasonic Down-Looking or In-Pipe sensor

The optional long life alkaline battery pack can be used to extend battery life in all models except the base FL900.

LED Status Indicator

- Green Flashes every 3 seconds during normal operation. Flashes every 15 seconds during sleep mode.
- Red Flashes when an attached sensor does not agree with the logger program, when an expected sensor is not found or the sensor is not working properly.

Sensor Ports	1, 2 or 4 ports
Connectors	Stainless steel connectors
Datalog Channels	16 maximum
Alarms	Maximum of 16 channel alarms including high/high, high, low, low/low and system alarms including low battery, low RTC battery, low slate memory, slate memory full, sensor timeout, sensor ID error.
Alarm Actions	Send an e-mail, or send text message (SMS) (requires wireless logger and active wireless service), trigger sampler, change logging interval, change call interval
Logging Intervals	1, 2, 3, 4, 5, 6, 10, 12, 15, 20, 30 or 60 minutes Primary and secondary intervals for dynamic logging.

Data Storage	Datalog: 325,000 sensor measurement data points; 1128 days for 3 channels at 15-minute log intervals Event Log: 1,000 events maximum in non-volatile flash memory Sample History: 2,000 sample events maximum in non-volatile flash memory
Local Communication	USB RS232 (Baud rates: 9600, 19200, 38400, 57600, 115200)
Protocols	Local Modbus RTU
Timebase Accuracy	±0.002%, synchronized every 24 hours with server software and modem
Supported Sensors	FLO-TOTE 3, FLO-DAR, FLO-DAR with Surcharge Velocity Sensor (SVS), Submerged Area Velocity Sensor (requires AV9000 Analyzer Module), Rain Gauge, Sigma 950 Flow Meter (requires IM9001), US9001, US9003
Sampler Interface	Compatible with Hach AS950 Automatic Sampler and all Hach legacy samplers. When paired with a Hach sampler, successful or failed sample, as well as bottle number, are stored in sample history. Sample history can be included in reports generated by FSDATA. Also compatible with most non-Hach samplers capable of being triggered by 5 V dc pulse lasting 50 milliseconds
Desktop Software	FSDATA Desktop Instrument Manager software is required for programming the logger and can be used for data management and report generation. It is compatible with desktop/lap top computers utilizing Windows operating system. Minimum resolution needed is 1024x768.
Internet Application Software	FSDATA web-based software for flow meter programming, data management and report generation for wireless flow meters.
Certifications	Logger: CE; optional AC power supply: UL/CSA/CE
Warranty	1 year

**Subject to change without notice.*



The Hach FL900 Series Flow Logger meets CE requirements.

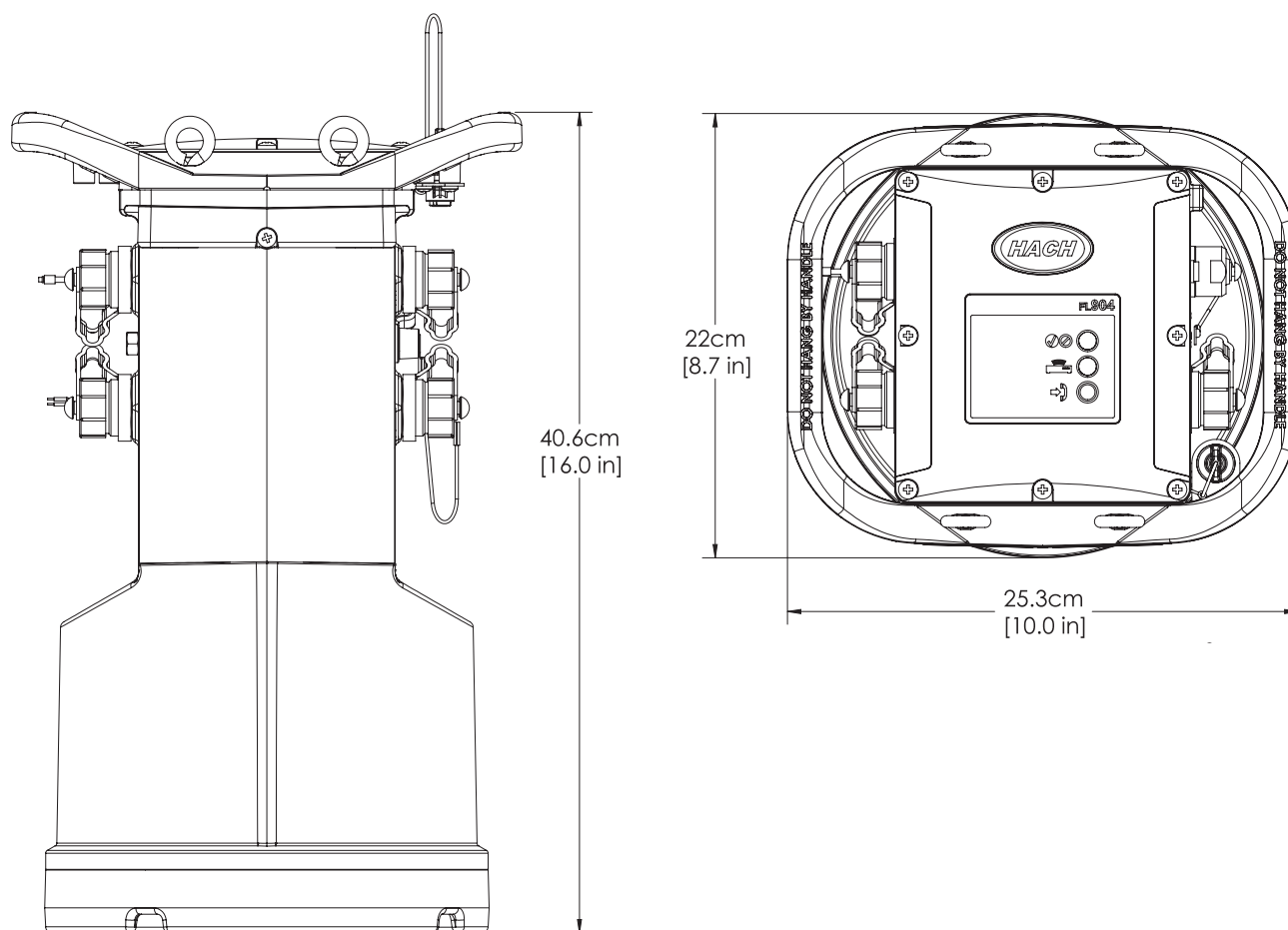
Specifications Explicit to Wireless FL900 Series Flow Loggers:

LED Modem Indicator

- Stays green during a call to the server. Goes blank after the call is successfully completed and terminated.
- Flashes red if the call to the server failed.

Remote Communication	Wireless modem; 3G and 4G LTE technology with a mobile provider.
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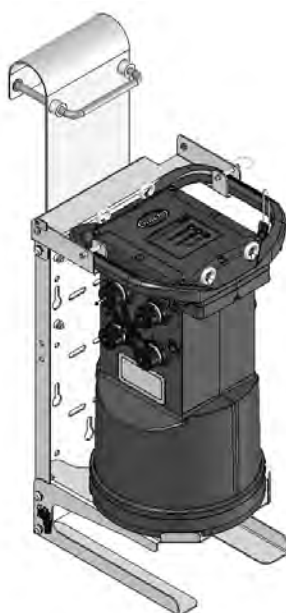
FL900 Series Flow Logger Dimensions



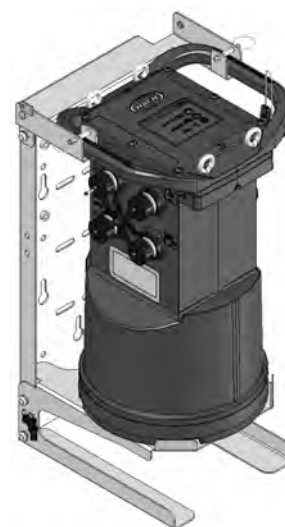
FL900 Series Flow Logger Installation/Mounting Options



Flow Logger Suspension Cable with Carabiner
(Standard)



Flow Logger Ladder Rung Mount
Prod. No. 8544500 (Optional)



Flow Logger Wall Mount
Prod. No. 8542700 (Optional)

Ordering Information

		Sensor Connector(s)	Country Code	Modem	Rain Gauge
FL90X Electronics (Flow Logger)	Model FL90	—	USA – 97 EU – 98		
1 Sensor Connector		1			
2 Sensor Connectors		2			
4 Sensor Connectors		4			
None				X	
AT&T (Activated)				A	
PTCRB no SIM				G	
Verizon (Inactive) no SIM				U	
Verizon (Activated)				V	
No Rain Gauge Connector					X
With Rain Gauge Connector					R

FL900 Series Flow Logger

FL900.97 in USA, FL900 Flow Logger, 1 sensor port
FL900.98 in EU

FL900AV.97 in USA, FL900 Flow Logger with AV9000
FL900AV.98 in EU analyzer module, 1 sensor port

External Modules

- 8531300** AV9000 Area Velocity Analyzer module
 (required to attach a Submerged AV sensor)
- 8549800** IM9001 Interface module (required to attach a
 Sigma 950 flow meter)

Cables

- 8528700** Cable, External power, 2 wire, 9 ft.
- 8528200** Cable, Communication, RS232, 9 ft.
- 8528300** Cable, Communication, USB, 9 ft.
- 9500700** Cable, Aux, 7pin MIL 5015
 (Connect to Hach AS950 Sampler*), 9 ft.
- 9500701** Cable, Aux, 7pin MIL 5015
 (Connect to Hach AS950 Sampler*), 25 ft.
- 8322800** Cable assembly, power input Aux,
 AS950-FL900 with power adapter

**Cables for obsolete sampler models are also available.
 Contact technical support for more information.*

Antennas[†]

- 8623800** Blade, 3G/4G LTE, 3 dBi
- 8624000** Mini-wing, 2G/3G/4G LTE, 2.5 Meter Cable, 5.5 dBi
- 8624200** Burial, 3G/4G LTE, 3 Meter Cable, 3 dBi
- 8624400** Manhole Lid, 3G/4G LTE, 3 Meter Cable, 3 dBi

[†]Wireless option only available in the USA and Canada

Software

FSDATA Desktop Instrument Manager Desktop
 free download at: **www.hachflow.com**

Mounting Hardware

- 8543800** Wall mount bracket (304 Stainless)
- 8545600** Wall mount bracket with ladder hanger
 (304 Stainless)
- 8542700** Wall mount bracket with AC Power Supply shelf
 (304 Stainless)
- 8544500** Wall mount bracket with AC Power Supply Shelf
 with ladder hanger (304 Stainless)

Replacement Parts

- 8755500** Desiccant refill beads, Bulk 1.5 lb
- 11013M** Battery, 6V lantern
- 8542900** Battery, long-life alkaline
- 8542800** Rain Gauge with 100 ft. cable

**For additional information on products mentioned in this data sheet,
 download the following data sheets at: www.hachflow.com**

FSDATA Desktop Instrument Manager (LIT2832)

FSDATA Online Data Manager (LIT2707)

FLO-DAR AV Sensor (LIT2708)

FLO-TOTE® 3 AV Sensor (LIT2712)

Hach US9000 Ultrasonic Sensors (LIT2804)

Hach Redundant Flow Monitoring System (LIT2805)

Hach Wireless Level Alarming System (LIT2806)

Hach World Headquarters: Loveland, Colorado USA

United States: 800-368-2723 tel 970-669-5150 fax hachflowsales@hach.com

Outside United States: 970-622-7120 tel

hachflow.com

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In the interest of improving and updating its equipment, Hach reserves the right to alter specifications to equipment at any time.



Be Right™

Overview

Project Name

Storm Sewer Extension

Total Requested

\$50,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Medium

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

nridley@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Economic development
 - Environmental
 - Infrastructure
-

Project Description

This project will extend six inch pipe to various properties around the city that do not currently have direct access to the storm water collection system. These pipes would be utilized for sump pump connections, alleviating strain on the sanitary sewer collection system and waste water treatment plant, and improving the streets.

A storm sewer extension project is currently planned for the 2021 construction season on Briarwood, Lynnwood and York streets. Additional locations have been identified for the future.

Benefit Description

State law dictates that sump pumps cannot be connected to the sanitary sewer system. When owners in the city upgrade or renovate their properties many times it requires plumbing to be brought up to current codes. In recent years there have been a number of residential properties that have had sump pump effluent run from front yards to the street. Home owners have no other place to get rid of the groundwater. This causes varying degrees of icing in the winters depending on conditions.

Sump pumps connected to the sanitary sewer system can cause backups of the sanitary sewer system in storm events. The project provides a drain for the storm and ground water to be disposed of as residents disconnect sump pumps from the sanitary drains.

Funding Requirements

Not Entered

Project Timeline

The timeline for the installation of the storm sewer extension on Briarwood, Lynnwood and York streets is to start July 26, 2021 and finish August 13, 2021.

Budget Items

Name	Cost	Quantity	Total	Category
Storm Sewer Extension	\$50,000.00	1	\$50,000.00	Infrastructure
AmountRequested	\$50,000.00			

Matching Funds

Name	Cost	Quantity	Total
Storm Sewer Extension	\$48,990.00	1	\$48,990.00
AmountMatched	\$48,990.00		

Budget Summary

Amount Requested

\$50,000.00

Amount Matched

\$48,990.00

Total Amount

\$98,990.00

Uploaded Files

Name
2021StormSewerExtensionCostEstimate 2021-02-23.pdf

There are no comments to display.

Estimate Breakdown Report

Project Number: 2021 Storm Sewer Extension

Project Engineer: Stacie Tewari

Estimate Number: 2

Date Created: 2/23/2021

Project Type: Miscellaneous

Date Edited: 2/23/2021

Location: Lynnwood, Briarwood & York
6" Sump Drain, Diretional Bored, behind curb.

Fed/State #:

Fed Item:

Control Section:

Description:


Line	Pay Item	Description	Quantity	Units	Unit Price	Total
Breakdown ID:						
0001	2040020	Curb and Gutter, Rem	20.000	Ft	\$20.00	\$400.00
0002	2040050	Pavt, Rem	2.000	Syd	\$20.00	\$40.00
0003	2080014	Erosion Control, Filter Bag	4.000	Ea	\$100.00	\$400.00
0004	4027001	_ Sewer, HDPE, 6 inch, Bored, Modified	1,550.000	Ft	\$52.00	\$80,600.00
0005	4027050	_ Sewer Cap, 6 inch, Modified	7.000	Ea	\$175.00	\$1,225.00
0006	4027050	_ Sewer Service, HDPE, 6 inch, Bored, Modified	3.000	Ea	\$3,400.00	\$10,200.00
0007	4030210	Dr Structure, 48 inch dia	1.000	Ea	\$2,200.00	\$2,200.00
0008	4030306	Dr Structure, Tap, 6 inch	3.000	Ea	\$700.00	\$2,100.00
0009	4037050	_ Dr Structure Cover, STM, Modified	1.000	Ea	\$525.00	\$525.00
0010	5010025	Hand Patching	1.000	Ton	\$300.00	\$300.00
0011	8020038	Curb and Gutter, Conc, Det F4	20.000	Ft	\$30.00	\$600.00
0012	8160100	Slope Restoration, Type A	20.000	Syd	\$20.00	\$400.00

Breakdown ID Total: \$98,990.00

Estimate Total: \$98,990.00

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

Planning Commission Staff Report

March 4, 2021

Reviewer: Jacob Kain, AICP, City Planner



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)

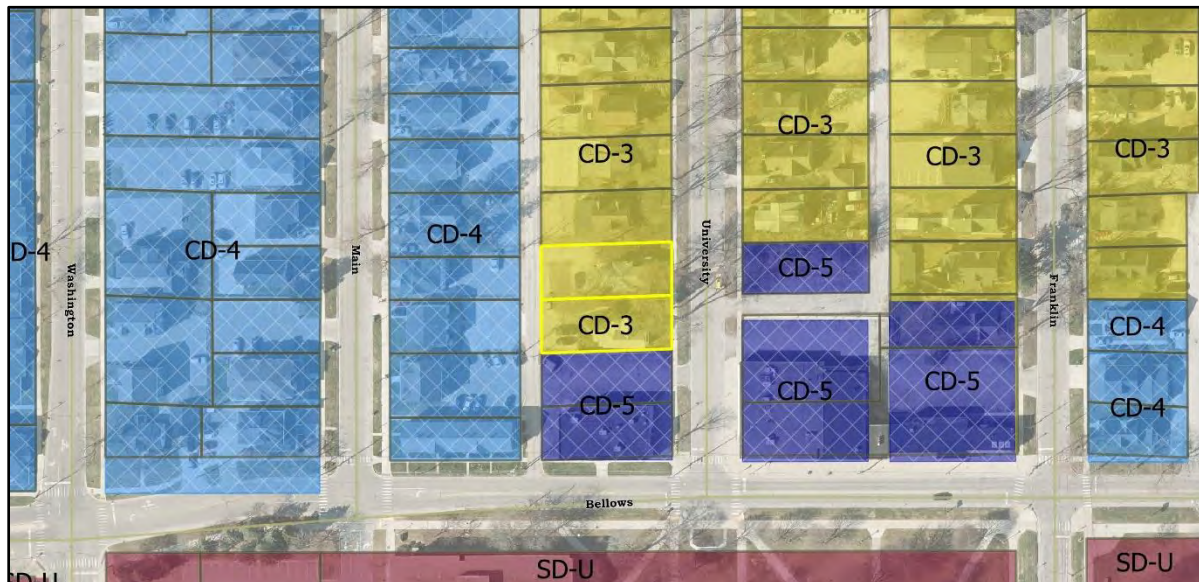
Applicant: United Apartments – RCS, LLC

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:

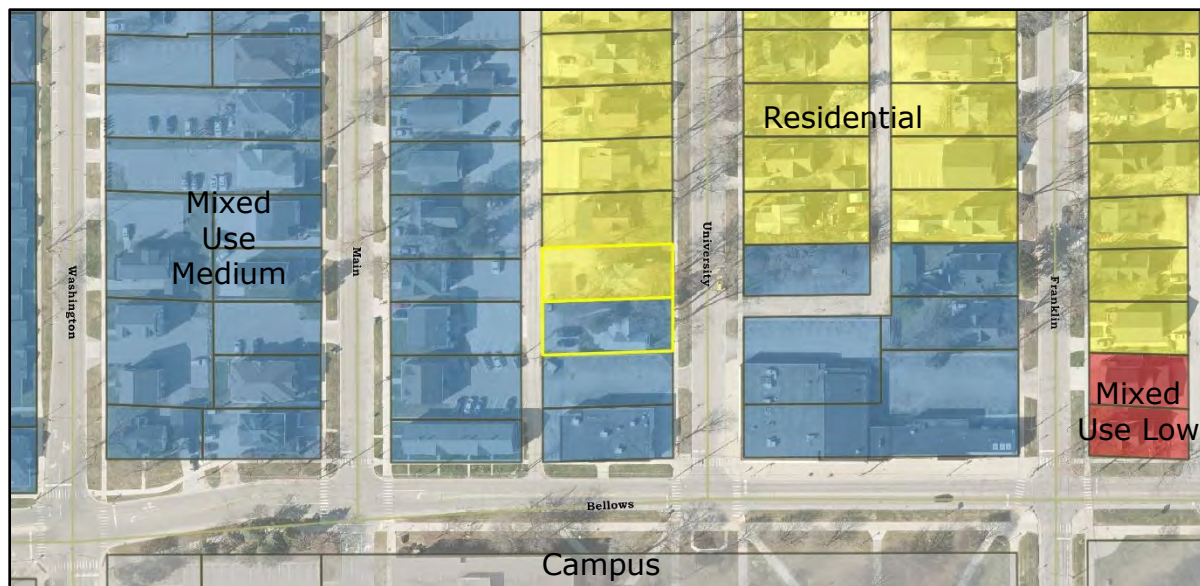
In considering any petition for an amendment to the official zoning map, the Planning Commission and City Commission shall consider the following criteria in making their respective findings, recommendations and decisions:

- 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 #048-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: RECEIVE RECOMMENDED TEXT CHANGE TO TABLE 154.410.A TO PERMIT MUSIC, ART AND DANCE STUDIOS IN THE SD-I DISTRICT AND CONSIDER SETTING A PUBLIC HEARING FOR APRIL 12, 2021 ON THE SAME

The attached memo from City Planner Jacob Kain outlines a text change to Table 154.410.A to permit music, art and dance studios in the SD-I District. This amendment would allow dance studios (along with art and music studios) that are currently only permitted in the CD-4 or CD-5 zoning districts to be allowed in locations zoned SD-I – Industrial.

The Planning Commission held a public hearing on this matter and unanimously recommended the changes to the City Commission for consideration.

It is recommended the City Commission accept the recommendation from the Planning Commission to amend Table 154.410.A and set a public hearing for April 12, 2021 on the same.

Recommended motion:

Move to accept the proposed amendment to Table 154.410.A to permit music, art and dance studios in the SD-1 District and set a public hearing for April 12, 2021 on the same.

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: Text Change 21-02

A public hearing on the proposed text change 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 Text Change 21-02.

REQUESTED ACTION:

The City Commission receive the Planning Commission recommendation and set a public hearing on the proposed text change 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 TABLE 154.410.A OF THE MOUNT PLEASANT
ZONING ORDINANCES TO PERMIT MUSIC, ART, AND DANCE STUDIOS IN THE SD-
I DISTRICT.**

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

Section 1. Amendment to Table. The portions within Table 154.410.A pertaining to Music, art, and dance studios is amended to read as follows:

District	CD-3L	CD-3	CD-4	CD-5	SD-H	SD-I	SD-RC	SD-A	CZ
Music, art, and dance studios			P	P		P			

Section 2. 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

Memorandum



TO: Planning Commission

FROM: Jacob Kain
City Planner

DATE: March 4, 2021

SUBJECT: TC-21-02 – Music, art, and dance studios in the SD-I district

In February, staff presented this topic to you in response to an inquiry regarding possible construction of a fitness and dance studio at a location zoned SD-I – Industrial. Fitness and health clubs are currently permitted in the SD-I district, but dance studios (along with art and music studios) are currently permitted only in the CD-4 or CD-5 zoning districts.

The zoning ordinance currently permits a variety of non-industrial uses in the SD-I district. These uses include those that have been commonly found in our industrial district in the past; that have the potential to have noise, odor or traffic impacts; and which benefit from the larger format typical of an industrial site and/or industrial building. This is consistent with past practice; the 1984 zoning ordinance provided the Planning Commission discretion to approve “any other use which shall be determined by the Planning Commission to be of the same general character as the above permitted uses.” The list of non-industrial uses currently permitted in the SD-I district includes:

- Business, vocational, and technical schools
- Clubs and fraternal organizations not including registered student organization dwellings
- Municipal Buildings, including City Halls, Police and Fire Halls, and administration Buildings
- Automobile, motorized vehicle, and related accessory dealerships
- Automobile rental establishments
- Automobile repair garage
- Automobile washing or detailing
- Commercial amusements, including arcades, bowling alleys, fitness and health clubs, mini golf, and skating within an enclosed building
- Hardware, floor covering, paint, kitchen, and bath stores
- Radio and television studios
- Veterinary offices

Staff recognizes that there is a potential synergy from the co-location of fitness related uses and music, art and dance studios. Music, art, and dance studios may also benefit from the characteristics of industrial-type spaces (large format, high ceiling) that have justified the inclusion of other uses within the district in the past. This text change could facilitate reuse of industrial buildings as well as facilitate new construction in formats that would be conducive to conversion to industrial use in the future as community needs change.

STAFF RECOMMENDATION:

Recommend that the City Commission adopt Text Change 21-02.

Motion approved 7-2.

C. TC-21-02 – A proposed ordinance to amend Table 154.410.A of the zoning ordinance to add music, art, and dance studios as a permitted use in the SD-I zoning district.

Kain reviewed the proposed text change and concluded that staff recommends the Planning Commission recommend that the City Commission adopt Text Change 21-02.

Discussion took place.

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.

Commissioner Rise left the meeting at 8:23 p.m.

Discussion took place.

Commissioner Rise re-entered the meeting at 8:29 p.m.

Motion by Liesch, support by Rise to recommend that the City Commission adopt Text Change 21-02.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise
Nays: None

Motion was approved unanimously.

VII. Public Comments:

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.

VIII. Site Plan Reviews:


None.

IX. Unfinished Business:

None.

COMMISSION LETTER #049-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER POLICY CHANGES AND RESOLUTION FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDED PROJECTS

As part of our ongoing review of grant requests, we have been reviewing the requirements for compliance with the Community Development Block Grant (CDBG) regulations. As part of that compliance review we will be adjusting some of our staff procedures. There are also three items that require City Commission consideration. The attached memos from Downtown Development Director Michelle Sponseller provide additional background information on each of these three items, and the summary overview is as follows. We recommend the City Commission take separate action on each item.

a. Consider rescinding Central Business District Fair Housing Policy

Attached is the Central Business District Fair Housing Policy that was first approved in October 2015. As Ms. Sponseller indicates, we are recommending this policy be rescinded as the review of our Human Rights Ordinance adequately addresses the requirements of the Fair Housing Policy.

Recommended Motion:

Move to rescind the October 2015 Fair Housing Policy for the Central Business District since the Human Rights Ordinance provides appropriate guidance.

b. Consider amendment to Economic Opportunity Policy for Section 3 covered contracts.

The memo from Ms. Sponseller provides a redline/strikeout version to show the changes from the current policy. We have also attached a clean version of the proposed policy. These policy requirements apply only to CDBG funded projects. It is recommended the City Commission approve the new policy as presented.

Recommended Motion:

Move to approve the Economic Opportunity Policy for Section 3 covered contracts as presented.

c. Consider resolution defining slum and blighted

This policy would apply only for CDBG funded projects that address such an activity in the City and would be used to delineate the boundaries of the area where CDBG funds would be used. It is recommended the City Commission approve the resolution as drafted.

Recommended Motion:

Move to approve the resolution defining slum and blighted areas for CDBG activities as presented.

NJR/ap

Memorandum



TO: Nancy Ridley, City Manager

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

FROM: Michelle Sponseller, Downtown Development Director

DATE: March 10, 2021

SUBJECT: Rescind Central Business District Fair Housing Policy

The Community Development Block Grant (CDBG) program requires us to have a number of policies and procedures in place to maintain compliance and continued access to funding. One of the compliance documents necessary is a fair housing policy. This policy, first adopted October 12, 2015 was developed specific to the Central Business District.

As we utilize CDBG funds throughout the city, staff began the process of updating the existing policy. It was during this process, when comparing our existing human rights ordinance to the updated requirements of the CDBG fair housing policy, we found our human rights ordinance meets or exceeds those requirements. To continue having a separate policy is duplicative and unnecessary.

Based on this information staff recommends rescinding the existing fair housing policy for the CBD district.

Requested Action:

The City Commission rescind the Fair Housing Policy for the Central Business District of October 12, 2015 since adopted Human Rights Ordinance meets or exceeds the requirements of the Fair Housing Policy specific to the Central Business District.

Attachment:

1. 2015 Adopted Fair Housing Policy.

**City of Mt Pleasant
FAIR HOUSING POLICY**



The City of Mt. Pleasant (the “City”) is committed to fair housing and will work aggressively to ensure that the City’s housing developments in the Central Business District comply fully with all state, federal, and local fair housing laws. The City has appointed **Michelle Sponseller** as their fair housing contact person. **Michelle Sponseller** has an understanding of the Fair Housing Laws and will attend applicable training to remain informed.

The City has established a Fair Housing Log for the Central Business District. The Fair Housing Log will be maintained by the City and will disclose information regarding any and all fair housing concerns and their outcomes. Fair housing issues identified in the community, such as in the newspaper, will be recorded in the log. Persons wishing to file a housing related complaint or concern will be referred to the Michigan Department of Civil Rights, HUD, and their local Fair Housing Center. Persons wishing to file a complaint or concern that is employment related will be referred to the Equal Employment Opportunity Commission and the Michigan Department of Civil Rights. **Michelle Sponseller** will notify MSHDA if a complaint or concern is filed.

The City office is accessible and barrier free. The City will make every attempt to reasonably accommodate all of its customers.

The City will include the Fair Housing Logo on all of its documents and advertisements. The City will post a Fair Housing poster in a visible place to the public. The City will secure and distribute Fair Housing material provided by MSHDA and various other Fair Housing agencies and organizations. “Fair Housing, It’s Your Right” brochures will be distributed to all applicants.

The City will consider all applicants and contractors based on qualifications. No applicant or contractor will be denied housing or a contract based on their race, color, national origin, religion, age, sex, marital status, familial status or handicap. Persons raising concerns regarding discrimination will not be retaliated against.

The City is committed to affirmative marketing and will identify their fair housing needs and barriers. The City will address these needs and barriers by establishing a plan to resolve and meet fair housing needs.

The City is committed to providing safe, affordable, decent, and sanitary housing located in the Central Business District.

Approved on _____, 2015

Memorandum



TO: Nancy Ridley, City Manager

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

FROM: Michelle Sponseller, Downtown Development Director

DATE: March 10, 2021

SUBJECT: Amend Section 3 – Economic Opportunity Policy

The Community Development Block Grant (CDBG) program requires us to have a number of policies and procedures in place to maintain compliance and continued access to such federal funding. One of the compliance documents necessary is a policy titled Section 3 – Economic Opportunity Plan. This policy, first adopted October 12, 2015 is specific to the Central Business District only. As we utilize CDBG funds throughout the city, the existing policy requires an update in order to be applicable City-wide in instances where CDBG program funds might be used.

Please note that this policy is pertinent to the CDBG funded projects only and does not replace or modify our existing purchasing policy outside those activities.

Requested Action:

The City Commission replace the existing downtown-specific policy with the attached policy, Section 3 – Economic Opportunity Plan, as presented.

Attachment:

1. Section 3 – Economic Opportunity Plan.



CITY OF MT. PLEASANT

ECONOMIC OPPORTUNITIES POLICY FOR SECTION 3
COVERED CONTRACTS

~~City of Mount Pleasant~~

~~Section 3 Policy and Handbook~~

(Adopted)

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BACKGROUND

The Economic Opportunities Policy for Section 3 Covered Contracts is pursuant to projects funded through the Community Development Block Grant (CDBG) program and is not intended to replace and/or modify the City of Mt. Pleasant Purchasing Policy. A copy of the City's purchasing policy can be found here: [http://www.mt-pleasant.org/boards and commissions/approved policies.asp](http://www.mt-pleasant.org/boards_and_commissions/approved_policies.asp)

Section 3 of the Housing and Urban Development Act of 1968, as amended, ("Section 3") requires that economic opportunities generated by certain U.S. Department of Housing and Urban Development financial assistance for housing and community development programs be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and business concerns which provide economic opportunities to low- and very low income persons (24 CFR 135.1).

Pursuant to Section 3 of the Housing and Urban Development Act of 1968, as amended and 24 CFR Part 135, City of Mt. Pleasant adopts this Economic Opportunities Policy for Section 3 Covered Contracts. The policy will provide direction for implementing Section 3, when required.

This policy was originally adopted October 12, 2015 and is now amended March 22, 2021.

Introduction

~~Section 3 of the Housing and Urban Development Act of 1968, as amended, is a legislative directive that requires recipients of government financial assistance from the United States Department of Housing and Urban Development (HUD) for housing and community development programs to provide economic opportunities to low- and very low-income persons (regardless of race or gender). These economic opportunities include, but are not limited to, providing preference in new employment, training and contracting opportunities of low- and very low-income persons.~~

~~Section 3 is activated when construction and rehabilitation projects create the need for new employment, contracting, or training opportunities. Recipients and contractors are not required to hire Section 3 Residents or award contracts to Section 3 Business Concerns other than what is needed to complete a covered project. Recipients and contractors should, though, attempt to meet the required numerical goals for hiring and retaining low- and very low-income persons. If the expenditures of the project do not result in new employment, contracting, or training opportunities, the requirement of Section 3 is not activated. Nevertheless, the recipient and its contractors are required to submit Section 3 report information explaining this.~~

~~This policy and handbook has been prepared to provide information and general guidance as to how the City of Mount Pleasant (the "City") will administer Section 3 regulations. This guide should not be treated as a recitation of the Section 3 Act and its regulations. It is a summary of the pertinent provisions, and focuses on the requirements imposed on the Developer, General Contractor and Subcontractor(s) receiving Section 3 funds. Developers, General Contractors and Subcontractors bear the responsibility to familiarize themselves with the Section 3 Act and regulations prior to accepting Section 3 Covered Assistance.~~

Policy Statement

The City of Mt. Pleasant will provide opportunities to low- and very low-income persons residing in the State of Michigan (as defined in § 135.5 of 24 CFR Part 135) and to businesses meeting the definition of "Section 3 Business Concern" (as defined by 24 CFR Part 135). Accordingly, the City will implement policies and procedures to ensure that Section 3, when required, is followed and develop programs and procedures necessary to implement this policy covering all procurement contracts where labor and/or professional services are provided. This policy will not apply to contractors who only furnish materials or supplies through Section 3 covered assistance. It will apply to contractors who install materials or equipment. (See the definition of "Section 3 Covered Contracts" below.) There is nothing in policy that should be construed to require the employment or contracting of a Section 3 resident or contractor who does not meet the qualifications of the position to be filled or who cannot fulfill the contract requirements.

~~The City shall provide economic opportunities to low- and very low-income persons living in the City of Mount Pleasant, Central Business District and its immediate area (City of Mount Pleasant and Isabella County). The City should also provide economic opportunities to businesses within that area that meet the definition of "Section 3 Business Concern." Accordingly, the City shall implement policies and procedures to ensure that Section 3, when required, is followed to the "greatest extent feasible" for all contracts where labor/professional services are provided.~~

~~This policy shall not apply to contractors who only furnish materials or supplies through Section 3 Covered Assistance. It will apply to contractors who install materials or equipment (see definition of "Section 3 Contractor" below). Where federal housing and community development assistance provides for partial funding for a Section 3 Covered Project or activity, the entire project or activity is subject to Section 3 requirements. Nothing in this Policy shall be construed to require the employment or contracting of a Section 3 Resident or Section 3 Business Concern who does not meet the qualifications of the position to be filled or who cannot fulfill the contract.~~

~~**Successful compliance with the Section 3 Act and regulations by the Developer and/or General Contractor will be factor in determining future awards of Section 3 Covered Assistance.**~~

Definitions

The City incorporates into this policy and handbook the definitions contained in § 135.5 of 24 CFR Part 135. ~~(Also, see the June 30, 1994 Federal Register)~~

Defined Terms of Policy and Handbook

Section 3 – Section 3 is a provision of the Housing and Urban Development Act of 1968, which recognizes that HUD funds are typically one of the largest sources of federal funding expended in communities through the form of grants, loans, entitlement allocations and other forms of financial assistance. Section 3 is intended to ensure that when employment or contracting opportunities are generated because a covered project or activity necessitates the employment of additional persons or the awarding of contracts for work, preference must be given to low- and very low-income persons or business concerns residing in the community where the project is located.

Section 3 Recipient – means any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State, unit of local government, PHA, IHA, Indian tribe, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any successor,

assignee or transferees of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

Section 3 Resident – A section 3 resident is 1) a public housing resident; or 2) a low- or very low-income person residing in the metropolitan area or Non-metropolitan County in which the Section 3 covered assistance is expended.

Section 3 Business Concern(s) – Section 3 Business Concerns are businesses that can provide evidence that they meet one of the following:

1. 51% or more owned by Section 3 residents; or
2. at least 30% of its full-time employees include persons that are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
3. provides evidence, as required, of a commitment to subcontract in excess of 25% of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications in the above two paragraphs.

Section 3 Covered Assistance –

1. Public and Indian housing development, operating or capital funds; or other housing assistance and community development assistance expended for housing rehabilitation, housing construction or other public construction projects, such as: CDBG, HOME, 202/811, Lead-Based Paint Abatement, etc.
2. The following definition for Section 3 Covered Assistance comes from 24 CFR 135.5:
 - a. Public and Indian housing development assistance provided pursuant to section 5 of the 1937 Act;
 - b. Public and Indian housing operating assistance provided pursuant to section 9 of the 1937 Act;
 - c. Public and Indian housing modernization assistance provided pursuant to section 14 of the 1937 Act;
 - d. Assistance provided under any HUD housing or community development program that is expended for work arising in connection with:
 - Housing rehabilitation (including reduction and abatement of lead-based paint hazards, but excluding routine maintenance, repair and replacement);
 - Housing construction; or
 - Other public construction project (which includes other buildings or improvements, regardless of ownership).

Section 3 Covered Contract – means a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 Covered Assistance, or for work arising in connection with a Section 3 Covered Project. “Section 3 Covered Contracts” do not include contracts awarded under HUD procurement program, which are governed by the Federal Acquisition Regulation System (see 48 CFR, Chapter 1). “Section 3 Covered Contracts” also do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 Covered Contract. For example, a contract for the purchase and installation of a furnace would be a Section 3 Covered Contract because the contract is for work (i.e., the installation of the furnace) and thus is covered by Section 3.

Section 3 Covered Project – A section 3 covered project involves the construction or rehabilitation of housing (including reduction of lead-based paint hazards), or other public construction such as street repair, sewage line repair or installation, updates to building facades, etc.

Section 3 Covered Community Planning and Development Funding – Community Development Block Grants (CDBG), Home Investment Partnership Assistance (HOME), Emergency Shelter Grants (ESG), Neighborhood Stabilization

Programs (NSP), and certain grants awarded under HUD Notices of Funding Availability (NOFAs). The requirements for Section 3 only apply to the portion(s) of covered funding that were used for project/activities involving housing construction, rehabilitation, demolition, or other public construction.

- ~~**Section 3**~~—Section 3 means Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) (“HUD”). This act recognizes that funds of HUD are typically one of the largest sources of federal funding expended in communities through the form of grants, loans, entitlement allocations and other forms of financial assistance. By doing so, this act seeks to guarantee that when employment or contracting is generated due to these activities, that preference in employment and contracting is given to low- and very low-income persons or Section 3 Business Concerns residing in the community where the project is located.
- ~~**Section 3 Business Concerns**~~—Section 3 Business Concerns refer to a business or businesses that meet the following criteria:
 - 1) That is 51 percent or more owned by Section 3 Residents; **OR**
 - 2) Whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 Residents, or within three years of date of first employment with the business concern were Section 3 Residents; **OR**
 - 3) Provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (1) or (2) in this definition.
- ~~**Section 3 Contractor**~~—An entity that contracts to perform work generated by Section 3 Covered Assistance, a Section 3 Covered Project, or to perform the work of Section 3 Covered Community Planning and Development Funding.
- ~~**Section 3 Coordinator**~~—Refers to the individual appointed by the City to enforce the City’s Section 3 Policy and Handbook, and to see that the goals established for Section 3 are being met by Section 3 Developers, Contractors, and Subcontractors.
- ~~**Section 3 Covered Assistance**~~—Section 3 Covered Assistance relates to the following types of development:
 - 1) Public and Indian housing development assistance provided pursuant to section 5 of the 1937 Act;
 - 2) Public and Indian housing modernization assistance provided pursuant to section 9 of the 1937 Act;
 - 3) Assistance provided under any HUD housing or community development program that is expended for work arising in connection with:
 - i) Housing rehabilitation (including reduction and abatement of lead-based paint hazards, but excluding routine maintenance, repair and replacement);
 - ii) Housing construction; **OR**
 - iii) Other public construction project (which includes other buildings or improvements, regardless of ownership);

- ~~**Section 3 Covered Community Planning and Development Funding**~~—Community Development Block Grant (“CDBG”), Home Investment Partnership Assistance (“HOME”), Emergency Shelter Grants “ESG”), Neighborhood Stabilization Programs (“NSP”), and certain other grants awarded under HUD Notices of Funding Availability (“NOFA”s). The requirements for Section 3 only apply to the portion(s) of covered funding that were used for project/activities involving housing construction, rehabilitation, demolition, or other public construction.
- ~~**Section 3 Covered Contract**~~—A contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 Covered Assistance, or for work arising in connection with a Section 3 Covered Project. “Section 3 Covered Contracts” do not include contracts awarded under HUD’s procurement program, which are governed by the Federal Acquisition Regulation System (see 48 CFR, Chapter 1). “Section 3 Covered Contracts” also do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 Covered Contract. For example, a contract for the purchase and installation of a furnace would be a Section 3 Covered Contract because the contract is for work (i.e., the installation of the furnace) and thus is covered by Section 3.
- ~~**Section 3 Covered Project**~~—A Section 3 Covered Project involves the construction or rehabilitation of housing (including reduction of lead-based paint hazards), or other public construction such as street repair, sewage line repair or installation, updates to building facades, etc.
- ~~**Section 3 Developer**~~—Any entity engaged in the business of development of affordable housing which is an applicant for Section 3 Covered Assistance or has been awarded Section 3 Covered Assistance.
- ~~**Section 3 Recipient (the City)**~~—The entity which receives Section 3 Covered Assistance, a Section 3 Covered Project, or Section 3 Covered Community Planning and Development Funding from HUD, in this case the City
- ~~**Section 3 Regulations**~~—Regulations found in 24 CFR Part 135 which govern the application of the Section 3 Act.
- ~~**Section 3 Requirements**~~—Employment, training and contracting opportunities imposed by the Section 3 Act upon recipients, developers, and contractors.
- ~~**Section 3 Resident**~~—A Section 3 Resident is one of the following:
 - 1) A public housing resident; **OR**
 - 2) An individual who resides in the metropolitan area or non-metropolitan county in which the Section 3 Covered Assistance is expended, and who is:
 - ~~**Low income**~~—A family (includes single-person household) whose family income does not exceed 80 percent of the median income for the area, as determined by the Secretary of Housing and Urban Development.

- ~~Very Low-income — A family (includes single-person household) whose family income does not exceed 50 percent of the median income for the area, as determined by the Secretary of Housing and Urban Development.~~
- ~~**Section 3 Subcontractor** — An entity which has a contract with the general contractor to undertake a portion of the contractor's obligation for the performance of work generated by Section 3 Covered Assistance, a Section 3 Covered Project, or to perform the work of a Section 3 Covered Community Planning and Development Funding project.~~
- ~~**Third Party Administrator** — An entity which has a contract with the Recipient to administer portions of the work performed under Section 3, with oversight by the Recipient.~~

Responsibilities of Recipient (the City):

The City that receives community development or housing assistance covered by Section 3 has the responsibility to comply with Section 3 in its own operations. This responsibility includes:

1. Notifying Section 3 residents and businesses about jobs and contracts generated by Section 3 covered assistance so that residents may seek jobs and businesses may submit bids/proposals for available contracts;
 - a. Notifying potential contractors of the objectives of Section 3 and ways in which each contractor can assist the sub-recipient to meet its goal;
 - b. Facilitating the training and employment of Section 3 residents and the award of contracts to Section 3 business concerns; and
 - c. Documenting the action that the sub-recipient takes to comply with the Section 3 requirements, the results of the actions, and impediments, if any.
2. The City has a responsibility to "ensure compliance" of their contractors and subcontractors. This means that a sub-recipient must:
 - a. Notify contractors of their responsibilities under Section 3 including, but not limited to, incorporating the Section 3 Clause in contract documents.
 - b. Refrain from entering into contracts with contractors that are in violation of the regulations in 24 CFR Part 135.
 - c. Respond to complaints made to the recipient by Section 3 residents or business concerns that the sub-recipient, a contractor or subcontractor, is not in compliance with 24 CFR Part 135.
 - d. Cooperate with HUD in obtaining the compliance of contractors and subcontractors when allegations are made that the sub-recipient's contractors and subcontractors are not in compliance with the regulation of 24 CFR Part 135.

~~A recipient of Section 3 Covered Assistance, a Section 3 Covered Project, or Section 3 Covered Community Planning and Development Funding is required, by law, to comply with Section 3 in its own operations, and to ensure that contractors and subcontractors of the Section 3 Contractor comply with Section 3 to the "greatest extent feasible." To that end, the Recipient is required to comply with Section 3 in its own operations by doing the following:~~

- a) ~~Notify Section 3 Residents and Section 3 Business Concerns about jobs and contracts generated by Section 3 Covered Assistance, a Section 3 Covered Project, or Section 3 Community Planning and Development Funding;~~
- b) ~~Notify potential contractors of the objectives and numerical goals of Section 3 and the ways in which each contractor can reach those goals;~~
- c) ~~Require that a Section 3 Clause be included in all contracts signed by Section 3 Developers, Contractors, and Subcontractors;~~
- d) ~~Facilitate training and employment opportunities for Section 3 Residents; **AND**~~
- e) ~~Document the action that Section 3 Developers, Contractors, and Subcontractor take to comply with Section 3 Requirements, the results of such actions, and impediments, if any.~~

~~The recipient also has a responsibility to "ensure compliance" by contractors involved. In that spirit, the recipient will require a contractor to do the following:~~

- a) ~~Notify subcontractors of their responsibilities under Section 3, which includes incorporating the Section 3 Clause in all contracts with subcontractors, as well as requiring all subcontractors to fill out necessary Section 3 forms that the City requires;~~
- b) ~~Refrain from entering into contracts with subcontractors that are in violation of the regulations in 24 CFR Part 135;~~
- c) ~~Respond to complaints made to the Section 3 Recipient by Section 3 Residents or Section 3 Business Concerns that the contractor or subcontractor is not in compliance with 24 CFR Part 135;~~
- d) ~~Certify that the contractor and subcontractor(s) agree to comply with all applicable Michigan State Housing Development Authority ("MSHDA") and HUD regulations, as may subsequently be amended, and shall cooperate with all reporting requirements and any financial audit required for the City's compliance with the terms of the Section 3 funding; **AND**~~
- e) ~~Cooperate with HUD in obtaining the compliance of contractors and subcontractors when allegations are made that the contractors and subcontractors are not in compliance with the regulation of 24 CFR Part 135.~~

~~Section 3 Coordinator~~

~~The City shall appoint a Section 3 Coordinator, who will serve as the immediate point of contact for the Section 3 Recipient, Developer, Contractor, and Subcontractor(s). This Coordinator shall be tasked with ensuring that all Section 3 Requirements are met, and if they are not met, they should document the reason as to why. The Section 3 Coordinator shall provide technical assistance as it relates to Section 3 Requirements to Section 3 Developers, Contractors, and Subcontractors. The Section 3 Coordinator will also be responsible for interpreting Section 3 regulations, assisting Section 3 Developers, Contractors, and Subcontractors in identifying employment opportunities and training programs for Section 3 Residents, and provide methods to help Section 3 Developers, Contractors, and Subcontractors outreach to Section 3 Residents and Section 3 Business Concerns to inform them of economic opportunities that are available. The Section 3 Coordinator shall work with the Third Party Administrator to ensure compliance.~~

GOALS

All contractors undertaking Section 3 covered projects and activities are expected to meet the Section 3 requirements. To demonstrate compliance with the "greatest extent feasible" requirement of Section 3, contractors

must meet the goals set forth below for providing training, employment and contracting opportunities to Section 3 residents and Section 3 business concerns. To meet the goals, contractors must select Section 3 residents based on the following priorities pursuant to § 135.34, 24 CFR Part 135:

First Priority - Residents of the development where the work is to be performed.

Second Priority - Other residents of the neighborhood where the work is to be performed.

Third Priority - Other residents of the neighborhood who are participants in HUD- Youthbuild or others federal, state, and local job programs being carried out in the city or county area.

Fourth Priority - Other persons from the project metropolitan area who meet the definition of Section 3 resident contained in § 135.5 of 24 CFR Part 135.

~~*Numerical Goals and Preference for Employment, Contracting and Training Opportunities*~~

~~The City has established numerical goals that comply with Section 3 regulations and priorities, consistent with those set forth by HUD. These goals and priorities serve as a tool for ensuring the effectiveness of the City's efforts to ensure that Section 3 Residents and Section 3 Business Concerns are given an economic opportunity to the "greatest extent feasible."~~

~~*The City of Mount Pleasant's Minimum Numerical Goals are as follows:*~~

- ~~• 30 percent of the aggregate number of new hires by a Section 3 Contractor or Section 3 Subcontractor(s) shall be Section 3 Residents annually.~~
- ~~• 10 percent of the total dollar amount of all Section 3 Covered Contracts will be awarded to Section 3 Business Concerns.~~
- ~~• 3 percent of the total dollar amount of all non — construction Section 3 Covered Contracts, shall be awarded to Section 3 Business Concerns.~~

~~In order to meet these numerical goals, and demonstrate compliance with the "greatest extent feasible" requirement of Section 3, contractors must meet the priorities set forth below for providing training and employment to Section 3 Residents. These priorities are pursuant to § 135.34, 24 CFR Part 135 and are the following:~~

~~**First Priority:** Residents of the development where the work is to be performed;~~

~~**Second Priority:** Other residents of the neighborhood where the work is to be performed;~~

~~**Third Priority:** Other residents of the neighborhood who are participants in HUD- Youthbuild or other federal, state, and local job programs being carried out in the City or county area; **OR**~~

~~**Fourth Priority:** Other persons from the project's immediate area who meet the definition of Section 3 Resident contained in § 135.5, 24 CFR Part 135.~~

~~In order to comply with Section 3 Requirements on contracting, contractors must give contracting preference to Section 3 Business Concerns, by following the following priorities that are pursuant to § 135.34, 24 CFR Part 135:~~

~~*Public and Indian Housing Programs:*~~

~~**First Priority:** Business Concerns that are 51 percent or more owned by residents of the housing development or developments for which Section 3 Covered Assistance is expended, or whose full-time, permanent workforce includes 30 percent of these persons as employees;~~

~~**Second Priority:** Business Concerns that are 51 percent or more owned by residents of other housing developments or developments managed by the housing authority that is expending the Section 3 Covered Assistance, or whose full-time, permanent workforce includes 30 percent of these persons as employees;~~

~~**Third Priority:** HUD Youthbuild programs being carried out of Isabella County for which Section 3 Covered Assistance is expended; **OR**~~

~~**Fourth Priority:** Business Concerns that are 51 percent or more owned by Section 3 Residents, or whose permanent, full-time workforce includes no less than 30 percent Section 3 Residents, or that subcontract in excess of 25 percent of the total amount of subcontracts to Section 3 Business Concerns.~~

~~Housing and Community Development Programs:~~

~~**First Priority:** Section 3 Business Concerns that provide economic opportunities for Section 3 Residents in the service area or neighborhood in which the Section 3 Covered Project is located;~~

~~———— **Second Priority:** Applicants selected to carry out HUD Youthbuild programs; **OR**~~

~~———— **Third Priority:** Other Section 3 Business Concerns.~~

~~In the event that a Section 3 Contractor or Subcontractor cannot hire based on Section 3 Resident employment and training priorities or contract based on the Section 3 Business Concerns contracting priorities, they must then document and explain the reasons as to why, and then submit that explanation to the Section 3 Coordinator for the City.~~

~~Formal Section 3 Plan~~

~~After the Section 3 Contractor has been selected, the Section 3 Recipient shall schedule a meeting with the Section 3 Developer and Contractor to discuss Section 3 Requirements.~~

~~After such meeting is complete, a comprehensive Section 3 Plan shall be completed and signed by a representative of all parties involved (Section 3 Developer, Contractor, and Subcontractors[s]). This comprehensive Section 3 Plan needs to also include the Section 3 goals of the Section 3 Developer, Contractor, and Subcontractor(s). After successful completion of the plan, the Section 3 Developer, Contractor, and Subcontractor(s) are then required to submit it to the Section 3 Coordinator for the City for review and approval.~~

EMPLOYMENT

All contractors will seek low- or very low-income persons residing in the property metropolitan area for 30% of all new hires. When applicable, the contractor must show evidence of seeking project residents for 15% of the new hires.

Eligibility for employment or contracting nothing in this policy will be construed to require the employment or contracting of a Section 3 resident or contractor who does not meet the qualifications of the position to be filled or who cannot perform the contract.

PREFERENCE FOR SECTION 3 BUSINESS CONCERNS

Preference will be awarded to Section 3 Business Concerns according to the following system:

1. Where the Section 3 Covered Contract is to be awarded based upon the lowest price, the contract will be awarded to the qualified Section 3 Business Concern with the lowest responsive quotation, if it is reasonable and no more than 10 percent higher than the quotation of the lowest responsive quotation from any qualified source. If no responsive quotation by a qualified Section 3 Business Concern is within 10 percent of the lowest responsive quotation from any qualified source, the award will be made to the source with the lowest quotation. If it is reasonable and no more than 10 percent higher than the quotation of the lowest responsive quotation from any qualified source. If no responsive quotation by a qualified Section 3 Business Concern is within 10 percent of the lowest responsive quotation from any qualified source, the award will be made to the source with the lowest quotation.
2. Where the Section 3 Covered Contract is to be awarded based on factors other than price, a request for quotations will be issued by developing the particulars of the solicitation, including a rating system for the assignment of points to evaluate the merits of each quotation. The solicitation will identify all factors to be considered, including price or cost. The rating system will provide for a range of 15 to 25 percent of the total number of available rating points to be set aside for the provision of preference for Section 3 Business Concerns. The purchase order will be awarded to the responsible firm whose quotation is the most advantageous, considering price and all other factors specified in the rating system.

Competitive Bids: Procurement by Sealed Bids (Invitations for Bids)

Preference in the award of Section 3 Covered Contracts that are awarded under a sealed bid process may be provided as follows:

1. Bids will be solicited from all businesses (i.e. Section 3 Business Concerns and non- Section 3 Business Concerns). An award will be made to the qualified Section 3 Business Concern with the highest priority ranking (as defined in 24 CFR Part 135) and with the lowest responsive bid if that bid:
 - a. is within the maximum total contract price established in THE UGLG's budget for the specific project for which bids are being taken; and
 - b. is not more than "X" higher than the total bid price of the lowest responsive bid from any responsible bidder. "X" is determined as follows:

X = lesser of:

When the lowest responsive bid is:

less than \$100,000 . . . 10% of that bid or \$9,000

When the lowest responsive bid is:

At least \$100,000, but less than \$200,000 . . . 9% of that bid or 16,000

At least \$200,000, but less than \$300,000 . . . 8% of that bid or 21,000

At least \$300,000, but less than \$400,000 . . . 7% of that bid or 24,000

At least \$400,000, but less than \$500,000 . . . 6% of that bid or \$25,000

At least \$500,000, but less than \$1 million . . . 5% of that bid or \$40,000

At least \$1 million, but less than \$2 million . . . 4% of that bid or \$60,000

At least \$2 million, but less than \$4 million . . . 3% of that bid or \$80,000

At least \$4 million, but less than \$7 million . . . 2% of that bid or 105,000
\$7 million or more . . . 1.5% of the lowest responsive bid, with no dollar limit

2. If no responsive bid by a Section 3 Business Concern meets the requirements of paragraph 1 of this section, the contract will be awarded to a responsible bidder with the lowest responsive bid.
3. In both paragraph 1 and 2 above, a bidder, to be considered as responsible, must demonstrate compliance with the "greatest extent feasible" requirement of Section 3.

COMPLIANCE

HUD holds MEDC accountable for compliance with Section 3 requirements. In its written agreement with its housing partners, MEDC will site Section 3 obligations. When a housing partner is unable to meet Section 3 goals, MEDC will place the burden of proving compliance with Section 3 on the recipient.

The minimum numerical goal for employment is 30 percent of the aggregate number of new hires will be Section 3 residents annually—i.e., 1 out of 3 new employees needed to complete a Section 3 covered project/activity will be a Section 3 resident.

The minimum goals for contracting are:

- Ten percent of the total dollar amount of all Section 3 covered contracts for building trades work for maintenance, repair, modernization or development of public or Indian housing or building trades work arising in connection with housing rehabilitation, housing construction and other public construction, will be awarded to Section 3 businesses; and
- Three percent of the total dollar amount of all non-construction Section 3 covered contracts will be awarded to Section 3 businesses.

Safe harbor and compliance determinations: In the absent of evidence to the contrary (i.e., evidence that efforts to the "greatest extent feasible" were not expended), if the City or contractor meets the minimum numerical goals shown above, the recipient or contractor is considered to have complied with Section 3 preference requirements.

The City will be expected to demonstrate why it was not feasible to meet the goals. At a minimum, if recipients of Section 3 Assistance are unable to meet their Section 3 training, hiring, and contracting goals, they should **sponsor or participate** in upward mobility programs, hire eligible residents in trainee positions with regard to training and employment, or form Section 3 joint ventures with various local employment agencies.

DATA COLLECTION AND REPORTING

The City will collect and submit required Section 3 data and complete Section 3 reporting requirements.

Adopted _____ Passed by _____

Signed by _____ Title _____

Date _____ Attest _____

Components of Section 3 Plan

The Section 3 Plan must contain specific information, including but not limited to the following:

Statement certifying that the Section 3 Developer, Contractor, and/or Subcontractor(s) agree to comply with the Section 3 Act and regulations, as well as the City of Mount Pleasant's Section 3 Policy and Handbook;

~~Statement certifying that the Section 3 Developer, Contractor, and/or Subcontractor(s) agree to comply with all applicable MSHDA and HUD regulations, as may subsequently be amended, and that the Section 3 Developer, Contractor, and/or Subcontractor(s) shall cooperate with all reporting requirements and with any financial audit required for the City's compliance with the terms of the Section 3 funding (including but not limited to providing any necessary written authorizations), shall comply with generally accepted accounting principles and generally accepted government auditing standards and, that the Section 3 Developer, Contractor, and/or Subcontractor(s) shall maintain records pertaining to work performed under Section 3 for the minimum amount of time required by applicable MSHDA and HUD regulations following satisfactory completion of the work and shall make such records available to the City upon the City's written request;~~

~~Statement certifying that the Section 3 Developer, Contractor, and/or Subcontractor(s) are aware of the employment, training, and contracting goals, and agree to work together to meet these goals;~~

~~Name and contact information of the Section 3 Developer, Contractor, and/or Subcontractor(s)~~

~~Section 3 Coordinator;~~

~~Identification of the Section 3 project area (area in which project is located);~~

~~Section 3 Developer, Contractor, and/or Subcontractor(s) current workforce, and additional workforce that will be needed to complete the project;~~

~~Section 3 Developer, Contractor, and/or Subcontractor(s) employment, training and contracting opportunity goals for project;~~

~~Specific strategies for notifying Section 3 Residents of Section 3 employment and training goals;~~

~~Specific strategies for notifying Section 3 Business Concerns of Section 3 contracting opportunities;~~

~~Commitment by Section 3 Contractor to inform all potential Section 3 Subcontractor(s) of its Section 3 Plan, and ensure that the Section 3 Contractor holds Section 3 Subcontractor(s) accountable to all Section 3 Requirements;~~

~~Commitment by Section 3 Developer and Contractor to prepare and submit to the City of Mount Pleasant's Section 3 Coordinator, monthly Section 3 reports;~~

~~Commitment by Section 3 Developer and Contractor to include Section 3 Clause (see attachments) in all construction contracts and subcontracts for Section 3 Covered Contracts; **AND**~~

~~Commitment by Section 3 Developer, Contractor, and Subcontractor(s) to conduct aggressive outreach and notify Section 3 Residents and Section 3 Business Concerns of Section 3 goals, including the use of site signage, fliers, etc.~~

~~***Implementation Strategies for Notifying of Employment, Training and Contracting***~~

~~In order to comply with the Section 3 Act and regulations, the Section 3 Developer, Contractor, and Subcontractor(s), as applicable to each project, shall implement an aggressive campaign to encourage participation of Section 3 Residents and Section 3 Business Concerns. Some strategies to implement this campaign include the following:~~

~~Publish a notice in a local newspaper of the potential employment and training opportunities for Section 3 Residents and Section 3 Business Concerns. Written notice must be provided in sufficient time to enable Section 3 Business Concerns the opportunity to respond to bid invitation;~~

~~Post in a prominent location at the Section 3 Covered Project site notice of the potential employment and training opportunities for Section 3 Residents, and potential contracting opportunities for Section 3 Business Concerns;~~

~~Submit letters or fliers to the residents of a Section 3 Covered Project advising them of employment, training and contracting opportunities for the Section 3 Covered Project (applies to rehabilitation only when there are existing residents);~~

~~Provide residents of the Section 3 Covered Project and the surrounding area with information on how to get certified as a Section 3 Resident or Section 3 Business Concern;~~

~~Provide public housing authorities in Isabella County County with fliers, notices and other information related to Section 3 employment, training and contracting opportunities for the Section 3 Covered Project;~~

~~Provide information to residents of a Section 3 Covered Project and the surrounding area regarding established job training programs located within the Section 3 Covered Project area;~~

~~Provide minority and women-focused labor and trade organizations with notice of Section 3 employment, training and business opportunity goals;~~

~~Provide minority and women-focused labor and trade organizations with notice of when and where plans and specifications for bid review will be distributed;~~ **OR**

~~Contact the following groups that have been identified in assisting to find Section 3 Residents employment, and Section 3 Business Concerns contracting opportunities:~~

Organization Name	Website	Phone	Address
Isabella County Habitat for Humanity Job Postings	www.habitat.org	(989) 773-0043	-201 East Pickard Street, Mount Pleasant, MI 48858
The Morning Sun Job or Bid Postings	http://www.themorningsun.com/	(989) 779-6100	711 W. Pickard St. Mount. Pleasant, MI 48858
Michigan Works Job Placement, Training	http://www.michiganworks.org/	(989) 772-5304	5889 E Broadway Rd, Mount Pleasant, MI 48858

~~Section 3 Certifications~~

~~The City requires that Section 3 Residents and Section 3 Business Concerns register with the City's Section 3 Coordinator to ensure that they are Section 3 certified. This is a self-certification that the Section 3 Coordinator will verify upon successful completion of the required forms by a Section 3 Resident or Section 3 Business Concern applicant. The following documents are required to apply for Section 3 Resident and Section 3 Business Concern status, respectively:~~

~~Section 3 Resident~~—Any person requesting Section 3 preference in hiring and training shall complete the City's Section 3 Resident Certification Form. Additionally, the person seeking certification shall provide the adequate documentation regarding permanent residence and income. Verification of income eligibility will be determined using one of the following forms:

~~A public housing or Section 8 lease agreement;~~

~~Evidence of income (most recent W-2 or income tax return);~~

~~Evidence of receipt of public assistance; or~~

~~Any other evidence acceptable to the City's Section 3 Coordinator.~~

~~Section 3 Business Concern~~—Any business seeking Section 3 preference shall complete the City's Section 3 Business Concerns Certification Form. This form is a self certification, and Section 3 Business Concerns bear the ultimate responsibility of ensuring and maintaining their Section 3 status, as well as complying with all related HUD regulations.

~~Applications requesting for Section 3 Business Concern status must be submitted to the City's Section 3 Coordinator prior to submission of bids for review. Section 3 Business Concerns shall provide additional documentation to the City upon request.~~

~~After reviewing the required documents submitted requesting Section 3 Resident and Section 3 Business Concerns status, the Section 3 Coordinator for the City will then send a letter certifying Section 3 status, provided all applicable requirements are satisfied. The City will also keep a database of eligible Section 3 Residents and Section 3 Business Concerns.~~

~~**Section 3 Compliance and Monitoring**~~

~~The City is available at all times to provide guidance and technical support to Section 3 Developers, Contractors, and Subcontractor(s) to ensure that they understand the goals and regulations of Section 3. Additionally, the City will maintain a database of eligible Section 3 Residents and Section 3 Business Concerns to assist Section 3 Developers, Contractors, and Subcontractors in outreaching to both constituencies.~~

~~Section 3 Developers, Contractors, and Subcontractors are required to retain copies of all outreach attempts, copies of all responses to notices published in papers and posted publicity, copies of all responses to bid invitations, and any other relevant information pertaining to Section 3 outreach. Copies of all outreach shall be surrendered to the City upon request.~~

~~The City also retains the right to conduct on-site reviews of a Section 3 Covered Project to determine whether the Section 3 Developer, Contractor, and/or Subcontractor(s) are complying with the approved Section 3 Plan.~~

~~In the event that the City determines that a Section 3 Developer, Contractor, and/or Subcontractor(s) are not in compliance with the approved Section 3 Plan, then the party in violation will be provided with a written notice of non-compliance. The notice will require the party in violation to meet with the City's Section 3 Coordinator to determine if the best efforts were used to follow the plan. If they were not, then the Section 3 Coordinator will advise on the necessary steps to meet the goals of the Section 3 Plan.~~

~~**Section 3 Policy and Handbook Attachments**~~

~~Section 3 Act~~

~~Section 3 Regulations~~

~~Section 3 Clause~~

~~Section 3 Plan (Section 3 Developer and Section 3 Contractor)~~

~~Section 3 Plan (Section 3 Subcontractor[s])~~

~~Contracting Plan Worksheet~~

~~Outreach to Solicit Bids from Section 3 Business Concerns~~

~~Permanent Employee Listing (Section 3 Developer, Contractor, Subcontractor[s])~~

~~Workforce Needed for Section 3 Covered Project (Section Developer, Contractor, Subcontractor[s])~~

~~New Hires (Section 3 Developer, Contractor, Subcontractor[s])~~

~~Section 3 New Hires Trained (Section 3 Developer, Contractor, Subcontractor[s])~~

~~Certification for Business Concerns Seeking Section 3 Preference in Contracting~~

~~Certification for Resident Seeking Section 3 Preference in Training & Employment~~

~~HUD Form 60002 Section 3 Summary Report~~

~~GRAPIDS 57654-1-379120v1~~

~~GRAPIDS 57654-1-379791v1~~



CITY OF MT. PLEASANT

ECONOMIC OPPORTUNITIES POLICY FOR SECTION 3 COVERED CONTRACTS

BACKGROUND

The Economic Opportunities Policy for Section 3 Covered Contracts is pursuant to projects funded through the Community Development Block Grant (CDBG) program and is not intended to replace and/or modify the City of Mt. Pleasant Purchasing Policy. A copy of the City's purchasing policy can be found here: http://www.mt-pleasant.org/boards_and_commissions/approved_policies.asp

Section 3 of the Housing and Urban Development Act of 1968, as amended, ("Section 3") requires that economic opportunities generated by certain U.S. Department of Housing and Urban Development financial assistance for housing and community development programs be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and business concerns which provide economic opportunities to low- and very low income persons (24 CFR 135.1).

Pursuant to Section 3 of the Housing and Urban Development Act of 1968, as amended and 24 CFR Part 135, City of Mt. Pleasant adopts this Economic Opportunities Policy for Section 3 Covered Contracts. The policy will provide direction for implementing Section 3, when required.

This policy was originally adopted October 12, 2015 and is now amended March 22, 2021.

POLICY STATEMENT

The City of Mt. Pleasant will provide opportunities to low- and very low-income persons residing in the State of Michigan (as defined in § 135.5 of 24 CFR Part 135) and to businesses meeting the definition of "Section 3 Business Concern" (as defined by 24 CFR Part 135). Accordingly, the City will implement policies and procedures to ensure that Section 3, when required, is followed and develop programs and procedures necessary to implement this policy covering all procurement contracts where labor and/or professional services are provided. This policy will not apply to contractors who only furnish materials or supplies through Section 3 covered assistance. It will apply to contractors who install materials or equipment. (See the definition of "Section 3 Covered Contracts" below.) There is nothing in policy that should be construed to require the employment or contracting of a Section 3 resident or contractor who does not meet the qualifications of the position to be filled or who cannot fulfill the contract requirements.

DEFINITIONS

The City incorporates into this policy the definitions contained in § 135.5 of 24 CFR Part 135.

Defined Terms of Policy

Section 3 – Section 3 is a provision of the Housing and Urban Development Act of 1968, which recognizes that HUD funds are typically one of the largest sources of federal funding expended in communities through the form of grants, loans, entitlement allocations and other forms of financial assistance. Section 3 is intended to ensure that when employment or contracting opportunities are generated because a covered project or activity necessitates the employment of additional persons or the awarding of contracts for work, preference must be given to low- and very low-income persons or business concerns residing in the community where the project is located.

Section 3 Recipient – means any entity which receives Section 3 covered assistance, directly from HUD or from another recipient and includes, but is not limited to, any State, unit of local government, PHA, IHA, Indian tribe, or other public body, public or private nonprofit organization, private agency or institution, mortgagor, developer, limited dividend sponsor, builder, property manager, community housing development organization, resident management corporation, resident council, or cooperative association. Recipient also includes any

successor, assignee or transferees of any such entity, but does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

Section 3 Resident – A section 3 resident is 1) a public housing resident; or 2) a low- or very low-income person residing in the metropolitan area or Non-metropolitan County in which the Section 3 covered assistance is expended.

Section 3 Business Concern(s) – Section 3 Business Concerns are businesses that can provide evidence that they meet one of the following:

1. 51% or more owned by Section 3 residents; or
2. at least 30% of its full-time employees include persons that are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
3. provides evidence, as required, of a commitment to subcontract in excess of 25% of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications in the above two paragraphs.

Section 3 Covered Assistance –

1. Public and Indian housing development, operating or capital funds; or other housing assistance and community development assistance expended for housing rehabilitation, housing construction or other public construction projects, such as: CDBG, HOME, 202/811, Lead-Based Paint Abatement, etc.
2. The following definition for Section 3 Covered Assistance comes from 24 CFR 135.5:
 - a. Public and Indian housing development assistance provided pursuant to section 5 of the 1937 Act;
 - b. Public and Indian housing operating assistance provided pursuant to section 9 of the 1937 Act;
 - c. Public and Indian housing modernization assistance provided pursuant to section 14 of the 1937 Act;
 - d. Assistance provided under any HUD housing or community development program that is expended for work arising in connection with:
 - Housing rehabilitation (including reduction and abatement of lead-based paint hazards, but excluding routine maintenance, repair and replacement);
 - Housing construction; or
 - Other public construction project (which includes other buildings or improvements, regardless of ownership).

Section 3 Covered Contract – means a contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 Covered Assistance, or for work arising in connection with a Section 3 Covered Project. “Section 3 Covered Contracts” do not include contracts awarded under HUD procurement program, which are governed by the Federal Acquisition Regulation System (see 48 CFR, Chapter 1). “Section 3 Covered Contracts” also do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 Covered Contract. For example, a contract for the purchase and installation of a furnace would be a Section 3 Covered Contract because the contract is for work (i.e., the installation of the furnace) and thus is covered by Section 3.

Section 3 Covered Project – A section 3 covered project involves the construction or rehabilitation of housing (including reduction of lead-based paint hazards), or other public construction such as street repair, sewage line repair or installation, updates to building facades, etc.

Section 3 Covered Community Planning and Development Funding – Community Development Block Grants (CDBG), Home Investment Partnership Assistance (HOME), Emergency Shelter Grants (ESG), Neighborhood

Stabilization Programs (NSP), and certain grants awarded under HUD Notices of Funding Availability (NOFAs). The requirements for Section 3 only apply to the portion(s) of covered funding that were used for project/activities involving housing construction, rehabilitation, demolition, or other public construction.

RESPONSIBILITIES

The City that receives community development or housing assistance covered by Section 3 has the responsibility to comply with Section 3 in its own operations. This responsibility includes:

1. Notifying Section 3 residents and businesses about jobs and contracts generated by Section 3 covered assistance so that residents may seek jobs and businesses may submit bids/proposals for available contracts;
 - a. Notifying potential contractors of the objectives of Section 3 and ways in which each contractor can assist the sub-recipient to meet its goal;
 - b. Facilitating the training and employment of Section 3 residents and the award of contracts to Section 3 business concerns; and
 - c. Documenting the action that the sub-recipient takes to comply with the Section 3 requirements, the results of the actions, and impediments, if any.
2. The City has a responsibility to "ensure compliance" of their contractors and subcontractors. This means that a sub-recipient must:
 - a. Notify contractors of their responsibilities under Section 3 including, but not limited to, incorporating the Section 3 Clause in contract documents.
 - b. Refrain from entering into contracts with contractors that are in violation of the regulations in 24 CFR Part 135.
 - c. Respond to complaints made to the recipient by Section 3 residents or business concerns that the sub-recipient, a contractor or subcontractor, is not in compliance with 24 CFR Part 135.
 - d. Cooperate with HUD in obtaining the compliance of contractors and subcontractors when allegations are made that the sub-recipient's contractors and subcontractors are not in compliance with the regulation of 24 CFR Part 135.

GOALS

All contractors undertaking Section 3 covered projects and activities are expected to meet the Section 3 requirements. To demonstrate compliance with the "greatest extent feasible" requirement of Section 3, contractors must meet the goals set forth below for providing training, employment and contracting opportunities to Section 3 residents and Section 3 business concerns. To meet the goals, contractors must select Section 3 residents based on the following priorities pursuant to § 135.34, 24 CFR Part 135:

First Priority - Residents of the development where the work is to be performed.

Second Priority - Other residents of the neighborhood where the work is to be performed.

Third Priority - Other residents of the neighborhood who are participants in HUD- Youthbuild or others federal, state, and local job programs being carried out in the city or county area.

Fourth Priority - Other persons from the project metropolitan area who meet the definition of Section 3 resident contained in § 135.5 of 24 CFR Part 135.

EMPLOYMENT

All contractors will seek low- or very low-income persons residing in the property metropolitan area for 30% of all new hires. When applicable, the contractor must show evidence of seeking project residents for 15% of the new hires.

Eligibility for employment or contracting nothing in this policy will be construed to require the employment or contracting of a Section 3 resident or contractor who does not meet the qualifications of the position to be filled or who cannot perform the contract.

PREFERENCE FOR SECTION 3 BUSINESS CONCERNS

Preference will be awarded to Section 3 Business Concerns according to the following system:

1. Where the Section 3 Covered Contract is to be awarded based upon the lowest price, the contract will be awarded to the qualified Section 3 Business Concern with the lowest responsive quotation, if it is reasonable and no more than 10 percent higher than the quotation of the lowest responsive quotation from any qualified source. If no responsive quotation by a qualified Section 3 Business Concern is within 10 percent of the lowest responsive quotation from any qualified source, the award will be made to the source with the lowest quotation. If it is reasonable and no more than 10 percent higher than the quotation of the lowest responsive quotation from any qualified source. If no responsive quotation by a qualified Section 3 Business Concern is within 10 percent of the lowest responsive quotation from any qualified source, the award will be made to the source with the lowest quotation.
2. Where the Section 3 Covered Contract is to be awarded based on factors other than price, a request for quotations will be issued by developing the particulars of the solicitation, including a rating system for the assignment of points to evaluate the merits of each quotation. The solicitation will identify all factors to be considered, including price or cost. The rating system will provide for a range of 15 to 25 percent of the total number of available rating points to be set aside for the provision of preference for Section 3 Business Concerns. The purchase order will be awarded to the responsible firm whose quotation is the most advantageous, considering price and all other factors specified in the rating system.

Competitive Bids: Procurement by Sealed Bids (Invitations for Bids)

Preference in the award of Section 3 Covered Contracts that are awarded under a sealed bid process may be provided as follows:

1. Bids will be solicited from all businesses (i.e. Section 3 Business Concerns and non- Section 3 Business Concerns). An award will be made to the qualified Section 3 Business Concern with the highest priority ranking (as defined in 24 CFR Part 135) and with the lowest responsive bid if that bid:
 - a. is within the maximum total contract price established in THE UGLG's budget for the specific project for which bids are being taken; and
 - b. is not more than "X" higher than the total bid price of the lowest responsive bid from any responsible bidder. "X" is determined as follows:

X = lesser of:

When the lowest responsive bid is:

less than \$100,000 . . . 10% of that bid or \$9,000

When the lowest responsive bid is:

At least \$100,000, but less than \$200,000 . . . 9% of that bid or 16,000

At least \$200,000, but less than \$300,000 . . . 8% of that bid or 21,000

At least \$300,000, but less than \$400,000 . . . 7% of that bid or 24,000

At least \$400,000, but less than \$500,000 . . . 6% of that bid or \$25,000

At least \$500,000, but less than \$1 million . . . 5% of that bid or \$40,000

At least \$1 million, but less than \$2 million . . . 4% of that bid or \$60,000

At least \$2 million, but less than \$4 million . . . 3% of that bid or \$80,000

At least \$4 million, but less than \$7 million . . . 2% of that bid or 105,000
\$7 million or more . . . 1.5% of the lowest responsive bid, with no dollar limit

2. If no responsive bid by a Section 3 Business Concern meets the requirements of paragraph 1 of this section, the contract will be awarded to a responsible bidder with the lowest responsive bid.
3. In both paragraph 1 and 2 above, a bidder, to be considered as responsible, must demonstrate compliance with the "greatest extent feasible" requirement of Section 3.

COMPLIANCE

HUD holds MEDC accountable for compliance with Section 3 requirements. In its written agreement with its housing partners, MEDC will site Section 3 obligations. When a housing partner is unable to meet Section 3 goals, MEDC will place the burden of proving compliance with Section 3 on the recipient.

The minimum numerical goal for employment is 30 percent of the aggregate number of new hires will be Section 3 residents annually—i.e., 1 out of 3 new employees needed to complete a Section 3 covered project/activity will be a Section 3 resident.

The minimum goals for contracting are:

- Ten percent of the total dollar amount of all Section 3 covered contracts for building trades work for maintenance, repair, modernization or development of public or Indian housing or building trades work arising in connection with housing rehabilitation, housing construction and other public construction, will be awarded to Section 3 businesses; and
- Three percent of the total dollar amount of all non-construction Section 3 covered contracts will be awarded to Section 3 businesses.

Safe harbor and compliance determinations: In the absent of evidence to the contrary (i.e., evidence that efforts to the "greatest extent feasible" were not expended), if the City or contractor meets the minimum numerical goals shown above, the recipient or contractor is considered to have complied with Section 3 preference requirements.

The City will be expected to demonstrate why it was not feasible to meet the goals. At a minimum, if recipients of Section 3 Assistance are unable to meet their Section 3 training, hiring, and contracting goals, they should **sponsor or participate** in upward mobility programs, hire eligible residents in trainee positions with regard to training and employment, or form Section 3 joint ventures with various local employment agencies.

DATA COLLECTION AND REPORTING

The City will collect and submit required Section 3 data and complete Section 3 reporting requirements.

Adopted _____

Passed by _____

Signed by _____

Title _____

Date _____

Attest _____

Memorandum



TO: Nancy Ridley, City Manager

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

FROM: Michelle Sponseller, Downtown Development Director

DATE: March 9, 2021

SUBJECT: Resolution defining slum and blighted areas

The Community Development Block Grant (CDBG) program requires us to have a number of policies and procedures in place to maintain compliance and continued access to funding. One of the compliance documents necessary is a resolution defining slum and blight with regards to CDBG funded projects.

Please note that this definition is pertinent to the CDBG funded projects and does not replace or modify any definitions outside those activities.

In the future, should a CDBG project using this definition be utilized, the city commission's next step would be to declare a specific area using this definition as slum or blighted so it may be eligible for funding.

Requested Action:

The City Commission adopt the attached resolution as presented.

Attachment:

1. Resolution defining slum and blighted areas.

RESOLUTION DEFINING SLUM AND BLIGHTED AREAS

WHEREAS, Community Development Block Grants (CDBG) and other sources of funding may be available from time to time for redevelopment of slum and blighted areas; and

WHEREAS, it is appropriate to define “blighted area” for purposes of designation of such areas specific to circumstances when funds are granted for preservation, improvement, and redevelopment in a manner consistent with CDBG program requirements and State law;

Now, Therefore, be it Resolved, the City Commission of the City of Mt. Pleasant, MI, duly assembled this 22nd day of March, 2021, adopts the following definition of a “Slum and Blighted Area” for purposes of designating areas, making application for funds, and expenditure of funds for the improvement, preservation, conservation, or redevelopment of such areas as may be identified by a future resolution of the City Commission which specifically describes the area and identifying the conditions which meet the standards in the definition.

Be It Further Resolved, that in accordance with State law, a “Slum and Blighted Area” means any improved or vacant area within identified boundaries located within the territorial limits of the municipality, which meets state law and the following CDBG definition:

Public improvements are in a general state of deterioration in the designated area, or a substantial number of buildings in the designated area are deteriorated or deteriorating, and at least 25% of the properties in the area have one or more of the following characteristics:


- Physical deterioration of buildings or improvements
- Abandonment of properties
- Chronic high turnover or vacancy rates in commercial/industrial buildings
- Significant decline in property values or abnormally low property values in relation to other areas in the community; or
- Known or suspected environmental contamination.

Approved this 22nd day of March, 2021.

Witnesses

Signed

COMMISSION LETTER #050-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER AGREEMENT FOR ANNEXATION AND DETACHMENT OF
PROPERTY WITH CHARTER TOWNSHIP OF UNION

The attached memo from City Planner Jacob Kain outlines the recommended agreement to resolve a boundary issue that was identified during the preparation for the 2020 Census.

Mr. Kain has been working with representatives from the Charter Township of Union and our City Attorney to resolve this boundary issue so that we do not run into a similar circumstance when the 2030 Census is initiated.

The attached agreement has been drafted by the City Attorney. Union Township staff will be recommending approval of the agreement at the March 24 Union Township Board of Trustees meeting. As indicated, approval of this agreement merely cleans up the boundary line. No residents are impacted as none of these parcels are inhabited. The pieces of property that would be within the jurisdiction of the City are either covered by a 425 agreement or are currently non-taxable pieces of property owned by the Diocese of Saginaw. The one parcel of land that will be transferred to the Township is a very small parcel owned by the Mt. Pleasant County Club and is adjacent on two sides with land also owned by the Mt. Pleasant Country Club.

It is recommended the City Commission authorize the Mayor to sign the agreement as presented.

Recommended Motion:

Move to authorize the Mayor to sign the agreement related to clarification of the boundary as presented.

NJR/ap

Memorandum



TO: Nancy Ridley
City Manager

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

FROM: Jacob Kain
City Planner

DATE: March 9, 2021

SUBJECT: Boundary Agreement

In preparation for the 2020 Census, the U.S. Census Bureau requested that units of government review and validate their boundary. Through that review, inconsistencies were identified in the manner in which the City, the Charter Township of Union, Isabella County and the State Boundary Commission depict the City and Township boundary. The inconsistencies exist along the northern City / Township boundary generally in the area of the City's Public Works Center and N. Fancher Street. These inconsistencies could not be resolved by consulting existing City or Township records.

In order to resolve these inconsistencies, City and Township staff have developed the attached agreement that would confirm the boundary as depicted in Exhibit B of the agreement. A portion of this area is subject to a prior agreement under Public Act 425 that conditionally transferred those properties from the Township to the City; that agreement would be terminated under the new agreement.

The Township Board of Trustees will consider the attached agreement at their regular meeting on April 14, 2021. Upon approval by both entities, the agreement will be submitted to the State Boundary Commission in order to correct the state depiction of the boundary. City and Township staff will also work to correct internally created maps to reflect the confirmed boundary.

Requested Action:

Authorize the Mayor to sign the attached Agreement for Annexation and Detachment of Property.

Attachment:

1. Agreement for Annexation and Detachment of Property

Agreement for Annexation and Detachment of Property

This Agreement for Annexation and Detachment of Property is made as of the ____ day of _____, 2021, between the City of Mount Pleasant ("City"), a Michigan municipal corporation located at 320 W. Broadway St., Mt. Pleasant, Michigan 48858, and the Charter Township of Union ("Township"), a Michigan charter township located at 2010 S. Lincoln Rd., Mt. Pleasant, Michigan 48858.

Background

WHEREAS, the Township and the City share a boundary line along the northern portion of the City; and

WHEREAS, the Township and the City have entered into multiple agreements concerning the jurisdictional boundary between the Township and the City; and

WHEREAS, in November 1976, the Township and the City agreed to the annexation of certain property from the Township to the City; and

WHEREAS, in December 1979, the Township and the City agreed to the annexation of additional property from the Township to the City; and

WHEREAS, on September 1, 2006, the Township and the City entered into an agreement under Act 425 of 1985 ("Act 425 Agreement"), to conditionally transfer Parcel No. 17-000-15-227-00 from the jurisdiction of the Township to the City ("Act 425 Parcel," depicted as "Parcel A" on Attachment A to the Act 425 Agreement); and

WHEREAS, following the annexations in 1976 and 1979 and the adoption of the Act 425 Agreement, the City discovered that various public records disclose inconsistencies and uncertainty as to the precise location the jurisdictional boundary line between the City and the Township near the Act 425 Parcel, such that it is unclear from the public records whether the following parcels (or portions of those parcels) are within the jurisdiction of the City or the Township:

Parcel 14-010-40-001-00

Parcel 17-000-15-228-00

Parcel 14-010-20-001-04

Parcel 17-000-15-229-00

Parcel 17-000-15-226-00

Parcel 17-000-09-309-00

Parcel 17-000-15-227-00

Parcel 17-000-15-108-00

Parcel 17-000-15-129-00

These parcels are further described on **Exhibit A**.

WHEREAS, the Home Rule City Act, Act 279 of 190, MCL 117.1 *et seq*, authorizes the annexation of vacant, unoccupied territory from a township to a city under certain circumstances upon the majority vote of the legislative body of the city and the approval of the legislative body of the adjoining township (MCL 117.9(8)); and

WHEREAS, the Home Rule City Act further authorizes the detachment of territory from a city to a township under certain circumstances by agreement of the township and the city (MCL 117.9b)); and

WHEREAS, to resolve any inconsistencies in the public records and to clarify the jurisdictional boundary line between the Township and the City, the Township and the City wish to enter into this Agreement to terminate the Act 425 Agreement and instead annex the Act 425 Parcel from the Township to the City; provide for the annexation of certain parcels from the Township to the City; provide for the detachment of one parcel from the City to the Township; and acknowledge and affirm the jurisdiction of certain other parcels

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **Termination of Act 425 Agreement.** The Act 425 Agreement is hereby terminated, and, immediately upon termination, the Act 425 Parcel (Parcel 17-000-15-227-00) is annexed from the Township to the City pursuant to Paragraph 2 of this Agreement.
2. **Annexation.** The following five parcels are annexed from the Township to the City and will be considered to be within the jurisdiction of the City for all purposes:

Parcel 14-010-40-001-00

Parcel 17-000-15-228-00

Parcel 17-000-15-226-00

Parcel 17-000-15-227-00

Parcel 17-000-15-229-00

As a result of the annexation, any inhabitants of these parcels will be City residents entitled to vote in City elections. The City will assess and collect taxes levied against the parcels to the extent the parcels are subject to *ad valorem* taxation. The parcels are subject to the City's ordinances, including its zoning ordinance, in the same manner as other similarly situated parcels located within the City.

3. **Detachment.** The following parcel is detached from the City to the Township and will be considered to be within the jurisdiction of the Township for all purposes:

Parcel 17-000-09-309-00

As a result of the detachment, any inhabitants of this parcel will be Township residents entitled to vote in Township elections. The Township will assess and collect taxes levied

against the parcel to the extent the parcel is subject to *ad valorem* taxation. The parcel is subject to the Township's ordinances, including its zoning ordinance, in the same manner as other similarly situated parcels located within the Township. The City is not obligated to provide any City services to this parcel except to the extent it has agreed with the Township to provide such services within the Township.

4. Acknowledgment of Existing Jurisdictional Boundaries.

- A. The parties acknowledge and agree that the following parcels have been, and remain, within the jurisdiction of the City:

Parcel 17-000-15-129-00

Parcel 17-000-15-108-00

To the extent that these parcels were not already within the jurisdiction of the City, these parcels are deemed to be annexed from the Township to the City.

- B. The parties acknowledge and agree that the following parcel has been, and remains, within the jurisdiction of the Township:

Parcel 14-010-20-001-04

To the extent that this parcel was not already within the jurisdiction of the Township, the parcel is deemed to be detached from the City to the Township.

- 5. Boundary Line.** As a result of the annexations and detachment described above, the City and the Township agree and will recognize the jurisdictional boundary line between them as described on **Exhibit B**.
- 6. Authorization; Cooperation.** The Township and the City represent that this Agreement has been approved by resolutions of the Township Board and City Commission. The Township and the City will cooperate and take any other actions necessary or appropriate to effectuate the annexations and detachment described in this Agreement.
- 7. Filing of Agreement.** The City will file a copy of this Agreement and the resolutions approving this Agreement with the Michigan Secretary of State, Office of the Great Seal.
- 8. Effective Date; Term.** This Agreement is effective on the date it is signed by authorized representatives of the City and the Township, except that for *ad valorem* taxation purposes, the City and the Township will begin levying their respective taxes on the parcels identified in this Agreement on January 1, 2021. This Agreement is perpetual.
- 9. Revenue Sharing.** The Township and the City will not share any revenue derived from the parcels identified in this Agreement.

10. Governing Law; Venue. Michigan law governs this Agreement. This Agreement may be enforced by either party in any action commenced in a court of competent jurisdiction with venue in Isabella County.

11. Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement.

12. Assignment. The parties may not assign any of their obligations or rights under this Agreement without the express written consent of the other party.

13. Counterparts. This Agreement may be executed in one or more counterparts, all of which together are deemed to be one complete document.

14. Severability. If any portion of this Agreement is deemed unenforceable, the remaining provisions of this Agreement are nevertheless binding.

15. Amendment. This Agreement contains the entire understanding and agreement between the parties with respect to the subject of this Agreement and cannot be amended or modified except by a written agreement signed by both parties.

CITY OF MOUNT PLEASANT

By: _____

Mayor

By: _____

City Clerk

Date: _____

CHARTER TOWNSHIP OF UNION

By: _____

Supervisor

By: _____

Township Clerk

Date: _____

Exhibit A:

Annexed from Township to City:

Parcel 17-000-15-227-00

PART OF THE NE 1/4 SEC 10, T14N, R4W, ISABELLA COUNTY, MICH, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SE COR LOT 18 LEE'S ADDITION, THENCE N 89D40M07S W, ON AND ALONG THE SOUTH LINE OF SAID LOT, 232.99 FT TO THE SSW COR SAID LOT 18 AND THE POB OF THIS DESCRIPTION; THENCE N 89D40M07S W, 144.46 FT, THENCE N 17D27M12S W 62.37 FT, THENCE N 15D19M37S W, 30.58 FT, THENCE N 14D38M22S E, 60.72 FT, THENCE N 18D10M05S E, 67.43 FT, THENCE N 39D25M01S E, 37.53 FT, THENCE N 33D00M30S E 31.45 FT, THENCE N 24D24M03S E, 55.65 FT, THENCE N 04D52M11S W, 47.07 FT, THENCE N 17D19M01S W 48.69 FT, THENCE N 30D22M09S E 32.11 FT, THENCE N 33D37M01S E 117.76 FT, THENCE N 53D30M04S E, 5.05 FT TO A POINT ON WEST LINE OF SAID PLAT, SAID POINT BEING N 00D21M18S W, 12.70 FT FROM THE SW COR LOT 10, THENCE S 00D21M18S E, ON AND ALONG THE WEST LINE OF SAID PLAT, 540.48 FT BACK TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES OF LAND. (AGREEMENT FOR CONDITIONAL TRANSFER OF PROPERTY , 1984 PA 425 AGREEMENT, BETWEEN THE CITY OF MT PLEASANT AND UNION TOWNSHIP DATED 9/1/2006 - UNION TWP PARCEL #14-010-20-001-02 REFERENCE ONLY) . SPLIT FOR 2007 FROM 14-010-20-001-00 TO 14-010-20-001-01 & 14-010-20-001-02 14-010-20-001-02 IMMEDIATELY RETIRED & TRANSFERRED PER PA425 AGREEMENT TO THE CITY OF MT PLEASANT PARCEL NUMBER 17-000-15-227-00

Parcel 17-000-15-229-00

PART OF NW 1/4 OF SE 1/4 SEC 10 T14N R4W BEG AT A POINT ON E & W 1/4 LINE OF SEC 10 WHICH IS S 88D 52M 45S W 48.82 FT FROM THE SW COR LOT 18 LEES ADD AS RECORDED IN ISABELLA COUNTY REGISTER OF DEEDS RECORDS TH S 11D 57M 33S W 172.45 FT TH S 17D 03M 59S W 125.40 FT TH ALG A CURVE TO THE RIGHT HAVING A RADIUS OF 411.96 FT A DELTA ANGLE OF 8D 04M 39S AND A LONG CHORD BEARING & DISTANCE OF S 20D 04M 39S W 43.71 FT TH ALG A CURVE TO THE LEFT HAVING A RADIUS OF 303 FT A DELTA ANGLE OF 8D 13M 19S & A LONG CHORD BEARING & DISTANCE OF S 20D 04M 39S W 32.89 FT TH S 16D 35M 36S W 73.21 FT TH S 43D 05M 19S W 11.04 FT TH N 00D 00M 00S E 436.14 FT TO THE E & W 1/4 LINE OF SEC 10 TH N 88D 52M 45S E ALG SAID E & W 1/4 LINE 125.84 FT TO POB .72 A M/L . PARTIAL SPLIT FOR 2010 FROM 17-000-15-226-00 TO 17-000-15-229-00

Parcel 17-000-15-226-00

THE NE 1/4 OF SW1/4 SEC 10, T14N, R4W, LYING E OF CHIPPEWA RIVER & NW 1/4 OF SE 1/4 SEC 10, ROW, EXCEPT W 264 FT OF THE N 165 FT OF NW1/4 OF SE1/4, ALSO EXC BEGINNING AT NE COR OF NW1/4 OF SE1/4, SEC 10, TH S89D25M42SW 48.76 FT ALONG E-W1/4 LINE TH S11D57M33S W172.43FT, TH S17D03M59S W 125.40 FT, TH SWLY 43.73 FT ALONG A CURVE TO THE RIGHT WITH A RAD OF 411.96 FT& A CHORD BRG & DIST OF S20D04M39S W 43.71 FT, TH SWLY 32.90 FT ALONG A CURVE TO THE LEFT WITH A RAD OF 303.00 FT & A CHORD BRG & DIST OF S20D04M39S W 32.89 FT, TH S16D55M36S W 73.21 FT, TH S43D05M19SW146.00 FT, TH S10D00M24SW 107.12 FT, TH S31D44M59SE 174.43 FT TH SELY 72.63 FT ON A CURVE TO THE RIGHT WITH A RAD OF 293.80 FT & A CHORD BRG & DIST OF S24D40M50SE 72.44 FT, TH S17D35M10SE 113.01 FT, TH S30D43M41SE 253.10 FT TO NWLY ROW OF C&O RAIL- ROAD, TH N44D04M39SE ALONG C&O ROW TO EAST N&S 1/8LINE, TH N00D50M54SW ALONG SAID 1/8 LINE TO POB --50.10 A M/L EXC PART OF NW 1/4 OF SE 1/4 SEC 10 T14N R4W BEG AT POINT ON E & W 1/4 LINE OF SEC 10 WHICH IS S 88D 52M 45S W 48.82 FT FROM THE SW COR LOT 18 LEES ADD AS RECORDED TH S 11D 57M 33S W 172.45 FT TH S 17D 03M 59S W 125.40 FT TH ALG A CURVE TO THE RIGHT HAVING A RADIUS OF 411.96 FT A DELTA ANGLE OF 8D 04M 39S & A LONG CHORD BEARING & DISTANCE OF S 20D 04M 39S W 43.71 FT TH ALG A CURVE TO THE LEFT HAVING A RADIUS OF 303 FT A DELTA ANGLE OF 8D 13M 19S & A LONG CHORD BEARING & DISTANCE OF S 30D 04M 39S W 32.89 FT TH S 16D 35M 36S W 73.21 FT TH S 43D 04M 19S W 11.04 FT TH S 99D 99M 99S E 436.14 FT TO THE E & W 1/4 LINE OF SEC 10 TH N 88D 52M 45S E ALG SAID

E & W 1/4 LINE 125.84 FT TO THE POB. ALSO EXCEPT N 20 FT OF E 436 FT OF W 700 FT OF NW 1/4 OF SE 1/4 . PARTIAL SPLIT FOR 2010 TO 17-000-15-229-00 FROM 17-000-15-226-00

Parcel 17-000-15-228-00

PART OF SE 1/4 SEC 10 T14N R4W BEG AT THE INTERSECTION OF SLY ROW OF CSXT RAILROAD NOW ABANDONED FORMERLY PERE MARQUETTE RR ROW AND THE CENTERLINE OF LANSING ST ACCORDING TO THE PLAT OF OLD TOWN SUBDIVISION AS RECORDED IN LIBER 2 PAGE 117 MAY 9, 1919 TH N 44D 04M 40S E 152.90 FT ALG SLY RR ROW TH N 02D 27M 45S W 90.65 FT ALG AN EXISTING FENCE LINE TO THE NLY RR ROW AS ABANDONED TH S 44D 04M 40S W 149.03 FT ALG NLY RR ROW TO THE INTERSECTION OF NLY RR ROW LINE WITH THE CENTERLINE OF LANSING ST EXTENDED TH S 00D 55M 00S E 93.35 FT ALG THE CENTERLINE OF LANSING ST EXTENDED TO THE POB .23 A M/L . PARTIAL SPLIT FOR 2010 FROM 17-000-15-129-00 TO 17-000-15-228-00

Parcel 14-010-40-001-00

T14N R4W, SEC 10, NW 1/4 OF SE 1/4 EXCE4 3/4 A ALSO EXC N 20 FT. OF E 436 FT., OF W 700 FT., OF NW 1/4 OF SE 1/4 ALSO EXCEPT W 264 FT OF THE N 165 FT OF NW1/4 OF SE1/4 .

Detached from City to Township:

Parcel 17-000-09-309-00

LEE ADD LOT 9 & PART OF LOT 10 DESCRIBED AS: COMMENCING AT THE NW COR OF SAID LOT 10, THENCE S 89D36M08S E, ON AND ALONG N LINE, 109.26 FT TO POINT ON A TRAVERSE LINE ALONG AN EXISTING FENCE, SAID POINT BEING N 89D36M08S W, 119.92 FT FROM THE NE COR SAID LOT; THENCE S 74D18M11S W, ON AND ALONG TRAVERSE LINE, 63.57 FT TO A DEFLECTION POINT; THENCE S 53D30M04S W ON AND ALONG SAID TRAVERSE LINE, 59.37 FT TO A POINT ON THE WEST LINE OF SAID LOT, SAID POINT BEING 12.70 FT, N 00D21M20S W FROM THE SW COR OF SAID LOT; THENCE N 00D21M20S W, ON AND ALONG SAID WEST LINE, 53.28 FT BACK TO THE POINT OF BEGINNING. EXCEPT THAT PART OF LOT 9, LEE'S ADD DESCRIBED AS FOLLOWS: COMMENCING AT SE COR OF SAID LOT 9, THENCE N 89D36M08S W, ON AND ALONG THE S LINE SAID LOT, 119.92 FT TO A POINT ON TRAVERSE LINE ALONG AN EXISTING FENCE LINE SAID POINT BEING S 89D36M08S E, 109.26 FT FROM THE SW COR SAID LOT, THENCE N 74D18M11S E, ON AND ALONG SAID TRAVERSE LINE, 0.79 FT TO A DEFLECTION POINT, THENCE N 82D30M28S E, ON AND ALONG SAID TRAVERSE LINE, 31.69 FT TO A DEFLECTION POINT, THENCE N 52D03M21S E, ON AND ALONG SAID TRAVERSE LINE 47.77 FT TO A DEFLECTION POINT, THENCE N 80D19M12S E, ON AND ALONG SAID TRAVERSE LINE, 50.24 FT TO A POINT ON THE EAST LINE OF SAID LOT, SAID POINT BEING 22.95 FT, S 00D43M24S E FROM THE NE COR OF SAID LOT, THENCE S 00D43M24S E, ON AND ALONG SAID EAST LINE, 43 FT BACK TO THE POINT OF BEGINNING. (SPLIT AND COMBINATION FOR 2007 - LAND SWAP. SEE L1332P0634 AND L1338P0073)

Remaining in the City:

Parcel 17-000-15-129-00

THAT PORTION OF THE FORMER CSX RAILROAD STRIP ACROSS THE NE 1/4 OF THE SE 1/4 OF SEC 10, T14N, R4W, THAT LIES BETWEEN THE WEST LINE OF FANCHER AVE AND THE CENTERLINE OF LANSING AVENUE, EXTENDED NORTHERLY. (SPLIT FROM 15130) EXC A PARCEL BEING PART OF SE 1/4 OF SEC 10 T14N R4W BEG AT THE INTERSECTION OF SLY ROW OF CSXT RAILROAD NOW ABANDONED FORMERLY PERE MARQUETTE RR ROW AND THE CENTERLINE OF LANSING ST ACCORDING TO THE PLAT OF OLD TOWN SUBDIVISION AS RECORDED IN LIBER 2 PAGE 117 MAY 9, 1919 TH N 44D 04M 40S E 152.90 FT ALG SLY RR ROW TH N 02D 27M 45S W 90.65 FT ALG AN EXISTING FENCE LINE TO THE NLY RR ROW AS ABANDONED TH S 44D 04M 40S W 149.03 FT ALG NLY RR ROW TO THE INTERSECTION OF NLY RR ROW LINE WITH THE CENTERLINE OF LANSING ST EXTENDED TH S 00D 55M 00S E 93.35 FT

ALG THE CENTERLINE OF LANSING ST EXTENDED TO THE POB . PARTIAL SPLIT FOR 2010 TO 17-000-15-228-00 FROM 17-00-15-129-00

Parcel 17-000-15-108-00

A TRIANGULAR TRACT OF LAND IN N 1/2 OF S E OF SEC.10 BOUNDED ON E BY W LINE OF FANCHER AVE EXT. ON BY SELY RT. OF WAY OF P M R R.

Remaining in the Township:

Parcel 14-010-20-001-04

T14N R4W SEC 10 N 1/2 OF NE 1/4 EXC AR ROW AND EXC THAT PART LYING SE OF CHIPPEWA RIVER AND SW 1/4 OF NE 1/4 LYING N OF RIVER & ALL THAT PART OF SE 1/4 OF NW 1/4 LYING SELY OF RR ROW & ALL THAT PART OF SW 1/4 OF NE 1/4 LYING S OF CHIPPEWA RIVER & BEG AT CENTER OF SEC 10 TH E 16 RDS TH S 10 RDS TH W 16 RDS TH N 10 RDS TO POB AND COM 660 FT N OF SW COR OF SE 1/4 OF NE 1/4 TH E ALGN LINE OF LEE ADD 228.77 FT TH N PARALLEL WITH W LINE OF SAID SE 1/4 OF NE 1/4 TO BANK OF CHIPPEWA RIV TH SWLY ALG RIVER TO W LINE OF SE 1/4 OF NE 1/4 TH S 359.2 FT TO POB AND COM AT INT OF N LN OF NE 1/4 OF SW 1/4 OF SEC 10 AND ELY OF RR TH SWLY ALG ROW 550 FT TH E 325 FT TO W BANK OF CHIPPEWA RIVER TH NELY TO N LINE OF NE 1/4 OF SW 1/4 TH W 525 FT TO POB AND N 20 FT OF E 436 FT OF W 700 FT OF NW 1/4 OF SE 1/4 & COM AT NE COR ROW E & W 10 RDS BY N & S 10 RDS PART OF SW 1/4 OF NE 1/4 114.15 A M/L . EXCEPT PART OF THE NE 1/4 SEC 10, T14N, R4W, ISABELLA COUNTY, MICH, DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE SE COR LOT 18 LEE'S ADDITION, THENCE N 89D40M07S W, ON AND ALONG THE SOUTH LINE OF SAID LOT, 232.99 FT TO THE SSW COR SAID LOT 18 AND THE POB OF THIS DESCRIPTION; THENCE N 89D40M07S W, 144.46 FT, THENCE N 17D27M12S W 62.37 FT, THENCE N 15D19M37S W, 30.58 FT, THENCE N 14D38M22S E, 60.72 FT, THENCE N 18D10M05S E, 67.43 FT, THENCE N 39D25M01S E, 37.53 FT, THENCE N 33D00M30S E 31.45 FT, THENCE N 24D24M03S E, 55.65 FT, THENCE N 04D52M11S W, 47.07 FT, THENCE N 17D19M01S W 48.69 FT, THENCE N 30D22M09S E 32.11 FT, THENCE N 33D37M01S E 117.76 FT, THENCE N 53D30M04S E, 5.05 FT TO A POINT ON WEST LINE OF SAID PLAT, SAID POINT BEING N 00D21M18S W, 12.70 FT FROM THE SW COR LOT 10, THENCE S 00D21M18S E, ON AND ALONG THE WEST LINE OF SAID PLAT, 540.48 FT BACK TO THE POINT OF BEGINNING. SPLIT FOR 2007 FROM 20-001-01 TO 20-001-03 & 20-001-04

EXHIBIT B

NORTH 1/4 CORNER
SEC. 10 T14N-R4W

NE 1/4 CORNER
SEC. 10 T14N-R4W

E. RIVER ROAD

NORTH SECTION LINE

NORTH

500'



Scale 1" = 500'

N-S 1/4 LINE

GREAT LAKES CENTRAL RAILROAD

NORTH 1/2 OF NE 1/4
PART OF 14-010-20-001-04

EXCEPTION

EAST SECTION LINE

SW 1/4 OF NE 1/4 N. OF RIVER
PART OF 14-010-20-001-04

CHIPPEWA RIVER

PART OF SE 1/4 OF NE 1/4
PART OF 14-010-20-001-04

PART OF LOTS 9 & 10 "LEE'S ADDITION"
17-000-09-309-00

NW CORNER OF
LOT 9, LEE'S ADD.

17-000-15-227-00

INDUSTRIAL AVE.

SW 1/4 OF NE 1/4 S. OF RIVER
PART OF 14-010-20-001-04

SE 1/4 OF NW 1/4 SE R.R.
PART OF 14-010-20-001-04

E-W 1/4 LINE

SW CORNER OF
LOT 18, LEE'S ADD.

EAST 1/4 CORNER
SEC. 10 T14N-R4W

PART OF 14-010-20-001-04
N. 20' OF E. 436' OF W. 700'

17-000-15-229-00

525'±

CENTER OF SEC. 10
T14N-R4W

16 RDSx10 RDS (264'x165')
PART OF 14-010-20-001-04

EXCEPTION
(4.75 ACRE)

PART OF NW 1/4 OF SE 1/4
PART OF 17-000-15-226-00
AND ALSO 14-010-40-001-00

PART OF FORMER CSX R.R.
17-000-15-129-00

PART OF FORMER CSX R.R.
17-000-15-228-00

PART OF NE 1/4 OF SW 1/4
W. OF RIVER
PART OF 14-010-20-001-04

SOUTH 1/8 LINE

17-000-15-108-00
PART OF N 1/2 OF SE 1/4

LANSING

FANCHER ST.

KINNEY ST.

MISSION ST.

CITY OF MOUNT PLEASANT

320 W. BROADWAY

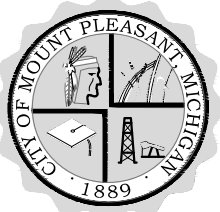
MT. PLEASANT, MICHIGAN 48858

(989)-779-5401

WWW.MT-PLEASANT.ORG


LEGEND:

- REMAINING IN TOWNSHIP
- DETACHED FROM CITY TO TOWNSHIP
- REMAIN IN THE CITY
- ANNEXED FROM TOWNSHIP TO CITY
- CITY- TOWNSHIP BOUNDARY LINE



COMMISSION LETTER #051-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER ACCEPTANCE OF \$30,000 FROM THE MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA) FOR A NEIGHBORHOOD ENHANCEMENT GRANT, AUTHORIZE THE MAYOR TO EXECUTE THE NECESSARY DOCUMENTS AND APPROVE THE ALLOCATION OF ADDITIONAL FUNDS

In summer 2020, the City Commission approved the acceptance of a \$30,000 Michigan State Housing Development Authority (MSHDA) grant for the 2020 Neighborhood Enhancement Program, allocated \$60,000 as matching funds toward the program and endorsed the program parameters. The first attached memo from Assistant Fire Chief Doug Lobsinger provides information on the status of the properties that were part of the 2020 Neighborhood Enhancement Program. It is recommended that the remaining estimated \$9,300 be rolled into the new recommended program.

The second memo from Assistant Fire Chief Doug Lobsinger indicates that the City has been successful in obtaining another \$30,000 grant. We are again recommending that it be matched with \$60,000 from the City's HODAG Fund for a total project fund of \$90,000, plus whatever is left from the 2020 program.

As the memo indicates, there are a small number of changes to the program parameters and those changes are intended to help maximize the use of funds to additional properties. One recommended change to the parameters that may be more substantive is the 25% owner contribution on the part of approved projects between \$7,500 and \$10,000 instead of the recording of liens for project over \$7,500. The maximum owner contribution on a \$10,000 project would be \$625 (25% of \$2,500). If the Commission is not comfortable with an owner contribution, the 25% match could be removed without a significant impact on the program.

It is recommended the City Commission authorize the Mayor to sign the acceptance agreement for the grant, approve the allocation of \$60,000 of HODAG Funds and endorse the program parameters as presented.

Recommended Motion:

Move to authorize the Mayor to sign the appropriate MSHDA documents for the acceptance of the \$30,000 Neighborhood Enhancement Program Grant, approve the allocation of \$60,000 of HODAG Funds and endorse the program parameters as presented.

NJR/ap



City of Mount Pleasant, Michigan
DEPARTMENT OF PUBLIC SAFETY



DATE: March 11, 2021
TO: Paul Lauria, Director of Public Safety
FROM: Doug Lobsinger, Assistant Fire Chief, NRU Coordinator
SUBJECT: MSHDA Round 5 Neighborhood Enhancement Program Update

I wanted to provide an update on our Neighborhood Enhancement Program (NEP) Round 5. We have completed 7 of the 10 projects that were awarded in this round. The 3 remaining projects were delayed because materials were not available to complete the work. Once the materials arrived, cold weather prevented the work from being completed on the remaining projects. As soon as weather permits these projects will be completed. MSHDA has extended Round 5 projects to be completed by September 31, 2021. Meeting this deadline will not be an issue.

The total cost for the 7 completed projects is \$ 57,560. The 3 remaining projects will cost \$23,055. The total cost for all 10 projects will be approximately \$80,615. The total budget for Round 5 projects was not to exceed \$90,000. The remaining excess funds (\$9,384) will be used for any incidentals that come up in the remaining projects or returned to the HODAG fund.

This has been a great start to this new program. We received 73 applications for this round. The Westside Neighborhoods submitted 36 applications and Citywide Neighborhoods submitted 37. We believe all of 10 projects completed have had a positive impact in the community and neighborhoods, aesthetically and economically. I also believe the quality of life has been improved for each of these recipients. This program has been able to help several homeowners make necessary repairs to their homes that may not have been able to happen without this assistance.

The NRU would like to thank the City Commission for their continued support and guidance in helping us bring this improvement to our community.

On the following pages are two spreadsheets showing the status of each project for Round 5:

Westside Neighborhood Enhancement Program 2020 Round 5						
Project Address	1600 FESSENDEN	201 S LEATON	1408 ELM	1706 W. MICHIGAN	1208 BRUCE	1514 UPTON
Project Description	Windows / Doors	Roofing	Roofing	Front Porch Driveway	Front Porch Roofing	Front Porch Minor Landscaping
Contractor chosen	Integrity Builders	Clearvision Windows Siding and Roofing	Integrity Builders	Integrity Builders	Hoffman Construction	Clearvision Windows, Siding and Roofing
City Funds	\$5,325	0	\$4,650	\$6,350	\$5,200	\$ 4,987.50
MSHDA Funds	\$7,400	\$6,800	\$7,400	\$7,400	\$1,000	
Total Project Cost	\$12,725	\$6,800	\$12,050	\$13,750	\$6,200	\$ 4,987.50
Project Completed		Yes	Yes		Yes	Yes
	Spent	Budget	Available			
City Funds Subtotal	\$26,513	\$30,000.00	\$3,487.00			
MSHDA Funds Subtotal	\$30,000	\$30,000.00	0			
Projection of Total Funds Spent	\$56,513	\$60,000.00	\$3,487.00			

City Wide Neighborhood Enhancement Program 2020				
Project Address	511 GARWOOD	320 S. LANSING	911 ELIZABETH	826 E. WISCONSIN
Project Description	Roofing	Driveway	Roofing	Front Porch
Contractor chosen	Clearvision Windows Siding and Roofing	Clearvision Windows Siding and Roofing	Hoffman Construction	Roger Fussman Construction
Bid	\$5,250.00	\$5,573.00	\$10,300.00	\$2,890.00
Project Completed	Yes	Yes	Yes	
	Spent	Budget	Available	
City Funds Subtotal				
Projection of Total Funds Spent	\$24,013.00	\$30,000.00	\$5,987.00	



City of Mount Pleasant, Michigan
DEPARTMENT OF PUBLIC SAFETY



DATE: March 15, 2021
TO: Paul Lauria, Director of Public Safety
FROM: Doug Lobsinger, Assistant Fire Chief and NRU Coordinator
SUBJECT: Neighborhood Enhancement Program Round 6 Grant

The Neighborhood Resource Unit (NRU) has been successful in obtaining another \$30,000 Michigan State Housing Development (MSHDA) Round 6 grant for neighborhood enhancements for use on the city's west side. As was the same in Round 5, the next step in the process is to have the City Commission's approval to authorize the Mayor to sign the grant acceptance agreement.

In addition to the MSHDA grant, previously available funds from the Housing Development Action Grant (HODAG) in the amount of \$60,000 are being requested to be added to the program again for this round. If approved, the total funds available to be used for enhancements will be \$90,000.

On the next page there is an overview of the program parameters. The changes for Round 6 are as follows: any project over \$7,500 requires 25% matching funds by the owner. We felt these changes were necessary so that grant awardees have some financial contribution to larger projects. Placing a limit on the funding per project was done to maximize the number of projects to the allocation of funds. This limit will allow us to make the largest impact to our neighborhoods. All of the remaining parameters are unchanged from Round 5.

I am recommending that the City Commission authorize the Mayor to sign the acceptance contract for the grant from MSHDA, approve the allocation of \$60,000 HODAG funds, and confirm the program parameters as presented.

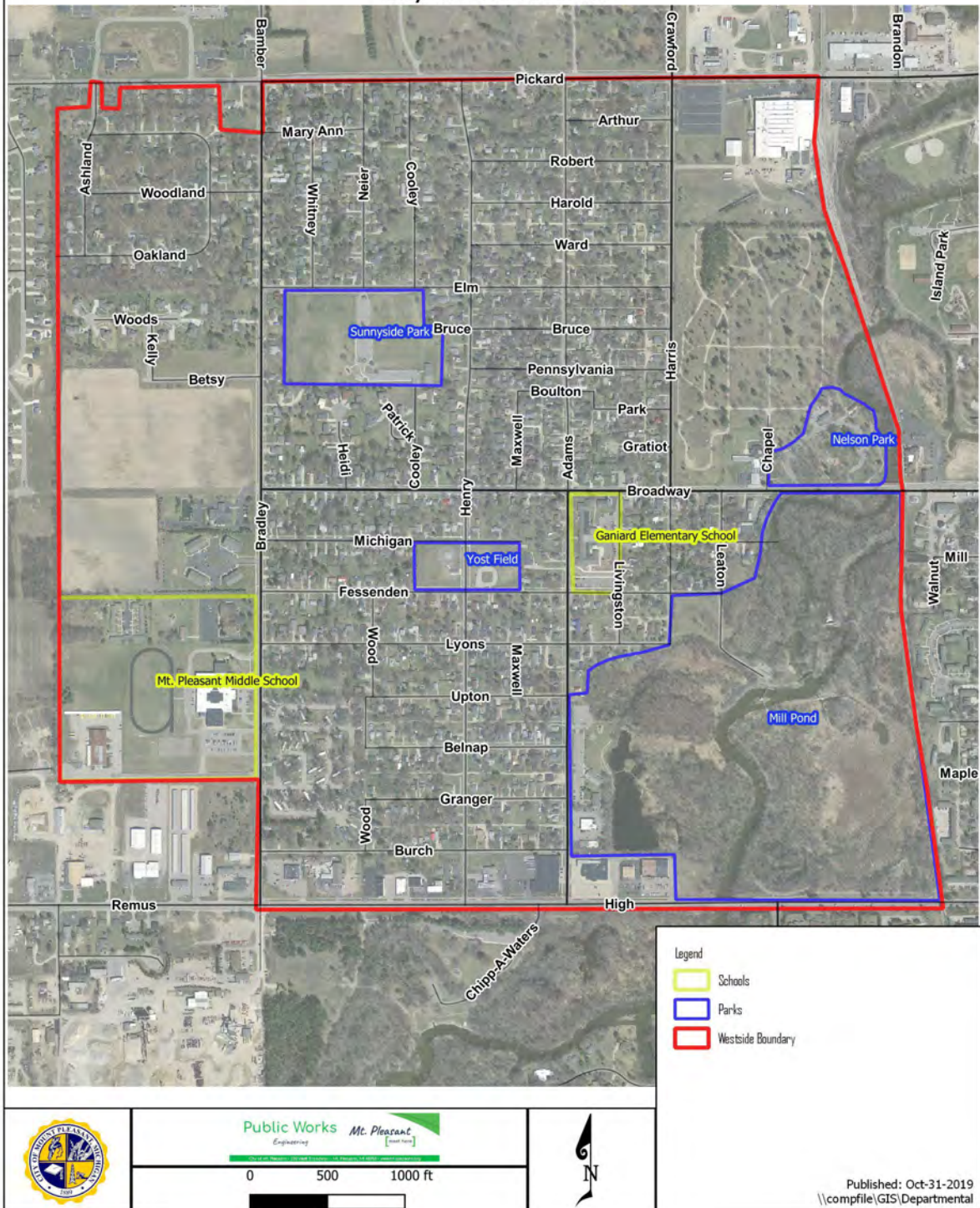
Neighborhood Enhancement Program Parameter Overview

Goal: To improve neighborhoods by making exterior improvements to single-family owner occupied homes. These improvements will be of a permanent nature and will enhance the physical appearance of the neighborhood and provide a safe, healthy environment to live.

Criteria:	Grant Funded Projects:	City Funded Projects
Single-Family Owner Occupied	Yes	Yes
Location	\$30,000 Westside Only (see map)	\$30,000 for Westside and \$30,000 for City-wide
Owner-Contribution	Less than \$7,500 – No. Over \$7,500 - 25% matching funds required.	Less than \$7,500 – No. Over \$7,500 - 25% matching funds required.
Taxes Paid Up to Date	Yes	Yes
Minimum Funding	\$1,000	\$1,000
Minimum Funding with No Lien	\$7,499	\$7,499
Maximum Funding (with Lien)	\$10,000	\$10,000
Maximum number of awards	6 -(Note: Grant limits to no more than 6, but City can decide to have fewer than 6)	Subject to funds available.
Selection process, if more requests than funds available	Lottery with final adjustments by NRU to fully utilize funding and meet the program guidelines of the grant.	Lottery with final adjustments by NRU to fully utilize funding and meet the program guidelines of the grant.
Exterior only	Yes	Yes
Household income	At or below 120% of median household income	At or below 120% of median household income
Lead Based Paint/Asbestos Testing Required to be paid by Homeowner if applicable?	Yes	Yes
No outstanding citations for violations of local codes on any City property.	Yes	Yes
No prior tax foreclosure on any property in the City?	Yes	Yes


Westside Neighborhood

City of Mt. Pleasant



COMMISSION LETTER #052-21
MEETING DATE: MARCH 22, 2021

TO: MAYOR AND CITY COMMISSION MARCH 17, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER RESOLUTION EXTENDING CONDITIONAL APPROVAL OF A
CLASS A MEDICAL MARIHUANA GROW OPERATION FOR MI
OPERATIONS LLC

The attached letter from MI Operations LLC requests an extension of a deadline related to the conditional approval of their Class A medical grower license at 1110 N. Fancher. 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 required in Section 112.03(E) 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 MI Operations LLC Medical Marihuana Class A grower license at 1110 N. Fancher as presented.

NJR/ap

Request For Extension For Cause

Regarding:

Class A Marijuana facility approval

1110 N Fancher, Mt Pleasant

MI Operations LLC

To Whom It May Concern,

We would like to request an extension to the deadline to submit the facility specific step of the application to LARA, as the state requires that it not be submitted unless the facility is going to be ready for inspection within 60 days.

The site was approved less than two weeks ago, and the current building owner is still occupying the property. We would like to request a 9 month extension to allow for time for renovations to the building after we take possession.

Thank you,

Stephanie Goodman

MI Operations

Memorandum



TO: Nancy Ridley
City Manager

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

FROM: Jacob Kain
City Planner

DATE: March 17, 2021

SUBJECT: Deadline extension request – MI Operations LLC

MI Operations LLC has submitted a request that the City Commission grant a nine-month extension of their deadline to meet Section 112.03(E)(1) of the City's Medical Marihuana Facilities Ordinance. This section requires the applicant to submit 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.

MI Operations LLC received conditional authorization for a Class A Medical Marihuana Grower at 1110 N. Fancher on February 9, 2021. The applicant received a special use permit from the Planning Commission on March 4, 2021. The applicant has until August 9, 2022 to receive final authorization from the City.

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)(1) is December 11, 2021.

Requested Action:

The City Commission consider the attached resolution extending the deadline for MI Operations LLC to satisfy the requirements of Section 112.03(E)(1) to December 11, 2021.

RESOLUTION

WHEREAS, MI Operations LLC received a conditional authorization for a Class A Medical Marihuana Grower on February 9, 2021; 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, MI Operations LLC has satisfied the requirements of Sections 112.03(E) (2) and (3) of the Mount Pleasant City Code of Ordinances and obtained a Special Use Permit from the Planning Commission on March 4, 2021; and

WHEREAS, MI Operations LLC has not yet satisfied the requirements under Section 112.03(1); and

WHEREAS, the conditional authorization granted to MI Operations LLC will otherwise expire because the applicant has not submitted 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 as specified under Section 112.03(E)(1); and

WHEREAS, MI Operations LLC has requested a nine (9) month extension to meet the requirement of Section 112.03(E)(1) for cause as outlined in their March 16, 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 MI Operations LLC has established good cause to extend the deadline to meet the requirements of Section 112.03(E)(1).

2. MI Operations LLC's request under Section 112.03(F) for a nine-month extension to satisfy the requirements of Section 112.03(E)(1) for their Class A Medical Marihuana Grower located at 1110 N. Fancher is granted and the deadline date to satisfy such requirements shall be December 11, 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.

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 2/26/2021 - 3/11/2021

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
03/01/2021	KRAPOHL FORD LINCOLN MERC	CAPITAL ACQUISITIONS	\$102,024.00
03/01/2021	3BALL PROPERTIES	CONTRACT SVCS	2,500.00
03/02/2021	POINT 2 POINT GLOBAL SOLUTIONS	SUPPLIES	4,160.00
03/02/2021	CITY TREASURER-PAYROLL FUND	REG PAY #508, 3/5/21	255,493.54
03/04/2021	WRIGHT EXPRESS FINANCIAL SERVICES	N/A	111,001.25
03/08/2021	CITY TREASURER - UTILITIES	UTILITIES	2,957.12
03/09/2021	21C ADVERTISING	CONTRACT SVCS	697.63
03/09/2021	ABC FASTENER GROUP, INC	SUPPLIES	55.05
03/09/2021	AGILE SAFETY	SUPPLIES	447.72
03/09/2021	AXIOM WIRING SERVICE, LLC	CONTRACT SVCS	580.52
03/09/2021	BATTERIES PLUS BULBS	SUPPLIES	131.96
03/09/2021	BLOCK ELECTRIC COMPANY	CONTRACT SVCS	8,500.00
03/09/2021	BUD DAVY REPAIR	CONTRACT SVCS	2,014.12
03/09/2021	CHRISTOPHER BUNDY	REIMBURSEMENT	219.08
03/09/2021	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS	92.95
03/09/2021	C & C ENTERPRISES, INC	UNIFORMS	144.00
03/09/2021	C2AE	CONTRACT SVCS	6,524.88
03/09/2021	CARMEUSE AMERICAS	CHEMICALS	7,216.43
03/09/2021	CDW GOVERNMENT, INC	SUPPLIES	5,073.64
03/09/2021	CLEAR VISION WINDOWS	CONTRACT SVCS	5,573.50
03/09/2021	CONSUMERS ENERGY	UTILITIES	30,045.08
03/09/2021	COUCKE PROPERTY SERVICES, LLC	CONTRACT SVCS	6,250.00
03/09/2021	COYNE OIL CORPORATION	FUEL	5,020.27
03/09/2021	CULLIGAN	CONTRACT SVCS	5.00
03/09/2021	CONNIE M. DEFORD	TRAINING	600.00
03/09/2021	DINGES FIRE COMPANY	SUPPLIES	88.22
03/09/2021	DISTRIBUTORS GROUP, INC	SUPPLIES	496.13
03/09/2021	DLT SOLUTIONS LLC	CONTRACT SVCS	2,989.82
03/09/2021	DORNBOS SIGN & SAFETY, INC.	SUPPLIES	124.00
03/09/2021	FLEX ADMINISTRATORS	FSA ADMIN FEE	243.60
03/09/2021	FLEIS & VANDENBRINK	CONTRACT SVCS	4,015.00
03/09/2021	FRONT LINE SERVICES, INC	CONTRACT SVCS	5,840.34
03/09/2021	GALLS, LLC	UNIFORMS	584.19
03/09/2021	GRAYMONT WESTERN LIME INC.	CHEMICALS	6,812.36
03/09/2021	GREAT LAKES CENTRAL RAILROAD INC	CONTRACT SVCS	2,752.00
03/09/2021	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	6,228.58
03/09/2021	HACH COMPANY	SUPPLIES	707.01
03/09/2021	HCC LIFE INS. CO	ADMIN - STOP LOSS INS	18,578.60
03/09/2021	IDEXX DISTRIBUTION, INC.	CHEMICALS	2,681.12
03/09/2021	INTREPID NETWORKS	SUPPLIES	11,175.00
03/09/2021	ISABELLA COUNTY DRAIN COMMISSION	2020 SPECIAL ASSESSMENT	93.72

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 2/26/2021 - 3/11/2021

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
03/09/2021	ISABELLA COUNTY ROAD COMMISSION	CONTRACT SVCS	100.00
03/09/2021	JCI JONES CHEMICALS, INC.	CHEMICALS	3,502.40
03/09/2021	JOHNSON DOOR & CENTRAL VAC INC.	SUPPLIES	900.00
03/09/2021	BRIAN KENCH	REIMBURSEMENT	123.76
03/09/2021	KENT COUNTY DEPT. OF PUBLIC WORKS	SUPPLIES	90.00
03/09/2021	KRAPOHL FORD LINCOLN MERC	CAPITAL ACQUISITIONS	89,159.00
03/09/2021	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT	2,838.29
03/09/2021	LANSING SANITARY SUPPLY, INC.	SUPPLIES	1,781.98
03/09/2021	MARKSMANSHIP TRAINING CENTER	TRAINING	2,000.00
03/09/2021	MCLAREN CORPORATE SERVICES	CONTRACT SVCS	295.00
03/09/2021	STATE OF MICHIGAN	CONTRACT SVCS	228.00
03/09/2021	MID MICHIGAN AREA CABLE	CONTRACT SVCS	450.00
03/09/2021	MIDLAND CHEMICAL CO, INC	SUPPLIES	538.29
03/09/2021	MIDLAND DAILY NEWS	CONTRACT SVCS	315.52
03/09/2021	MID-MICHIGAN INDUSTRIES	CONTRACT SVCS	2,151.00
03/09/2021	MIDWEST POLICE/MOTORCYCLE TRAINING	TRAINING	1,595.00
03/09/2021	MICHIGAN POLICE EQUIPMENT CO	SUPPLIES	552.40
03/09/2021	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	43.48
03/09/2021	WILLIAM MRDEZA	REIMBURSEMENT	305.00
03/09/2021	R & T MURPHY TRUCKING, LLC	CONTRACT SVCS	2,850.00
03/09/2021	NCL OF WISCONSIN	CHEMICALS	772.83
03/09/2021	NORTHERN FIRST AID	SUPPLIES	43.75
03/09/2021	NYE UNIFORM COMPANY	UNIFORMS	255.00
03/09/2021	OFFICE DEPOT	SUPPLIES	793.45
03/09/2021	PARTY'S PLUS	EQUIPMENT RENTAL	151.20
03/09/2021	PETTY CASH - ANGIE MCCANN	REIMBURSEMENT	313.56
03/09/2021	PK CONTRACTING	CONTRACT SVCS	1,485.85
03/09/2021	PLEASANT GRAPHICS, INC	SUPPLIES	98.90
03/09/2021	PRO COMM, INC	SUPPLIES	1,065.00
03/09/2021	ENRIGHT ARCHITECTS PLLC	REFUND	850.00
03/09/2021	NANCY RIDLEY	REIMBURSEMENT	59.99
03/09/2021	ROMANOW BUILDING SERVICES	SUPPLIES	5,566.65
03/09/2021	ROWE PROFESSIONAL SERVICES COMPANY	CAPITAL ACQUISITIONS	1,050.00
03/09/2021	RS TECHNICAL SERVICES, INC	SUPPLIES	182.70
03/09/2021	SHRED-IT USA LLC	CONTRACT SVCS	264.94
03/09/2021	SPACE	SUPPLIES	46.90
03/09/2021	SUMMIT FIRE PROTECTION	CONTRACT SVCS	645.00
03/09/2021	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	824.00
03/09/2021	TRUSTMARK HEALTH BENEFITS, INC.	HEALTH INS ADMIN	5,746.95
03/09/2021	MURRAY, PAUL	REFUND	39.23
03/09/2021	USABBLUEBOOK	SUPPLIES	1,279.29

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 2/26/2021 - 3/11/2021

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
03/09/2021	WOLVERINE SIGN WORKS	CONTRACT SVCS	720.00
03/09/2021	YEO & YEO CONSULTING, LLC	CONTRACT SVCS	<u>4,319.50</u>
COMM TOTALS:			
Total of 84 Checks:			\$757,131.24
Less 0 Void Checks:			<u>0.00</u>
Total of 84 Disbursements:			\$757,131.24

Wright Express3/4/2021

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
A.M. LEONARD	SUPPLIES	\$243.58	1
ADOBE SYSTEMS, INC	SUPPLIES	52.99	1
ADOBE SYSTEMS, INC	SUPPLIES	15.23	1
ADOBE SYSTEMS, INC	CONTRACT SVCS	69.98	2
ADVANCE AUTO PARTS	SUPPLIES	53.92	2
AIRGAS GREAT LAKES	SUPPLIES	469.16	4
AIS CONSTRUCTION EQUIPMENT	SUPPLIES	1,803.88	2
AJ TEK CORPORATION	SUPPLIES	60.54	1
AMAZON.COM	CONTRACT SVCS	12.99	1
AMAZON.COM	SUPPLIES	93.89	3
AMAZON.COM	SUPPLIES	2,742.39	29
APEX ENGINEERING PRODUCTS	SUPPLIES	1,245.15	1
ART REACH OF MID MICHIGAN	SUPPLIES	125.00	1
BADER & SONS CO.	SUPPLIES	166.34	1
BATTERIES PLUS - MP	SUPPLIES	63.70	3
BILL'S CUSTOM FAB, INC	SUPPLIES	45.05	2
BRIGHAM'S AUTO SUPPLY, INC	SUPPLIES	191.63	8
BUSHEY AUTOMOTOVE	CONTRACT SVCS	125.00	1
C & C ENTERPRISES, INC	SUPPLIES	190.61	2
CALIFORNIA STATE UNIVERSITY	TRAINING	171.00	1
CHARTER COMMUNICATIONS	CONTRACT SVCS	321.26	2
CODERUBIK	CONTRACT SVCS	96.86	1
COYNE OIL CORPORATION	SUPPLIES	117.59	3
DASH MEDICAL GLOVES	SUPPLIES	435.80	1
DELL MARKETING L.P.	CONTRACT SVCS	3,285.16	1
DEWITT LUMBER	SUPPLIES	119.89	5
DIESEL TRUCK SALES	SUPPLIES	236.00	1
DORNBOS SIGN & SAFETY, INC.	SUPPLIES	409.65	1
DREAMSTIME.COM	SUPPLIES	39.00	1
DTE ENERGY	UTILITIES	8,880.14	14
EASY IC EMS EDUCATION NETWORK - CC	TRAINING	349.00	1
EBAY	SUPPLIES	93.28	1
ETNA SUPPLY	SUPPLIES	394.96	10
FACTORY OUTLET STORE	SUPPLIES	125.70	2
FARMERS MARKET COALITION	SUPPLIES	292.00	1
FASTENAL COMPANY	SUPPLIES	3.40	1
FBI NATIONAL ACADEMY ASSOC INC	DUES	110.00	1
FBINAA MICHIGAN CHAPTER	TRAINING	110.00	1
FEDERAL FLUID POWER, INC.	SUPPLIES	113.02	1
FERGUSON ENTERPRISES	SUPPLIES	74.31	3
FLEETPRIDE	SUPPLIES	23.72	2
FRONTIER COMMUNICATONS	COMMUNICATIONS	65.98	1
FULLSOURCE, LLC	SUPPLIES	741.68	4
GILL-ROY'S HARDWARE	SUPPLIES	1,076.35	22

Wright Express3/4/2021

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
GORDON FOOD SERVICE	SUPPLIES	175.19	2
GOTOMYPC.COM	CONTRACT SVCS	44.00	1
GOVERNMENT FINANCE OFF ASSN	DUES	225.00	1
GRAINGER	SUPPLIES	1,002.03	2
GS1 US, INC.	SUPPLIES	150.00	1
GT RUBBER SUPPLY	SUPPLIES	664.06	10
HOBBY LOBBY	SUPPLIES	55.98	1
HOME DEPOT	SUPPLIES	1,662.12	26
HOME DEPOT/GECF	SUPPLIES	180.65	2
HOOVER FENCE	SUPPLIES	113.97	1
IDLHTE TECHNOLOGY LLC	SUPPLIES	107.45	1
INTERNATIONAL ASSN CHIEFS POL	TRAINING	190.00	1
INTERNATIONAL CODE COUNCIL	SUPPLIES	125.08	1
INTERNATIONAL RV WORLD	SUPPLIES/VEHICLE MAINT	160.37	1
ISABELLA CO TRANSP COMM	TRAINING	120.00	1
JNR ENGRAVING	SUPPLIES	37.00	1
JO-ANN FABRICS & CRAFTS	SUPPLIES	14.99	1
JX TRUCK CENTER - MT PLEASANT	SUPPLIES	48.40	1
KAHOOT!	CONTRACT SVCS	181.62	1
KANSAS RECREATION & PARK ASSOC.	TRAINING	1,575.00	3
KENMORE LABEL & TAG	SUPPLIES	8,044.60	1
KOPY KORNER	SUPPLIES	75.00	1
KRAPOHL FORD LINCOLN MERC	SUPPLIES	479.73	2
LENOVO GROUP	SUPPLIES	2,569.61	2
MCMASTER-CARR SUPPLY CO.	SUPPLIES	441.42	2
MEDLER ELECTRIC COMPANY	SUPPLIES	1,043.96	5
MEIJER INC	SUPPLIES	18.12	1
MEIJER INC	SUPPLIES	78.04	2
MEIJER INC	SUPPLIES	36.84	2
MENARDS - MT. PLEASANT	SUPPLIES	696.32	9
METRO INSTITUTE ONLINE SERVICES	TRAINING	110.00	1
MGFOA	TRAINING	160.00	1
MI ASSN OF CHIEFS OF POLICE	DUES	115.00	1
MICHIGAN ASSOC. OF PLANNING	TRAINING	180.00	4
MICHIGAN ASSOCIATION OF FIRE CHIEFS	DUES	155.00	1
MICHIGAN CAT	SUPPLIES	1,350.27	3
MICHIGAN DEPT OF HEALTH & HUMANS SVCS	TRAINING	25.00	1
MICHIGAN FARMERS MARKET ASSOC	SUPPLIES	105.00	2
MICHIGAN FIRE INSPECT SOCIETY	TRAINING	480.00	5
MICHIGAN MUNICIPAL LEAGUE	TRAINING	655.00	5
MICHIGAN RURAL WATER ASSN	TRAINING	125.00	1
MICHIGAN TECHNOLOGICAL UNIVERSITY	TRAINING	90.00	1
MICHIGAN TOWNSHIPS ASSOCIATION	TRAINING	29.00	1
MICROSOFT STORE	SUPPLIES	1,830.68	2

Wright Express3/4/2021

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
MIDLAND PAPER COMPANY	SUPPLIES	44.76	1
MIRION TECHNOLOGIES (CANBERRA), INC	CONTRACT SVCS	286.28	1
MOREY'S LOGO	SUPPLIES	10.40	1
MR MUFFLER	CONTRACT SVCS	84.00	1
MT PLEASANT AUTOMOTIVE SUPPLY	SUPPLIES	614.93	9
MWEA	TRAINING	870.00	3
NATIONAL RECREATION & PARK ASSOC	DUES	175.00	1
NEMETH LAW PC	TRAINING	25.00	1
NFPA	DUES	150.00	1
NFPA	TRAINING	300.00	1
OFFICE DEPOT	SUPPLIES	373.54	2
OLSON TIRE SERVICE	CONTRACT SVCS	836.50	6
PURITY CYLINDER GASES	SUPPLIES	462.11	1
REFURBUPS.COM	SUPPLIES	1,620.89	1
RENT-RITE OF MT PLEASANT	SUPPLIES	45.28	1
REPUBLIC SERVICES #239	CONTRACT SVCS	23,459.94	5
SAM'S CLUB #4982	SUPPLIES	100.00	1
SCHOOLCRAFT COLLEGE	CONTRACT SVCS	195.00	1
SCIENTIFIC BRAKE & EQUIPMENT CO	SUPPLIES	2,965.93	7
SHERWIN WILLIAMS	SUPPLIES	37.65	1
SHULTS EQUIPMENT, INC	SUPPLIES	4,016.50	1
SHUTTERSTOCK, INC	CONTRACT SVCS	49.00	1
SINGLESOURCE	SUPPLIES	66.74	1
SMEMSIC	DUES	75.00	1
SPARTAN DISTRIBUTORS	SUPPLIES	1,474.37	3
STANDARD ELECTRIC COMPANY	SUPPLIES	212.87	1
STAPLES - MP	SUPPLIES	648.35	9
STAPLES CREDIT PLAN	SUPPLIES	64.54	1
STATE OF MICH-DEPT ENV QUALITY	TRAINING	-70.00	1
STATE OF MICHIGAN	CONTRACT SVCS	230.00	3
STATE OF MICHIGAN ICHAT LOOK UP	CONTRACT SVCS	20.00	2
STU'S ELECTRIC MOTOR	SUPPLIES	2,745.58	1
SWANK MOTION PICTURES	CONTRACT SVCS	1,150.00	2
THE HITCHEN POST	SUPPLIES	195.00	1
THE UPS STORE	CONTRACT SVCS	99.35	2
THE WALL STREET JOURNAL	MISCELLANEOUS	19.49	1
TLO ONLINE	CONTRACT SVCS	75.00	1
TRACTOR SUPPLY - MP	SUPPLIES	146.85	7
U S POSTMASTER	CONTRACT SVCS	5.60	2
USPS.COM	CONTRACT SVCS	14.50	1
VERIZON WIRELESS	CONTRACT SVCS	34.35	2
VERIZON WIRELESS	SUPPLIES	76.02	2
VERIZON WIRELESS	COMMUNICATIONS	9,200.92	80
VOLGISTICS, INC	CONTRACT SVCS	98.00	1

Wright Express

3/4/2021

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
WAL-MART	SUPPLIES	38.54	1
WILD LIFE CAPTURE SERVICES, LLC	SUPPLIES	999.00	1
WINN TELECOM	COMMUNICATIONS	1,519.46	4
WINN TELECOM	CONTRACT SVCS	768.65	7
WINN TELECOM	COMMUNICATIONS	2,910.28	10
ZOOM, INC.	SUPPLIES	15.89	1
ZOOM, INC.	CONTRACT SVCS	260.91	6
		<u><u>260.91</u></u>	<u><u>6</u></u>
	TOTALS	\$111,001.25	466