

Regular Meeting of the Mt. Pleasant City Commission
Monday, February 14, 2022
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduce and swear in Mt. Pleasant Police Officer Darryl Johns.

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

2. City Manager report on pending items.
 - a. Monthly report on police related citizen complaints received.
3. Minutes of the Airport Joint Operations and Management Board (December).
4. Minutes of the Traffic Control Committee (December).
5. Minutes of the Zoning Board of Appeals (December).
6. Minutes of the Planning Commission (January).
7. Communication from Robert Backus regarding Special Assessment District #2-22.

CONSENT ITEMS:

8. Approval of the minutes of the regular meeting held January 24, 2022.
9. Approval of the minutes of the closed session held January 24, 2022.
10. Receive recommended text change to Section 154.414 to update band sign standards and delete reference to downtown Mt. Pleasant signage design guidelines and set a public hearing for March 14 on the same.
11. Consider recommendation from the Planning Commission to reappoint Corey Friedrich as the representative of the Planning Commission to the Zoning Board of Appeals.
12. Consider award of contract to Insight Pipe Contracting for the 2022 Sewer Relining Project and consider budget amendment for the same.
13. Payrolls and Warrants.

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.

City Commission Agenda

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PUBLIC HEARINGS:

14. Public hearing on Special Assessment District #1-22 roll and consider approval of Resolution #5 to approve the roll and set the payment terms for Special Assessment District #1-22.
15. Public hearing on Special Assessment District #1-22 roll and consider approval of Resolution #5 to approve the roll and set the payment terms for Special Assessment District #2-22.

NEW BUSINESS:

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

CLOSED SESSION:

RECESS:

WORK SESSION:

16. Discussion on the City's Medical Marihuana Facilities and Adult-Use Marihuana Establishments ordinances.
17. Discussion on Childcare Stabilization Grant expenses.

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.

TO: MAYOR AND CITY COMMISSION

FEBRUARY 9, 2022

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentation:

1. Introduce and swear in Mt. Pleasant Police Officer Darryl Johns
 - a. Darryl Johns was recently hired as the City's newest Police Officer. Darryl will be recognized as the newest addition to our team.
 - i. Attachments: None
 - ii. Recommended Action: No action is required for this item.

Receipt of Petitions and Communications:

7. Communication from Robert Backus regarding Special Assessment District #2-22
 - a. Robert Backus has submitted a notice of protest to the proposed special assessment district related to the downtown alley reconstruction project. While this letter makes a number of legal arguments, those arguments should be reserved for an appeals process should Mr. Backus desire to do so.
 - i. Attachments: Robert Backus letter
 - ii. Recommended Action: No action is required for this item.

Consent Items:

10. Receive recommended text change to Section 154.414 to update band sign standards and delete reference to downtown Mt. Pleasant signage design guidelines and set a public hearing for March 14 on the same.
 - a. The two major changes the proposed amendments to the sign ordinance creates are as follows: deletes reference to the Downtown Mt. Pleasant Design Guidelines and provides additional options for band sign placement. Approval of the consent agenda sets a public hearing on the proposed changes on March 14, 2022.
 - i. Attachments: Text Change 22-01 Report, Band sign changes
 - ii. Recommended Action: Approval of the consent agenda
12. Consider award of contract to Insight Pipe Contracting for the 2022 Sewer Relining Project and consider budget amendment for the same.
 - a. Staff has received bids from three (3) contractors for the relining of sanitary sewer mains at various locations throughout the City as detailed in our 2022 Capital Improvement Plan (CIP). The project total is \$137,402 which exceeds the budgeted amount by \$26,260.
 - i. Attachments: Sewer Relining Bid Memo
 - ii. Recommended Action: A motion to award the 2022 Sewer Relining bid to Insight Pipe Contracting for \$137,402 and to approve a budget amendment of \$26,260.

Public Hearing

14. (and item 15) This is the second public hearing on the proposed special assessment districts for the reconstruction of two (2) alleyways in the downtown. Following each public hearing, the City Commission can take action to adopt the special assessment roll. In doing so, the special assessment of 50% of the cost will be applied to each property that is connected to the alley.
 - a. Attachments: Resolution 5 (2 documents), Special Assessment Memo and Tax Roll (2 documents)
 - b. Recommended Action: After each public hearing, a motion to adopt Resolution 5 for Special Assessment 1-22 or 2-22.

New Business

Work Session

16. Discussion on the City's Medical Marihuana Facilities and Adult-Use Marihuana Establishments ordinances.
 - a. In December 2021 the City Commission was provided an update on activities related to the City's marijuana ordinances. This report included number of various license types secured by businesses in the City and the facilities that have opened with those licenses. At our last meeting the City Commission heard from our City Attorney on a number of pending litigation issues. Going forward, the City Commission is scheduled to have a work session to discuss the future of the marijuana ordinances. Attached is a report that details some discussion points.
 - i. Attachments: Memo on marijuana ordinances
 - ii. Recommended Action: City staff has a number of changes to the ordinance that they would like to see implemented. These proposed changes have more to do with administering the ordinance than change in policy. These changes would be brought to the City Commission for action at a later date.
17. Discussion on Childcare Stabilization Grant expenses
 - a. The City has received over \$600,000 from the State of Michigan to support the City's PEAK program. The funds must be spent prior to May in order for the City to be considered for a future round of funding this year.
 - i. Attachments: Memo on childcare grant
 - ii. Recommended Action: The City staff has proposed that the funds be used to support future program expenses and to bolster the scholarship program to provide more financial support to families in need. If the Commission finds this acceptable, staff would provide a final proposal for the Commission's consideration at the February 28th meeting.

TO: MAYOR AND CITY COMMISSION

FEBRUARY 9, 2022

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON PENDING ITEMS

This report on pending items reflects the current status of tasks that were previously agreed to.

1. Task Related Issues:

SHORT DESCRIPTION OF TOPIC	MEETING TOPIC WAS AGREED TO	REQUESTED DUE DATE	STATUS AS OF 2-9-2022
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	Dr. Colarelli's graduate class held focus groups on November 5th to solicit input from local housing providers on: (1) Insights about the future of existing student housing in Mt. Pleasant (2) Creative solutions for improving housing and neighborhoods in the city (3) Collaborative partnerships to improve housing and help Mt. Pleasant become more economically and culturally vibrant. Initial feedback was that there was not a lot of engagement on items 2 and 3 even though the focus groups were well attended. Draft report will be available Jan 2022. Draft report is being reviewed and feedback given. Staff will present on the findings in Q1 2022.
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	Analysis completed in 2021. All seven commissioners agreed to proceed. Staff is reviewing options for grant funding for design/build of Town Center.
Charter Amendment Provide resolution language for changing 3-year terms to 4-year terms in 2022 election	August 9, 2021	ASAP	Attorney General's Office reviewed the proposed charter amendment and now disputes the need for a Charter amendment. City Attorney's office is providing a reasoning behind the needed amendment. Assuming the AG's Office signs off on the language, we assume a 2022 ballot question on the proposed amendment.

SHORT DESCRIPTION OF TOPIC	MEETING TOPIC WAS AGREED TO	REQUESTED DUE DATE	STATUS AS OF 2-9-2022
Local Economy Based on listening sessions, research options for downtown façade grants, downtown fire suppression grants, and rent subsidy programs. Revisit Broadway Central Closure in March 2022.	September 27, 2021	ASAP	Will move forward with summary direction documented in September 27 memo. 200 Broadway remains the only outstanding item on this list.

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

[illegible]

AIRPORT JOINT OPERATIONS AND MANAGEMENT BOARD

Meeting Minutes

Monday, December 16, 2021

3:30-5:00 p.m.

On Zoom

I. Call to Order

Chairwoman McAvoy called the meeting to order at 3:35 p.m.

II. Roll Call

Member	Present	City, County, State
Margaret McAvoy	Yes	Owosso, Shiawassee County, Michigan
Aaron Desentz	Yes	Mt. Pleasant, Isabella County, Michigan
James McBryde	Yes	Mt. Pleasant, Isabella County, Michigan
Rodney Nanney	Yes	Union Township, Isabella County, Michigan
Gayle Ruhl	No	

Staff: Bill Brickner

III. Approval of Agenda

Request by McAvoy to add Open Meetings Act to item under New Business

Motion by McBryde, support by Nanney, to approve agenda as amended

Motion passed unanimously

IV. Public Input on Agenda Items

None

V. Approval of Meeting Minutes – October 25, 2021

Motion by McBryde, support by Desentz, to approve the minutes as written

Motion passed unanimously

VI. Airport Manager's Report

Motion by McBryde, support by Desentz to accept the airport manager's report as written

Motion passed unanimously

VII. Old Business

A. Updates on crew car, food truck and education

Board discussed term of crew car and staff car, and that we should make sure the correct term is used. Will pursue education after the holidays.

VIII. New Business

A. Additional ideas for corporate traffic – Nanney looking into corporations

B. Middle Michigan Development Corporation's website update

McBryde presented the airport information on the MMDC's website and will add a dashboard with the year-end totals.

C. Discuss PT to FT employee

Motion by McBryde, support by McAvoy, to recommend approval of the PT to FT employee to the Mt. Pleasant City Commission

Motion passed unanimously

D. Open Meetings Act

McAvoy discussed the Open Meetings Act. After January 1, 2022, meetings will need to be held in-person instead of Zoom.

IX. Announcements on Airport Related Issues and Concerns

Board discussed grant monies available

X. Public Comment on Non-Agenda Items

None

XI. Adjournment

McAvoy adjourned the meeting at 4:40 p.m.

Traffic Control Committee (TCC) Minutes

Friday, December 3, 2021 at 11:00 a.m. – on ZOOM

Present: Michelle Sponseller, Stacie Tewari, Matt Weaver, Jacob Kain, Andy Latham, Doug Lobsinger

- Approve minutes of September 30 meeting
 - Approved, no changes
- Discuss change to parking type in Pango sign areas on CMU campus
 - Stacie provided update on location of all meters removed and changed to Pango parking signs (previously approved by TCC and CMU). All work has been completed by the streets department with the exception of restriping of one on-street reverse angled parking area which will be completed in the spring of 2022.
 - Bellows reverse angle parking and Pango parking sign change was approved previously by TCC.
- Discuss pedestrian crossing improvements at Crapo/Preston T-intersection
 - Engineering department to review adding ramps north and south across Preston on the east side of the intersection that connect to the existing sidewalk on the south side of the street. Costs will need to be approved as not currently in the budget. TCC supports ramps and adding standard crosswalk markings on the north and east sides of the intersections and refreshing stop bar markings. Project will be dependent on cost approval and field verifications of design.
- Sweeney/Preston – Discuss sight obstruction issue when turning left from Sweeney onto Preston during ball games at the park with full on-street parking on Preston
 - A “no parking here to corner” sign was previously installed at this location to prevent vehicles from parking too close to the intersection. TCC does not support making any other changes to the intersection at this time.
- Discuss downtown parking enforcement
 - TCC discussed converting all of downtown to no parking 4-6 am. It was determined not to make any changes until reviewing the snow emergency ordinance outcomes after the first winter of implementation. This change would require ordinance amendment(s).
- Added item by Doug Lobsinger
 - Discussed parking near driveway at 705 S. University. This road is now edge striped and parallel parking stripes will fade off. Stacie to discuss with Matt in the spring blacking out or grinding off parallel markings in this block to try and assist with cars parking too close to driveway.

Next meeting scheduled for January 27, 2022 on Zoom

**Mt. Pleasant Zoning Board of Appeals
Minutes of the Electronically Conducted Regular Meeting
December 15, 2021**

Kench called the meeting to order at 7:03 p.m.

I. Roll Call:

Member	Present	City, County, State
Brian Assmann	No	
Corey Friedrich	Yes	Mt. Pleasant, Isabella, Michigan
Peter Orlik	Yes	Mt. Pleasant, Isabella, Michigan
Lara Raisanen	Yes	Mt. Pleasant, Isabella, Michigan
Steven Stressman	Yes	Mt. Pleasant, Isabella, Michigan
Aaron White	No	

Staff: Brian Kench, Laura Delamater

II. Welcome Crossover Member from Planning Commission:

Kench welcomed Commissioner Friedrich to the Board as the reappointed cross-over member from the Planning Commission.

III. Election of Officers:

Kench opened the floor for nominations for Chair.

Motion by Orlik, support by Raisanen, to make election of officer's terms from December 2021 through December 2022.

Motion by Orlik, support by Friedrich, to nominate Raisanen as Chair. There were no other nominations.

Ayes: Friedrich, Orlik, Raisanen, Stressman

Nays: None

Motion approved unanimously.

Kench turned the meeting over to Chair Raisanen.

Raisanen opened the floor for nominations for Vice-Chair.

Motion by Friedrich, support by Raisanen, to nominate Orlik as Vice-Chair. There were no other nominations.

Ayes: Friedrich, Orlik, Raisanen, Stressman
Nays: None

Motion approved unanimously

IV. Approval of the Agenda:

Motion by Orlik, support by Friedrich, to approve the agenda.

Ayes: Friedrich, Orlik, Raisanen, Stressman
Nays: None

Motion approved unanimously

V. Approval of the Minutes

A. September 23, 2020 Regular Meeting

Motion by Friedrich support by Stressman to approve the minutes from the September 23, 2020 regular meeting as presented.

Ayes: Friedrich, Orlik, Raisanen, Stressman
Nays: None

Motion approved unanimously

VI. Communications:

Kench reported that there were no communications.

VII. Public Comments:

Chair Raisanen opened public comments. There being none, the public comments portion was closed.

Chair Raisanen reviewed board procedures.

VIII. Public Hearings:

A. ZBA-02-2021 – 804 & 806 S. Mission – Robert A. Baltierrez – Request for a variance from section 154.410.B of the Zoning Ordinance.

Kench introduced the ZBA-02-2021 submitted by Robert Baltierrez requesting a variance from Section 154.410.B.4.ii.iv of the Zoning Ordinance to use an alternate

method of screening along the west property line and a variance to reduce the 200-foot stacking space requirement for a drive-through.

Kench reviewed the property's zoning and other characteristics as well as the current use, zoning, and future land use of adjacent properties.

Kench shared photos of the area and current conditions regarding the screening variance request, the site plan and additional photos showing the stacking lane proposal, the existing site conditions as well as the area surrounding the location.

Discussion took place.

Orlik asked about the height of the masonry wall and clarification that the issue is the material, not the height.

Raisanen requested the clarification that the decision the board makes stays with the property, not the business.

Friedrich asked about moving the drive through to the other side of the building and whether or not it would add the addition footage for the stacking lane or by driving around the building from the opposite direction.

Chair Raisanen invited the applicant to present his case.

Robert Baltierrez, Owner of Taco Boy gave an overview on his years in business at a previous location, as well at the past 13 years at the current location. Mr. Baltierrez discussed that he was under the assumption that he had the right to use to existing drive-through window. Mr. Baltierrez stated that at this time the drive-through is a very viable part of his business with Covid rapidly increasing.

Chair Raisanen asked the board if they had any questions at this time.

Orlik asked Mr. Baltierrez when he bought the property if there was any discussion about the drive-through window and its use with the Realtor or the seller. Mr. Baltierrez stated that Realtor informed him that Tony's was using the drive-through and was sure that it would be ok for Mr. Baltierrez to use as well.

Stressman asked about clarification about when the building was converted from 7-11 to Drugstore and the drive-through was installed. Would that use not run with the building?

Kench explained that City Zoning Ordinance when they have a nonconforming use on a property, as long as the use is continuous can run with different businesses. If the use ceases operation for a year or more, then anything that comes after has to be brought

back into compliance with the City Zoning Ordinance, which is what happened in this case.

Chair Raisanen opened the public comment. There being no one who wished to speak; public comment was closed.

Kench reviewed the correspondences from DPW, DPS, and Water Department staff.

Motion by Orlik, support by Friedrich to separate into two separate issues: the screening material and the stacking variance.

Roll Call Vote:

Ayes: Stressman, Friedrich, Orlik, Raisanen

Nays: None

Motion approved unanimously

Discussion on the screening issue took place.

Orlik noted that the screen was up to code from the stand point of height and that there was a lot less maintenance with cinderblock or concrete than with wood and that it's merited by the location.

Motion by Orlik, support by Friedrich to approve the variance, for the existing wooden fence provided that it is well maintained by the occupant of the property for the future.

Roll Call Vote:

Ayes: Stressman, Friedrich, Orlik, Raisanen

Nays: None

Motion approved unanimously.

Motion by Orlik, support by Stressman, to approve a variance for the existing 120-foot stacking lane on this property.

Chair Raisanen questioned whether it should be indicated that this is a unique situation because ordering and receipt of product is done at the same window?

Orlik noted that the new zoning ordinance which went into effect well after the building was originally constructed. The feeling was and the research was that 200-feet was essential for safety. The request for an 80-feet reduction is the crucial issue.

Friedrich discussed concerns with future uses and traffic issues.

Orlik pointed out that the zoning ordinance does not have 2 separate requirements; one for chain operations and one for independence. It's a 200-foot stacking lane for safety regardless of who is using the building.

Friedrich noted that there are a lot of criteria needed to be met in order to grant the variance. He specifically doesn't feel that the first criteria are met in this case. The criteria being that there are exceptional or extraordinary circumstances or conditions applying to the property in question or for the intended use of the property that do not normally apply to other properties or classes or uses in the same zoning district. Friedrich doesn't feel that this property is unique enough that they meet that criteria.

Stressman discussed the order and pick up process and the length of wait time. He questioned whether or not the additional parking spaces could be considered as part of the stacking lane.

Discussion took place.

Question was called.

It was requested to have the motion re-read.

Motion being: To grant a variance for the existing 120-foot stacking lane on this property.

Roll Call Vote:

Ayes: Stressman, Raisanen

Nays: Orlik, Friedrich

Motion failed.

Discussion took place.

Motion by Orlik, support by Friedrich to deny the variance for the existing 120-foot stacking lane on this property.

Discussion took place.

Roll Call Vote:

Ayes: Friedrich, Orlik

Nays: Stressman, Raisanen

Motion failed.

Discussion took place.

IX. Old Business:

A. None

X. New Business:

A. None

XI. Adjournment:

Motion by Orlik, support by Friedrich to adjourn.

Ayes: Stressman, Friedrich, Orlik, Raisanen

Nays: None

Motion approved unanimously

Meeting adjourned at 8:01 p.m.

lkd

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
January 6, 2022**

- I.** Chair Hoenig called the meeting to order at 7:00 p.m.

Present: Corey Friedrich, Yannis Haveles, Lesley Hoenig, Glen Irwin, David Kingsworthy, Matt Liesch, Christine Ortman

Absent: None

Staff: Jacob Kain, Laura Delamater

- II. Approval of the Agenda:**

Motion by Friedrich, support by Irwin to approve the agenda.

Motion approved unanimously.

- III. Approval of the Minutes:**

A. November 4, 2021 Regular Meeting

Motion by Ortman, support by Haveles to approve the minutes from the November 4, 2021 regular meeting as presented.

Motion approved unanimously.

B. November 4, 2021 Work Session Meeting

Motion by Friedrich, support by Irwin to approve the minutes from the November 4, 2021 work session meeting as presented.

Motion approved unanimously.

- IV.** Recognition of Service of Former Planning Commissioners Dailey, Kostrzewa and Rise.

Hoenig presented plaques for recognition of service and Kain thanked the former commissioners for their years of service.

- V. Zoning Board of Appeals report for November & December:**

Commissioner Friedrich reported that the Zoning Board of Appeals heard one case in December, submitted by Taco Boy requesting a variance from the zoning code to re-

establish a drive thru on the back of the building and to allow a wood fence to remain as a screen instead of the masonry fence that would be required by code. In their deliberation the Zoning Board decided to separate the request into two separate requests; one for the fence and one for the drive thru.

The Zoning Board awarded the variance on the wood fence. In the matter of the drive thru, the variance was denied in a 2-2 split. There were 2 reasons for this. The first being that the applicant sited the pandemic occurring being a unique situation. The board felt that although the pandemic was unique in time, it wasn't unique to this property. Every business in Mt. Pleasant experienced difficulties. The second reason for the denial was a safety reason. In Michigan variances stay with the property and don't expire upon the sale of the property. There was the possibility that the reduced length of drive thru lane would cause a safety hazard.

VI. Communications:

Kain reported that there were no communications.

VII. Public Hearings:

A. SUP-22-01 & SPR-22-01 – 1510 W. High – The Little Red Wagon Daycare – Request for Special Use Permit and Site Plan Review for a child care center.

Kain introduced the application submitted by The Little Red Wagon Daycare for a Special Use Permit & Site Plan Review for a child care center.

Kain reviewed the current and prior uses of the property. Kain provided an overview of the property including current zoning, future, current and prior land use. Kain reviewed photos showing current conditions of the property.

Kain reviewed Special Use Conditions regarding a child care center.

Kain reviewed the site plan and the floor plan.

Kain closed his presentation with recommendation to approve SUP-22-01 and SPR-22-01 subject to conditions.

Discussion took place.

Connie Marshall, owner of The Little Red Wagon Daycare was on hand to address the board and answer questions.

Discussion took place.

Chair Hoenig opened the public comment.

Patricia Young, Mt. Pleasant, spoke in support of the proposed child care center.

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

Michael Skonieczny, Child Care Licensing Consultant for Isabella County, State of Michigan, spoke in support of Connie Marshall and the need for licensed child care in Mt. Pleasant.

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

Discussion took place.

Motion by Friedrich, support by Liesch to approve SUP-22-01 and SPR-22-01 subject to the following conditions:

1. The applicant submit an updated site plan which demonstrates compliance with the minimum specifications for the following standards: bicycle parking; enclosure; fencing; streetscreen on W. High; sidewalk on Burch; and street trees on both frontages.
2. The proposed child care center shall be inspected annually by the Building Official or Fire Marshal for compliance with current codes and be issued a certificate of occupancy prior to operation.
3. The applicant shall comply with the requirements of Public Works and Public Safety.

Motion approved unanimously.

B. SUP-22-02 & SPR-22-02 – 1200 S. Mission – Discount Tire – Request for Special Use Permit and Site Plan Review for an automotive repair garage.

Kain introduced the application submitted by Discount Tire for a Special Use Permit & Site Plan Review for an automotive repair garage.

Kain reviewed the current and prior uses of the property. Kain provided an overview of the property including current zoning, future, current and prior land use. Kain reviewed photos showing current conditions of the property.

Kain reviewed Special Use Conditions regarding an automotive repair garage.

Kain reviewed the site plan and proposed hours.

Kain closed his presentation with recommendation to approve SUP-22-02 & SPR-22-02 subject to conditions.

Discussion took place.

Joe Westerbeke with ENG Engineering and Surveying representing Discount Tire was on hand to answer questions.

Discussion took place.

Chair Hoenig opened the public comment.

Kain noted that there were no public comments submitted via zoom or electronically. There being no one else who wished to speak, public comment was closed.

Discussion took place.

Motion by Liesch, support by Friedrich to approve SUP-22-02 & SPR-22-02 subject to the following conditions:

1. The applicant shall comply with all special use permit criteria for automobile repair garages.
2. Cross access shall be provided between adjacent lots to the north and south of the site as required by Section 154.412.A.23.
3. The applicant shall submit an updated site plan which demonstrates compliance with the minimum specifications for the following standards: façade glazing; accessory building standards; bicycle parking; screening between the parking area and the property to the west; mechanical screening; and streetscaping along the S. Mission frontage.
4. The applicant shall preserve the existing pine tree in the public easement area.
5. The applicant shall submit a lighting plan which demonstrates compliance with the standards of Section 96.13 of Mount Pleasant City Code.
6. The applicant shall comply with the requirements of Public Safety and Public Works.

Motion approved unanimously.

C. SUP-22-03 & SPR-22-03 – 214 N. Franklin – Jung, LLC Request for a Special Use Permit and Site Plan Review for a Class I Restaurant.

Kain introduced the application submitted by Jung, LLC for a Special Use Permit & Site Plan Review for a Class I Restaurant.

Kain reviewed the current and prior uses of the property. Kain provided an overview of the property including current zoning, future, current and prior land use. Kain reviewed photos showing current conditions of the property.

Kain reviewed Special Use Conditions regarding a Class I Restaurant.

Kain reviewed the site plan and proposed hours.

Kain closed his presentation with recommendation to approve SUP-22-03 & SPR-22-03 subject to conditions.

Discussion took place.

Maya Denslow, owner of Jung, LLC was on hand to address the board and answer questions.

Discussion took place.

Chair Hoenig opened the public comment.

Kati Mora, Vice-President of Middle Michigan Development Corporation, spoke in favor of the proposed restaurant.

Kain noted that there were no public comments submitted via zoom or electronically. There being no one else who wished to speak, public comment was closed.

Discussion took place.

Motion by Liesch, support by Friedrich to approve SUP-22-03 & SPR-22-03 subject to the following conditions:

1. Compliance with the special use requirements for a Class I Restaurant under Section 154.410.
2. Compliance with the requirements of Public Safety and Public Works.

Motion was approved unanimously.

VIII. Public Comments:

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

IX. Site Plan Reviews:

A. None

X. Unfinished Business:

A. None

XI. New Business:

A. 2022 meeting schedule

Kain presented the proposed 2022 meeting schedule.

Motion by Ortman, support by Friedrich to adopt the 2022 meeting schedule as presented.

Motion approved unanimously.

B. 2021 Annual Report

Kain presented the 2021 Annual Report.

Motion by Ortman, support by Haveles to adopt the 2021 Annual report as presented.

Motion approved unanimously.

C. Discuss amendment to Section 154.414 of the zoning ordinance to update band sign standards and delete reference to Downtown Mt. Pleasant Signage Design Guidelines and consider setting a public hearing on this issue at the February 3, 2022 regular meeting.

Kain introduced the proposed ordinance that would amend the City's sign standards and provide additional flexibility for the placement of band signs. Kain reviewed the specific amendments proposed and recommended that the board set a public hearing on the ordinance.

Discussion took place.

Motion by Kingsworthy, support by Haveles to set a public hearing in the issue at the February 3, 2022 regular meeting.

Motion approved unanimously.

XII. Other:

A. Staff report.

Kain welcomed new Planning Commission, Yannis Haveles.

Haveles gave a brief overview of his background.

Kain noted that there were still two vacancies on the board.

XIII. Adjournment:

Motion by Friedrich, support by Ortman to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:47 p.m.

lkd



**JANES &
BACKUS_{PC}**
ATTORNEYS AT LAW

February 1, 2022

Ms. Heather Bouck clerk@mt-pleasant.org
Mt. Pleasant City Clerk/Deputy City Assessor
320 W. Broadway
Mt. Pleasant, MI 48858

Re: Special Assessment 2-22 (Alley Reconstruction Project)
Notice of Protest

Dear Ms. Bouck:

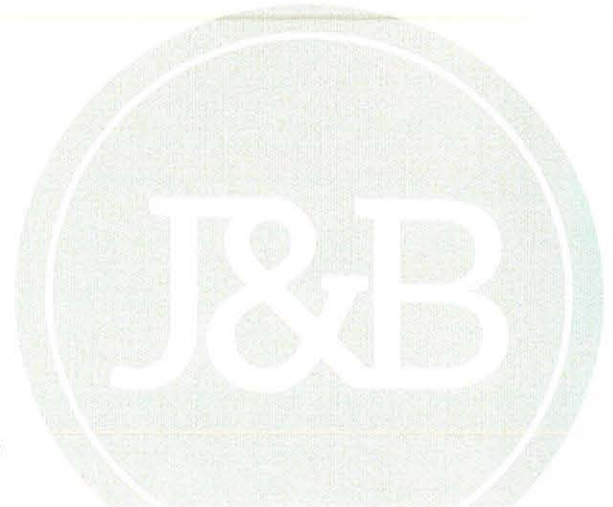
I am in receipt of your Notice of Public Hearing to Review Special Assessment Roll. As you are aware, I filed a Notice of Protest January 21, 2022, a copy of which is attached hereto. In an abundance of caution, I want to ensure that I am taking the steps necessary to preserve my appeal rights. As such, please consider this a Notice of Protest on behalf of JJ&B, Inc., on the same terms and conditions as set forth in the attached correspondence January 21, 2022.

Very truly yours,

JANES & BACKUS, P.C.

Robert M. Backus

RMB/amd
Enclosure
cc: City Manager





**JANES &
BACKUS^{PC}**
ATTORNEYS AT LAW

January 21, 2022

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

clerk@mt-pleasant.org

Re: Special Assessment 2-22 (Alley Reconstruction Project)
Notice of Protest

Dear Ms. Bouck:

I am writing on behalf of JJ&B, Inc., a corporation duly authorized and existing under the laws of the State of Michigan. I am an owner of JJ&B, Inc., together with Douglas Janes. The corporation is the owner of the real property where my law firm operates, and has operated in prior configurations for over 50 years.

On behalf of the corporation, protest is hereby made to the City of Mt. Pleasant Special Assessment 2-22 Alley Reconstruction.

I have had an opportunity to review the City of Mt. Pleasant Capital Project Assessment Policy to the extent it relates to commercial alleys. I have also reviewed the Special Assessment Project spreadsheet prepared by the city assessing department and the 2022 Alley Assessment Properties document, also prepared by the assessment department. The documents provided demonstrate no special benefit to the assessed properties separate and apart from the benefit to the community as a whole. The assessment to JJ&B, Inc. in the amount of \$11,478.26 represents 21.4% of the total assessment and is grossly disproportionate to any value derived or benefit received by the property.

The Michigan courts have promulgated a substantial body of law regarding special assessments. The Michigan Supreme Court distinguished the difference between a special assessment and a tax. A special assessment is a levy upon property within a specified district. Although it resembles a tax, a special assessment is not a tax. *Knott v City of Flint* 363 Mich 483, 497 (1961). In contrast to a tax, a special assessment is imposed to defray the cost of specific local improvements rather to raise revenue for general purposes *Kadzban v City of Grandville* 422 Mich 495 (1993). The *Kadzban* court adopted the language utilized by the Supreme Court in *Knott*, stating:

Robert M. Backus
J. Paul Janes
(1929-2003)

phone (989) 773-9941
fax (989) 775-8961
rbackus@janesandbackus.com

115 S. University Ave.
Mt. Pleasant, MI 48858
www.janesandbackus.com

"There is a clear distinction between what are termed general taxes and special assessments. The former are burdens imposed generally upon property owners for governmental purposes without regard to any special benefit which will inure to the taxpayer. The latter are sustained upon the theory that the value of the property in the special assessment district is enhanced by the improvement for which the assessment is made. *Id.* at 499, 109 N.W. 2d 908, citing *In re Petition of Auditor General*, 226 Mich. 170, 173, 197 N.W. 552 (1924) See also *Cooper, Wells & Co. V City of St. Joseph*, 232 Mich. 255, 260, 205 N.W. 86 (1923).

In other words, a special assessment can be seen as remunerative; it is a specific levy designed to recover the cost of improvements that can confer local and peculiar benefits upon property within in a defined area *Kuick v Grand Rapids* 200 Mich. 582, 588, 166 N.W. 979 (1918); see also *Knott supra.*" *Kadzban Id.* 498.

Michigan courts have regularly invalidated special assessments where the assessed property has received no special benefit in addition to the benefit that was conferred upon the community as a whole. See for example *Fluckey v Plymouth* 358 Mich 447 (1960); *Brill v Grand Rapids*, 383 Mich 216 (1970) and *Dixon Road Group v City of Novi* 426 Mich 390 (1986).

The *Dixon Road Group* case is particularly instructive. In *Dixon*, the petitioners' appeal to a special assessment levied against their property for road improvements, water main improvements and storm sewer improvements. The petitioners argued that the special assessments against their properties were invalid because the cost of the improvements exceeded the increase in value of the properties and that there was no special benefit conferred on their properties beyond that to the community as a whole. The *Dixon* court stressed the necessity to consider the impact of proposed improvements on the market value of the property and identify what the property is now fairly worth in the market, and what will be its value when the improvement is made.

The proposed alley reconstruction provides no increase in the value of the JJ&B property. The business activities conducted at the premises generate very little vehicle or foot traffic. The entrance to the building is on University Street with no public access on the alley side of the building. No business activities whatsoever are conducted on the alley side of the building. The alley is primarily utilized by the public at large to gain access to the city parking lot. The parking lot, in turn, is utilized by patrons of the various retail, food and beverage, financial services and other businesses located in the area. The alley is used daily for deliveries to local businesses by the United Parcel Service, FedEx, and other delivery services. Trash collectors, utility companies and contractors of all types utilize the alley regularly. The use of the alley by patrons or employees of Janes & Backus is minuscule by comparison. It is inconceivable to suggest that, given the foregoing, an allocation of 21.4 percent of the assessment to JJ&B is in any way, shape, or form equitable.

The *Dixon Road Group* court also highlighted the mandate that there must be some proportionality between the special assessment and the benefit derived therefrom. The court cited with approval the following from an earlier supreme court decision in the case *German Lutheran Church Society v Mt. Clemens*, 179 Mich 35, 40 (1914),

"There can be no justification for any proceeding which charges the land with an assessment greater than the benefits."

City of Mt. Pleasant Special Assessment 2-22 (Alley Reconstruction) does not confer any special benefit or enhanced value to the properties included in the assessment district. Any benefits derived from the alley improvements will inure to the benefit of the community in general and should be funded by a tax on the whole, rather than an unfairly identified group. The proposed improvements do not provide any increase in value of the JJ&B property. The cost of the improvements are grossly disproportionate to any benefit derived therefrom. Finally, the percentage of the assessment to the JJ&B property is also disproportionate to the benefits derived therefrom.

Based on the foregoing, the City of Mt. Pleasant Special Assessment 2-22 (Alley Reconstruction) should be rejected as invalid.

Very truly yours,

JANES & BACKUS, P.C.


Robert M. Backus

RMB/amd

Minutes of the regular meeting of the City Commission held Monday, January 24, 2022, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Commissioners Present: Mayor Amy Perschbacher and Vice Mayor Olivia Cyman; Commissioners Mary Alsager, Brian Assmann, Maureen Eke & George Ronan

Commissioners Absent: Liz Busch

Others Present: City Manager Aaron Desentz, City Clerk Heather Bouck and City Attorney Laura Genovich

Additions/Deletions to Agenda

Moved by Commissioner Alsager and seconded by Commissioner Ronan to add Item 29 "Waiver of Conflict" to the agenda. Motion unanimously adopted.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Fourth Quarter Investment Report.
3. Planning Commission 2021 Annual Report.
4. Planning Commission Meeting Minutes. (November)
5. Listing of payrolls and warrants from December 13, 2021 through January 9, 2022.
6. Correspondence received from Hunter Brands regarding zoning.

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

7. Minutes of the regular meeting of the City Commission held January 10, 2022.
8. Minutes of the closed session of the City Commission held January 10, 2022.
9. Resolution in support of final approval of Temporary Traffic Control Order #2-2022 as follows:

WHEREAS, under the date of August 2, 2021 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 2-2022 (Place parking ordinance signs for snow emergencies at city limit entry road locations on city major streets, state roads, and county roads. Remove existing parking ordinance signs.)

New signs to read:

"PARKING ORDINANCE

NO PARKING ON STREETS WHEN SNOW EMERGENCY IS IN EFFECT"

Said temporary traffic control order was presented to the City Commission on January 24, 2022 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 2-2022 a permanent traffic control order.

10. Resolution in support of final approval of Temporary Traffic Control Order #3-2022 as follows:

WHEREAS, under the date of October 1, 2021 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 3-2022 (All parking spaces in city parking lots 7 and 8 to become 10-hour permit parking spaces. Remove existing 3-hour and 1-hour parking signs. Add/relocate existing signs to provide one 10-hour permit parking sign at each entrance.)

Said temporary traffic control order was presented to the City Commission on January 24, 2022 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 3-2022 a permanent traffic control order.

11. Resolution in support of final approval of Temporary Traffic Control Order #4-2022 as follows:

WHEREAS, under the date of October 1, 2021 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 4-2022 (Add "No Right Turn on Red Signal" sign on eastbound Pickard at Main/Pickard signal.)

Said temporary traffic control order was presented to the City Commission on January 24, 2022 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 4-2022 a permanent traffic control order.

12. Resolution in support of final approval of Temporary Traffic Control Order #5-2022 as follows:

WHEREAS, under the date of October 13, 2021 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 5-2022 (Place "even" and "odd" overnight permit parking signs in the City Hall parking lot [lot 13] and lot 12.)

Said temporary traffic control order was presented to the City Commission on January 24, 2022 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 5-2022 a permanent traffic control order.

13. Resolution authorizing MDOT Contract Number 21-5404 (maintenance of new sidewalk at US-127BR/Mission Street and Corporate Drive) as follows:

WHEREAS, a Contract Agreement (MDOT Contract No. 21-5404) has been submitted by the Michigan Department of Transportation (MDOT) which requires the City of Mt. Pleasant to adopt a resolution authorizing the approval of the contract for maintenance and operation by the City to MDOT for new sidewalk to be installed at the intersection of US-127 BR/Mission Street and Corporate Drive within MDOT trunkline limited access right-of-way.

WHEREAS, the addition of sidewalk on Corporate Drive will improve walkability and pedestrian access in the city; and

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

NOW, THEREFORE, BE IT RESOLVED, that the City Manager be authorized to execute said Contract on behalf of the City of Mt. Pleasant.

14. Resolution in support of a Redevelopment Liquor License for Pleasant City Coffee and Books LLC as follows:

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

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

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

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

WHEREAS, the City Commission finds that Pleasant City Coffee and Books LLC meets the provisions of Public Act 501 of 2006, including:

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

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

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

15. Set special meeting of the City Commission for Wednesday, March 9, 2022 at 5:45 p.m. for discussion on goals and objectives.
16. Set special meeting of the City Commission for Monday, April 18, 2022 at 5:30 p.m. for follow-up discussion on goals and objectives.
17. Resolution Authorizing the City Manager to digitally sign contract amendment for Phase II of the Runway 9 Approach Slope Clearing Project as follows and budget amendment:

WHEREAS, the Michigan Department of Transportation will submit a contract amendment (Federal Project Number B-26-0069-2621, Job No. 129406CON), for Phase II of the Runway 9 Approach Slope Clearing Project, which requires the City of Mt. Pleasant to adopt a resolution authorizing the

approval of the amendment to increase the contract amount to add construction administration services to the project; and

WHEREAS, this project will improve the safety for airport traffic; and
WHEREAS, the contract amendment is necessary for the project to proceed;

NOW, THEREFORE, BE IT RESOLVED, that the city manager is authorized to digitally sign the contract amendment on behalf of the City of Mt. Pleasant.

18. Contract with Alpine Tree Service of Newaygo, Michigan in the amount of \$551,856 for Phase II of the Runway 9 Approach Slope Clearing Project.
19. Mayor Perschbacher made the following appointments of City administrative officials to the following boards and commissions:

Building Authority

Finance Director Mary Ann Kornexl

Center for Applied Research Technology/

Local Development Finance Authority

City Manager Aaron Desentz

Finance Director Mary Ann Kornexl, alternate

9-1-1/Central Dispatch Governing Board

Fire Chief Rick Beltinck

Police Captain Andy Latham, alternate

Isabella County Material Recovery Facility,

Governing Board

Street Superintendent Matt Weaver

MML Legislative Coordinator

City Manager Aaron Desentz

Mid-Michigan Area Cable and Telecommunications

Consortium Board

Public Relations Director Darcy Orlik

Middle Michigan Development Corporation

City Manager Aaron Desentz

Economic Development Director Bill Mrdeza, alternate

20. Warrants dated January 11, 12, 13, 19 and 20, 2022 and Payrolls dated January 12, 2022 all totaling \$838,249.42.

AYES: Commissioners Alsager, Assmann, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: Commissioner Busch

Motion carried.

A public hearing was held on the necessity of the public improvement; consider resolution #3 to proceed with improvements; consider resolution #4 to accept the special assessment roll and set a public hearing for Monday, February 14, 2022 at 7:00 p.m.

regarding said roll for Special Assessment District #1-22. Correspondence received from Robert Backus, Attorney for property owner JJ&B, 115 S. University Street, opposing the special assessment district.

There being no additional public comments or communications, the Mayor closed the public hearing.

Moved by Vice Mayor Cyman and seconded by Commissioner Assmann to adopt Resolutions #3 and #4 for Special Assessment District 1-22.

SPECIAL ASSESSMENT DISTRICT 1-22
RESOLUTION NO. 3

WHEREAS, the City Commission, after due and legal notice, has met and heard all interested persons to be affected by the proposed public improvements hereinafter described; and,

WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 1-22;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to install public improvements as follows: reconstruct the alley in the block between Michigan, Main, Broadway & University in the City Special Assessment District No. 1-22.
2. The plans, profiles and specifications previously prepared by the City Manager are hereby approved.
3. The Commission hereby approves the detailed estimates of cost and determines a total estimated cost of \$142,000.00. The amount of \$62,812.85 shall be spread by special assessments upon the City Special Assessment District No. 1-22, and the amount of \$79,187.15 shall be the obligation of the city-at-large.
4. The City Assessor is directed to prepare a special assessment roll in accordance with the Commission's determination.
5. When the Assessor has completed the assessment roll, she shall file the roll with the City Clerk for presentation to the Commission.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution be and the same hereby are rescinded.

SPECIAL ASSESSMENT DISTRICT 1-22
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared the special assessment roll for Special Assessment District No. 1-22 to special assess that portion of the cost of the public improvements to the properties specially benefited by said public improvements, and the same has been presented to the City Commission by the City Clerk; and,

WHEREAS, the Special Assessment District No. 1-22 is described as: reconstruct the alley in the block between Michigan, Main, Broadway & University in the City Special Assessment District No. 1-22;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.
2. The City Commission shall meet at City Hall, 320 West Broadway on February 14, 2022 at 7 p.m., to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard, and the City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Commissioners Alsager, Assmann, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: Commissioner Busch

Motion carried.

A public hearing was held on the necessity of the public improvement; consider resolution #3 to proceed with improvements; consider resolution #4 to accept the special assessment roll and set a public hearing for Monday, February 14, 2022 at 7:00 p.m. regarding said roll for Special Assessment District #2-22. Correspondence received from Robert Backus, Attorney for property owner JJ&B, 115 S. University Street, and Doug Janes, 115 S. University St. opposing the special assessment district. Previous comments of Robert Backus should have been made in regards to Special Assessment District #2-22 not #1-22.

There being no additional public comments or communications, the Mayor closed the public hearing.

Moved by Vice Mayor Cyman and seconded by Commissioner Ronan to adopt Resolutions #3 and #4 for Special Assessment District 2-22.

SPECIAL ASSESSMENT DISTRICT 2-22
RESOLUTION NO. 3

WHEREAS, the City Commission, after due and legal notice, has met and heard all interested persons to be affected by the proposed public improvements hereinafter described; and,

WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 2-22;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to install public improvements as follows: reconstruct the alley between Broadway and Michigan from University to 115.5 feet east of Franklin in the City Special Assessment District No. 2-22.
2. The plans, profiles and specifications previously prepared by the City Manager are hereby approved.
3. The Commission hereby approves the detailed estimates of cost and determines a total estimated cost of \$132,000.00. The amount of \$53,586.96 shall be spread by special assessments upon the City Special Assessment District No. 2-22, and the amount of \$78,413.04 shall be the obligation of the city-at-large.
4. The City Assessor is directed to prepare a special assessment roll in accordance with the Commission's determination.
5. When the Assessor has completed the assessment roll, she shall file the roll with the City Clerk for presentation to the Commission.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution be and the same hereby are rescinded.

SPECIAL ASSESSMENT DISTRICT 2-22
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared the special assessment roll for Special Assessment District No. 2-22 to special assess that portion of the cost of the public improvements to the properties specially benefited by said public improvements, and the same has been presented to the City Commission by the City Clerk; and,

WHEREAS, the Special Assessment District No. 2-22 is described as: reconstruct the alley between Broadway and Michigan, from University to 115.5 feet east of Franklin in the City Special Assessment District No. 2-22;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.
2. The City Commission shall meet at City Hall, 320 West Broadway on February 14, 2022 at 7 p.m., to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard, and the City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Commissioners Alsager, Assmann, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: Commissioner Busch

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Assmann to authorize the purchase of 800 MHz (megahertz) radios from ProComm Inc in the amount of \$207,709 along with the MPSCS radio programming cost of \$10,750 for a total project cost of \$218,459 and approve a budget amendment for the project cost of \$218,460 and the Capital Improvement Fund Transfer of \$107,160. Motion unanimously adopted.

Moved by Vice Mayor Cyman and seconded by Commissioner Eke to authorize, along with the associated budget amendment, a contract extension with The Mannick & Smith Group of Canton, Michigan for a not-to-exceed amount of \$90,000 to perform environmental consulting services at the former city landfill. Motion unanimously adopted.

Moved by Commissioner Ronan and seconded by Commissioner Eke to approve the airport staffing changes, the following fee changes as recommended by the Airport Joint Operations and Management Board:

RAMP FEES

Fee for aircraft less than 25,000 lbs. empty weigh = \$75.00

*to waive ramp fee 100 gallons of fuel must be purchased

Fee for aircraft more than 25,000 lbs. empty weigh = \$100.00 + \$50.00 facility fee

*to waive ramp fee 150 gallons of fuel must be purchased

Fee for aircraft more than 40,000 lbs. empty weigh = \$200.00 + \$50.00 facility

*fee to waive ramp fee 200 gallons of fuel must be purchased

OVERNIGHT HANGAR RENT

Aircraft below 25,000 lbs. = \$150 over night

Aircraft above 25,000 lbs. = \$200 over night

Aircraft above 40,000 lbs. = \$300 over night

De-Icing Services - Aircraft in to de-ice will be charged a \$150 hangar fee and a \$25 tow fee

HOURLY CALL-OUT RATE

Based aircraft \$50 will cover up to 1 hour and \$50 per hour after

*(Minimal charge for second hour is \$50, even if it is a fraction of an hour)

Non-based aircraft \$100 will cover up to 1 hour and \$100 per hour after

*(minimal charge for second hour is \$100 even if it is a fraction of an hour)

After midnight, \$150 will cover up to 1 hour and \$150 per hour after

*(minimal charge for second hour is \$150, even if it is a fraction of an hour)

Additional staff: \$200 will cover up to one hour and \$200 per hour after

*(minimal charge for second hour is \$200, even if it is a fraction of an hour)

Additional staff after midnight: \$250 will cover up to 1 hour and \$250 per hour after

*(minimal charge for second hour is \$250, even if it is a fraction of an hour)

JET A FUEL

Increase profit margin on Jet A fuel from \$2.01 to \$2.07;

and a budget amendment in the amount of \$12,600. Motion unanimously adopted.

Mayor Perschbacher made the following appointments to City boards and commissions.

Appointments Committee

Mary Alsager-Chair

Olivia Cyman

George Ronan

Central Michigan Center for Recovery, Education, and Wellness (CMCREW)

Maureen Eke

Charter Committee

George Ronan-Chair

Mary Alsager

Amy Perschbacher

Council of Governments

Olivia Cyman

Intergovernmental Liaison

Amy Perschbacher – Mayor

Olivia Cyman – Vice Mayor

International Relations/Sister City Council

Maureen Eke

Liz Busch, alternate

Mt. Pleasant Area Diversity Council

Liz Busch

Property Committee

Amy Perschbacher – Chair

Brian Assmann

Olivia Cyman

Moved by Commissioner Alsager and seconded by Commissioner Ronan to appoint City Commissioners to City standing and special committees as follows:

Audit Committee

Amy Perschbacher
Brian Assmann
George Ronan, alternate

City/CMU Student Liaison Committee

Mary Alsager
Olivia Cyman

Economic Development Corporation

Brownfield Redevelopment Authority

Amy Perschbacher
Mary Alsager

Principal Shopping Board

George Ronan

Tax Increment Finance Authority

George Ronan

Motion unanimously adopted.

Moved by Commissioner Ronan and seconded by Commissioner Eke to refer drive-thru stacking requirements to the Planning Commission for review and options. Motion unanimously adopted.

Moved by Vice Mayor Cyman and seconded by Commissioner Ronan to deny the Waiver of Conflict from Clark Hill. Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Alsager expressed her appreciation for the report received from the Planning Commission and felt the product was great work.

Public Comment on Agenda and Non-Agenda Items

Dale Mueller, 1703 W. Michigan, questioned if the City follows their own City Code.

Moved by Commissioner Alsager and seconded by Vice Mayor Cyman to enter closed session to consult with the City Attorney regarding trial or settlement strategy in connection with pending litigation in *Pure Releaf N Union LLC v City of Mount Pleasant*, 20-16511; *Cedjo Services & N-East Services v City of Mount Pleasant*, 20-16504; and *Cary Investments v City of Mount Pleasant*, Court of Appeals Case No. 357862, for the reason that

an open meeting would have a detrimental financial effect on the litigating or settlement position of the City”

AYES: Commissioners Alsager, Assmann, Cyman, Eke, Perschbacher & Ronan.

NAYS: None

ABSENT: Commissioner Busch

Motion carried.

The Commission recessed at 7:53 p.m. and went into closed session at 8:04 p.m.

A separate set of minutes was taken for the closed session. The Commission reconvened the open meeting at 8:24 p.m.

Mayor Perschbacher adjourned the meeting without objection at 8:25 p.m.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

Memorandum



TO: Aaron Desentz
City Manager

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

Brian Kench
Building Official

FROM: Jacob Kain
City Planner

DATE: February 4, 2022

SUBJECT: Text Change 22-01

At their July 12, 2021 meeting, the City Commission suggested that the Planning Commission review three items related to the City's sign ordinance. The Planning Commission discussed these items in work session in November and recommended two changes to the sign ordinance:

1. Delete the reference to the Downtown Mt. Pleasant Design Guidelines.
2. Provide additional options for band sign placement.
 - a. Allowing on building elevations (exterior walls not facing a principal frontage) as well as the façade.
 - b. Not requiring placement directly above the main entrance.

The Planning Commission held a public hearing on the proposed text change on February 3, 2022. There were no public comments on the subject. Following the public hearing, the Planning Commission recommended that the City Commission adopt Text Change 22-01.

REQUESTED ACTION:

The City Commission receive the Planning Commission recommendation and set a public hearing on the proposed text change for March 14, 2022.

Attachments:

1. Draft ordinance
2. Staff memorandum from February 3, 2022

**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 SECTION 154.414 OF THE MOUNT PLEASANT
ZONING ORDINANCES TO UPDATE BAND SIGN STANDARDS AND DELETE
REFERENCE TO DOWNTOWN MT. PLEASANT SIGNAGE DESIGN GUIDELINES.**

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

Section 1. Deletion. Subsection 154.414.B.5 of the Mount Pleasant Zoning Ordinances is deleted.

Section 2. Renumbering. The subsection currently labeled 154.414.B.6 is renumbered 154.414.B.5.

Section 3. Amendment to Table. The portions within Table 154.414A pertaining to Sign Types – Summary – Band Sign is amended to read as follows:

A Sign that is flat against the Façade or Elevation and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

Section 4. Amendment to Table. The portions within Table 154.414A pertaining to Sign Types – Specific Standards – Band Sign – Description is amended to read as follows:

A Sign that is flat against the Façade or Elevation and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

Section 5. Amendment to Table. The portions within Table 154.414A pertaining to Sign Types – Specific Standards – Band Sign – Dimensions – Quantity (max) is amended to read as follows:

1 per Façade or Elevation

Section 6. 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 _____, 2022.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

PC Hearing: February 3, 2022
Introduced: _____, 2022
Adopted: _____, 2022
Published: _____, 2022
Effective: _____, 2022

DRAFT

Memorandum



TO: Planning Commission

FROM: Jacob Kain
City Planner

DATE: February 3, 2022

SUBJECT: TC-22-01 – Band sign location

At your November 4, 2021 work session, there was general agreement to pursue an amendment to the City's sign standards that would provide additional flexibility for the placement of band signs. A draft ordinance to implement this change is attached.

The proposed ordinance would also delete the existing reference to the *Downtown Mt. Pleasant Signage Design Guidelines*. That document was created in 2016. The current zoning ordinance standards for signage are largely similar to those adopted in 2016, but do differ in some respects. Deletion of the reference would serve to eliminate redundancy and potential confusion.

REQUESTED ACTION:

Recommend that the City Commission adopt Text Change 22-01.

Attachment

1. Draft ordinance

Memorandum



TO: Aaron Desentz
City Manager

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

Brian Kench
Building Official

FROM: Jacob Kain
City Planner

DATE: February 4, 2022

SUBJECT: Zoning Board of Appeals crossover member

At their meeting on February 3, the Planning Commission recommended that Corey Friedrich serve as the crossover member to the Zoning Board of Appeals.

Requested Action:

The City Commission receive the Planning Commission recommendation to appoint Corey Friedrich as the Planning Commission crossover member to the Zoning Board of Appeals.

Memorandum



TO: Aaron Desentz, City Manager

FROM: Stacie Tewari, City Engineer

DATE: February 2, 2022

SUBJECT: Award Contract for 2022 Sewer Relining Bid and Approve Budget Amendment

Request:

The City Commission is requested to award the contract for the 2022 Sewer Relining Project to Insight Pipe Contracting, of Harmony, Pennsylvania, for \$137,402, and budget amendment of \$26,260.

Reason:

Sanitary sewer relining is a low-impact method of replacing sanitary sewers that are in poor condition. This method is used primarily when excavation of the sanitary sewer is impossible, or where it is less expensive to reline the sewer when no street construction is planned.

On February 1, 2022 the following bids were received:

Insight Pipe Contracting, LLC - Harmony, PA	\$137,401.55
Insituform Technologies USA, LLC - Chesterfield, MO	\$161,432.70
Corby Energy Services, Inc. – Belleville, MI	\$195,416.00

Insight Pipe Contracting is the low bidder. The City has previously contracted with this company in the past, and they have the necessary experience and skills to complete this project.

Due to the bids coming in above the budgeted amount, a budget amendment of \$26,260 requires approval by the Commission.

Recommendation:

I recommend award of the 2022 Sewer Relining bid to Insight Pipe Contracting for \$137,402, and approval of a budget amendment of \$26,260. Funds are available in the Water Resource Recovery Collection Reserve.

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 1/21/2022-2/10/2022

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
01/27/2022	ASCAP	LICENSE FEES	\$390.00
01/27/2022	ATI GROUP	CONTRACT SVCS	2,387.00
01/27/2022	AVFUEL CORPORATION	AIRPORT FUEL	20.00
01/27/2022	AXON ENTERPRISE, INC.	SUPPLIES	213.18
01/27/2022	BILL HAUCK PAINTING	CONTRACT SVCS	4,845.41
01/27/2022	BMI	CONTRACT SVCS	391.00
01/27/2022	BOUND TREE MEDICAL, LLC	SUPPLIES	24.49
01/27/2022	C & O SPORTSWEAR	SUPPLIES/UNIFORMS	2,361.20
01/27/2022	CDW GOVERNMENT, INC	SUPPLIES	218.49
01/27/2022	CMFIS	DUES	40.00
01/27/2022	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	735.00
01/27/2022	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
01/27/2022	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
01/27/2022	CONSUMERS ENERGY	UTILITIES	2,703.70
01/27/2022	COYNE OIL CORPORATION	FUEL	5,457.31
01/27/2022	D. CLARE SERVICES	CONTRACT SVCS	2,370.00
01/27/2022	DISTRIBUTORS GROUP, INC	SUPPLIES	501.83
01/27/2022	DORNBOS SIGN & SAFETY, INC.	SUPPLIES	704.33
01/27/2022	EJ USA, INC	SUPPLIES	2,234.48
01/27/2022	ENVIRONMENTAL RESOURCE ASSOCIATES	CONTRACT SVCS	663.65
01/27/2022	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE	1,074.06
01/27/2022	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS	19,623.57
01/27/2022	FREDRICKSON SUPPLY, LLC	SUPPLIES	155.17
01/27/2022	GALLS, LLC	UNIFORMS	654.06
01/27/2022	HALT FIRE	SUPPLIES	520.99
01/27/2022	HCC LIFE INS. CO	ADMIN - STOP LOSS INS	20,970.04
01/27/2022	IDEXX DISTRIBUTION, INC.	SUPPLIES	4,168.09
01/27/2022	ISABELLA COUNTY - COMMUNITY DEVELOP	CONTRACT SVCS	66.00
01/27/2022	ISABELLA COUNTY FIRE CHIEFS	DUES	100.00
01/27/2022	ISABELLA COUNTY FIRE CHIEFS	DUES	500.00
01/27/2022	KYLE KEEHBAUCH	REIMBURSEMENT	100.00
01/27/2022	KEEP MICHIGAN BEAUTIFUL, INC.	CONTRACT SVCS	25.00
01/27/2022	ROBERT W LAMSON, PHD	CONTRACT SVCS	465.00
01/27/2022	MCKENNA	CONTRACT SVCS	303.75
01/27/2022	MICHIGAN COMMUNITY CAPITAL	SUBSIDY GRANT	500.00
01/27/2022	MICHIGAN DOWNTOWN ASSOCIATION	TRAINING	110.00
01/27/2022	MT PLEASANT KIWANIS CLUB	DUES	124.00
01/27/2022	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	1,380.30
01/27/2022	JUSTIN NAU	REIMBURSEMENT	174.17
01/27/2022	DOUG NEFF	CONTRACT SVCS	300.00
01/27/2022	NYE UNIFORM COMPANY	SUPPLIES/UNIFORMS	842.20

CHECK DATE FROM 1/21/2022-2/10/2022

Check Date	Vendor Name	Description	Amount
Bank COMM	COMMON CASH		
01/27/2022	OFFICE DEPOT	SUPPLIES	39.06
01/27/2022	OTIS ELEVATOR COMPANY	CONTRACT SVCS	4,699.28
01/27/2022	PHOENIX DISTRIBUTORS	SUPPLIES	700.00
01/27/2022	ADDIE PRITCHARD	REIMBURSEMENT	60.00
01/27/2022	PRINTING SYSTEMS, INC	SUPPLIES	65.93
01/27/2022	PVS TECHNOLOGIES, INC	CHEMICALS	5,015.19
01/27/2022	RACHEL MCCLINTIC-MARKETING &	CONTRACT SVCS	300.00
01/27/2022	JENNIE QUEEN-BAKER	REFUND	32.00
01/27/2022	KATHY VANDERKOLK	REFUND	50.00
01/27/2022	KATY FLINT	REFUND	120.00
01/27/2022	JUDY SMITH	SUBSIDY GRANT	500.00
01/27/2022	TIMOTHY STANDEN	REIMBURSEMENT	184.70
01/27/2022	SVCICC	TRAINING	255.00
01/27/2022	RON TURLEY ASSOCIATES, INC.	CONTRACT SVCS/SUPPLIES	4,482.20
01/27/2022	MELISSA WANINK	CONTRACT SVCS	30.00
01/27/2022	DREW PEREIDA	CONTRACT SVCS	30.00
01/27/2022	MAX SLY	CONTRACT SVCS	30.00
01/27/2022	THOMAS PACKARD	CONTRACT SVCS	60.00
01/27/2022	MATT THOMAS	CONTRACT SVCS	45.00
01/27/2022	UNIFIRST CORPORATION	CONTRACT SVCS	45.72
01/27/2022	VANCE OUTDOORS, INC.	SUPPLIES	2,285.60
01/27/2022	WM CORPORATE SERVICES, INC.	CONTRACT SVCS	269.68
01/27/2022	WORD SYSTEMS, LLC	CONTRACT SVCS	3,425.00
01/24/2022	CITY TREASURER-PAYROLL FUND	SPECIAL PAY #536, 1/24/22	2,911.66
02/02/2022	CITY TREASURER-PAYROLL FUND	PAYROLL	276,604.42
02/09/2022	WRIGHT EXPRESS FINANCIAL SERVICES	N/A	109,669.19
02/10/2022	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	625.00
02/10/2022	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	143.55
02/10/2022	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	1,629.21
02/10/2022	66 SOLUTIONS LLC	SUPPLIES	424.75
02/10/2022	ATI GROUP	CONTRACT SVCS	6,478.63
02/10/2022	BILL'S CUSTOM FAB, INC	CONTRACT SVCS	346.71
02/10/2022	BLOCK ELECTRIC COMPANY	CONTRACT SVCS	6,870.86
02/10/2022	C & O SPORTSWEAR	SUPPLIES	26.20
02/10/2022	CARAHSOFT TECHNOLOGY CORPORATION	CONTRACT SVCS	1,208.00
02/10/2022	CAR WASH PARTNERS, INC.	SUPPLIES/VEHICLE MAINT	390.00
02/10/2022	CDW GOVERNMENT, INC	SUPPLIES	1,738.81
02/10/2022	CELLEBRITE USA, INC	CONTRACT SVCS	4,300.00
02/10/2022	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING	3,692.84
02/10/2022	CONSUMERS ENERGY	UTILITIES	35,164.50
02/10/2022	COYNE OIL CORPORATION	FUEL	5,263.50
02/10/2022	CULLIGAN	CONTRACT SVCS	63.50

CHECK DATE FROM 1/21/2022-2/10/2022

Check Date	Vendor Name	Description	Amount
Bank COMM	COMMON CASH		
02/10/2022	DRAEGER	CONTRACT SVCS	73.50
02/10/2022	ETNA SUPPLY	SUPPLIES	143.78
02/10/2022	FERGUSON WATERWORKS #1476	CONTRACT SVCS	105.00
02/10/2022	FISHBECK	CONTRACT SVCS	75,966.12
02/10/2022	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE	487.20
02/10/2022	FRONT LINE SERVICES, INC	SUPPLIES	3,160.00
02/10/2022	GREAT LAKES CENTRAL RAILROAD INC	CONTRACT SVCS	2,752.00
02/10/2022	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	3,630.00
02/10/2022	HCC LIFE INS. CO	ADMIN - STOP LOSS INS	20,261.67
02/10/2022	HYDROCORP, INC.	INSPECTION/REPORTING SVCS	4,829.50
02/10/2022	INTERNATIONAL ASSOC OF FIRE CHIEFS	DUES	215.00
02/10/2022	ISABELLA BANK	2016 GOLT REFUNDING BOND	3,578.25
02/10/2022	THE ISABELLA CORPORATION	CONTRACT SVCS	590.00
02/10/2022	ISABELLA COUNTY TREASURER	DECEMBER BOARD OF REVIEW	45.36
02/10/2022	JETT PUMP & VALVE, LLC	SUPPLIES	2,115.69
02/10/2022	DEERE & COMPANY	CAPITAL ACQUISITIONS	12,200.00
02/10/2022	JOHNSON DOOR & CENTRAL VAC INC.	CONTRACT SVCS	125.00
02/10/2022	KENNEDY INDUSTRIES, INC	SUPPLIES	960.83
02/10/2022	KINETICO WATER SYSTEMS	CONTRACT SVCS	296.98
02/10/2022	KOPY KORNER	SUPPLIES	215.00
02/10/2022	L.D. DOCSA	CAPITAL ACQUISITIONS	37,100.00
02/10/2022	LITHOPREP	SUPPLIES	135.00
02/10/2022	LOGOS GALORE/MORDICA SALES	UNIFORMS	155.00
02/10/2022	MHOK, PLLC	PROSECUTORIAL SVCS RETAINER	7,483.64
02/10/2022	PAT MCGUIRK EXCAVATING, INC	CONTRACT SVCS	2,755.00
02/10/2022	MCLAREN CORPORATE SERVICES	CONTRACT SVCS	608.00
02/10/2022	MEDLER ELECTRIC COMPANY	SUPPLIES	62.93
02/10/2022	TIM LANNEN	REIMBURSEMENT	9.94
02/10/2022	TYLER BROWN	REIMBURSEMENT	16.67
02/10/2022	METRON-FARNIER, LLC	METER REPLACEMENT	3,704.59
02/10/2022	STATE OF MICHIGAN	CONTRACT SVCS	30.00
02/10/2022	STATE OF MICHIGAN	CONTRACT SVCS	260.00
02/10/2022	MICHIGAN ASSOCIATION OF MAYORS	DUES	85.00
02/10/2022	MICHIGAN COMMUNITY CAPITAL	GRANT	500.00
02/10/2022	MICHIGAN MUNICIPAL TREASURERS ASSOC	TRAINING	400.00
02/10/2022	MID AMERICA METER, INC	SUPPLIES	66.64
02/10/2022	MID MICHIGAN AREA CABLE	CONTRACT SVCS	450.00
02/10/2022	MID-MICHIGAN INDUSTRIES	CONTRACT SVCS	7,746.00
02/10/2022	MIDDLE MICHIGAN DEVELOP CORP	CLIENT FEES 2022	26,000.00
02/10/2022	MT PLEASANT DISCOVERY MUSEUM	CONTRACT SVCS	150.00
02/10/2022	MT PLEASANT HEATING	CONTRACT SVCS	1,032.00
02/10/2022	ALMA TIRE SERVICE INC	SUPPLIES	60.00

CHECK DATE FROM 1/21/2022-2/10/2022

Check Date	Vendor Name	Description	Amount
Bank COMM	COMMON CASH		
02/10/2022	MWEA	TRAINING	875.00
02/10/2022	NCL OF WISCONSIN	CHEMICALS	2,238.72
02/10/2022	NYE UNIFORM COMPANY	UNIFORMS	1,410.37
02/10/2022	OFFICE DEPOT	SUPPLIES	4.90
02/10/2022	OTIS ELEVATOR COMPANY	CONTRACT SVCS	474.51
02/10/2022	PARROTT PRODUCTIONS	SUPPLIES	20.00
02/10/2022	TIM STANDEN	REIMBURSEMENTS	235.00
02/10/2022	PURITY CYLINDER GASES INC	CHEMICALS	3,801.51
02/10/2022	PURE PLUMBING LLC	CONTRACT SVCS	600.00
02/10/2022	ANDREW BEALS	REFUND	25.00
02/10/2022	STASH VENTURES LLC	REFUND	510.00
02/10/2022	SITA BASHYAL	REFUND	168.00
02/10/2022	RENT-RITE, INC - ALMA	EQUIPMENT RENTAL	232.08
02/10/2022	ROMANOW BUILDING SERVICES	CONTRACT SVCS	5,812.63
02/10/2022	CHAD SAPP	REIMBURSEMENT	100.00
02/10/2022	STATE WIRE AND TERMINAL, INC.	SUPPLIES	671.40
02/10/2022	STREET COP TRAINING	TRAINING	249.00
02/10/2022	STU'S ELECTRIC	SUPPLIES	221.00
02/10/2022	SUMMIT FIRE PROTECTION	CONTRACT SVCS	525.00
02/10/2022	TERMINIX PROCESSING CENTER	CONTRACT SVCS	137.00
02/10/2022	TOTAL WATER TREATMENT SYSTEMS, INC	CHEMICALS WATER	672.00
02/10/2022	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	615.00
02/10/2022	RIGGS, WILLIAM & MATILDA	UB REFUND	28.53
02/10/2022	SHATTUCK, JENNIFER	UB REFUND	16.61
02/10/2022	MELISSA WANINK	CONTRACT SVCS	60.00
02/10/2022	KORY DAVIS	CONTRACT SVCS	60.00
02/10/2022	DREW PEREIDA	CONTRACT SVCS	60.00
02/10/2022	MAX SLY	CONTRACT SVCS	60.00
02/10/2022	THOMAS PACKARD	CONTRACT SVCS	105.00
02/10/2022	MATT THOMAS	CONTRACT SVCS	75.00
02/10/2022	UNIFIRST CORPORATION	CONTRACT SVCS	91.44
02/10/2022	USABUEBOOK	SUPPLIES	320.39
02/10/2022	VERIZON CONNECT NWF, INC.	CONTRACT SVCS	210.47
02/10/2022	WARTAC TRAINING, LLC	TRAINING	525.00
02/10/2022	WM CORPORATE SERVICES, INC.	CONTRACT SVCS	290.60
02/10/2022	WINN TELECOM	COMMUNICATIONS	19.95
02/10/2022	YEO & YEO CONSULTING, LLC	CONTRACT SVCS	2,180.00

COMM TOTALS:

Total of 162 Checks:	\$803,321.56
Less 0 Void Checks:	0.00
Total of 162 Disbursements:	\$803,321.56

Wright Express2/9/2022

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
4IMPRINT, INC.	SUPPLIES	\$297.09	1
A.M. LEONARD	SUPPLIES	223.60	1
ADOBE SYSTEMS, INC	CONTRACT SVCS	69.98	2
ADOBE SYSTEMS, INC	SUPPLIES	673.86	3
ADVANCE AUTO PARTS	SUPPLIES	157.94	4
AGILE SAFETY LLC	SUPPLIES	136.00	1
AIRGAS GREAT LAKES	SUPPLIES	37.50	1
AMAZON.COM	CONTRACT SVCS	119.00	1
AMAZON.COM	SUPPLIES	5,883.31	44
AUTO VALUE/BUMPER TO BUMPER	SUPPLIES	15.98	1
AUTOZONE, INC.	SUPPLIES	10.99	1
BATTERIES PLUS - MP	SUPPLIES	808.94	9
BATTERIES PLUS #120	TRAINING	29.13	1
BUSCH SYSTEMS INT'L INC.	SUPPLIES	2,653.03	1
BUSHEY AUTOMOTOVE	SUPPLIES	447.05	1
CEDAM	TRAINING	15.00	1
CELEBRATION CINEMA MP	CONTRACT SVCS	240.00	1
CENTRAL MOTOR SPORTS	SUPPLIES	126.06	1
CHARTER COMMUNICATIONS	CONTRACT SVCS	153.80	1
CITGO CREDIT CARD	FUEL COST	20.20	1
DEWITT LUMBER	SUPPLIES	303.80	1
DICKS SPORTING GOODS	SUPPLIES	99.95	1
DISPLAYS 2 GO	SUPPLIES	(42.83)	1
DOUG'S SMALL ENGINE REPAIR	SUPPLIES	97.93	2
DREAMSTIME.COM	SUPPLIES	39.00	1
DTE ENERGY	UTILITIES	6,189.66	14
EBAY	SUPPLIES	132.50	1
ELENBAAS STEEL SUPPLY	SUPPLIES	4,034.01	2
ETNA SUPPLY	SUPPLIES	672.94	4
FACEBOOK ADS	CONTRACT SVCS	50.00	1
FARMERS MARKET COALITION	SUPPLIES	292.00	1
FBINAA MICHIGAN CHAPTER	TRAINING	110.00	1
FRAUDULENT CHARGES	CONTRACT SVCS	8,199.85	15
FRAUDULENT CHARGES	SUPPLIES	222.78	2
FRONTIER COMMUNICATONS	COMMUNICATIONS	65.98	1
GILBOE'S LOCK & SAFE LLC	SUPPLIES	140.00	1
GILL-ROY'S HARDWARE	SUPPLIES	477.13	20
GORDON FOOD SERVICE	SUPPLIES	97.53	1
GOTOMYPC.COM	CONTRACT SVCS	88.00	2
GRAINGER	SUPPLIES	251.02	2
GREENTREE COOPERATIVE GROCERY	SUPPLIES	100.00	1
GS1 US, INC.	SUPPLIES	150.00	1
GT RUBBER SUPPLY	SUPPLIES	304.63	4
HARBOR FREIGHT TOOLS	SUPPLIES	329.98	1

Wright Express2/9/2022

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
HARD HEAD VETERANS - CC	UNIFORMS	518.50	1
HOME DEPOT	SUPPLIES	1,535.98	32
HUNTER'S ALE HOUSE	SUPPLIES	100.00	1
HUTSON, INC	SUPPLIES	137.43	2
ICE ARENA (MOREY COURTS) - CC	CONTRACT SVCS	270.00	2
ICMA INTERNET	SUBSCRIPTION	700.00	1
IDEA SPECTRUM, INC	SUPPLIES	149.95	1
IDENTOGO	CONTRACT SVCS	64.25	1
IN A SNAP PHOTOBOOTH	SUPPLIES	450.00	1
INTERNATIONAL ASSN CHIEFS POL	DUES	190.00	1
INTERNATIONAL CODE COUNCIL	TRAINING	241.00	1
ISABELLA COUNTY	SUPPLIES	4.80	1
JNR ENGRAVING	SUPPLIES	118.00	2
JONES & BARTLETT LEARNING, LLC	TRAINING	393.12	1
KYLE SWITCH PLATES	SUPPLIES	61.17	1
L&W SUPPLY COMPANY	SUPPLIES	298.58	1
LITTLE CAESARS	SUPPLIES	31.80	1
MACEO	SUPPLIES	60.00	1
MAX & EMILY'S EATERY	SUPPLIES	100.00	1
MCDONALDS	SUPPLIES	9.11	1
MCMMASTER-CARR SUPPLY CO.	SUPPLIES	80.77	2
MEDLER ELECTRIC COMPANY	SUPPLIES	891.95	7
MEIJER INC	SUPPLIES	156.34	5
MENARDS - MT. PLEASANT	SUPPLIES	626.07	10
MICHIGAN CHAMBER OF COMMERCE	SUPPLIES	337.00	1
MI ECONOMIC DEVELOPMENT CORP	TRAINING	25.00	1
MICHIGAN FARMERS MARKET ASSOC	SUPPLIES	280.00	2
MICHIGAN FIRE INSPECT SOCIETY	TRAINING	750.00	4
MICHIGAN MUNICIPAL LEAGUE	DUES	145.00	1
MICHIGAN MUNICIPAL LEAGUE	TRAINING	75.00	1
MICHIGAN REC & PARK ASSN	DUES	1,650.00	2
MICHIGAN STATE UNIVERSITY - CC	TRAINING	1,895.00	4
MIREGISTRY.ORG	TRAINING	180.00	9
MITCHELL, LEWIS & STAVELAND CO	SUPPLIES	500.97	1
MMTA	DUES	150.00	1
MMTA	TRAINING	15.00	1
MOUNTAIN MEDALLION	SUPPLIES	1,278.18	1
MOUNTAIN TOWN DISTRIBUTORS	SUPPLIES	100.00	1
MOUNTAIN TOWN STATION	SUPPLIES	100.00	1
MRWA	TRAINING	695.00	2
MSC INDUSTRIAL SUPPLY	SUPPLIES	29.14	1
MSU MI FIRE INSPECTORS	TRAINING	345.00	1
MP AREA CHAMBER OF COMMERCE	DUES	75.00	1
MP AREA CHAMBER OF COMMERCE	TRAINING	75.00	1

Wright Express2/9/2022

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
MT PLEASANT AUTOMOTIVE SUPPLY	SUPPLIES	1,479.19	12
NAPA AUTO PARTS	SUPPLIES	550.41	13
NATIONAL DIVERSITY COUNCIL-CC	TRAINING	38.00	1
NAVIGATE 360	TRAINING	749.00	1
NORTH MISSION DOOR	SUPPLIES	71.00	1
OFFICE DEPOT	SUPPLIES	501.66	5
ORIENTAL TRADING CO, INC	SUPPLIES	134.69	1
PAPA JOHN'S PIZZA	SUPPLIES	51.28	1
PARTCRIB.COM/HADALGO LLC	SUPPLIES	781.73	1
PESTED.COM	TRAINING	95.00	1
PLATINUM EDUCATIONAL GROUP	TRAINING	79.00	1
PLI BACKUP4ALL	SUPPLIES	(3.03)	1
PRINTING SYSTEMS, INC	SUPPLIES	111.84	1
PRO COMM, INC	CAPITAL ACQUISITIONS	699.75	1
PURITY CYLINDER GASES	SUPPLIES	9.55	1
QUILL CORPORATION	SUPPLIES	157.92	2
RENT-RITE OF MT PLEASANT	SUPPLIES	52.82	1
REPUBLIC SERVICES #239	CONTRACT SVCS	29,205.49	5
ROBERT BROOKES & ASSOCIATES	SUPPLIES	2,097.91	2
SCIENTIFIC BRAKE & EQUIPMENT CO	SUPPLIES	543.88	3
SHERWIN WILLIAMS	SUPPLIES	61.40	1
SHULTS EQUIPMENT, INC	SUPPLIES	479.40	1
SIGNUPGENIUS.COM	SUPPLIES	107.89	1
SINGLESOURCE	SUPPLIES	82.29	2
SMART HOMES, INC	CONTRACT SVCS	312.28	1
SPARTAN DISTRIBUTORS	SUPPLIES	1,059.68	2
STANDARD ELECTRIC COMPANY	SUPPLIES	3,059.00	1
STAPLES - MP	SUPPLIES	1,032.81	11
STATE OF MI DEPT OF LICENSING	CONTRACT SVCS	150.00	1
STATE OF MICHIGAN EGLE	TRAINING	96.90	1
STATE OF MICHIGAN ICHAT LOOK UP	CONTRACT SVCS	10.00	1
STU'S ELECTRIC MOTOR	CONTRACT SVCS	194.00	1
SURVEYMONKEY.COM	CONTRACT SVCS	384.00	1
THE JUMP STATION	CONTRACT SVCS	522.00	1
THE MORNING SUN	SUBSCRIPTION	497.00	1
THE REGISTRY, INC	TRAINING	40.00	4
THE UPS STORE	CONTRACT SVCS	182.94	3
THE WALL STREET JOURNAL	SUBSCRIPTION	38.99	1
TLO ONLINE	CONTRACT SVCS	75.00	1
TODOIST	SUPPLIES	36.00	1
TRACTOR SUPPLY - MP	SUPPLIES	555.53	5
U S POSTMASTER	SUPPLIES	68.27	1
ULINE SHIP SUPPLIES	SUPPLIES	382.65	1
US PLASTIC CORPORATION	SUPPLIES	1,194.46	1

Wright Express2/9/2022

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
VAN BELKUM COMPANIES	SUPPLIES	345.26	1
VERIZON WIRELESS	COMMUNICATIONS	7,114.24	74
VERIZON WIRELESS	CONTRACT SVCS	15.51	1
VERIZON WIRELESS	SUPPLIES	38.01	1
VOLGISTICS, INC	CONTRACT SVCS	98.00	1
WAL-MART	SUPPLIES	191.57	6
WIELAND TRUCK CENTER - CLARE	SUPPLIES	543.06	1
WINDY CITY NOVELTIES	SUPPLIES	209.30	1
WINN TELECOM	COMMUNICATIONS	2,139.44	7
WINN TELECOM	CONTRACT SVCS	324.18	3
ZOOM, INC.	CONTRACT SVCS	207.61	6
	TOTALS	<u>\$109,669.19</u>	<u>475</u>

Memorandum



TO: Aaron Desentz, City Manager

FROM: Mary Ann Kornexl, Finance Director

DATE: February 9, 2022

SUBJECT: Downtown Alley Special Assessment

After the public hearings on Special Assessment 1-22 & 2-22, the attached resolutions will provide for adoption of the special assessment rolls with payback terms in accordance with the Capital Project Special Assessment Policy. If the City Commission changes the assessment roll, we will need to prepare a revised roll and a revised resolution 5 for consideration at the next meeting. Depending on what changes are requested, we may need to hold another public hearing.

To approve the resolutions, the appropriate motion would be to approve resolution #5 as presented. A separate motion is needed for each district.

SPECIAL ASSESSMENT DISTRICT 1-22
RESOLUTION NO. 5

WHEREAS, the City Commission held a public hearing on February 14, 2022 after due and legal notice and reviewed the special assessment roll to defray Special Assessment District No. 1-22, share of the cost of certain public expenditures, described as reconstruct the alley in the block between Michigan, Main, Broadway & University in the City Special Assessment District No. 1-22; and,

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll as prepared by the City Assessor, in the amount of \$142,000.00 with \$62,812.85 being paid by the properties specifically benefited and with \$79,187.15 paid by the city-at-large is hereby confirmed.
2. Said special assessment roll is payable in thirteen (13) annual installments which shall be due and payable beginning on the July tax bill following the three (3) month written notice of project completion.
3. Interest shall be charged on the unpaid balance of said special assessment roll at the rate of three percent (3%), commencing three (3) months after notification that the project has been completed. There will be no interest if paid within three (3) months of the written notification from the City Treasurer.
4. The City Clerk is directed to attach the warrant to a certified copy of this resolution within ten (10) days after its adoption requesting the City Assessor to spread and the City Treasurer to collect the sums and amounts as directed by the Commission.
5. The City Clerk is directed to endorse the date of confirmation on the roll.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are rescinded.

Total Project	\$142,000.00	
Estimated Front Foot Share 50%	\$71,000.00	
Estimated City's Per Front Foot Share Side Lots	(8,187.15)	
Owner Share	\$62,812.85	
Estimated City's Share 50%	\$71,000.00	
Estimated City Share Side Lots	8,187.15	
Total City Share	\$79,187.15	\$142,000.00

Parcel Number	Owner	Legal Description	Property Address	Faces Steet	Front Foot	Frontage Factor	Equivalent Front Feet	Rate Per Front Foot	Total Cost Per Front Foot Owner	Total Cost Per Front Foot City
17-000-00269-00	Basin Lofts LLC	ORIGINAL PLAT LOT 1 & 2 BLOCK 17	120 S University	Yes	132	1	132.00	\$134.22	\$17,716.45	\$0.00
17-000-00269-00	Basin Lofts LLC	ORIGINAL PLAT LOT 1 & 2 BLOCK 17	120 S University	No	122	0.5	61.00	\$134.22	\$8,187.15	\$8,187.15
17-000-00282-00	Richard R Swindlehurst	ORIGINAL PLAT E 1/3 LOT 4 BLOCK 17.	118 E Broadway	Yes	22	1	22.00	\$134.22	\$2,952.74	\$0.00
17-000-00290-00	Goodrich Smith on Main	ORIGINAL PLAT W 2/3 LOT 4 BLOCK 17	114 E Broadway	Yes	44	1	44.00	\$134.22	\$5,905.48	\$0.00
17-000-00297-00	Timothy Dreissnack Trust	ORIGINAL PLAT S 44 FT OF LOTS 5 & 6 AND N 1 FT OF LOTS 7 & 8 BLK 17	115 S Main	Yes	12	1	12.00	\$134.22	\$1,610.59	\$0.00
17-000-00308-00	TRQ LLC	ORIGINAL PLAT S 23 FT OF N 24 FT OF LOTS 7 & 8 BLK 17	117 S Main	Yes	23	1	23.00	\$134.22	\$3,086.96	\$0.00
17-000-00310-00	TRQ LLC	ORIGINAL PLAT S 22 FT OF N 46 FT LOT 7 & 8 BLOCK 17	121 S Main	Yes	22	1	22.00	\$134.22	\$2,952.74	\$0.00
17-000-00314-00	Martin Naumes	ORIGINAL PLAT S 22 FT OF N 68 FT LOT 7 & 8 BLOCK 17	123 & 125 S Main	Yes	22	1	22.00	\$134.22	\$2,952.74	\$0.00
17-000-00316-00	Goudreau Investments LLC	ORIGINAL PLAT S 64 FT LOT 7 & 8 BLOCK 17	127 & 131 S Main	Yes	64	1	64.00	\$134.22	\$8,589.79	\$0.00
17-000-05051-00	Smith J Asset Holdings LLC	COMMERCIAL BANK BLOCK CONDOMINIUM, UNIT 1-10	120 & 122 E Broadway Ste #1-10	Yes	66	1	66.00	\$134.22	\$8,858.22	\$0.00

Front Feet:	529		
Cost Per Front Foot:	\$134.22		
Total Cost	\$71,000.00	\$62,812.86	\$8,187.15

SPECIAL ASSESSMENT DISTRICT 2-22
RESOLUTION NO. 5

WHEREAS, the City Commission held a public hearing on February 14, 2022 after due and legal notice and reviewed the special assessment roll to defray Special Assessment District No. 2-22, share of the cost of certain public expenditures, described as reconstruct the alley between Broadway and Michigan from University to 115.5 feet east of Franklin in the City Special Assessment District No. 2-22; and,

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll as prepared by the City Assessor, in the amount of \$132,000.00 with \$53,586.96 being paid by the properties specifically benefited and with \$78,413.04 paid by the city-at-large is hereby confirmed.
2. Said special assessment roll is payable in eight (8) annual installments which shall be due and payable beginning on the July tax bill following the three (3) month written notice of project completion.
3. Interest shall be charged on the unpaid balance of said special assessment roll at the rate of three percent (3%), commencing three (3) months after notification that the project has been completed. There will be no interest if paid within three (3) months of the written notification from the City Treasurer.
4. The City Clerk is directed to attach the warrant to a certified copy of this resolution within ten (10) days after its adoption requesting the City Assessor to spread and the City Treasurer to collect the sums and amounts as directed by the Commission.
5. The City Clerk is directed to endorse the date of confirmation on the roll.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are rescinded.

Total Project	\$132,000.00	
Estimated Front Foot Share 50%	\$66,000.00	
Estimated City Front Foot City Owned Lots	(12,413.04)	
Owner Share	<u>\$53,586.96</u>	
Estimated City's Share 50%	\$66,000.00	
Estimated City Front Foot City Owned Lots	<u>12,413.04</u>	
Total City Share	<u>\$78,413.04</u>	\$132,000.00

Parcel Number	Owner	Legal Description	Property Address	Faces Steet	Front Foot	Frontage Factor	Equivalent Front Feet	Rate Per Front Foot	Total Cost Per Front Foot Owner	Total Cost Per Front Foot City
17-000-00322-00	City of Mt Pleasant	ORIGINAL PLAT LOT 1 & 2 BLOCK 18	Parking Lot #1	Yes	132	1	132.00	\$86.96	\$0.00	\$11,478.26
17-000-00323-00	Household Appliances	ORIGINAL PLAT E 2/3 LOT 3 BLOCK 18	222 E Broadway	Yes	44	1	44.00	\$86.96	\$3,826.09	\$0.00
17-000-00326-00	Tammy Germain	ORIGINAL PLAT W 1/3 LOT 3 BLOCK 18	220 E Broadway	Yes	22	1	22.00	\$86.96	\$1,913.04	\$0.00
17-000-00328-00	Friends of the Broadway	ORIGINAL PLAT E 2/3 LOT 4 BLOCK 18	216 E Broadway	Yes	44	1	44.00	\$86.96	\$3,826.09	\$0.00
17-000-00330-00	Joseph Fiolek	ORIGINAL PLAT W 1/3 LOT 4 BLOCK 18	214 E Broadway	Yes	22	1	22.00	\$86.96	\$1,913.04	\$0.00
17-000-00332-00	Isabella Bank	ORIGINAL PLAT E 1/3 LOT 5 BLOCK 18	210 E Broadway	Yes	22	1	22.00	\$86.96	\$1,913.04	\$0.00
17-000-00340-00	Isabella Bank	ORIGINAL PLAT, W 2/3 OF LOT 5 & N 92 FT OF LOT 6, BLOCK 18	200 E Broadway	Yes	44	1	44.00	\$86.96	\$3,826.09	\$0.00
17-000-00345-00	Isabella Bank	ORIGINAL PLAT S 30 FT LOT 6 BLOCK 18	111 S University	Yes	66	1	66.00	\$86.96	\$5,739.13	\$0.00
17-000-00348-00	JJ&B	ORIGINAL PLAT N 17 FT LOT 7 & 8 BLOCK 18	115 S University	Yes	132	1	132.00	\$86.96	\$11,478.26	\$0.00
17-000-00364-00	City of Mt Pleasant	ORIGINAL PLAT LOT 4 BLK. 19 E 10.8 FT LOT 5 BLK 19	Parking Lot #8	Yes	10.75	1	10.75	\$86.96	\$0.00	\$934.78
17-000-00366-00	Petro Tolas	ORIGINAL PLAT W 47 FT LOT 5 BLK 19	306 E Broadway	Yes	47	1	47.00	\$86.96	\$4,086.96	\$0.00
17-000-00368-00	ERE Investments LLC	ORIGINAL PLAT LOT 6 BLOCK 19	304 E Broadway	Yes	57.75	1	57.75	\$86.96	\$5,021.74	\$0.00
17-000-00378-00	Dan C Dedloff Trust	ORIGINAL PLAT N 40 FT LOT 7 BLOCK 19	115 S Franklin	Yes	57.75	1	57.75	\$86.96	\$5,021.74	\$0.00
17-000-00381-00	Kurt & Julie Feight	ORIGINAL PLAT LOT 8 BLK 19	307 E Michigan	Yes	57.75	1	57.75	\$86.96	\$5,021.74	\$0.00

Front Feet:	759		
Cost Per Front Foot:	\$86.96		
Total Cost	\$66,000.00	\$53,586.96	\$12,413.04

Memorandum



TO: Aaron Desentz
City Manager

CC: Mary Ann Kornexl
Finance Director

William R. Mrdeza
Director of Community Services and Economic Development

FROM: Heather Bouck
City Clerk

Jacob Kain
City Planner

DATE: February 3, 2022

SUBJECT: Medical and Adult-Use Marihuana Ordinances

In December 2019, 2020 and 2021, the City Commission received reports on the implementation of the City's marihuana ordinances. Since receipt of the December 2021 report, the final of three adult-use marihuana retailers received final authorization to operate and the retailer waiting list was discarded in accordance with city code. The current list of conditional and final authorizations for medical and adult-use is attached.

Based upon implementation experience to date, a number of minor amendments are suggested to simplify the administration of the ordinances and better align our processes with those of the Marijuana Regulatory Agency (MRA):

- Eliminate the 30-day deadline for MRA facility- or establishment-specific application to reflect a change in MRA processes
- Adjust the deadline dates for special use permit application and special use permit authorization from 30 days and 6 months to 90 days and 12 months
- For recreational establishments, mirror the medical marijuana facility location transfer process for consistency
- Under *Newly available authorizations*, adjust the language in part 3 so that the application window is 30 days rather than one day
- Adjust the deadline date for license renewal fees to a date certain
- Adjust spelling to reflect MRA use of the word "marijuana" throughout all ordinances
- Remove the sections related to policy review
- Delete the redundant facility and establishment caps from the zoning ordinance

In addition to the minor amendments above, the City Commission may also wish to discuss additional amendments relating to the type and quantity of marijuana businesses permitted.

The following are questions that the City Commission may wish to consider in the work session:

Memorandum



1. Based upon the initial philosophy of starting small and the City's experience to date with implementation, is the City Commission interested in considering additional licensing opportunities at this time?
2. If yes, would the City Commission be interested in considering any of the following methods of expansion:
 - a. Offer reciprocity between "equivalent" medical and adult-use license types
 - i. Reciprocity would occur outside of the existing facility or establishment caps to permit licensees to operate within both the medical and adult-use markets.
 - ii. Reciprocity would not increase the number of total locations within the City operating as a marihuana business
 1. Currently 5 locations with either a provisioning center license, a retailer license, or both
 - iii. Would be applicable to capped license types with an equivalent
 1. Medical and Adult-Use Growers
 - a. Would not currently result in an increase in the number of Class C growers
 - b. Could result in an increase of Class A grower licenses in the future if all currently available licenses were obtained
 2. Provisioning Centers and Retailers
 - a. Could result in an increase of provisioning centers from 3 existing to 5 and retailers from 3 existing to 5 if all eligible participated
 - b. Modify the numerical limitations on existing license types
 - i. Medical marihuana growers
 1. Class A – 5
 2. Class B or C – 3
 3. Number of "stacked" Class C licenses – 3
 - ii. Adult-use marihuana growers
 1. Class A – 5
 2. Class B or C – 3
 3. Number of "stacked" Class C licenses – 3
 - iii. Adult-use marihuana microbusinesses – 2
 - iv. Medical marihuana provisioning centers – 3
 - v. Adult-use marihuana retailers – 3
 - c. Allow new license types
 - i. Designated consumption establishments (not currently permitted)
 - ii. Class A Microbusinesses (pending final MRA approval under their amended rules)

REQUESTED ACTION:

Provide direction on desired amendments, if any, to the Medical Marihuana Facilities ordinances and the Adult-Use Marihuana Establishments ordinances.

Attachments:

1. Pending Applications and Existing Facilities List (Medical Marihuana) as of 2/3/2022
2. Pending Applications and Existing Establishments List (Adult-Use Marihuana) as of 2/3/2022

City of Mt. Pleasant Medical Marihuana Pending Applications and Existing Facilities						
Facility Type	App Date	Applicant	Facility Location	Parcel #	Cond. Authorization Date	Final Authorization Date
Provisioning Center (Cap: 3)						
MM-PC-2019-04	1/17/2019	Cary Investments, LLC	309 W. Michigan St.	17-000-00461-00	2/14/2019	6/21/2019
MM-PC-2019-15	1/31/2019	3967 Euclid, LLC	1005 Corporate Drive	17-000-15388-00	2/14/2019	1/22/2021
MM-PC-2019-57	2/1/2019	Cedjo Services, LLC	2157 S Mission	17-000-08304-00	2/14/2019	1/28/2020
Grower - Class A (Cap: 5)						
MM-GA-2021-02	7/12/2021	Lowkey Properties LLC	1110 N. Fancher	17-000-06422-00	7/12/2021	
Grower - Class B (Cap: 3 B or C)						
Grower - Class C (Cap: 3 B or C)						
MM-GC-2019-02	11/7/2019	Stash Ventures	210 W. Pickard	17-000-15134-01	11/7/2019	6/17/2021
MM-GC-2020-03	9/22/2020	3967 Euclid, LLC	1005 Corporate Drive	17-000-15388-00	9/23/2020	
MM-GC-2020-04	10/29/2020	Absolute Royale, Inc.	801 Industrial	17-000-10151-00	11/2/2020	
Processor (No Cap)						
MM-P-2021-08	8/6/2021	Stash Ventures	210 W. Pickard	17-000-15134-01	8/9/2021	10/27/2021
Secure Transporter (No Cap)						
Safety Compliance (No Cap)						
Updated 10/27/2021						

City of Mt. Pleasant
Recreational (Adult-Use) Marihuana Pending Applications and Existing Establishments

<u>Establishment Type</u>	<u>App. Date</u>	<u>Applicant</u>	<u>Establishment Location</u>	<u>Parcel #</u>	<u>Sup. App Date</u>	<u>Cond. Authorization Date</u>	<u>Waiting List Date / Order</u>	<u>Final Authorization Date</u>
Grower - Class A (Cap: 5)								
Grower - Class B (Cap: 3 B or C)								
Grower - Class C (Cap: 3 B or C)								
RM-GC-2020-02	9/22/2020	3967 Euclid LLC	1005 Corporate	17-000-15388-00	Not Applicable	9/23/2020		1/22/2021
RM-GC-2020-03	12/24/2020	Stash Ventures LLC	210 W. Pickard	17-000-15134-01	Not Applicable	12/29/2020		6/23/2021
RM-GC-2021-01	2/4/2021	Absolute Royale, Inc.	801 Industrial	17-000-10151-00	Not Applicable	2/23/2021		
Microbusiness (Cap: 2)								
RM-MB-2021-01	2/24/2021	ATC Central, Inc.	1014 Industrial	17-000-10155-01	Not Applicable	3/8/2021		
RM-MB-2021-02	9/15/2021	Rio's Happy Tree, LLC	1012 N. Lansing	17-000-10625-00	Not Applicable	9/17/2021		
Processor (No Cap)								
RM-P-2021-01	8/6/2021	Stash Ventures LLC	210 W. Pickard	17-000-15134-01	Not Applicable	8/9/2021		10/27/2021
Secure Transporter (No Cap)								
Safety Compliance (No Cap)								
Retailer (Cap: 3)								
RM-R-2020-03	2/26/2020	Lume Cannabis Co	907 E. Broomfield	17-000-11435-02	6/29/2020	8/21/2020		11/10/2021
RM-R-2020-04	2/26/2020	Lume Cannabis Co	1207 N. Mission	17-000-18312-02	6/29/2020	8/21/2020		12/29/2021
RM-R-2020-05	2/27/2020	House of Fire Provisioning	1005 Corporate	17-000-15388-00	6/29/2020	8/21/2020		1/22/2021
Updated 12/28/2021								

Memorandum



TO: Aaron Desentz, City Manager

FROM: Ryan Longoria, Director of Recreation and Sports

DATE: February 3, 2022

SUBJECT: PEAK Childcare Stabilization Grant

CC: Jacob Kain, Assistant Director of Community Services

Request:

The Recreation Department is seeking approval for the spending plan developed in response to funds received through the State of Michigan's Childcare Stabilization Grant.

Reason for Request:

In the fall of 2021, the State of Michigan passed a budget that included \$700 million in grant funding to support child care providers in the form of Childcare Stabilization Grants. Every licensed child care provider in the state was eligible for these non-competitive grant funds and guaranteed grant approval so long as the application was submitted. This grant is intended to support operational expenses and our COVID-response. Funds must be spent on one or more of the following:

- Personnel costs
- Rent or mortgage payments
- Insurance
- Facility maintenance and improvements
- Personal protective equipment (PPE) and COVID-related supplies
- Training and professional development related to health and safety practices
- Goods and services needed to resume providing care
- Mental health supports for children and early educators, or
- Reimbursement of costs associated with the current public health emergency

The application deadline for the CSG was December 10th, 2021. Since PEAK operates five (5) licensed sites, grant funds were awarded to the program for Fancher, Ganiard, McGuire, Pullen, and Vowles Elementary schools in the amount of \$677,622.50. These funds can be used for eligible expenses beginning March 11th, 2021.

The PEAK program is a partnership between the City of Mt. Pleasant, Mt. Pleasant Public Schools, and Saginaw Chippewa Indian Tribe. The after-school portion of the program operates at all five Mt. Pleasant Public Schools elementary schools (Fancher, Ganiard, McGuire, Pullen, Vowles) and Mt. Pleasant Middle School every school day for over two hours – serving approximately 150 students daily. The PEAK Summer Camp program operates for 10-weeks during the summer at elementary schools from 7:30 AM to 5:30 PM and serves over 300 students daily. All programming accomplishes the same goal: to provide affordable, high-quality educational, physical, and social enrichment programming in a safe and secure environment.

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. Inclusivity of all children is a major component of the PEAK program. Scholarship assistance is also made available to students who qualify for free-or-reduced lunch through MPPS to ensure that every child has the opportunity to participate in PEAK – regardless of their ability to pay.

PEAK was started in 2001 using federal funds through the 21st Century Community Learning Center grant program. When this funding ran out in 2005, the program has continued to operate through a combination of very low tuition rates and significant funding from the Saginaw Chippewa Indian Tribe’s 2% grant allocations each spring and fall. Without this 2% funding, PEAK would have ceased to operate altogether or increase rates to a level that would not allow a vast majority of participants to enroll.

Mandatory Bonuses (\$20,500) – Must be spent by 3/1/2022

The State is *requiring* that \$20,500 of our grant funds be used to provide staffing bonuses of \$500 for part-time employees and \$1,000 for full-time employees.

Additional Grant Funds (\$657,162.50) – Must be spent by 5/30/2022

In accordance with the eligible grant expenses, staff is recommending that the bulk of the remaining grant funds be allocated toward reimbursement of program expenses within the allowable spending period (03/11/2021-03/31/2022). Staff further recommends that a portion of those funds also be utilized to provide additional staff bonuses of \$500 for part-time employees and \$1,000 for full-time employees. Recommended spending plan:

Full-time and part-time staffing, including fringe benefits	\$ 477,347.50
Supplies, contracted services, and transportation	\$ 51,200.00
Additional staff bonuses	\$ 21,500.00
Overhead	\$ 50,960.00
2022 summer camp staffing, supplies, contracted service	\$ 56,155.00
TOTAL	<u>\$ 657,162.50</u>

Reimbursed Program Funds

Reimbursement of program funds will open up additional opportunities for the City to use those funds moving forward. There are several options that could be considered, including support for participating families, enhanced programming, increased staff wages, and ensuring long-term program stability.

Scholarship support has always been available to those who qualify for free-or-reduced lunch through MPPS. However, there are large portions of PEAK families who experience financial difficulty that may not show up on the MPPS free-or-reduced lunch application. These families struggle to pay, or may not be able to pay, PEAK registration fees and do not qualify for PEAK scholarships. Use of CSG funds to expand the current scholarship guidelines and allow more area families to qualify for those scholarships would ease the financial burden of after school and summer camp child care for a much larger portion of current and potential PEAK participants. In addition, CSG funding would provide a sustainable program budget and eliminate the need to raise tuition rates in the near future, ensuring the program remains affordable for the families who need it most.

One potential use of reimbursed program funds would be to reimburse families who paid for 2021 PEAK programming, which totals \$283,340.10 in registration fees paid by approximately 200 families. This would give money back to area families for their past childcare expenses. However, many families paid for their 2021 PEAK fees with federal stimulus money and/or child tax credit payments, which is what those funds

were intended for. It's also important to note that the cost to attend PEAK is already well-below the industry average, and retroactive tuition reimbursement does not fall into line with the CSG grant objectives outlined above. An additional challenge with this option would be financial and accounting challenges that would arise from families who have already filed their 2021 tax return and/or who have tax-free deductions of their salaries for use on childcare, as these families would have to file 2021 tax amendments.

A critical component of any essential service is to ensure that the program is built upon a sustainable model that ensures long-term financial health and stability for future operations. Since 2005, the City has been able to offer this essential service to area working families at an affordable rate because of funding from the SCIT's 2% grant program. However, these are competitive grants and not guaranteed. In May of 2015, 2% funding that was historically awarded to PEAK was allocated to other community projects and in 2017, funding was cut in half. This created significant challenges and put the future of the program at risk. Major cuts were made to expense lines program-wide and the program was restructured in a way that does not allow much flexibility for any future funding challenges we may face.

The annual PEAK budget is approximately \$580,000 for staffing, supplies, and overhead costs. A majority of that cost is offset by outside grants. Placing the City's reimbursed funds outlined above into a sustainability fund would allow the City to operate the PEAK program for approximately two years uninterrupted and with no financial impact to program participants in the event that grant funding were not awarded in the future.

These funds also provide protection against major increases in tuition rates in the immediate future. The last time PEAK rates were increased was in 2016. At that time, rates were raised by 23%. Due to inflation and factoring in the increases in both supply costs and minimum wage, rate increases are again going to need to happen in the very near future. If rates were increased at the same 23% as was done in 2016, that would result in \$70,750 of program costs being passed onto program participants in the form of increased tuition rates. However, a sustainability fund would allow the program to operate for another eight (8) years without having to raise fees. This option would financially benefit thousands of area families well into the future, allowing the City to operate PEAK at the same high-quality standard that the community has come to expect. A sustainability fund will help potentially thousands of families for many years to come by minimizing tuition increases and ensuring program availability.

Reliance upon outside grant funding is not a sustainable model for any program, especially one as highly critical as PEAK. CSG funding ensures continued sustainability and viability in the event of the elimination or decrease of grant funding, which we've encountered in the past. As noted above, sustainability of childcare programs is one of the main goals of the CSG. Additionally, this funding helps area families by staving off rate increases and increases scholarship funding for participants who need essential childcare but may not be able to afford it.

The State's CSG has provided the City with an incredible opportunity to provide continued sustainability and stability to a program that area working families depend on for after-school care.

Upon being made aware of the CSG funding, staff immediately began accounting for past program expenses, the cost of the required staff bonuses, and identifying immediate and future program needs. Based on our research, the above budget was developed so that required bonus payments can be made before March 1st, 2022, and the City would again be eligible to apply for the second round of grant funding in the spring of 2022. The MPPR Commission will also be providing input on future spending plans that come back to the City Commission.

Recommendation:

Adopt the spending plan outlined in this memo and move forward with placing the reimbursed funds into an account to ensure the sustainability and long-term health of the PEAK program.