

Regular Meeting of the Mt. Pleasant City Commission
Monday, November 13, 2023
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Presentation on Town Center by Downtown Development Director Michelle Sponseller.

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

2. Monthly report on police related citizen complaints received.
3. Minutes of the Parks and Recreation Commission (September).
4. Minutes of the Planning Commission (September).

CONSENT ITEMS:

5. Approval of the minutes from the regular meeting held October 23, 2023.
6. Consider resolution in support of final approval of Temporary Traffic Control Order #6-2023.
7. Consider resolution in support of final approval of Temporary Traffic Control Order #7-2023.
8. Consider committing American Rescue Plan Act (ARPA) funds to revenue replacement.
9. Consider resolutions #1 and #2 to commence the proceedings for special assessment, tentatively determine the necessity and set a public hearing for November 27, 2023, regarding the necessity of Special Assessment District #2024-2025.
10. Consider resolution reconfirming City of Mt. Pleasant Development License Development Districts.

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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11. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

12. Public hearing on the proposed 2024 Annual Operating Budget.

NEW BUSINESS:

13. Receive and consider recommendation from Local Officers Compensation Commission regarding compensation for elected city officials.
14. Consider resolution approving the final 2024 Operating Budget and set the millage rate for 2024.
15. Consider resolution supporting amended rates, fees, and charges.
16. Consider contract amendment with Fishbeck Engineering for Water Resource Recovery Facility (WRRF) Rehabilitation Project.
17. Consider reappointments to the various boards and commissions as recommended by the Appointments Committee.
18. Review 2023 Broadway Central and consider recommendation for 2024 and beyond.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

19. Discussion on TNR Program.

CLOSED SESSION:

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 NOVEMBER 13, 2023
FROM: AARON DESENTZ, CITY MANAGER
SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

1. Presentation on Town Center by Downtown Development Director Michelle Sponseller.
 - a. Downtown Development Director Michelle Sponseller will be at our next City Commission meeting to provide an overview of the Town Center project. The presentation is being provided in advance of the bidding for the project expected to take place in December.

Receipt of Petitions and Communications:

Consent Items:

6. Consider resolution in support of final approval of Temporary Traffic Control Order #6-2023.
 - a. TCO #6-2023 places two (2) 15-minute limited parking signs on the first two (2) angled parking spaces on the north side of Maple Street east of Arnold Street in front of 701 E. Maple Street. Signs to read "15 MIN PARKING 7:30am-5:30pm M-F"
7. Consider resolution in support of final approval of Temporary Traffic Control Order #7-2023.
 - a. TCO #7-2023 places a no parking sign at the dead end of North Washington Street in city street right of way near 603 N. Washington.
8. Consider committing American Rescue Plan Act (ARPA) funds to revenue replacement.
 - a. Following an update provided at our last work session on the City budget provided by Finance Director Saladine, the City Commission is asked to approve the commitment of ARPA funds to revenue replacement. Once defederalized, the funds can be used for other projects in the future as described in the memo provided by Finance Director Saladine.
9. Consider resolutions #1 and #2 to commence the proceedings for special assessment, tentatively determine the necessity and set a public hearing for November 27, 2023, regarding the necessity of Special Assessment District #2024-2025.
 - a. The City uses a special assessment levied on the Principal Shopping District (PSD) for the purpose of funding maintenance activities which are managed by the City. These activities include maintenance of grounds, hanging baskets, snow removal, and utilities for lighting. The City's PSD Board is recommending the special assessment provided for 2024 and 2025 to continue funding these activities. The special assessment rate is proposed to increase slightly from \$0.180217 to \$0.182981 to be levied on a per square foot basis within the district.

To move forward, the City Commission will need to approve the attached Resolutions which state the interest in creating the special assessment, requires the notification of property owners in the district to be completed by staff, and sets a public hearing on the proposed assessment for November 27th.

10. Consider resolution reconfirming City of Mt. Pleasant Development License Development Districts.
 - a. Following conversations with the State of Michigan regarding the boundaries of Development Districts DDA Liquor License areas, staff has prepared the attached Resolution which reconfirms the boundaries of the three (2) separate districts that are used by the City. The districts will remain the same as they have been which encompasses the DDA, TIFA, and PSD districts; maps of those districts have been included in your City Commission packet. Adoption of the Resolution reconfirms the districts as the request of the State of Michigan.

Public Hearings:

12. Public hearing on the proposed 2024 Annual Operating Budget.
 - a. The City Commission will need to hold a public hearing on the proposed 2024 Budget. The proposed budget will expend \$52 million dollars. The budget maintains the current 16.25 millage rate from last year. The General Fund will use \$69,030 of unassigned fund balance leaving the City with an estimated remaining unassigned fund balance of \$5.9 million at the end of 2024. The City Commission should take public input during the hearing. If there is no further input or questions as a result of the public hearing, staff recommends the adoption of the 2024 budget at this meeting under new business.
 - i. Recommended Action: Hold a public hearing on the proposed budget.

New Business:

13. Receive and consider recommendation from Local Officers Compensation Commission regarding compensation for elected city officials.
 - a. The Local Officers Compensation Commission (LOCC) is required to meet once every five (5) years per the City Charter. The Commission recommends changes to the compensation of City Commissioners. In your packet is a copy of the LOCC report and recommendation. The City Commission only has the authority to either approve the recommendation or deny the recommendation. The City Commission does not have the authority to modify the recommendation in any way. A member of the LOCC will be in attendance on November 13th to answer any questions that the City Commission may have.
 - i. Recommended Action: A motion to either approve or deny the recommended compensation as proposed by the Local Officers Compensation Commission.
14. Consider resolution approving the final 2024 Operating Budget and set the millage rate for 2024.
 - a. Following the public hearing the City Commission is asked to approve the proposed budget as well as the millage rate of 16.25 for fiscal year 2024.
 - i. Recommended Action: A motion to adopt the attached Resolution approving the proposed budget for fiscal year 2024 and establishing the City's millage rate.
15. Consider resolution supporting amended rates, fees, and charges.

- a. The 2024 City Budget is supported by the increase of various utility rates, fees, and fines. This year staff is recommending an increase in utility fees for water and sewer. Sewer fees will increase by 30% due to the cost of bonding for the phase II WRRF upgrades. This increase will result in an anticipated \$3.67 per month charge for sewer services for the average household. Water rates will increase 2% most of this due to increased operational costs over the last year.

Some smaller changes to the cost of permits fees for construction are proposed and have been included in your packet. Some rate increases have been proposed for recreation programs including tee-ball, soccer, and basketball. All proposed changes were highlighted in the tables in your packet. Lastly, an increase is proposed for the PEAK summer program to help offset the cost of the operation of this program.

- i. Recommended Action: A motion to adopt the attached Resolution.

16. Consider contract amendment with Fishbeck Engineering for Water Resource Recovery Facility (WRRF) Rehabilitation Project.

- a. The City's plan for construction oversight of the WRRF rehabilitation project was to be completed by the City's Deputy Director of Public Works. The individual in that position possessed skills and credentials to provide this oversight. However, this job recently became vacant and the City does not have the capability in-house to provide the entirety of the oversight.

The City's engineering contractor Fishbeck Engineering has provided a contract amendment for their firm to provide this oversight. Consideration was given to other options including the use of another firm. However, it would be inappropriate for another firm to provide the construction oversight given the likely differing opinions on project design and the risk of liability that could result in the fallout.

Staff is currently reviewing the capability and capacity of providing some level of oversight to offset the proposed cost. At this time, it is unclear how much and to what level of oversight staff can provide. Therefore, the City Commission is asked to approve a contract amendment with Fishbeck Engineering for the full scope of oversight services from now until December 2025 at a rate estimated at \$260,000. This amount will be billed on an as-needed basis. Staff will continue to look for ways to offset this cost over the next two years. Funds for this contract amendment are available from the debt provided through the Clean Water State Revolving Fund (CWSRF) program and from the Plant Reserve Funds.

- i. Recommended Action: A motion to approve a contract amendment with Fishbeck Engineering for \$260,000 to provide additional services and oversight for the completion of the WRRF Rehabilitation Project.

18. Review 2023 Broadway Central and consider recommendation for 2024 and beyond.

- a. Staff has provided a background on the Broadway Central program since its inception and on current operations. With the construction of Town Center in 2024, staff is recommending the discontinuation of Broadway Central. Staff also sees the new Town Center as being a space that can provide the amenities of Broadway Central such as eating and hang-out space for downtown visitors. Thus, staff is recommending the cessation of Broadway Central into the future even after the construction of Town Center. The City Commission should discuss their vision for the future of Broadway Central and the use of Town Center.
 - i. Recommended Action: A motion to discontinue Broadway Central going forward.

Work Session:

19. Discussion on TNR Program.

- a. The City Commission expressed an interest in discussing the City's Trap Neuter Release program for cats. At our upcoming City Commission meeting, Public Safety Director Paul Lauria will present the current operations of the program and offer three (3) potential courses of action for consideration:
 - i. Maintain current operations as status quo
 - ii. Contract out the TNR services to another provider
 - 1. Further consideration as to the desired outcomes of such a program would need to be considered (i.e. what metric would a new provider be held to)
 - iii. Hire additional assistance to increase TNR activity in-house

Closed Session:

Town Center Civic Space and Parking Lot 3 Reconstruction Project Update

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[meet here]

Project Overview

Purpose Of The Town Center Project:

Reconstruct parking lot #3 and transform the space into a vibrant, multi-functional area with the goal to extend year-round activities and promote community engagement while retaining convenient parking.

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[meet here]



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[meet here]



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[meet here]

Key Elements

1. Parking lot reconstruction
2. Community hub for gatherings
3. Public restrooms
4. Green space and urban greenery
5. Universal accessibility and green infrastructure
6. Electrical upgrades and other amenities

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[meet here]

Project Timeline

- Grant Administration – Starting in December
- Bidding the project – Notice in December
- Bid Opening/City Commission Review – February 26
- Construction Kick-Off – May (dependent on weather)
- Expected Completion: September 30, 2023




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Funding – Estimated Costs

Estimated Cost	Source
\$710,000	Base parking lot
\$428,060	Remove Mosher street, additional parking/green spaces, electrical upgrade, (1) EV charging station.
\$1,140,402	Grant Funded Amenities: additional on-street parking spaces, universally accessible sidewalk and table areas, (2) additional EV charging stations, pedestrian lights, universally accessible restrooms.
\$2,278,462	Total Estimated Project

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Funding

Confirmed	Source	
\$1,138,060	ARPA Committed Funds by City Commission	
\$1,000,000	Revitalization and Placemaking (RAP) 1.0 Grant (MEDC)	
\$115,500	EV Holdings, LLC EV charging program	
\$50,000	Mt. Pleasant Area Convention and Visitors Bureau Destination Development Grant	

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[meet here]

Funding – TBD Grant Requests

Grant Requests TBD	Source
\$50,000	Department of Natural Resources Urban and Community Forestry Grant – award notification end of November
\$189,000	Saginaw Chippewa Indian Tribe 2% Grant – award notification end of November
\$30,000	Mt. Pleasant Area Community Foundation – award notification end of May

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Related Items

- Relocation of Korean War Memorial, World War I & II Memorials.
- Flag pole relocation to roundabout.
- Communication – website, emails and merchant meetings.
- Decision on Broadway Central – on tonight's agenda.

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[meet here]

Questions?

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Approved Minutes

Mt. Pleasant Parks and Recreation Commission

Tuesday, September 26, 2023

City Hall Chambers

6:00 p.m.

CALL TO ORDER – 6:00 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE/DECLARATION OF QUORUM

- A. Commission Members Present: Batcheller, LaLonde, Little, Mitchell
Commission Members Absent: Sponseller
- B. Parks and Recreation Staff: Biscorner, Way

APPROVAL OF AGENDA/MINUTES & COMMISSION BUSINESS

- A. Changes/Approval of Agenda – motion by LaLonde, second by Batcheller to approve the agenda as presented. All Ayes.
- B. Approval of Minutes – Motion by LaLonde, second by Mitchell to approve the minutes from the meeting held Tuesday, July 25, 2023. All Ayes.

PUBLIC COMMENTS - none

DEPARTMENT REPORTS

- A. Parks & Recreation – Director Biscorner reported on the following:
- M-20 Bridge project moving forward. Funding secured includes \$375,000 – Union Township, \$400,000 TAP Grant & \$500,000 City funds. Looking at a 2025 build date.
 - Mill Pond Riverbank Restoration – applying for a MDNR Grant
 - New Parks Employee Joe Bryant started Aug. 31
 - Fall youth basketball registration on a waitlist (Grades K-6)
 - Youth volleyball registrations ongoing

OLD/NEW BUSINESS

- A. Recreation Fee Schedule – In the 2024 budget staff built in a rate increase for youth sports, removed the early bird discount, and added a late fee. Additionally, PEAK fees were discussed, current fees vs. future needs (sustainability of the program).

After further discussion, motion by Batcheller, second by LaLonde to support the 2024 Fee Schedule. All Ayes.

Mt. Pleasant Parks and Recreation 2024 Proposed Fees and Charges

	Current Approved Rates				Proposed 2024			
	Unit	Resident Fee	Non-Res Fee	Early Discount	Unit	Resident Fee	Non Res Fee	Late Fee
Facility Rentals								
Chipp-A-Waters Shelter:								
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a	Daily	\$110.00	\$155.00	n/a
Horizon Park Shelter:								
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a	Daily	\$110.00	\$155.00	n/a
Island Park Shelters:								
Full Shelter, Weekday	Daily	\$60.00	\$95.00	n/a	Daily	\$60.00	\$95.00	n/a
Full Shelter, Weekend	Daily	\$115.00	\$160.00	n/a	Daily	\$115.00	\$160.00	n/a
Half Shelter, Weekday	Daily	\$45.00	\$80.00	n/a	Daily	\$45.00	\$80.00	n/a
Half Shelter, Weekend	Daily	\$80.00	\$120.00	n/a	Daily	\$80.00	\$120.00	n/a
Gazebo, Weekday	Daily	\$35.00	\$55.00	n/a	Daily	\$35.00	\$55.00	n/a
Gazebo, Weekend	Daily	\$65.00	\$90.00	n/a	Daily	\$65.00	\$90.00	n/a
Mill Pond Shelter:								
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a	Daily	\$110.00	\$155.00	n/a
Sunnyside Shelter:								
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a	Daily	\$110.00	\$155.00	n/a
Yost Shelter:								
Full Shelter, Weekday	Daily	\$30.00	\$55.00	n/a	Daily	\$30.00	\$55.00	n/a
Full Shelter, Weekend	Daily	\$60.00	\$100.00	n/a	Daily	\$60.00	\$100.00	n/a
Park Usage Fees:								
Annual Commercial River Access per/Park	Annual	\$300.00	\$300.00	n/a	Annual	\$300.00	\$300.00	n/a
Annual Commercial Park Access per/Park	Annual	\$300.00	\$300.00	n/a	Annual	\$300.00	\$300.00	n/a
Hannah's Bark Park:								
Yearly Membership - 1 Dog	Annual	\$30.00	\$30.00	n/a	Annual	\$30.00	\$30.00	n/a

Additional Dog(s)	Annual	\$20.00	\$20.00	n/a	Annual	\$20.00	\$20.00	n/a
Weekly Pass - 1 Dog	Weekly	\$5.00	\$5.00	n/a	Weekly	\$5.00	\$5.00	n/a
Additional/Replacement Fob	Each	\$5.00	\$5.00	n/a	Each	\$13.00	\$13.00	n/a

Field & Facility Rates

Baseball/Softball Field Use <i>(includes initial groom)</i>	Game	\$30.00	\$40.00	n/a	Game	\$30.00	\$40.00	n/a
Lights	Hour	\$15.00	\$15.00	n/a	Hour	\$15.00	\$15.00	n/a

Tournaments:

Baseball/Softball Field Use <i>(includes initial groom)</i>	Game	\$35.00	\$35.00	n/a	Game	\$35.00	\$35.00	n/a
Groom	Game	\$15.00	\$15.00	n/a	Game	\$15.00	\$15.00	n/a
Lights	Hour	\$15.00	\$15.00	n/a	Hour	\$15.00	\$15.00	n/a
Vendor	Each	\$50.00	\$50.00	n/a	Each	\$50.00	\$50.00	n/a
Trash/Recycle <i>(Increase in fee from Waste Management)</i>	One Time	\$150.00	\$150.00	n/a	One Time	\$200.00	\$200.00	n/a
Turf (ball field material) (as needed)	Bag	\$15.00	\$15.00	n/a	Bag	\$15.00	\$15.00	n/a
Sand Volleyball Courts	Daily	\$150.00	\$150.00	n/a	Daily	\$150.00	\$150.00	n/a

Tennis

Lessons - Adult

Adult (4-week session, 2x week)	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Tennis Fun Day	Participant	No Charge			Participant	No Charge		

Tennis Lessons - Youth

Kids Ages 3-7	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
10 & Under	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Junior Development, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Junior Drills & Thrills, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Junior Competitive, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00

Adult Kickball

Player Fee	Participant	\$0.00	\$7.00	n/a	Participant	\$0.00	\$7.00	n/a
		Base Fee				Base Fee		
Coed Team Fee 10 Game w/umpire	Team	\$335.00	\$335.00	\$25.00	Team	\$335.00	\$335.00	\$25.00
Coed Team Fee 10 Game w/o umpire	Team	\$235.00	\$235.00	\$25.00	Team	\$235.00	\$235.00	\$25.00
Coed Team Fee 12 Game w/umpire	Team	\$420.00	\$420.00	\$25.00	Team	\$420.00	\$420.00	\$25.00
Coed Team Fee 12 Game w/o umpire	Team	\$300.00	\$300.00	\$25.00	Team	\$300.00	\$300.00	\$25.00

Adult Softball League								
Player Fee - All Leagues	Participant	\$0.00	\$15.00	n/a	Participant	\$0.00	\$15.00	n/a
		Base Fee				Base Fee		
Coed SP Team Fee, 8 game w/umpire	Team	\$634.00	\$634.00	\$25.00	Team	\$634.00	\$634.00	\$25.00
Coed SP Team Fee, 8 game w/o umpire	Team	\$530.00	\$530.00	\$25.00	Team	\$530.00	\$530.00	\$25.00
Coed SP Team Fee, 16 game w/umpire	Team	\$818.00	\$818.00	\$25.00	Team	\$818.00	\$818.00	\$25.00
Coed SP Team Fee, 16 game w/o umpire	Team	\$610.00	\$610.00	\$25.00	Team	\$610.00	\$610.00	\$25.00
Men's SP Team Fee, 8 game w/umpire	Team	\$634.00	\$634.00	\$25.00	Team	\$634.00	\$634.00	\$25.00
Men's SP Team Fee, 8 game w/o umpire	Team	\$530.00	\$530.00	\$25.00	Team	\$530.00	\$530.00	\$25.00
Men's SP Team Fee, 16 game w/umpire	Team	\$818.00	\$818.00	\$25.00	Team	\$818.00	\$818.00	\$25.00
Men's SP Team Fee, 16 game w/o umpire	Team	\$610.00	\$610.00	\$25.00	Team	\$610.00	\$610.00	\$25.00
Tee-Ball								
6-week program	Participant	\$42.00	\$59.00	\$5.00	Participant	\$45.00	\$60.00	\$10.00
Youth Soccer								
Fall Soccer	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Spring Soccer	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Pre-K Mini Soccer League	Participant	\$35.00	\$49.00	\$5.00	Participant	\$45.00	\$60.00	\$10.00
Youth Basketball								
K-2nd Grades	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
3rd - 6th Grades	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Adult Sand Volleyball								
Player Fee	Participant		\$7.00	n/a	Participant	\$0.00	\$7.00	n/a
Team Fee	Team	\$150.00	\$150.00	\$25.00	Team	\$150.00	\$150.00	\$25.00
Youth Volleyball								
K-2nd Grade	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
3-6th Grade	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Youth Dodgeball (6-week program)								
Ages 8-12	Participant				Participant	\$37.00	\$52.00	\$10.00
Start Smart Programs								
Basketball	Participant				Participant	\$42.00	\$59.00	\$5.00
Flag Football	Participant				Participant	\$42.00	\$59.00	\$5.00
Golf	Participant				Participant	\$42.00	\$59.00	\$5.00

Soccer	Participant				Participant	\$42.00	\$59.00	\$5.00
Tee-Ball	Participant				Participant	\$42.00	\$59.00	\$5.00
Tennis	Participant				Participant	\$42.00	\$59.00	\$5.00
Special Events								
Great Easter Egg Scramble								
1-day event	Participant	No Charge			Participant	No Charge		
Daddy Daughter Date Night								
1-day event	Couple				Pre-Register	\$32.00	\$45.00	\$10.00
1-day event	At the Door				At the Door	\$48.00	\$68.00	\$0.00
Youth Flag Football								
Ages 5-6, 7-8, 9-10	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Farmers' Market								
Regular Stall - Thursday Market	Daily	\$15.00	\$25.00	Outside West End of Pavilion	Daily	\$15.00	\$25.00	
	Daily	\$20.00	\$40.00	Inside Pavilion & Outside East Patio	Daily	\$20.00	\$40.00	
Regular Stall - Thursday Market	Season	\$100.00	\$200.00	Outside West End of Pavilion	Season	\$100.00	\$200.00	
	Season	\$150.00	\$300.00	Inside Pavilion & Outside East Patio	Season	\$150.00	\$300.00	
Regular Stall - Thursday Market <i>(short season)</i>	5-weeks	\$60.00	\$100.00	Outside West End of Pavilion	5-weeks	\$60.00	\$100.00	
	5-weeks	\$120.00	\$150.00	Inside Pavilion & Outside East Patio	5-weeks	\$120.00	\$150.00	
	Daily	\$1.00	\$1.00	Electrical	Daily	\$1.00	\$1.00	
	Season	\$25.00	\$25.00	Electrical	Season	\$25.00	\$25.00	
Regular Stall - Saturday Market	Daily	\$5.00	\$15.00	Regular Stall	Daily	\$5.00	\$15.00	
Regular Stall - Saturday Market	Season	\$85.00	\$100.00	Regular Stall	Season	\$85.00	\$100.00	
	Daily	\$1.00	\$1.00	Electrical	Daily	\$1.00	\$1.00	
	Season	\$25.00	\$25.00	Electrical	Season	\$25.00	\$25.00	
PEAK								
PEAK Summer Program Elementary								
6-week session-MPPS District	Participant	\$480.00	n/a	\$20.00	Participant	\$500.00	n/a	\$20.00
<i>Increase in cost of running the program (wages, supplies, field trips)</i>								
6-week Session-non MPPS District	Participant	\$580.00	n/a	\$20.00	Participant	\$600.00	n/a	\$20.00
Scholarship Rate - MPPS District	Participant	\$200.00	n/a	\$20.00	Participant	\$250.00	n/a	\$20.00

Scholarship Rate - non MPPS District	Participant	\$250.00	n/a	\$20.00	Participant	\$300.00	n/a	\$20.00	
PEAK Summer Program Middle School									
6-week session-MPPS District	Participant	\$270.00	n/a	\$20.00	Participant	\$500.00	n/a	\$20.00	
<i>Exact same program as elementary</i>									
6-week Session-non MPPS District	Participant	\$350.00	n/a	\$20.00	Participant	\$600.00	n/a	\$20.00	
Scholarship Rate - MPPS District	Participant	\$140.00	n/a	\$20.00	Participant	\$250.00	n/a	\$20.00	
Scholarship Rate - non MPPS District	Participant	\$165.00	n/a	\$20.00	Participant	\$300.00	n/a	\$20.00	
PEAK After School									
Elementary Weekly Rate	Participant	\$45.00	n/a	n/a	Participant	\$45.00	n/a	n/a	
Elementary Daily Rate	Participant	\$11.00	n/a	n/a	Participant	\$11.00	n/a	n/a	
Scholarship Rate Elementary Weekly Rate	Participant	\$30.00	n/a	n/a	Participant	\$30.00	n/a	n/a	
Scholarship Rate Elementary Daily Rate	Participant	\$7.00	n/a	n/a	Participant	\$7.00	n/a	n/a	
Middle School PEAK Weekly Rate	Participant	\$15.00	n/a	n/a	Participant	\$15.00	n/a	n/a	
School's Out Daycamp									
			Non-MPPS				Non-MPPS		
Daily Rate	Participant	\$30.00	\$35.00	n/a	Participant	\$30.00	\$35.00	n/a	
Scholarship Rate - Daily	Participant	\$15.00	\$20.00	n/a	Participant	\$15.00	\$20.00	n/a	
Weekly Rate	Participant	\$125.00	\$150.00	n/a	Participant	\$125.00	\$150.00	n/a	
Scholarship Rate - Weekly	Participant	\$75.00	\$90.00	n/a	Participant	\$75.00	\$75.00	n/a	

OTHER BUSINESS/COMMISSIONER COMMENTS

A. Recreation Needs Assessment Stakeholder Focus Group – Lisa Wolff, CPRP, Barry Dunn, presented to the commission.

ADJOURNMENT – 7:10 pm

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
September 28, 2023**

- I.** Chair Hoenig called the meeting to order at 7:01 p.m.

Present: Devenney, Friedrich, Haveles, Hoenig, Irwin, Liesch, Nicholas, Ortman
Absent: Kingsworthy

Staff: Manuela Powidayko

- II. Approval of the Agenda:**

Motion by Liesch, support by Haveles to approve the agenda.

Motion approved unanimously.

- III. Approval of the Minutes:**

A. September 7, 2023 Regular Meeting

Motion by Ortman, support by Devenney to approve the minutes from the September 7, 2023 regular meeting as presented.

Motion approved unanimously.

B. September 7, 2023 Work Session

Motion by Haveles, support by Devenney to approve the minutes from the September 7, 2023 work session meeting as presented.

Motion approved unanimously.

- IV. Zoning Board of Appeals report for September:**

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

- V. Communications:**

Powidayko reported that there were no communications.

- VI. Public Hearings:**

A. SUP-23-13 & SPR-23-18 – 1021 E. Pickard – Request for Special Use Permit to modify the existing drive-through and site circulation.

Powidayko introduced SUP-23-13 & SPR-23-18 – 1021 E. Pickard, a request for Special Use Permit to modify the existing drive-through and site circulation.

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

Powidayko reviewed the General Standards for Special Use Permits. Powidayko reviewed Specific Requirements for Drive-through Establishments. Powidayko reviewed the Site Plan.

Powidayko closed her presentation with recommendation to approve SUP-23-13 & SPR-23-18 subject to conditions.

Discussion took place.

Theron J. Smith, Business Partner and Operator of Culver's in Mt Pleasant and Maggie Noschang, Engineer from Kimley-Horn were on hand to address the board and answer questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other 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 Friedrich, support by Haveles to approve SUP-23-13 & SPR-23-18 subject to the following conditions:

1. The proposed evergreen hedge shall comply with screen height standards in CD-4 Districts;
2. The applicant shall coordinate with the Michigan Department of Transportation (MDOT) to plant the proposed shrubs located at the southwest corner of the site after MDOT has completed the sidewalk and driveway approach replacement in that location;

3. Two additional trees must be planted within the proposed parking area. Such placement shall ensure that all proposed parking spaces are located within 72 feet of a tree.
4. All private lighting shall conform with lighting standards set forth in Chapter 96 of the City Code;
5. The applicant shall comply with the requirements of Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas, Ortman

Motion approved unanimously.

VII. Site Plan Review

A. SPR-23-19 - 200 Walnut Street – Spire Development, Inc. - Request for Site Plan Review to build a new multifamily housing development.

Powidayko introduced SPR-23-19, a request for Site Plan Review to build a new multifamily housing development.

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

Powidayko reviewed site plans with current and proposed tax parcels.

Powidayko closed her presentation with a staff recommendation to approve SPR-23-19 subject to conditions.

Discussion took place.

Sean McMickle, vice president of development with Spire Development was on hand to address the commission and answer questions.

Discussion took place.

Motion Liesch, support by Haveles to approve SPR-23-19 subject to the following conditions:

1. The applicant shall ensure compliance with building standards, landscaping, screening and utility box and service meters set forth in Table 154.405.A for CD-5 Urban Center Character Districts by complying with the following items:

- a. The finished floor level of the first story shall be placed between 2 and 6 feet from average grade at Façade;
 - b. The Façade window sill must be located at least 5 feet above average grade at Façade;
 - c. The roof pitch shall be increased to at least an 8:12 ratio;
 - d. Shrubs shall be planted continuously around foundation at frontage;
 - e. The parking area must be screened by a wall, hedge or fence from adjacent properties;
 - f. Utility box and service meters shall be located within the 3rd lot layer.
2. All private lighting shall conform with lighting standards set forth in Chapter 96 of the City Code.
 3. The applicant shall comply with the requirements of Building Safety, Public Safety, and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved unanimously.

B. SPR-23-20 – 410 Mill Street – Spire Development, Inc. – Request for Site Plan Review to build a new multifamily housing development.

Powidayko introduced SPR-23-20, a request for Site Plan Review to build a new multifamily housing development.

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

Powidayko reviewed site plans with current and proposed tax parcels.

Powidayko closed her presentation with a staff recommendation to approve SPR-23-20 subject to conditions.

Discussion took place.

Sean McMickle, vice president of development with Spire Development was on hand to address the commission and answer questions.

Discussion took place.

Motion Friedrich, support by Haveles to approve SPR-23-20 subject to the following conditions:

1. The applicant shall ensure compliance with building standards, landscaping, screening and utility box and service meters set forth in Table 154.405.A for CD-5 Urban Center Character Districts by complying with the following items:
 - a. The finished floor level of the first story shall be placed between 2 and 6 feet from average grade at Façade;
 - b. The Façade window sill must be located at least 5 feet above average grade at Façade;
 - c. The roof pitch shall be increased to at least an 8:12 ratio;
 - d. Shrubs shall be planted continuously around foundation at frontage;
 - e. The parking area must be screened by a wall, hedge or fence from adjacent properties;
 - f. Utility box and service meters shall be located within the 3rd lot layer.
2. All private lighting shall conform with lighting standards set forth in Chapter 96 of the City Code.
3. The applicant shall comply with the requirements of Building Safety, Public Safety, and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved unanimously.

VIII. Public Comments:

Chair Hoenig opened the public comment. Powidayko 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. Unfinished Business:

A. None

X. New Business:

A. None

XI. Other:

A. Staff report:

Powidayko updated the Planning Commission regarding the approved lighting plan for Stash Ventures' SUP-23-06 and SPR-23-06 for an Adult-Use Retail Marihuana Establishment.

XII. Adjournment:

Motion by Devenney, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:47 p.m.

lkd

Minutes of the regular meeting of the City Commission held Monday, October 23, 2023, 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.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Amy Perschbacher and Vice Mayor Mary Alsager; Commissioners Brian Assmann, Liz Busch, Bryan Chapman, Maureen Eke & Boomer Wingard

Commissioners Absent: None

Others Present: City Manager Aaron Desentz and City Clerk Heather Bouck

Proclamations and Presentations

Fire Chief Lobsinger introduced Paid On Call Firefighter Chris Carabelli.

Records Supervisor Aimee Murphy introduced Records Professional Sarah Piper.

Additions/Deletions to Agenda

Item #17 "Utility Billing" was added to the agenda.

Moved by Commissioner Busch and seconded by Commissioner Wingard to approve the agenda with the addition of Item #17. Motion unanimously adopted.

Public Input on Agenda Items

Bryan Wieferich, 768 Stone Ridge Dr., indicated that he was available to address questions in relation to the EV Charging Station discussion and the local entity offering services coming up on the agenda.

Norma Bailey, 222 E. Andre Ave., spoke in support of Item #14 "Public Hearing on Ordinance to amend Table 154.410.A" and the significance this would provide for a permanent shelter location with Restoration House.

Receipt of Petitions and Communications

Received the following petitions and communications:

3. Planning Commission September Meeting Minutes.

Moved by Commissioner Eke and seconded by Commissioner Wingard to approve the following items on the Consent Calendar:

4. Minutes of the regular meeting of the City Commission held October 9, 2023.
5. Minutes of the closed session of the City Commission held October 9, 2023.

6. Agreement with Central Michigan University for lease of five copy machines at a rate of \$16,200 per year for a one (1) year term.
 7. Letter of support for Michigan State Housing Development Authority Neighborhood Enhancement Program application.
 8. Designation of Powers Hall on CMU's campus as Early Voting Center for all State and Federal elections beginning in 2024.
 9. Payrolls and Warrants dated October 13 & 19, 2023 all totaling \$550,868.56.
- Motion unanimously adopted.

Held a public hearing on the establishment of a Property Assessed Clean Energy (PACE) District. John Wylie of Lean & Green Michigan was available to answer questions. There being no public comments or communications received, the Mayor closed the public hearing.

Moved by Commissioner Wingard and seconded by Commissioner Eke to approve the establishment of a Property Assessed Clean Energy (PACE) District and resolution on same as follows:

WHEREAS:

1. At its meeting of October 9, 2023, this Commission adopted a resolution of intent to establish and to hold a public hearing concerning the establishment of a property assessed clean energy program ("PACE Program") and create a PACE district(s) pursuant to 2010 PA 270 ("Act 270") to promote "energy projects" defined by Act 270 to include "installation or modification of energy efficiency improvements or the acquisition, installation or improvement of renewable energy systems."
2. The Commission held a public hearing on the proposed PACE Program on October 23, 2023, during which the Commission heard comments on the proposed PACE program from anyone wishing to address the Commission concerning it.
3. Financing energy projects is a valid public purpose.
4. The proposed PACE program as described in the City of Mount Pleasant PACE Program Report, an updated version of which is attached as Exhibit A, would provide financing for energy projects with property owner-arranged loans from a commercial lender the repayment of which, if approved by the property owner with the consent of any mortgage holder, would be made and secured by assessments against the property benefited by the projects, so that no City moneys, general City taxes or City credit of any kind whatsoever shall be pledged, committed or used in connection with any energy project.
5. The types of energy projects that may be so financed, the administration of the PACE Program, the manner of establishing PACE Districts within the City in which the PACE Program may be used, and other details of the proposed PACE Program, as required by Act 270, are set forth in detail in PACE Program Report.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Mount Pleasant establishes the City of Mount Pleasant PACE Program and creates a PACE district pursuant to Act No. 270, Public Acts of Michigan, 2010, the terms and conditions of which are set forth in the PACE Program Report attached as Exhibit A and incorporated by reference, which PACE Program Report is approved.

2. All aspects of the City of Mount Pleasant PACE Program may be amended by approving resolutions of the City Commission without a new public hearing.
3. The City may join with any other local unit of government, or with any person, or with any number or combination thereof, by contract or otherwise as may be permitted by law, for the implementation of the City of Mount Pleasant PACE Program, in whole or in part, and the BUILDING OFFICIAL or his/her designee is authorized to execute and deliver such documents, agreements or certificates as may be necessary or advisable to permit the cooperative implementation of the PACE Program as provided by Act 270 or other applicable law.
4. The Commission, by adoption of this Resolution, formally states its intention to join Lean & Green Michigan™, and to utilize Lean & Green Michigan, LLC as a PACE Administrator.
5. All resolutions and parts of resolutions are, to the extent of any conflicts with this resolution, rescinded.

AYES: Commissioners Alsager, Assmann, Busch, Chapman, Eke, Perschbacher & Wingard

NAYS: None

ABSENT: None

Motion unanimously adopted.

Held a public hearing on proposed (PILOT) Ordinance to provide a service charge in lieu of taxes for a housing project for low income persons and families to be financed with a federally aided Mortgage Loan pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, et seq)(the "Act").

Dee Obrecht, Executive Director, Isabella County Restoration House spoke in favor of the PILOT and stressed the need for affordable housing in Mt. Pleasant. There being no additional public comments or communications received, the Mayor closed the public hearing.

Moved by Commissioner Eke and seconded by Commissioner Wingard that Ordinance 1092, an Ordinance to provide a service charge in lieu of taxes for a housing project for low income persons and families to be financed with a federally aided Mortgage Loan pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, et seq)(the "Act") having been introduced and read, now be passed, ordained and ordered published and approved Resolution for the Municipal Services Agreement and approved the Municipal Services Agreement:

WHEREAS, the City Commission of Mt. Pleasant supports the submission of a PILOT agreement with Spire Development for the construction of two apartment complexes ("Mill Street Landing") that would offer 49 low income housing units at 200 Walnut Street and 410 Mill Street; and

WHEREAS, the City Commission of Mt. Pleasant recognizes the importance of maintaining and improving essential municipal services to benefit the well-being and prosperity of its residents; and

WHEREAS, the City Commission of Mt. Pleasant has adopted a tax exemption ordinance to provide for a service charge in lieu of taxes ("PILOT rate payment") for Mill Street Landing to be financed with a federally aided Mortgage Loan pursuant to the provisions of the State

Housing Development Authority Act of 1966 (1966 PA 346, as amended; MCL 125.1401, et seq); and

WHEREAS, the City Commission of Mt. Pleasant acknowledges that the revenue generated from such PILOT rate payment may not fully cover the costs of municipal services provided to the properties subject to such agreement; and

WHEREAS, it is essential to supplement the PILOT revenue to ensure the financial sustainability and stability of the municipality and to continue providing essential services;

NOW THEREFORE, BE IT RESOLVED that City Commission hereby authorizes the establishment of a Municipal Services Fee to supplement the PILOT rate payment for Mill Street Landing.

AYES: Commissioners Alsager, Assmann, Busch, Chapman, Eke, Perschbacher & Wingard

NAYS: None

ABSENT: None

Motion unanimously adopted.

Held a public hearing on proposed Ordinance to amend Table 154.405.A District Standards: CD-4 General Urban and CD-5 Urban Center Character Districts of the Mt. Pleasant Zoning Ordinances regarding driveway widths.

Director of Planning & Community Development Manuela Powidayko gave a presentation on the proposed ordinance. There being no public comments or communications received, the Mayor closed the public hearing.

Moved by Commissioner Busch and seconded by Commissioner Eke that Ordinance 1093, an Ordinance to amend Table 154.405.A District Standards: CD-4 General Urban and CD-5 Urban Center Character Districts of the Mt. Pleasant Zoning Ordinances regarding driveway widths having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Assmann, Busch, Chapman, Eke, Perschbacher & Wingard

NAYS: None

ABSENT: None

Motion unanimously adopted.

Held a public hearing on proposed Ordinance to amend Table 154.405.A District Standards: CD-3L Sub-Urban Large, CD-3 Sub-Urban, CD-04 General Urban Character Districts of the Mt. Pleasant Zoning Ordinances regarding the ratio of houses versus garage at frontage.

Director of Planning & Community Development Manuela Powidayko gave a presentation on the proposed ordinance. There being no public comments or communications received, the Mayor closed the public hearing.

Moved by Commissioner Busch and seconded by Commissioner Eke that Ordinance 1094, an Ordinance to amend Table 154.405.A District Standards: CD-3L Sub-Urban Large, CD-3 Sub-Urban, CD-04 General Urban Character Districts of the Mt. Pleasant Zoning Ordinances regarding the ratio of houses versus garage at frontage having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Assmann, Busch, Chapman, Eke, Perschbacher & Wingard

NAYS: None

ABSENT: None

Motion unanimously adopted.

Held a public hearing on proposed Ordinance to amend Table 154.410.A Building and Lot Principal Use, Section 154.410.B Special Uses and Article VII of the Mt. Pleasant Zoning Ordinances regarding institutional uses.

Director of Planning & Community Development Manuela Powidayko gave a presentation on the proposed ordinance. E-mail communications received from Lisa Dvorak, Community Church; Erin Bennett, ICRH House; and Lori Johnson, EightCAP, in support of proposed amendment. Dee Obrecht, Executive Director of the Isabella County Restoration House, expressed her support for this amendment. There being no additional public comments or communications received, the Mayor closed the public hearing.

Moved by Commissioner Busch and seconded by Commissioner Eke that Ordinance 1095, an Ordinance to amend Table 154.410.A Building and Lot Principal Use, Section 154.410.B Special Uses and Article VII of the Mt. Pleasant Zoning Ordinances regarding institutional uses having been introduced and read, now be passed, ordained and ordered published.

AYES: Commissioners Alsager, Assmann, Busch, Chapman, Eke, Perschbacher & Wingard

NAYS: None

ABSENT: None

Motion unanimously adopted.

Public Works Director Jason Moore and Fishbeck representative Alyssa Olson, gave a presentation on the City's Wellhead Protection Plan.

Moved by Commissioner Eke and seconded by Commissioner Busch to approve a contract with Fishbeck for professional services to update the City's Wellhead Protection Plan and approve a budget amendment on same. Motion unanimously adopted.

Downtown Development Coordinator Michelle Sponseller gave a presentation on EV charging supplier.

Moved by Commissioner Busch and seconded by Commissioner Chapman to reconsider EV charging supplier recommendation and agreement decision from October 9, 2023 and approve contract with EV Holdings. Motion unanimously adopted.

Moved by Vice Mayor Alsager and seconded by Commissioner Busch to provide credit for the September late fee on the next utility bill. Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Mayor Perschbacher, Vice Mayor Alsager, Commissioners Chapman and Eke and City Manager Desentz reported on their positive experiences and the sessions they each attended during the MML Conference. All found the conference to be informative.

Commissioner Busch announced The Pumpkin Promenade Tuesday, October 31st from 4-6 pm Downtown and trick or treating from 6-8 pm.

The Commission recessed at 8:59 p.m. and went into Work Session at 9:05 p.m.

WORK SESSION – Proposed 2024 Operating Budget.

Finance Director Saladine and City Manager Desentz led a discussion on 2024 Operating Budget.

Moved by Commissioner Eke and seconded by Commissioner Busch to adjourn the meeting at 9:14 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO. _____

6-2023

Issued By: Stam Terwin
Traffic Engineer

Date: 5-22-23

Signs/work by: #190 + #81
Street Department

Date: 8-24-23

Filed/ Attested: _____
City Clerk

Date: _____

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

Content: Place two 15 minute limited parking signs on the first two angled parking spaces on the north side of Maple Street east of Arnold Street in front of 701 E. Maple Street. Signs to read "15 MIN PARKING 7:30 am-5:30 pm M-F".

City of Mt. Pleasant GIS



- Legend**
- Cadastral**
 - Parcels
 - Easements
 - DPW**
 - Sewer**
 - Storm**
 - Storm Mains
 - Public
 - Private
 - Current Main (Atlas)
 - Abandoned
 - Storm MHS
 - CBs
 - Inlets
 - Sanitary**
 - Sewer Service
 - Sanitary Mains
 - Public
 - Private
 - Current Main (Atlas)
 - Abandoned
 - Sanitary Force Mains
 - Sanitary MHS
 - Public
 - Private
 - Water**
 - Water Mains
 - Public
 - Private
 - Abandoned
 - Hydrants
 - Public
 - Private
 - Township
 - Valves
 - Water Valves
 - Left to Open
 - Right to Open
 - Private
 - Broken
 - Water Services
 - Water Services
 - Public
 - Fire Service
 - Private



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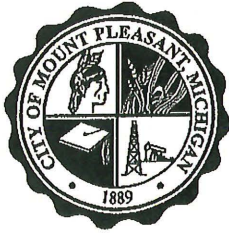
Signs Just behind Sidewalk

WHEREAS, under the date of May 22, 2023 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 6-2023:

Place two 15 minute limited parking signs on the first two angled parking spaces on the north side of Maple Street east of Arnold Street in front of 701 E. Maple Street. Signs to read "15 MIN PARKING 7:30 a.m.-5:30 pm M-F"

Said temporary traffic control order was presented to the City Commission on November 13, 2023, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 6-2023 a permanent traffic control order.



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO. 7-2023

Issued By: Steve Tewari
Traffic Engineer

Date: 7-27-23

Signs/work by: PI + 90
Street Department

Date: 8-24-23

Filed/ Attested: _____
City Clerk

Date: _____

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

Content: Place a no parking sign at the dead end of North Washington Street in city street right-of-way near 603 N. Washington.

WHEREAS, under the date of July 27, 2023 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 7-2023:

Place a no parking sign at the dead end of North Washington Street in city street right-of-way near 603 N. Washington.

Said temporary traffic control order was presented to the City Commission on November 13, 2023, 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. 7-2023 a permanent traffic control order.

Memorandum



MEMO TO: Aaron Desentz, City Manager

FROM: Chris Saladine, Finance Director

DATE: November 13, 2023

SUBJECT: ARPA Revenue Replacement

Background:

The City of Mt. Pleasant received \$2,605,885 from the American Rescue Plan Act (ARPA). The rules around allowable ARPA fund uses were initially more restrictive. The ARPA rules have since been modified so that any municipality receiving less than \$10 million dollars can commit to using the funds as revenue replacement without having to prove an offsetting revenue loss. Committing to using ARPA dollars for revenue replacement has a few advantages. Revenue replacement removes timeline and use restrictions from the City's ARPA dollars. We also get a very small extra payment from the Michigan's state shared revenue payments for committing these funds prior to filing our next revenue sharing report with the State.

The plan is still to follow the guidance provided by the City Commission on ARPA priorities earlier this year in work session. As a reminder, the projects that were prioritized are as follows:

GKB Trail Phase I north section - \$525,000

Town Center - \$1,138,000

Parking Lots 4 & 5 - \$1,422,000 total project cost. Uses remaining \$943,000 of ARPA and \$479,000 Capital Improvement Millage

GKB Trail Phase II south section - \$1,900,000 project.

Recommendation:

It is recommended the City Commission commit City ARPA funds to revenue replacement in 2024.

Memorandum



TO: Aaron Desentz, City Manager

CC: Chris Saladine, Finance Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: November 2, 2023

SUBJECT: Downtown Special Assessment 2024-2025
Consider resolutions #1 and #2 to commence the proceedings for special assessment, tentatively determine the necessity, and set a public hearing for November 27, 2023, regarding the necessity of special assessment district #1-23 for principal shopping district special assessment

Background

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

The maintenance activities funded include the following:

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

The PSD Board must recommend a special assessment to the City Commission. The recommendation from the PSD Board for the 2024-2025 special assessment was approved on October 13, 2023. Additional information includes a map of the district and the history of the special assessment dating back to 2003. As indicated below, the fund balance in the Downtown Fund as of is \$141,618. It is always important to have some funds in the fund balance due to the inability to predict the amount of snow removal costs each year. Staff and the PSD Board believe that adequate funds exist to cover any of those overages, as well as utilize some of the funds over the next two years for replanting purposes. Therefore, the PSD recommends no change to the overall assessment funding level for the next two years. Additionally, the PSD recommends no changes to the special assessment formula areas.

According to City Charter, the special assessment process requires five resolutions and two public hearings.

- Resolution #1 indicates the City Commission tentatively believes there is interest in creating a special assessment.
- Resolution #2 indicates the City Commission tentatively believes the level of funding is appropriate and asks staff to notify property owners of the need for the special assessment and sets a public hearing for November 27 to obtain input.

It has been our practice to include the specific calculations by property of how the assessment would be spread and that information is attached for your review. The fourth column from the right on the attached spreadsheet labelled "Annual Per Year Charge" is the annual amount estimated per property for each year (2024 and 2025) based on a spread by square footage of the building. The estimated dollar amounts for

Memorandum

Mt. Pleasant
[meet here]

each property will be included in the notice of public hearing that is required to be mailed to all of the property owners in the district.

PSD Recommendation 2024-2025

The PSD recommends no change to the special assessment funding level for 2024-2025 with an annual revenue of \$104,700. Additionally, the PSD recommends no changes to the following special assessment formula areas except that of the maintenance rate from \$0.180217 to \$0.182981 per sq ft to produce the funding level of \$104,700. The maintenance rate change is due to the demolition of property and various parcel splits within the PSD district. A review of the 2003 – present is attached as well for context.

- **Length of special assessment = 2 years;**
 - Special assessment can be set for 1 to 5 years however, staff has found setting it for 2 years is optimal and provides the ability to address changes in costs.
- **Basis of calculation = per sq ft;**
 - Determined in 2003 when special assessment started.
- **Include all floors except the basement;**
 - Changed in 2006.
- **Provide a credit for parking spaces – yes;**
 - As the special assessment replaced a “parking fee” when parking meters were removed, a parking credit was established for those buildings that have private parking spaces.
- **Parking credit size = 200 sq ft.**
 - Parking spaces a 10’ x 20’
- **District map = no change;**
 - Determined in 2003 when special assessment started.
- **Tax exempt entities = no change;**
 - Changed in 2007 to remove the \$500 cap that had been in place at the start of the special assessment in 2003.
- **Promotions rate = no change;**
 - Eliminated in 2007 at the request of majority of property owners who did not see direct benefit to the special events the promotional funds were used for.
- **Maintenance rate = \$.182981**
 - Continues to cover costs property owners agreed to in 2007 that they could “see” the funds being spent on – groundskeeping, snow removal and utilities.

Recommended Action

Move to approve Resolutions #1 and #2 for Special Assessment District #1-2023 for the Principal Shopping District as presented and set a public hearing for November 27, 2023.

Attachments

- Downtown Special Assessment Review 2003 – Proposed 2024-2024
- Downtown PSD Special Assessment Roll for 2024-2025
- Principal Shopping District Map

Special Assessment Overview 2003-2025

	Proposed 2024-2025	2022-2023	2020-2021	2018-2019	2016-2017	2015	2012-2014	2009-2011	2007-2008	2006	2003-2005
Length of Special Assessment	2 years	2 years	2 years	2 years	2 years	1 year	3 years	3 years	2 years	1 year	3 years
Basis Of Calculation	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	Square feet
Include All Floor Sq Ft	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	Yes	No calculated on first two floors only	Yes
Include Basement Sq Ft	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	No	Yes
Provide Parking Credit	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	Yes
Parking Credit Size	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	200 sq ft per space
District Map	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	As determined by city commission
Tax Exempt (701 class) Entities	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	Cap removed, tax- exempt entities assessed as all others.	N/C	Calculate Sq Ft or cap at \$500, whichever less.
Promotions Rate	\$0.00	N/C	N/C	N/C	N/C	N/C	N/C	N/C	\$0.0 Eliminated.	\$0.0451	\$0.05
Maintenance Rate	\$0.182981	\$0.180217	\$0.228626	\$0.221	\$0.218592	\$0.160869	\$0.1532	\$0.1532	\$0.1646	\$0.1075	\$0.10
Total Annual Rate	\$0.182981	\$0.180217	\$0.228626	\$0.221	\$0.218592	\$0.160869	\$0.1532	\$0.1532	\$0.1646	\$0.1526	\$0.15
Promotions Revenue	\$0.00	N/C	N/C	N/C	N/C	N/C	N/C	N/C	\$0.00	\$30,540.66	\$43,685.96
Maintenance Revenue	\$104,700	\$104,700	\$123,500	\$115,000	\$115,500	\$85,000	\$85,000	\$85,000	\$85,000	\$53,789.34	\$69,010.82
Total Annual Special Assessment	\$104,700	\$104,700	\$123,500	\$115,000	\$115,500	\$85,000	\$85,000	\$85,000	\$85,000	\$84,330	\$112,696.78

Special Assessment Funding Use:

- Grounds Care
 - Mowing & weeding, trash pick-up, plantings and maintenance, and watering/fertilizing of the hanging baskets;
 - Power washing conducted only if snow removal is under budget;
- Parking Lot Care
 - Snow Removal/Salting – within the 12 municipal lots and sidewalks surrounding them;
 - Utilities for lighting within and surrounding the 12 municipal lots.

	A	B	C	D	F	G	H	K	L	M	N	O	P	Q	R	S
1	Special Assessment Project Principal Shopping District 2024-2025															
2																
3	Updated	October 30, 2023														
4	S.A.. Prepared By: City Assessor's Office												Proposed	Prior		
5								Total	Parking			Sq. Foot.	Annual	Both Years	Annual	
6	Parcel							Square	Credits			Less 200 sq	Charge	2024 & 2025	Charge	Increase
7	Number	Address	Owners Name	Mailing Address	Type	Class	%	Footage	200 sq'	Sq. Foot.	ft Pkg Credit	\$0.182981	Charge	2022 & 2023	(Decrease)	
8																
9	17-000-00053-00	209 E Chippewa	EUNEEDA Services, Inc	209 East Chippewa, Mt. Pleasant, MI, 48858	T	201	100%	2,802	1	2,802.0	2,602.0	\$ 476.12	\$ 952.24	\$ 471.52	\$ 4.60	
10	17-000-00077-00	319 E Broadway	Independent Bank Facilities	231 W Main Street, Ionia, MI 48846	T	201	100%	3,202	18	3,202.0	-	-	-	-	-	
11	17-000-00086-00	302 E Chippewa	Pulver, Daniel & Kari	302 E Chippewa, Mt. Pleasant, MI, 48858	T	201	58%	3,568	4	2,069.4	1,605.4	293.76	587.52	290.92	2.84	
12	17-000-00087-00	214 N Franklin	Jung, LLC	214 N Franklin, Mt. Pleasant, MI, 48858	T	201	100%	2,520	2	2,520.0	2,120.0	387.92	775.84	384.18	3.74	
13	17-000-00088-00	206/208 N Franklin	K&M Property Holdings, LLC	3975 W. Monroe Road, Alma, MI 48801	T	201	100%	2,550	18	2,550.0	-	-	-	-	-	
14	17-000-00106-00	305 E Broadway St	Rymel Properties, LLC	305 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	2,964	0	2,964.0	2,964.0	542.36	1,084.72	537.12	5.24	
15	17-000-00108-00	139 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	8,382	0	8,382.0	8,382.0	1,533.75	3,067.50	1,518.94	14.81	
16	17-000-00113-00	137 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,923	0	3,923.0	3,923.0	717.83	1,435.66	710.91	6.92	
17	17-000-00117-00	133 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,938	0	3,938.0	3,938.0	720.58	1,441.16	713.62	6.96	
18	17-000-00120-00	131 E Broadway	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	8,184	0	8,184.0	8,184.0	1,497.52	2,995.04	1,483.06	14.46	
19	17-000-00127-00	125 E Broadway St	Elizabeth Brockman Trust	1117 Wendrow Way, Mt. Pleasant, MI, 48858	T	201	100%	4,048	0	4,048.0	4,048.0	740.71	1,481.42	733.56	7.15	
20	17-000-00133-00	123 E Broadway St	Rediron LLC	1018 Sweeney St, Ste C, Mt Pleasant, MI 48858	T	201	100%	5,544	0	5,544.0	5,544.0	1,014.45	2,028.90	1,004.66	9.79	
21	17-000-00135-00	121 E Broadway	McCarthy Family Ltd Partnership	121 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	6,670	0	6,670.0	6,670.0	1,220.48	2,440.96	1,208.70	11.78	
22	17-000-00137-00	117 E Broadway St	MPJJ LLC	PO Box 919, Mt. Pleasant, MI, 48804-0919	T	201	100%	3,394	1	3,394.0	3,194.0	584.44	1,168.88	578.80	5.64	
23	17-000-00140-00	115 E Broadway St	Art Reach of Mid-Michigan	111 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	3,395	0	3,395.0	3,395.0	621.22	1,242.44	615.22	6.00	
24	17-000-00146-00	111 E Broadway St	Art Reach of Mid-Michigan	111 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	2,871	0	2,871.0	2,871.0	525.34	1,050.68	520.27	5.07	
25	17-000-00149-00	107/109 E Broadway	Choice Locations LLC	109 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	6,080	0	6,080.0	6,080.0	1,112.52	2,225.04	1,101.79	10.73	
26	17-000-00152-00	105 E Broadway St	RJ Downtown Invest LLC	106 Court St, Mt Pleasant, MI 48858	T	201	100%	3,344	0	3,344.0	3,344.0	611.89	1,223.78	605.98	5.91	
27	17-000-00154-00	101 E Broadway St	C & M Properties Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	6,992	0	6,992.0	6,992.0	1,279.40	2,558.80	1,267.06	12.34	
28	17-000-00163-00	110 N Main	Lonco LLC	110 N Main St, Mt Pleasant, MI 48858	T	201	100%	3,690	2	3,690.0	3,290.0	602.01	1,204.02	596.20	5.81	
29	17-000-00192-00	215 N Main	BW Investments	215 N Main, Mt. Pleasant, MI, 48858	T	201	100%	12,180	54	12,180.0	1,380.0	252.51	505.02	250.08	2.43	
30	17-000-00196-00	122 S Washington	McGuire Family Investments, LLC	416 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	2,996	8	2,996.0	1,396.0	255.44	510.88	252.98	2.46	
31	17-000-00197-00	118 S Washington	Mt Pleasant Dance Properties, LLC	118 S Washington, Mt. Pleasant, MI 48858	T	201	100%	6,528	0	6,528.0	6,528.0	1,194.50	2,389.00	1,182.97	11.53	
32	17-000-00198-00	206 W Michigan	Douglas & Daun Neff Trust	1033 Essex Dr, Weidman, MI 48893	T	201	100%	6,000	0	6,000.0	6,000.0	1,097.89	2,195.78	1,087.29	10.60	
33	17-000-00199-00	110 S Washington	Francis Sweeney Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	3,887	6	3,887.0	2,687.0	491.67	983.34	486.92	4.75	
34	17-000-00201-00	201 W Broadway St	201 West Broadway LLC	201 W Broadway, Mt. Pleasant, MI, 48858	T	201	100%	5,576	0	5,576.0	5,576.0	1,020.30	2,040.60	1,010.45	9.85	
35	17-000-00205-00	205 W Broadway St	TNC Holdings LLC	205 W Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	990	0	990.0	990.0	181.15	362.30	179.40	1.75	
36	17-000-00207-00	207 W Broadway St	Joslin, Jon & Ed	1620 Orchard Dr, Mt Pleasant, MI 48858	T	201	100%	1,650	0	1,650.0	1,650.0	301.92	603.84	299.00	2.92	
37	17-000-00208-00	209 W Broadway St	SNS Investments LLC	C/O Jon Joslin, 320 E Illinois, Mt. Pleasant, MI, 48858	T	201	100%	3,300	0	3,300.0	3,300.0	603.84	1,207.68	598.01	5.83	
38	17-000-00210-00	217 W Broadway St	Ladybug Enterprises LLC	217 W Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	4,374	0	4,374.0	4,374.0	800.36	1,600.72	792.63	7.73	
39	17-000-00211-00	215 W Broadway St	Kaechele, Mary Patrice	217 Eastwood Drive, Clare, MI 48617	T	201	100%	2,376	0	2,376.0	2,376.0	434.76	869.52	430.57	4.19	
40	17-000-00215-00	109 Pine	Sweeney, Francis J Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	1,800	13	1,800.0	-	-	-	-	-	
41	17-000-00217-00	220 W Michigan	Sweeney, Francis J Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	4,500	6	4,500.0	3,300.0	603.84	1,207.68	598.01	5.83	
42	17-000-00219-00	212 W Michigan	Passgo, LLC	110 W Michigan Ave, Sweeney, Mt. Pleasant, MI, 48858	T	201	100%	4,888	4	4,888.0	4,088.0	748.03	1,496.06	740.81	7.22	
43	17-000-00220-00	130 S Main	Swindlehurst, Richard & Lisa	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	4,532	0	4,532.0	4,532.0	829.27	1,658.54	821.27	8.00	
44	17-000-00222-00	128 S Main	Swindlehurst, Rick	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	2,604	0	2,604.0	2,604.0	476.48	952.96	471.88	4.60	
45	17-000-00224-00	126 S Main	Horgan Trust	PO Box 212, Mt. Pleasant, MI, 48804-0212	T	201	100%	3,570	0	3,570.0	3,570.0	653.24	1,306.48	646.94	6.30	
46	17-000-00227-00	122 S Main	Equity Investment Corp LTD	PO Box 212, Mt. Pleasant, MI, 48804-0212	T	201	100%	3,570	0	3,570.0	3,570.0	653.24	1,306.48	646.94	6.30	
47	17-000-00230-00	120 S Main	Big Country Fabrication and Storage	14026 92nd Avenue, Mecosta, MI 49332	T	201	100%	3,570	0	3,570.0	3,570.0	653.24	1,306.48	646.94	6.30	
48	17-000-00232-00	118 S Main	Walnut Apts LLC	114 Oak St, Mt. Pleasant, MI 48858	T	201	100%	3,564	0	3,564.0	3,564.0	652.14	1,304.28	645.85	6.29	
49	17-000-00235-00	114 S Main	JEP Company, LLC	72 E Bluegrass Rd., Mt. Pleasant, MI 48858	T	201	100%	3,564	0	3,564.0	3,564.0	652.14	1,304.28	645.85	6.29	
50	17-000-00240-00	112 S Main	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	3,360	0	3,360.0	3,360.0	614.82	1,229.64	608.88	5.94	
51	17-000-00242-00	110 S Main	Prestige Real Est Holding VI LLC	102 S Main St, Mt. Pleasant, MI, 48858	T	201	100%	3,360	0	3,360.0	3,360.0	614.82	1,229.64	608.88	5.94	
52	17-000-00247-00	102/104/106 S Main	Prestige Real Est Holding VI LLC	102 S Main St, Mt. Pleasant, MI, 48858	T	201	100%	14,532	0	14,532.0	14,532.0	2,659.08	5,318.16	2,633.42	25.66	
53	17-000-00251-00	109 W Broadway	Property Mgt Solutions	120 S Main St, Mt. Pleasant, MI, 48858	T	201	100%	2,376	0	2,376.0	2,376.0	434.76	869.52	430.57	4.19	
54	17-000-00253-00	113 W Broadway St	Property Mgt Solutions	120 S Main St, Mt. Pleasant, MI, 48858	T	201	100%	7,590	2	7,590.0	7,190.0	1,315.63	2,631.26	1,302.94	12.69	
55	17-000-00260-00	118 W Michigan	TIP Building LLC	118 W Michigan, Mt. Pleasant, MI, 48858	T	201	100%	2,904	1	2,904.0	2,704.0	494.78	989.56	490.01	4.77	
56	17-000-00262-00	116 W Michigan	DJK Land Company LLC	809 E Bennett St, Mt. Pleasant, MI 48858	T	201	100%	1,761	2	1,761.0	1,361.0	249.04	498.08	246.63	2.41	
57	17-000-00264-00	112/114 W Michigan	Hunters Downtown LLC	2000 S Mission St, Mt Pleasant, MI 48858	T	201	100%	3,730	2	3,730.0	3,330.0	609.33	1,218.66	603.45	5.88	
58	17-000-00269-00	120 S University	Tjormac, LLC	6040 Turnberry, Commerce Township, MI, 48382	T	201	100%	13,568	19	13,568.0	9,768.0	1,787.36	3,574.72	1,770.11	17.25	
59	17-000-00282-00	118 E Broadway St	Swindlehurst, Richard R.	105 E. Broadway, Mt. Pleasant, MI, 48858	T	201	100%	5,148	0	5,148.0	5,148.0	941.99	1,883.98	932.89	9.10	
60	17-000-00290-00	114 E Broadway St	Goodrich-Smith on Broadway	PO Box 281, 114 E. Broadway, Mt. Pleasant, MI, 48858	T	201	100%	10,296	0	10,296.0	10,296.0	1,883.97	3,767.94	1,865.79	18.18	
61	17-000-00292-00	112 E Broadway St	Utterback Properties, LLC	3397 S Lincoln Rd, Mt Pleasant, MI 48858	T	201	100%	3,432	0	3,432.0	3,432.0	627.99	1,255.98	621.93	6.06	
62	17-000-00295-00	110 E Broadway St	Wieferich Properties Inc	110 E Broadway, Ste B, Mt Pleasant, MI 48858	T	201	100%	5,984	0	5,984.0	5,984.0	1,094.96	2,189.92	1,084.39	10.57	
63	17-000-00297-00	115 S Main	CCH Holdings Group, LLC	619 S Mission St, Mt Pleasant, MI 48858	T	201	100%	9,630	1	9,630.0	9,430.0	1,725.51	3,451.02	1,708.86	16.65	
64	17-000-00303-00	100 E Broadway	Ameya- Mt Pleasant Realty LLC	22617 NE 169th St, Woodinville, WA, 98077	T	201	100%	11,210	0	11,210.0	11,210.0	2,051.22	4,102.44	2,031.42	19.80	
65	17-000-00308-00	117 S Main	TRQ LLC	421 S Kinney St, Mt Pleasant, MI 48858	T	201	100%	4,761	0	4,761.0	4,761.0	871.17	1,742			

	A	B	C	D	F	G	H	K	L	M	N	O	P	Q	R	S
1	Special Assessment Project Principal Shopping District 2024-2025															
2																
3	Updated	October 30, 2023														
4	S.A.. Prepared By: City Assessor's Office												Proposed		Prior	
5								Total	Parking			Sq. Foot.	Annual	Both Years	Annual	
6	Parcel						Square	Credits			Less 200 sq	Charge	2024 & 2025	Charge	Increase	
7	Number	Address	Owners Name	Mailing Address	Type	Class	%	Footage	200 sq'	Sq. Foot.	ft Pkg Credit	\$0.182981	Charge	2022 & 2023	(Decrease)	
67	17-000-00314-00	123 S Main	Martin Naumes	123 S. Main St., Mt. Pleasant, MI, 48858	T	201	100%	3,696	2	3,696.0	3,296.0	603.11	1,206.22	597.28	5.83	
68	17-000-00316-00	127/131 S Main	Goudreau Investments LLC	131 S Main, Mt. Pleasant, MI, 48858	T	201	100%	7,488	0	7,488.0	7,488.0	1,370.16	2,740.32	1,356.94	13.22	
69	17-000-00323-00	222 E Broadway	Household Appliances	222 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	14,476	0	14,476.0	14,476.0	2,648.83	5,297.66	2,623.27	25.56	
70	17-000-00326-00	220 E Broadway	Tammy Germain	220 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,762	0	3,762.0	3,762.0	688.37	1,376.74	681.73	6.64	
71	17-000-00330-00	214 E Broadway	Joseph & Tammy Fiolek	4960 S Winn Rd, Mt. Pleasant, MI 48858	T	201	100%	4,567	0	4,567.0	4,567.0	835.67	1,671.34	827.61	8.06	
72	17-000-00332-00	210/212 E Broadway	Broadway Land Management, LLC	1900 Gover Pkwy, Mt. Pleasant, MI, 48858	T	201	100%	3,960	2	3,960.0	3,560.0	651.41	1,302.82	645.13	6.28	
73	17-000-00340-00	200 E Broadway	Broadway Land Management, LLC	1900 Gover Pkwy, Mt. Pleasant, MI, 48858	T	201	100%	23,550	24	23,550.0	18,750.0	3,430.89	6,861.78	3,397.78	33.11	
74	17-000-00345-00	111 S University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,960	19	3,960.0	160.0	29.28	58.56	28.99	0.29	
75	17-000-00348-00	115 S University	J J & B Inc	115 S University, Mt. Pleasant, MI, 48858	T	201	100%	3,876	2	3,876.0	3,476.0	636.04	1,272.08	629.90	6.14	
76	17-000-00350-00	117 S University	James & Rebecca Higgs	117 S University, Mt. Pleasant, MI 48858	T	201	100%	3,400	0	3,400.0	3,400.0	622.14	1,244.28	616.13	6.01	
77	17-000-00353-00	119 S University	Lavish Designs LLC	121 S University, Mt. Pleasant, MI 48858	T	201	100%	1,764	2	1,764.0	1,364.0	249.59	499.18	247.18	2.41	
78	17-000-00355-00	121 S University	Lavish Designs LLC	121 S University, Mt. Pleasant, MI 48858	T	201	100%	3,828	0	3,828.0	3,828.0	700.45	1,400.90	693.69	6.76	
79	17-000-00358-00	123/127 S University	Frank Ross	127 S University, Mt. Pleasant, MI 48858	T	201	100%	3,610	6	3,610.0	2,410.0	440.98	881.96	436.73	4.25	
80	17-000-00359-00	211 E Michigan	Cook, William & Joneil	211 E Michigan, Mt. Pleasant, MI, 48858	T	201	100%	735	0	735.0	735.0	134.49	268.98	133.19	1.30	
81	17-000-00366-00	306 E Broadway St	Tolas, Petro J	405 W. Grand, Mt. Pleasant, MI, 48858	T	201	100%	4,274	0	4,274.0	4,274.0	782.06	1,564.12	774.51	7.55	
82	17-000-00368-00	304 E Broadway St	ERE Investments, LLC	PO Box 1651, Mt. Pleasant, MI, 48858	T	201	100%	13,688	0	13,688.0	13,688.0	2,504.64	5,009.28	2,480.47	24.17	
83	17-000-00378-00	115/117 S Franklin	Starry Night LLC	20741 Walnut Dr, Reed City, MI 49677	T	201	100%	2,240	0	2,240.0	2,240.0	409.88	819.76	405.92	3.96	
84	17-000-00380-00	119 S Franklin	Feight, Keith Trust	119 S Franklin, Mt. Pleasant, MI, 48858	T	201	100%	6,343	0	6,343.0	6,343.0	1,160.65	2,321.30	1,149.45	11.20	
85	17-000-00381-00	307 E Michigan	Feight, Kurt & Julie	3213 Brittany Dr, Mt. Pleasant, MI 48858	T	201	100%	1,006	6	1,006.0	-	-	-	-	-	
86	17-000-00384-00	111 S Lansing	Central Mich Assoc of Realtors	111 S Lansing, Mt. Pleasant, MI, 48858	T	201	100%	1,344	10	1,344.0	-	-	-	-	-	
87	17-000-00395-00	201 S University	G & P Investments LLC	201 S University, Mt. Pleasant, MI, 48858	T	201	100%	9,000	20	9,000.0	5,000.0	914.91	1,829.82	906.08	8.83	
88	17-000-00398-00	E Illinois	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-	-	
89	17-000-00399-00	S. University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-	-	
90	17-000-00400-00	206 S University-park lot	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	2,031	2	2,031.0	1,631.0	298.44	596.88	295.56	2.88	
91	17-000-00402-00	200 S University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	625	4	625.0	-	-	-	-	-	
92	17-000-00413-00	201 S Main - Land	Motz, Amy Lynne Trust	6036 Madeira Drive, Lansing, MI 48917	T	202	100%	-	0	-	-	-	-	-	-	
93	17-000-00416-00	205 S Main	Kerr, J David Trust	205 S Main, Mt. Pleasant, MI, 48858	T	201	100%	4,276	2	4,276.0	3,876.0	709.23	1,418.46	702.39	6.84	
94	17-000-00422-00	213/215 S Main	Molesworth, Zach	217 1/2 S Main, Mt. Pleasant, MI, 48858	T	201	100%	3,960	2	3,960.0	3,560.0	651.41	1,302.82	645.13	6.28	
95	17-000-00424-00	217 S Main	Molesworth, Zach	217 1/2 S Main, Mt. Pleasant, MI, 48858	T	201	50%	3,960	2	1,980.0	1,780.0	325.71	651.42	322.56	3.15	
96	17-000-00425-00	221 S Main	L & D Rentals Inc	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	3,732	2	3,732.0	3,332.0	609.69	1,219.38	603.81	5.88	
97	17-000-00426-00	219 S Main	Curtiss, Norman III & Joanne	1414 E Broadway, Mt. Pleasant, MI 48858	T	201	100%	3,860	1	3,860.0	3,660.0	669.71	1,339.42	663.25	6.46	
98	17-000-00428-00	223 S Main	Breidenstein, Lois Ann	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	4,796	0	4,796.0	4,796.0	877.58	1,755.16	869.11	8.47	
99	17-000-00430-00	225 S Main	Breidenstein, Lois Ann	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	3,024	2	3,024.0	2,624.0	480.14	960.28	475.51	4.63	
100	17-000-00434-00	226 S Main	McNeal LLC	226 S Main, Mt. Pleasant, MI, 48858	T	201	100%	2,000	10	2,000.0	-	-	-	-	-	
101	17-000-00436-00	206/208 S Main	Walnut Apts LLC	118 S Main St, Mt. Pleasant, MI 48858	T	201	100%	3,292	4	3,292.0	2,492.0	455.99	911.98	451.59	4.40	
102	17-000-00445-00	222 S Washington	Ricky II LLC	222 S Washington, Mt. Pleasant, MI 48858	T	201	100%	1,373	0	1,373.0	1,373.0	251.23	502.46	248.81	2.42	
103	17-000-00446-00	218 S Washington	Harder, David C	134 Vine St, Batavia, NY, 14020	T	201	100%	1,888	2	1,888.0	1,488.0	272.28	544.56	269.65	2.63	
104	17-000-00447-00	214 S Washington	Smith, Felix & Erin N	3724 W Wing Rd, Mt. Pleasant, MI, 48858	T	201	100%	2,392	1	2,392.0	2,192.0	401.09	802.18	397.22	3.87	
105	17-000-00448-00	204 S Washington	David Duba	219 W. Cherry, Mt. Pleasant, MI, 48858	T	201	100%	2,224	6	2,224.0	1,024.0	187.37	374.74	185.56	1.81	
106	17-000-00450-01	221 W Michigan	Visio Clara LLC	1000 Enterprise Dr, Allen Park, MI 48101	T	201	100%	-	0	-	-	-	-	-	-	
107	17-000-00450-02	W Michigan	Visio Clara LLC	1000 Enterprise Dr, Allen Park, MI 48101	T	201	100%	-	0	-	-	-	-	-	-	
108	17-000-00459-00	307 W. Michigan	LaBrenz Properties, LLC	620 W Chippewa Ct, Sanford, MI 48657	T	201	100%	3,000	2	3,000.0	2,600.0	475.75	951.50	471.16	4.59	
109	17-000-00460-00	W Michigan - land	Williams, Tyler	6503 S Crawford Rd, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-	-	
110	17-000-00461-00	309 W. Michigan	Williams, Tyler	6503 S Crawford Rd, Mt. Pleasant, MI, 48858	T	201	100%	2,002	0	2,002.0	2,002.0	366.33	732.66	362.79	3.54	
111	17-000-00462-00	311 W. Michigan	Taylor, Fred & Janis	1297 Bruder Dr, Mt. Pleasant, MI, 48858	T	201	100%	5,448	5	5,448.0	4,448.0	813.90	1,627.80	806.04	7.86	
112	17-000-00464-00	313 W. Michigan	IDFC Investments LLC	1740 Leroy Ln, Mt. Pleasant, MI 48858	T	201	100%	1,200	6	1,200.0	-	-	-	-	-	
113	17-000-00469-00	300 W. Michigan,304-310	REDIRON LLC	1018 Sweeny, Unit C, Mt. Pleasant, MI 48858	T	201	100%	29,828	62	29,828.0	17,428.0	3,188.99	6,377.98	3,158.22	30.77	
114	17-000-00471-00	W. Broadway	Span Properties LLC	1420 Batson Dr, Mt. Pleasant, MI 48858	T	202	100%	-	8	-	-	-	-	-	-	
115	17-000-00472-00	309 W. Broadway	Span Properties LLC	1420 Batson Dr, Mt. Pleasant, MI 48858	T	201	100%	-	6	-	-	-	-	1,010.45	(1,010.45)	
116	17-000-00473-00	311 W. Broadway	REDIRON LLC	1018 Sweeny, Unit C, Mt. Pleasant, MI 48858	T	201	100%	3,162	9	3,162.0	1,362.0	249.22	498.44	246.81	2.41	
117	17-000-00494-00	109 W Illinois	Pilot Family Properties LLC	1851 Hampden Rd, Flint, MI 48503	T	201	100%	3,024	5	3,024.0	2,024.0	370.35	740.70	366.78	3.57	
118	17-000-00499-00	330 S University	Canusa Holdings, LLC	806 S Doe Tr, Mt. Pleasant, MI 48858	T	201	100%	8,223	6	8,223.0	7,023.0	1,285.08	2,570.16	1,272.67	12.41	
119	17-000-00501-00	300 S University	Klump Management LLC	1955 E Walton Rd, Shepherd, MI 48883	T	201	100%	4,311	5	4,311.0	3,311.0	605.85	1,211.70	600.00	5.85	
120	17-000-00545-00	403 S. University	Barberi, Joseph & Barbara Trust	2305 Hawthorne, Ste C, Mt. Pleasant, MI 48858	T	201	100%	2,164	6	2,164.0	964.0	176.39	352.78	174.69	1.70	
121	17-000-00553-00	402 S. University	GLPA Holdings LLC C/O Great Lakes Psychological	540 N Luce RD, Alma, MI 48801-9693	T	201	100%	4,006	9	4,006.0	2,206.0	403.66	807.32	399.76	3.90	
122	17-000-00588-00	209 / 207 E Broadway	Corporate Settlement Solutions	25221 Country Club Blvd, Ste 235, North Olmsted, OH, 440	T	201	100%	2,605	0	2,605.0	2,605.0	476.67	953.34	472.07	4.60	
123	17-000-00594-00	201/203 E Broadway	Norm's Flower Petal	201 E. Broadway, Mt. Pleasant, MI 48858	T	201	100%	5,296	0	5,296.0	5,296.0	969.07	1,938.14	959.71	9.36	
124	17-000-00596-00	106 Court/205 E Broadway	The Pub Bar	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	3,241	0	3,241.0	3,241.0	593.04	1,186.08	587.32	5.72	
125	17-000-00599-00	108 Court St.	Swindlehurst, Richard	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	5,166	0	5,166.0	5,166.0	945.28	1,890.56	936.16	9.12	

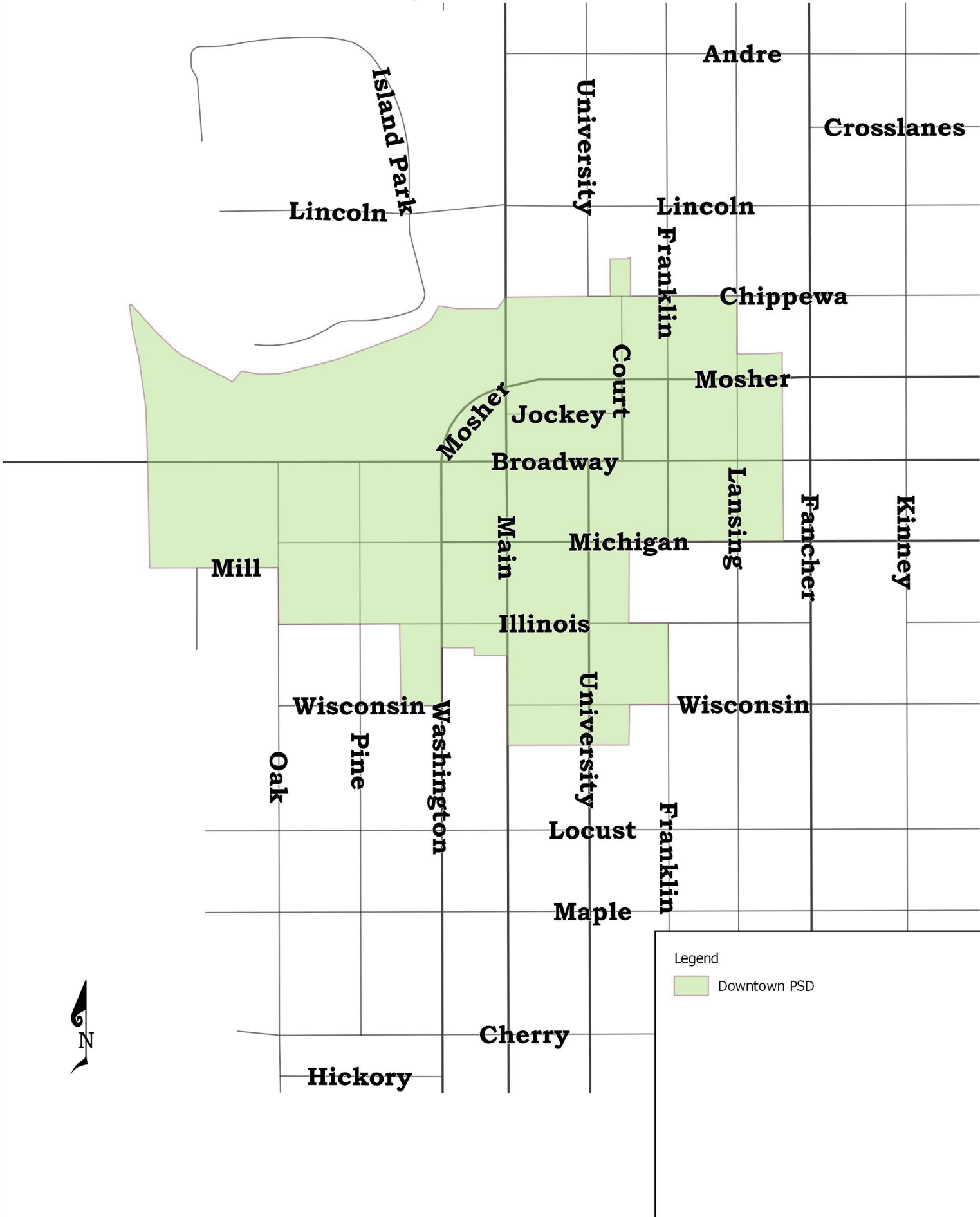
	A	B	C	D	F	G	H	K	L	M	N	O	P	Q	R	S
1	Special Assessment Project Principal Shopping District 2024-2025															
2																
3	Updated	October 30, 2023														
4	S.A.. Prepared By: City Assessor's Office												Proposed	Prior		
5								Total	Parking			Sq. Foot.	Annual	Both Years	Annual	
6	Parcel						Square	Credits				Less 200 sq	Charge	2024 & 2025	Charge	Increase
7	Number	Address	Owners Name	Mailing Address	Type	Class	%	Footage	200 sq'	Sq. Foot.	ft Pkg Credit	\$0.182981	Charge	2022 & 2023	(Decrease)	
126	17-000-00601-00	112 Court St	Court St Professional Bldg LLC	10700 Deer Ridge, Holly, MI 48442	T	201	100%	3,013	0	3,013.0	3,013.0	551.32	1,102.64	546.00	5.32	
127	17-000-00603-00	114 Court St	Alexander Limited Partnership	116 Court St., Mt. Pleasant, MI, 48858	T	201	100%	5,105	0	5,105.0	5,105.0	934.12	1,868.24	925.10	9.02	
128	17-000-00605-00	207 N Franklin	Thomas & Donna Murphy Trust	204 Court St., Mt. Pleasant, MI, 48858	T	201	100%	6,397	10	6,397.0	4,397.0	804.57	1,609.14	796.80	7.77	
129	17-000-00611-00	204 - 210 Court St	210 Court Street Group LLC	210 Court St., Mt. Pleasant, MI, 48858	T	201	100%	8,060	34	8,060.0	1,260.0	230.56	461.12	228.33	2.23	
130	17-000-02501-02	322/324 W Broadway	Central Michigan Developers	1550 E Virginia Dr, Midland, MI, 48642	T	201	100%	9,087	5	9,087.0	8,087.0	1,479.77	2,959.54	1,465.49	14.28	
131	17-000-05051-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	694	0	694.0	694.0	126.99	253.98	125.76	1.23	
132	17-000-05052-00	108 S University	Smith, Judy F Revocable Trust	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	629	0	629.0	629.0	115.10	230.20	113.98	1.12	
133	17-000-05053-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	643	0	643.0	643.0	117.66	235.32	116.52	1.14	
134	17-000-05054-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	618	0	618.0	618.0	113.08	226.16	111.99	1.09	
135	17-000-05055-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,314	0	1,314.0	1,314.0	240.44	480.88	238.12	2.32	
136	17-000-05056-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	383	0	383.0	383.0	70.08	140.16	69.41	0.67	
137	17-000-05057-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,227	0	1,227.0	1,227.0	224.52	449.04	222.35	2.17	
138	17-000-05058-00	128 E Broadway	Perry, Loral S.	128 E Broadway St, Ste 8, Mt Pleasant, MI 48858	T	201	100%	2,824	0	2,824.0	2,824.0	516.74	1,033.48	511.75	4.99	
139	17-000-05059-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,739	0	1,739.0	1,739.0	318.20	636.40	315.13	3.07	
140	17-000-05060-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	898	0	898.0	898.0	164.32	328.64	162.73	1.59	
141	17-000-15822-00	502 W. Broadway	Loche Raven LLC	502 W. Broadway, Mt Pleasant, MI 48858	T	201	100%	2,560	0	2,560.0	2,560.0	468.43	936.86	463.91	4.52	
142	17-000-15824-00	506 W. Broadway	Holton Investments LLC	506 W. Broadway, Mt Pleasant, MI 48858	T	201	100%	10,795	135	10,795.0	-	-	-	-	-	
143	17-000-15826-00	320 W Broadway	Central Michigan Developers	1550 E Virginia Dr, Midland, MI 48642	T	201	100%	-	0	-	-	-	-	-	-	
144	17-000-15827-00	410 W Broadway-Land	MCC Parcel B Title Holding Company	507 S. Grand Avenue, Lansing, MI 48933	T	709	100%	-	0	-	-	-	-	-	-	
145	17-000-15857-00	319 W Broadway	Consumers Power Co-regional control	One Energy Plaza, Jackson, MI 49201	T	301	100%	800	0	800.0	800.0	146.38	292.76	144.97	1.41	
146	17-000-15899-00	104 & 110 Walnut St	Walnut Apts LLC	118 S Main St, Mt Pleasant, MI 48858	T	201	100%	6,000	21	6,000.0	1,800.0	329.37	658.74	326.19	3.18	
147	17-000-15900-00	401 W. Broadway	Gratiot Real Estate LLC	PO Box 173, Alma, MI 48801	T	201	100%	7,936	0	7,936.0	7,936.0	1,452.14	2,904.28	1,438.12	14.02	
148	17-000-15900-01	105 Walnut St	McGuire Family Investment LLC	416 S Washington, Mt. Pleasant, MI, 48858	T	701	100%	7,936	10	7,936.0	5,936.0	1,086.17	2,172.34	1,075.68	10.49	
149	17-000-15901-00	W Broadway	C&M Properties, Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	1,056	9	1,056.0	-	-	-	-	-	
150	17-000-15902-00	120 Walnut	C&M Properties, Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	1,800	9	1,800.0	-	-	-	-	-	
151	17-993-15827-00	410 West Broadway-CFT	Michigan Community Capital	507 S. Grand Avenue, Lansing, MI 48933	T	201	100%	50,871	50	50,871.0	40,871.0	7,478.62	14,957.24	-	7,478.62	
152																
153																
154	17-000-00328-00	216 E Broadway	Friends of the Broadway	PO Box 823, Mt Pleasant, MI 48804-0823	TE	701	100%	5,192	0	5,192.0	5,192.0	950.04	1,900.08	940.87	9.17	
155	17-000-00386-00	408 E Broadway	Women's Aid Service Inc	PO Box 743, Mt Pleasant, MI 48804-0743	TE	701	100%	2,112	2	2,112.0	1,712.0	313.26	626.52	310.24	3.02	
156	17-000-00418-00	209 S Main	Crisis Center Inc.	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	3,960	0	3,960.0	3,960.0	724.60	1,449.20	717.61	6.99	
157	17-000-00420-00	211 S Main	Crisis Center Inc.	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	3,960	0	3,960.0	3,960.0	724.60	1,449.20	717.61	6.99	
158	17-000-00432-00	227 S Main	Listening Ear Crisis Center	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	4,694	0	4,694.0	4,694.0	858.91	1,717.82	850.62	8.29	
159	17-000-00435-00	218 S Main	The Young Church	1217 S Mission St, Mt Pleasant, MI 48858	TE	701	100%	7,369	0	7,369.0	7,369.0	1,348.39	2,696.78	1,335.37	13.02	
160	17-000-00463-00	209 Oak	American Legion	209 Oak, Mt Pleasant, MI 48858	TE	701	100%	2,521	9	2,521.0	721.0	131.93	263.86	130.66	1.27	
161	17-000-00500-00	306 S University	Mt Pleasant Area Community Foundation	PO Box 1283, Mt Pleasant, MI 48804-1283	TE	701	100%	3,265	6	3,265.0	2,065.0	377.86	755.72	374.21	3.65	
162	17-000-00503-00	305 S Main	GTE Telephone Operations	PO Box 2629, Addison, TX, 75001	TE	701	100%	8,800	38	8,800.0	1,200.0	219.58	439.16	217.46	2.12	
163	17-000-00504-00	S Main	GTE Telephone Operations	PO Box 2629, Addison, TX, 75001	TE	701	100%	-	0	-	-	-	-	-	-	
164	17-000-00505-00	S Main- park lot	First United Methodist Church	400 S. Main, Mt Pleasant, MI 48858	TE	202	100%	-	0	-	-	-	-	-	-	
165	17-000-00513-00	319 S University	Unitarian Universalist Fellowship *	PO Box 41, Mt Pleasant, MI 48804-0041	TE	701	100%	3,200	25	3,200.0	-	-	-	-	-	
166	17-000-00586-00	215 E Broadway	Gallagher Investments, LLC	PO Box 1800, East Lansing, MI 48826	TE	701	100%	2,960	0	2,960.0	2,960.0	541.62	1,083.24	536.40	5.22	
167																
168	Exempt Property Types															
169	T	Taxable														
170	TE	Ad Volorem Tax Exempt														
171																
172	grey shading-on spreadsheet twice due to split type															
173																

	A	B	C	D	F	G	H	K	L	M	N	O	P	Q	R	S
1	Special Assessment Project Principal Shopping District 2024-2025															
2																
3	Updated	October 30, 2023														
4	S.A.. Prepared By: City Assessor's Office												Proposed	Prior		
5								Total	Parking			Sq. Foot.	Annual	Both Years	Annual	
6	Parcel						Square	Credits				Less 200 sq	Charge	2024 & 2025	Charge	Increase
7	Number	Address	Owners Name	Mailing Address	Type	Class	%	Footage	200 sq'	Sq. Foot.	ft Pkg Credit	\$0.182981	Charge	2022 & 2023	(Decrease)	
174	Exempt Properties															
175																
176	Government/Principal Residence Exempt															
177	17-000-00069-00	401 E Broadway	Dahman, Daniel	401 E Broadway	P	201	100%	1,469	5							
178	17-000-00072-00	Mosher	City of Mt. Pleasant	320 W Broadway	G	701	100%	-	0							
179	17-000-00080-00	121 N Lansing	theisen, Amylynn & Timothy	121 N Lansing, Mt Pleasant, MI 48858	P	401	100%	2,974	2							
180	17-000-00081-00	Mosher	City of Mt. Pleasant	320 W Broadway	G	701	100%	-	0							
181	17-000-00082-00	207 N Lansing	Schelke, Robert	207 N Lansing #4	P	401	50%	1,742	6							
182	17-000-00083-00	211 N Lansing	Campbell, Charles & Elizabeth	211 N Lansing	P	401	100%	1,418	3							
183	17-000-00085-00	219 N Lansing	Kilmer, Bruce & Cynthia	219 N Lansing	P	401	100%	1,942	2							
184	17-000-00086-00	302 E Chippewa	Pulver, Daniel & Kari	302 E Chippewa	P	201	42%	3,568	4							
185	17-000-00090-00	Mosher	City of Mt. Pleasant	320 W Broadway	G	701	100%	-	0							
186	17-000-00091-00	Franklin	Mt. Pleasant TIFA	320 W Broadway	G	701	100%	-	0							
187	17-000-00092-00	301 E Broadway St	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0							
188	17-000-00093-00	301 E Broadway St	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0							
189	17-000-00165-00	W Broadway & Main	City of Mt. Pleasant	320 W Broadway	G	701	100%	-	0							
190	17-000-00188-00	201/205 N Main	Isabella County	200 N. Main	G	701	100%	10,080	27							
191	17-000-00190-00	N Main	Isabella County - parking	200 N. Main	G	701	100%	-	0							
192	17-000-00257-00	S Washington- park lot	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
193	17-000-00322-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
194	17-000-00361-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
195	17-000-00362-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
196	17-000-00363-00	E Broadway	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
197	17-000-00364-00	E Broadway	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
198	17-000-00396-00	S University	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
199	17-000-00397-00	E Illinois	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
200	17-000-00424-00	217 S Main	Molesworth, Zach	217 1/2 S Main	P	201	50%	3,960	2							
201	17-000-00438-00	204 S Main & Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
202	17-000-00439-00	115 W Michigan	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0							
203	17-000-00442-00	S Washington & Ill.	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
204	17-000-00452-00	206 W Illinois	Ackerman, Jimmy & Sandra	206 W. Illinois St.	P	401	100%	660	2							
205	17-000-00466-00	310 W. Illinois	Thornthwaite, Gregory & Nicole	310 W Illinois, Mt Pleasant, MI 48858	P	401	100%	1,621	2							
206	17-000-00467-00	217 Oak	Cornett, Robert D	217 Oak	P	401	100%	1,261	2							
207	17-000-00483-00	318 S Washington	Stevenson, Blain W & Sharon	318 S Washington	P	401	100%	1,650	3							
208	17-000-00484-00	314 S Washington	Urban, Jill K	314 S Washington	P	401	60%	1,956	2							
209	17-000-00506-00	208 E Illinois	Chippewa River District Library *	301 S. University	G	701	100%	-	25							
210	17-000-00511-00	301 S University	Chippewa River District Library	301 S. University	G	701	100%	-	0							
211	17-000-00546-00	409 S. University	Williams, Kenneth	409 S. University	P	401	100%	2,468	4							
212	17-000-00552-00	404 S. University	Quick, Geoffrey & Mariana	404 S. University	P	401	100%	2,011	3							
213	17-000-00554-00	401 S. Main	Woelfert, Penny L	401 S Main St, Mt Pleasant, MI 48858	P	401	100%	2,808	6							
214	17-000-00555-00	405 S. Main	Bechtold Brigitte	405 S Main St, Mt. Pleasant, MI 48858	P	401	100%	2,736	5							
215	17-000-00600-00	E Broadway & Franklin	City of Mt. Pleasant	320 W Broadway	G	701	100%	-	0							
216	17-000-00604-00	Court & Franklin	City of Mt. Pleasant	320 W Broadway	G	701	100%	-	0							
217	17-000-00613-00	200 N Main	Isabella County Courthouse	200 N. Main	G	701	100%	40,696	232							
218	17-000-08605-00	Mosher	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
219	17-000-08606-00	121 N Fancher	Niec, Larissa N	121 N Fancher	P	401	100%	2,616	5							
220	17-000-08607-00	117 N Fancher	Hernandez, Laura & Gutierrez, Itzel	117 N Fancher	P	401	100%	2,160								
221	17-000-08672-00	412 E Broadway	Allen, Judith	412 E Broadway, Mt. Pleasant, MI 48858	P	201	100%	2,095	0							
222	17-000-15828-00	W Broadway	City of Mt Pleasant	320 W Broadway	G	709	100%	-	0							
223	17-000-15831-00	1 Mosher	Riverview Apts-Mt Pleas Housing	One Mosher St., Mt Pleasant, MI 48858	G	701	100%	-								
224	17-000-15835-00	W Broadway	Mt. Pleasant Econ Devel Corp	320 W Broadway	G	709	100%	-								
225	17-000-15858-00	W Broadway- park lot	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0							
226																

	A	B	C	D	F	G	H	K	L	M	N	O	P	Q	R	S
1	Special Assessment Project Principal Shopping District 2024-2025															
2																
3	Updated	October 30, 2023														
4	S.A.. Prepared By: City Assessor's Office												Proposed	Prior		
5								Total	Parking			Sq. Foot.	Annual	Both Years	Annual	
6	Parcel							Square	Credits			Less 200 sq	Charge	2024 & 2025	Charge	Increase
7	Number	Address	Owners Name	Mailing Address	Type	Class	%	Footage	200 sq'	Sq. Foot.	ft Pkg Credit	\$0.182981	Charge	2022 & 2023	(Decrease)	
227																
228	Residential Rentals Class 401															
229	17-000-00068-01	407 E Broadway St	Dahman, Daniel	401 E Broadway St, Mt. Pleasant, MI 48858	R	401	100%	1,435	1							
230	17-000-00070-00	114 N Lansing	Petrash, Ashley A Estate	114 N Lansing, Mt Pleasant, MI 48858	R	401	100%	1,450	2							
231	17-000-00073-00	206 N Lansing	Zamarron, Joshua & Patricia	206 N Lansing, Mt Pleasant, MI 48858	R	401	100%	1,778	0							
232	17-000-00079-00	115 N Lansing	Finegan, Timothy & Joana	115 N Lansing, Mt Pleasant, MI 48858	R	401	100%	1,320	1							
233	17-000-00082-00	207 N Lansing	Schelke, Robert	207 N Lansing, #4	R	401	50%	1,742	6							
234	17-000-00084-00	215 N Lansing	GroCo, Inc	PO Box 83	R	401	100%	1,776	2							
235	17-000-00382-00	401 E Michigan	B&E Michiana Rentals, LLC	619 S Mission St, Mt Pleasant, MI 48858	R	401	100%	1,761	9							
236	17-000-00383-00	407 E Michigan	B&E Michiana Rentals, LLC	619 S Mission St, Mt Pleasant, MI 48858	R	401	100%	906	5							
237	17-000-00444-00	204 W Illinois	Kaur, Satwant	4455 Spicebush Dr, Saginaw, MI 48603	R	401	100%	1,512	0							
238	17-000-00449-00	209 W Michigan	Duba, Dave	219 W Cherry	R	401	100%	2,340	0							
239	17-000-00451-00	215 Pine	Otterbine, Tyler	215 S Pine St, Mt. Pleasant, MI, 48858	R	401	100%	1,910	2							
240	17-000-00453-00	221 Pine	Bestro LLC	49730 Verschave St, New Baltimore, MI 48047	R	401	100%	1,972	8							
241	17-000-00454-00	304 W. Illinois	Everts, Landon	304 W Illinois, Mt. Pleasant, MI, 48858	R	401	100%	1,516	2							
242	17-000-00455-00	222 Pine	Fisher, Paul & Jodie Brookens	4851 S Vandecar Rd.	R	401	100%	2,001	3							
243	17-000-00456-00	214 Pine	Feister, Andrea L	214 Pine, Mt. Pleasant, MI, 48858	R	401	100%	1,352	4							
244	17-000-00457-00	204 & 206 Pine	Griffin, Kenneth	204 Pine B, Mt. Pleasant, MI, 48858	R	401	100%	1,444	2							
245	17-000-00458-00	301 W Michigan	Mondeau, Kara M & Matthew R	7531 Five Lakes Dr, Farwell, MI 48622	R	401	100%	2,411	5							
246	17-000-00465-00	213 Oak	Baker, Besshean LLC	503 E Broadway St, Mt Pleasant, MI 48858	R	401	100%	2,392	6							
247	17-000-00484-00	314 S Washington	Urban, Jill K	314 S Washington	R	401	40%	1,956	2							
248	17-000-00485-00	304 S Washington	Mumford Mark & Kathleen	619 E Chippewa, Mt. Pleasant, MI 48858	R	401	100%	2,382	4							
249	17-000-00493-00	304 S Main	Pilot Family Properties LLC	1851 Hampden Rd., Flint, MI 48503	R	401	100%	3,574	4							
250	17-000-08604-00	207 N Fancher	Campbell, Hunter	207 N Fancher Ave,	R	401	100%	1,448	0							
251	17-000-08673-00	E Michigan	Mt. Pleasant Investments	120 S. Fancher St. Mt Pleasant, MI 48858	R	402	100%	-	0							
252	17-000-15873-00	410 Mill	McGuire Family Investments	416 S Washington, Mt Pleasant, MI 48858	R	401	100%	2,638	23							
253	17-000-15874-00	406 Mill	Curtiss, Norman III	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	2,027	11							
254	17-000-15875-00	116 Oak	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	P	401	100%	3,161	2							
255	17-000-15876-00	114 Oak	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	1,301	7							
256	17-000-15877-00	108 Oak	Curtiss, Joanne	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	3,236	4							
257	17-000-00071-00	122 N Lansing	Theisen, Timothy & Amylynn	121 N Lansing, Mt Pleasant, MI 48858	P	401	100%	1,467	2							
258																
259																
260	Exempt Property															
261	G	Government Exempt by Statute														
262	P	Principal Residence Exempt by Statute														
263	R	Residential Rental Property "401"														
264																
265																
266	All non-exempt properties pay based on total square foot. Square foot is credited 200 square foot for each parking space provided.															

Downtown Principal Shopping District

City of Mt. Pleasant



Resolution No. 1

Principal Shopping District 1-23

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

AND, WHEREAS, the City Commission has tentatively deemed it to be in the public's interest, health and welfare to provide funding for the operations of the Principal Shopping District in the City, Special Assessment District No. 1-23

NOW, THEREFORE, BE IT RESOLVED, THAT:

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

Resolution No. 2

Principal Shopping District 1-23

WHEREAS, the City Manager has prepared a report concerning funding for the Principal Shopping District in Special Assessment District No. 1-23, which includes all of the information to be included by Section 33.20 "Survey and Report" of the City's Code of Ordinances;

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

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

NOW, THEREFORE, BE IT RESOLVED, THAT:

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

2. The total funding for the Principal Shopping District for the next two years (2024 and 2025) is estimated to be \$104,700 per year. \$104,700 shall be spread over the special assessment district per year as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district.

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

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

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

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

7. The City Commission shall meet on November 27, 2023 at 7:00 p.m., Daylight Savings Time, as part of the regularly scheduled City Commission meeting for the purpose of hearing objections to providing funding to the "Principal Shopping District". The meeting link will be available on the City's website at <http://www.mt-pleasant.org>.

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

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

Memorandum



TO: Aaron Desentz, City Manager

CC: Chris Saladine, Finance Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: November 2, 2023

SUBJECT: Reconfirming Development District (DDA) License Development Districts.

Background

PA 501 of 2006, commonly referred to as "Development District DDA Liquor Licenses" is designed to make on-site premises licenses more readily available as a tool for economic development. Licenses can be provided in what are called "development districts," set-up within existing Downtown Development Authority (DDA), Tax Increment Finance Authority (TIFA) or Principal Shopping District (PSD) boundaries. A timeline of previous City Commission action is as follows:

- Initial establishment of a development district (DDA) liquor license district and policy on January 24, 2011 using the entirety of the CBD TIFA district and the north section of the Mission/Pickard DDA districts;
- Revisions to the on-premise liquor license policy on July 26, 2021;
- Expansion of the City's development districts to include the Principal Shopping District and entirety of the Mission/Pickard DDA district on October 10, 2022 and revision to the City's on-premise liquor license policy.

As we are utilizing three separate districts per P.A. 501, Michigan Liquor Control Commission (MLCC) has requested clarification on the expansion of the development district in 2021 regarding particular MCL section they was created. Ex.:

- CBD TIFA - MCL 436.1521a(1)(b)(i) - Public Act 57 of 2018 (formerly Public Act 450 of 1980) for Tax Increment Finance Authorities
- DDA - MCL 436.1521a(1)(b)(iii) - Public Act 57 of 2018 (Formerly Public Act 197 of 1975) for Downtown Development Authorities
- PSD - MCL 436.1521a(1)(b)(iv) - Public Act 120 of 1961 for Principal Shopping Districts

Staff has prepared a reconfirming resolution to meet the necessary criteria. Please note that this does not change the boundary of any district location. Additionally, future license requests will reference the particular MCL section the development district was created and where the license is to be held.

Recommended Action

Approve the reconfirming resolution as presented.

Attachments

- Resolution Reconfirming City of Mt. Pleasant Development License Development Districts

RESOLUTION RECONFIRMING CITY OF MT. PLEASANT DEVELOPMENT DISTRICT (DDA) LICENSE DEVELOPMENT DISTRICTS

WHEREAS, the City Commission seeks to reconfirm the City's Development District (DDA) License Development Districts pursuant to Act 501 of Public Acts 2006 MCL **436.1521a(1)(b)**, and;

WHEREAS, the City of Mt. Pleasant initial Development Districts were established January 24, 2011 in using the entirety of the Central Business District Tax Finance Authority (CBD TIFA) and a section of the Mission/Pickard Street Downtown Development Authority (DDA) according to MCL 436.1521a(1)(b) sections:

- CBD TIFA - MCL 436.1521a(1)(b)(i) - Public Act 57 of 2018 (formerly Public Act 450 of 1980) for Tax Increment Finance Authorities, and;
- DDA - MCL 436.1521a(1)(b)(iii) - Public Act 57 of 2018 (Formerly Public Act 197 of 1975) for Downtown Development Authorities, and;

WHEREAS, the City the realized considerable public and private investment within the past five years, expanded the existing DDA Development District and established an additional Development District in the Principal Shopping District (PSD) on October 10, 2022 according to MCL 436.1521a(1)(b) sections:

- DDA - MCL 436.1521a(1)(b)(iii) - Public Act 57 of 2018 (Formerly Public Act 197 of 1975) for Downtown Development Authorities, and;
- PSD - MCL 436.1521a(1)(b)(iv) - Public Act 120 of 1961 for Principal Shopping Districts, and;

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

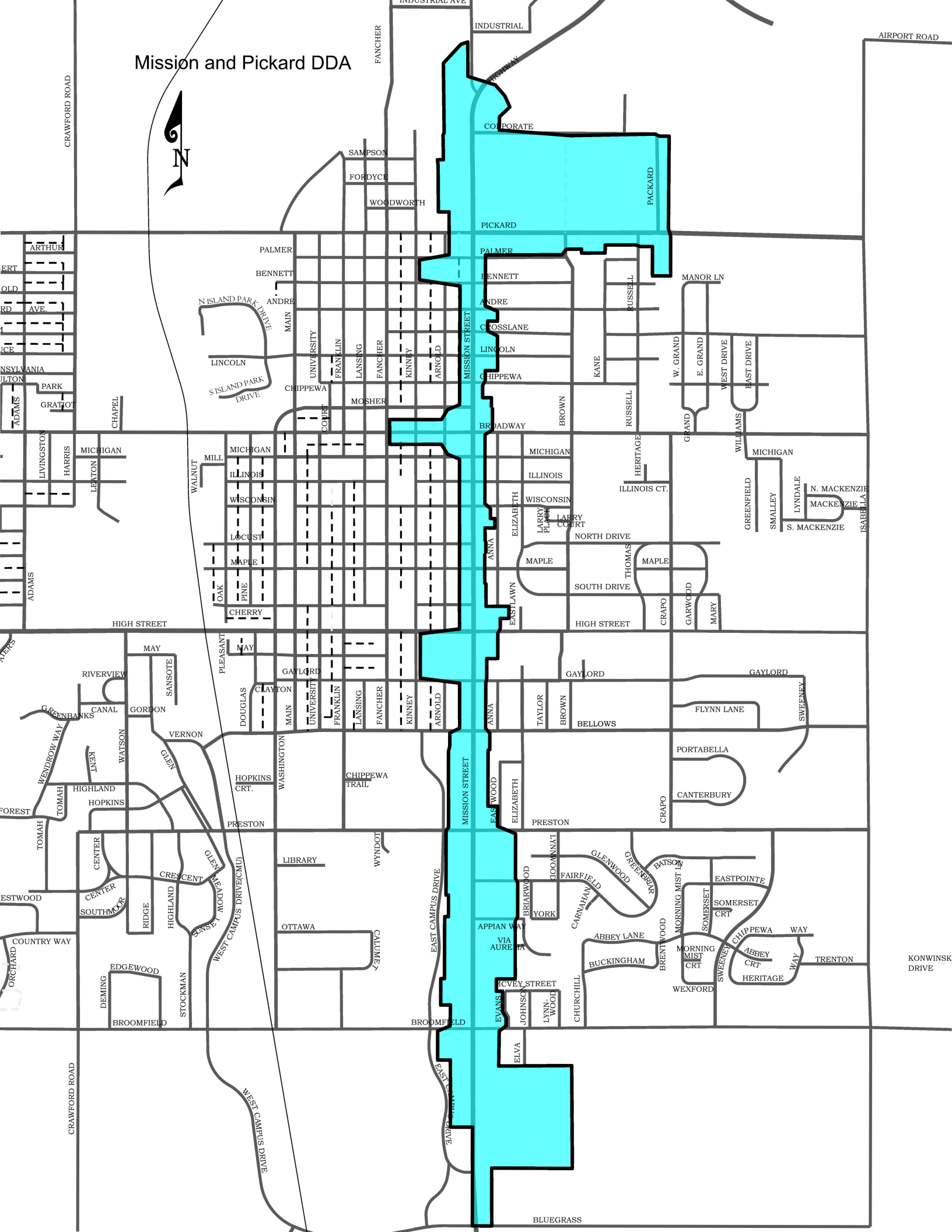
WHEREAS, the City of Mt. Pleasant shall provide to the Michigan Liquor Control Commission an affidavit from the City Assessor, as certified by the City Clerk, stating the total amount of public and private investment in real and personal property of CBD TIFA, DDA, and PSD districts, which shall not be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

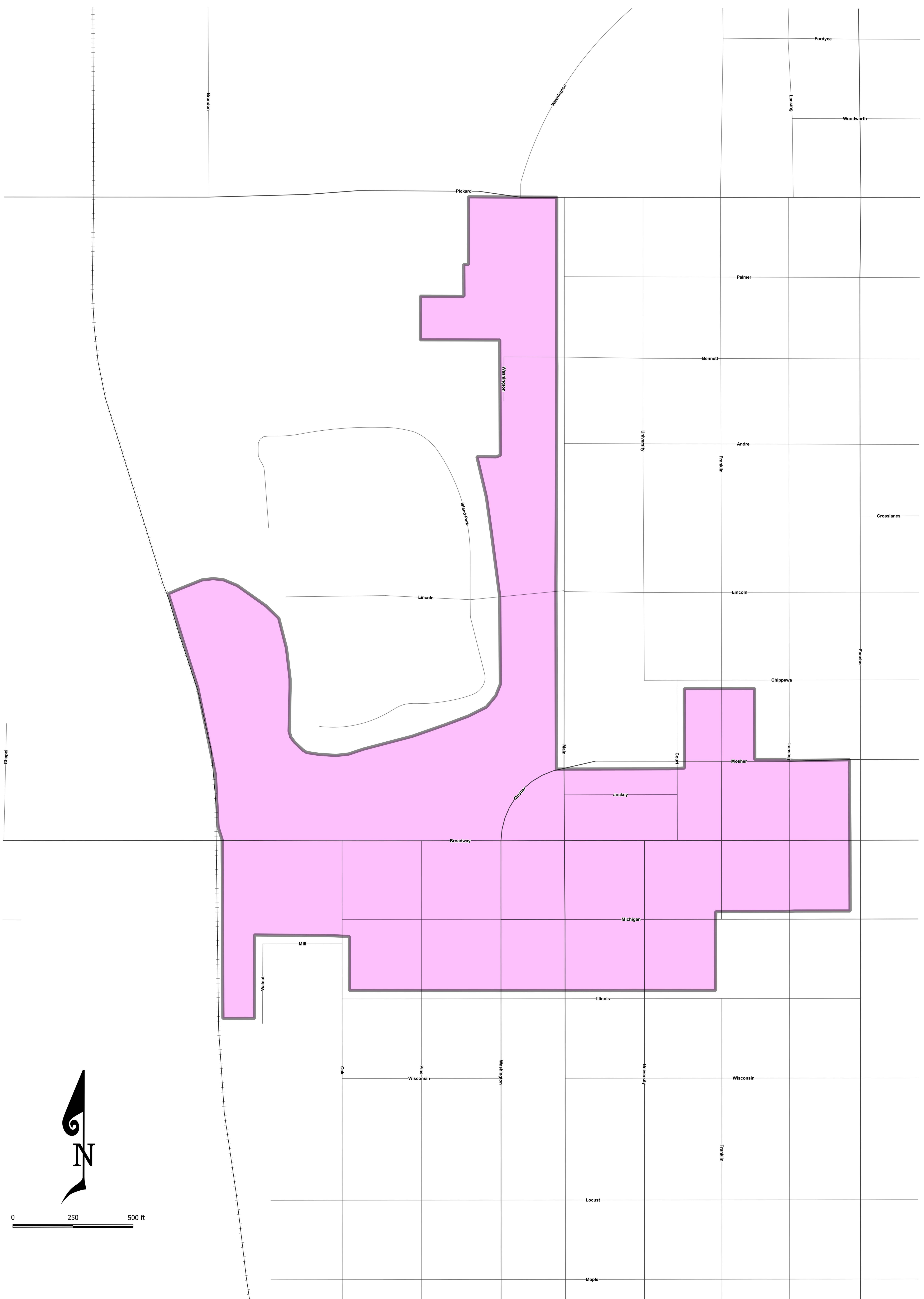
NOW BE IT THEREFORE RESOLVED, the City Commission hereby reconfirms the designation City of Mt. Pleasant CBD TIFA, DDA and PSD districts as the locations of Development Liquor License Development Districts for the purposes **as authorized by MCL 436.1521a(1)(b)**.

Adopted the resolution by City Commission action on November 13, 2023.

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

Mission and Pickard DDA





Chapel

Brandon

Washington

Fordyce

Woodworth

Lanning

Pickard

Palmer

Bennett

Andre

Crosslanes

Lincoln

Lincoln

Franklin

Chippewa

Lanning

Moshier

Jockey

Broadway

Michigan

Mill

Walnut

Illinois

Oak

Wisconsin

Pine

Washington

University

Wisconsin

Franklin

Locust

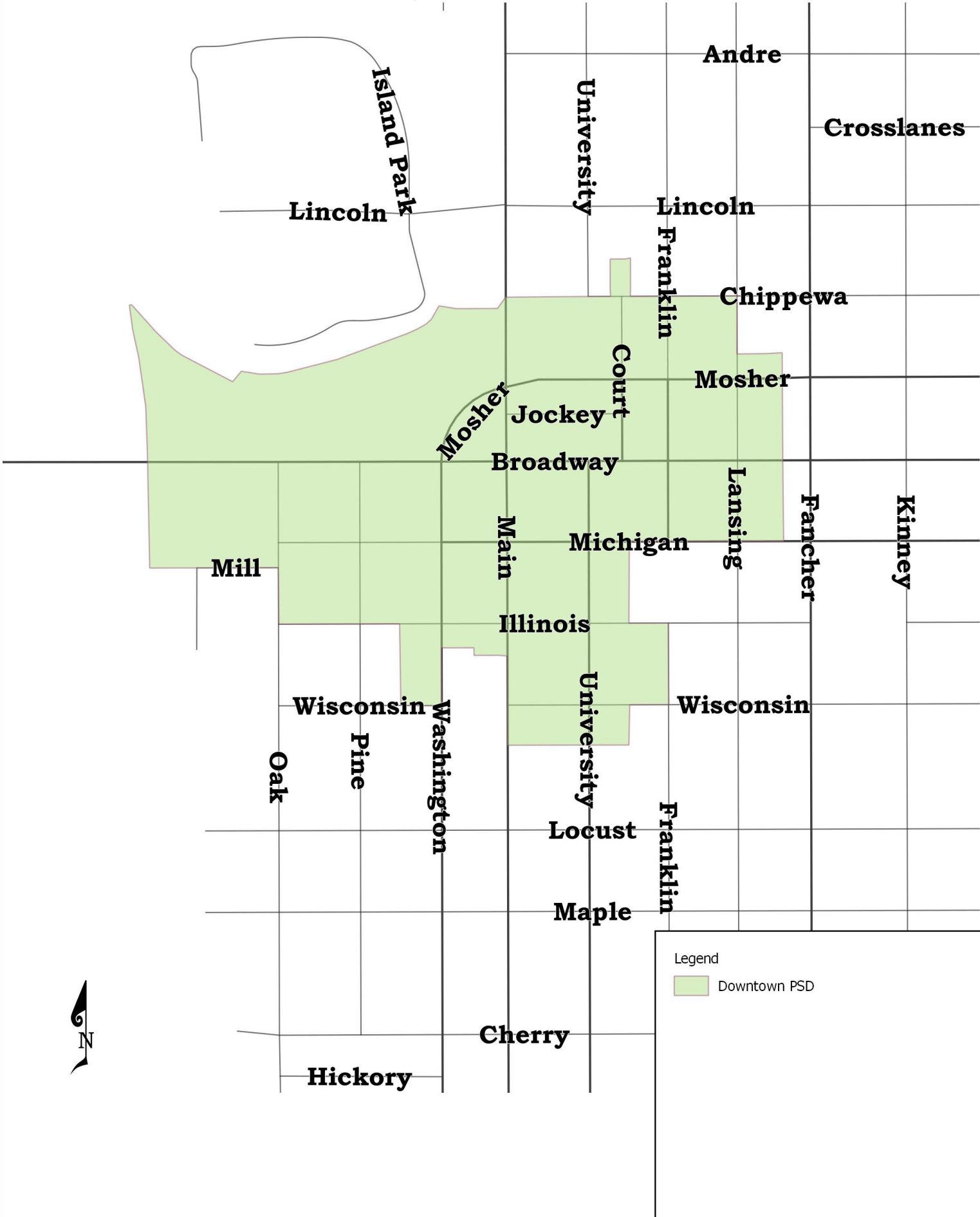
Maple



0 250 500 ft

Downtown Principal Shopping District

City of Mt. Pleasant



CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 10/20/2023 THRU 11/02/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
10/20/2023	CITY TREASURER - UTILITIES	WATER/SEWER	\$7,569.91
11/01/2023	AARON DESENTZ	REIMBURSEMENT	403.48
11/01/2023	AIMEE MURPHY	REIMBURSEMENT	51.68
11/01/2023	AMY PERSCHBACHER	REIMBURSEMENT	204.28
11/01/2023	ANDREW DEVENNEY	REIMBURSEMENT	245.41
11/01/2023	AVFUEL CORPORATION	POS MONTHLY BILLING	20.00
11/01/2023	BAUDER, BONNIE	UB REFUND	51.19
11/01/2023	BELL EQUIPMENT COMPANY	SUPPLIES	1,344.14
11/01/2023	BEN FUSSMAN	UMPIRE	15.00
11/01/2023	BERRY DUNN	CONTRACT SVCS	3,044.00
11/01/2023	BILL KEHOE	FARMERS MKT	108.05
11/01/2023	BILL'S CUSTOM FAB, INC	CONTRACT SVCS	37.37
11/01/2023	BLUE BAY CAPITAL MP LLC	UB REFUND	38.91
11/01/2023	BLUE BAY CAPITAL MP LLC	UB REFUND	72.33
11/01/2023	BLUE BAY CAPITAL MP LLC	UB REFUND	36.41
11/01/2023	BOUND TREE MEDICAL, LLC	SUPPLIES	186.11
11/01/2023	BRAEDEN SMITH	UMPIRE	45.00
11/01/2023	BRAXTON GOMEZ	REIMBURSEMENT	60.00
11/01/2023	BRENDAN CARRICK	REIMBURSEMENT	100.00
11/01/2023	BRUCE JORCK	FARMERS MKT	378.50
11/01/2023	BS&A SOFTWARE	CONTRACT SVCS	4,531.00
11/01/2023	C & O SPORTSWEAR	UNIFORMS	562.50
11/01/2023	CAR WASH PARTNERS, INC.	CONTRACT SVCS	186.00
11/01/2023	CARHART, LEROY IV & SAMANTHA	UB REFUND	1.34
11/01/2023	CARMEUSE AMERICAS	CHEMICALS	8,472.76
11/01/2023	CDW GOVERNMENT, INC	SUPPLIES	2,892.10
11/01/2023	CENTRAL CONCRETE INC	SUPPLIES	439.50
11/01/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	735.00
11/01/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
11/01/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
11/01/2023	CHRIS BECK	FARMERS MKT	347.30
11/01/2023	CHRISTINE WITMER	REIMBURSEMENT	50.00
11/01/2023	CHRISTOPHER SALADINE	REIMBURSEMENT	235.13
11/01/2023	CHRISTOPHER SWIER	FARMERS MKT	30.10
11/01/2023	CINTAS CORP	CONTRACT SVCS/SUPPLIES	166.02
11/01/2023	CKW PROPERTY MANAGEMENT, LLC	UB REFUND	36.35
11/01/2023	CLARK HILL P.L.C.	ATTORNEY SVCS	3,980.95
11/01/2023	CLAYTON MOLYNEUX	UMPIRE	30.00
11/01/2023	CMU ADVENTURE SEMINARS	CONTRACT SVCS	1,598.00
11/01/2023	CONSUMERS ENERGY	UTILITIES	6,025.81
11/01/2023	CORBY BLEM	CONTRACT SVCS	3,000.00
11/01/2023	COREY DION WALTHER	FARMERS MKT	119.90
11/01/2023	DAN SODINI	FARMERS MKT	81.00

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 10/20/2023 THRU 11/02/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
11/01/2023	DAVID GROTHAUSE	FARMERS MKT	107.20
11/01/2023	DAVID KINGSWORTHY	REIMBURSEMENT	245.41
11/01/2023	DAVID W PICKLER	REIMBURSEMENT	155.89
11/01/2023	DELTA COLLEGE	TRAINING	270.00
11/01/2023	DEWOLF & ASSOCIATES	CONTRACT SVCS	845.00
11/01/2023	DTE ENERGY	UTILITIES	6,355.71
11/01/2023	DYLAN SMITH	UMPIRE	45.00
11/01/2023	ELECTIONSOURCE	SUPPLIES	1,615.00
11/01/2023	ERIN FRANCISCO	REIMBURSEMENT	15.00
11/01/2023	ESO SOLUTIONS, INC.	CONTRACT SVCS	1,451.91
11/01/2023	FOSTER, SWIFT, COLLINS & SMITH, P.C	ATTORNEY SVCS	7,920.90
11/01/2023	FREDRICKSON SUPPLY, LLC	CONTRACT SVCS	1,375.00
11/01/2023	GALLS, LLC	UNIFORMS/SUPPLIES	306.01
11/01/2023	GOLI PROPERTIES, LLC	UB REFUND	25.66
11/01/2023	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	98.00
11/01/2023	HANSONS WINDOWS	REFUND	111.00
11/01/2023	HAVILAND PRODUCTS COMPANY	CHEMICALS	6,145.00
11/01/2023	HEATHER BOUCK	REIMBURSEMENT	282.70
11/01/2023	HERBERT ROOFING & INSULATION	REFUND	440.00
11/01/2023	HUBSCHER & SON, INC.	SUPPLIES	1,504.31
11/01/2023	ISABEL HASS	REIMBURSEMENT	125.55
11/01/2023	JENNIFER MAYER	FARMERS MKT	11.75
11/01/2023	JNR ENGRAVING	SUPPLIES	52.50
11/01/2023	JOHN JOHNSON	FARMERS MKT	28.80
11/01/2023	KATHERINE LATHAM	UMPIRE	15.00
11/01/2023	KOPY KORNER	SUPPLIES	21.55
11/01/2023	KRAPOHL FORD LINCOLN MERC	CONTRACT SVCS	245.19
11/01/2023	LAKESIDE EQUIPMENT CORPORATION	SUPPLIES	501.00
11/01/2023	LUMAN IMPACT GROUP	TRAINING	3,000.00
11/01/2023	MANUELA POWIDAYKO	REIMBURSEMENT	245.41
11/01/2023	MARSHALL REAL ESTATE INVEST LLC	UB REFUND	32.98
11/01/2023	MARY ALSAGER	REIMBURSEMENT	291.16
11/01/2023	MEGAN BAIR	CONTRACT SVCS	2,600.00
11/01/2023	MICHELLE SPONSELLER	REIMBURSEMENT	290.41
11/01/2023	MICHIGAN PIPE & VALVE	SUPPLIES	339.20
11/01/2023	MID MICHIGAN AREA CABLE	CONTRACT SVCS	450.00
11/01/2023	MID-MICHIGAN INDUSTRIES	CONTRACT SVCS	61.00
11/01/2023	MID-STATE ASBESTOS REMOVAL, INC.	CONTRACT SVCS	750.00
11/01/2023	MIRANDA LEY	FARMERS MKT	27.25
11/01/2023	MRWA	TRAINING	430.00
11/01/2023	MT PLEASANT ROTARY CLUB	DUES	156.00
11/01/2023	MT. PLEASANT FENCE SASH & DOOR	CONTRACT SVCS	579.75
11/01/2023	NCL OF WISCONSIN	SUPPLIES	845.74

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 10/20/2023 THRU 11/02/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
11/01/2023	NICHOLAS MOFFATT	FARMERS MKT	18.50
11/01/2023	ODP BUSINESS SOLUTIONS, LLC	SUPPLIES	81.98
11/01/2023	ORKIN	CONTRACT SVCS	119.99
11/01/2023	PACE, JENNIFER	UB REFUND	46.24
11/01/2023	PAPAS PUMPKIN PATCH	FARMERS MKT	289.50
11/01/2023	PAYTON VEILLEUX	UMPIRE	15.00
11/01/2023	PLEASANT GRAPHICS, INC	SUPPLIES	176.00
11/01/2023	REBECCA PARKER	FARMERS MKT	34.95
11/01/2023	REID REFENGUSS	UMPIRE	30.00
11/01/2023	RENT-RITE OF MT PLEASANT	EQUIPMENT RENTAL	232.96
11/01/2023	RENTWOOD	UB REFUND	7.63
11/01/2023	SARA WOODRUFF	CONTRACT SVCS	2,600.00
11/01/2023	SNYDER & STALEY ENGINEERING PLC	CONTRACT SVCS	2,250.00
11/01/2023	SOPHIE DAWSON	UMPIRE	15.00
11/01/2023	STATE OF MICHIGAN	CONTRACT SVCS	30.00
11/01/2023	STATE OF MICHIGAN	CONTRACT SVCS	13,786.96
11/01/2023	STERICYCLE, INC.	CONTRACT SVCS	362.85
11/01/2023	STEVIE SWAREY	FARMERS MKT	18.55
11/01/2023	STU'S ELECTRIC	SUPPLIES	472.45
11/01/2023	SUMMIT FIRE PROTECTION	CONTRACT SVCS	922.00
11/01/2023	T.H. EIFERT, LLC	CONTRACT SVCS	5,863.40
11/01/2023	TAPCO SAFE TRAVELS	CONTRACT SVCS	2,550.00
11/01/2023	TILMANN GARY TRUST	UB REFUND	40.54
11/01/2023	TIMOTHY RUGGIRELLO	UB REFUND	99.36
11/01/2023	TINA CAPUSON	FARMERS MKT	15.05
11/01/2023	TOM HORGAN	CONTRACT SVCS	2,330.76
11/01/2023	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	2,537.75
11/01/2023	TROJAN TECHNOLOGIES	SUPPLIES	4,531.43
11/01/2023	TROJAN TECHNOLOGIES	SUPPLIES	591.53
11/01/2023	UNIFIRST CORPORATION	CONTRACT SVCS	136.18
11/01/2023	USABUEBOOK	SUPPLIES	14.90
11/01/2023	VERIZON CONNECT NWF, INC.	CONTRACT SVCS	196.43
11/01/2023	WESTECH	SUPPLIES	2,728.17
11/01/2023	WOMEN'S AID SERVICES	CONTRACT SVCS	6,674.40
11/01/2023	WOODLAND INVEST LLC	UB REFUND	18.61
11/01/2023	YEO & YEO TECHNOLOGY	CONTRACT SVCS	6,892.00

COMM TOTALS:

Total of 122 Disbursements:	\$145,044.54
Less 0 Void Checks:	0.00
Total of 122 Disbursements:	<u>\$145,044.54</u>

Memorandum



TO: Aaron Desentz, City Manager

FROM: Chris Saladine, Finance Director

DATE: 11/13/2023

SUBJECT: 2024 Operating Budget Public Hearing

State law and the City Charter requires us to hold a public hearing prior to adoption of our annual operating budget. During the September 11th City Commission meeting, the Commission voted to hold a public hearing on the proposed 2024 annual operating budget on November 13, 2023.


Recommended Action

Hold public hearing to give the public an opportunity to comment and provide input on the proposed 2024 operating budget.

Memorandum

Mt. Pleasant

[meet here]

TO: Aaron Desentz, City Manager
FROM: Heather Bouck, City Clerk/Deputy Assessor 
DATE: October 19, 2023
SUBJECT: Local Officers Compensation Commission

The City Charter requires the Local Officers Compensation Commission (LOCC) to meet every five years and make a recommendation to the City Commission regarding the compensation of the elected officials. The LOCC last met in 2018.

The LOCC held their first meeting of 2023 on the 3rd day of October and completed their work within 45 days as required by the City Charter.

Attached please find the minutes and a proposed Resolution based on the LOCC's recommendations. Chairperson Andrew Devenney will attend the November 13, 2023 meeting to answer any questions regarding the recommendation made by the Committee.

As stated in the City Charter, "*The recommendation shall be the salary if the City Commission, by resolution adopted by at least a majority of the members elected to and serving on the City Commission, approve it. If the recommendation is not approved, the existing salary shall prevail.*" The City Commission therefore may only approve or deny the recommendation. The City Charter does not allow for a means to alter the recommendation or send the recommendation back to the LOCC for further review.

Further, "*the recommendation, if approved, shall take effect at the start of the next fiscal year after the date of approval by the City Commission.*"



**LOCAL OFFICERS COMPENSATION
COMMISSION REPORT**

2023

LOCAL OFFICERS COMPENSATION COMMISSION

Minutes of the meeting held Tuesday, October 3, 2023 at 1:00pm
City Hall, Room C

The meeting was called to order by City Clerk/Deputy Assessor Heather Bouck at 1:08pm.

Members present: Andrew Devenney
Brian Hansen
Jon Joslin
James Kridler
Gary Mark

Members absent: Wayne Heminger
James Mareno

Introductions were made and Clerk Bouck provided a brief history of the Commission and the goals outlined in the City Charter for the Commission and reviewed the following materials provided in the agenda packet for the meeting:

- Section 11 Commissioners; Compensation of the City Charter
- Local Officers Compensation History
- Consumers Price Index from 2018-2022
- Three wages studies for elected officials in other municipalities

Andrew Devenney was elected Chair unanimously on a motion by Kridler and second by Hansen.

The Commission discussion ensued, and the following were considered:

- Time devoted to meeting preparation and meeting duration
- Committee Appointments
- Inflation rates
- The Consumers Price Index (CPI)
- Comparisons to other various municipalities
- Ensuring serving as a commissioner was not a financial loss
- The merits of various levels of pay.

A motion by Joslin and seconded by Marks to raise the compensation rates as follows:

	MAYOR:		COMMISSIONER:	
Current Rate		\$2000		\$1500
2024	+\$500	\$2500	+\$500	\$2000
2025	+\$250	\$2750	+\$250	\$2250
2026	+\$250	\$3000	+\$250	\$2500
2027	+\$250	\$3250	+\$250	\$2750
2028	+\$250	\$3500	+\$250	\$3000

Chair Devenney plans to attend the City Commission meeting to submit the recommendation to the City Commission for their approval or rejection.

The Commission set the next meeting for Wednesday, October 18, 2023 at 2pm to review the minutes and the report.

There being no further business, Chair Devenney adjourned the meeting at 2:17pm

Respectfully submitted,



Heather Bouck
City Clerk/Deputy Assessor

LOCAL OFFICERS COMPENSATION COMMISSION

Minutes of the meeting held Wednesday, October 18, 2023 at 2:00pm
City Hall, Room C

The meeting was called to order by Chair Devenney at 2:02pm.

Members present: Andrew Devenney
 Brian Hansen
 Jon Joslin
 James Kridler
 Gary Mark
 James Mareno

Members absent: Wayne Heminger

The minutes of the October 3, 2023 meeting were unanimously approved on a motion by Joslin and seconded by Kridler.

A brief discussion ensued in review of the final recommendation. The proposed resolution and final recommendation were unanimously approved on a motion by Kridler and a second by Hansen.

The Commissions were advised the matter would be on the November 13, 2023 City Commission Agenda and all were welcome to attend the meeting.

There being no further business, Chair Devenney adjourned the meeting at 2:12pm

Respectfully submitted,



Heather Bouck
City Clerk/Deputy Assessor

RESOLUTION

WHEREAS, the Local Officers Compensation Commission was created with the approval of a Charter amendment by the Mt Pleasant electorate on November 5, 2022; and

WHEREAS, the role of the LOCC is to recommend to the City Commission the salary of each elected City Official, said recommendation to be approved or rejected by resolution of the City Commission; and

WHEREAS, as required, the LOCC members, comprised of Andrew Devenney, Brian Hansen, Jon Joslin, James Kridler, Gary Mark, Wayne Heminger and James Mareno met to review and discuss compensation; and

WHEREAS, at the meeting of October 3, 2023, by unanimous vote of those present, the LOCC recommended that change be made to the current compensation raising the Mayor's pay and the Commissioners' pay as follows:

	MAYOR:		COMMISSIONER:	
Current Rate		\$2000		\$1500
2024	+\$500	\$2500	+\$500	\$2000
2025	+\$250	\$2750	+\$250	\$2250
2026	+\$250	\$3000	+\$250	\$2500
2027	+\$250	\$3250	+\$250	\$2750
2028	+\$250	\$3500	+\$250	\$3000

and

NOW, THEREFORE, BE IT RESOLVED, that the Mt Pleasant City Commission hereby accepts the recommendation of the LOCC and approves the following annual compensation schedule effective January 1, 2024, said salary to be paid in addition to any expense allowance or reimbursement paid to elected officials for expenses incurred in the course of City business and accounted for to the City Commission or its designee:

	MAYOR:		COMMISSIONER:	
Current Rate		\$2000		\$1500
2024	+\$500	\$2500	+\$500	\$2000
2025	+\$250	\$2750	+\$250	\$2250
2026	+\$250	\$3000	+\$250	\$2500
2027	+\$250	\$3250	+\$250	\$2750
2028	+\$250	\$3500	+\$250	\$3000

Memorandum



TO: Aaron Desentz, City Manager
FROM: Chris Saladine, Assistant Finance Director
DATE: 11/13/2023
SUBJECT: 2024 Operating Budget

Please see the attached resolution to be considered at the November 13th City Commission meeting to adopt the 2024 budget. The resolution tentatively sets the millage rate for 2024 at 16.25 mills, but gives the City Commission an opportunity to reconsider the millage level in the spring of 2024 based on any changed projections. This resolution differs from the budget summary in the proposed operating budget due to recognizing all of the ARPA funding as revenue replacement in 2024.

Recommended Action

Please include the attached resolution for consideration on the November 13th City Commission agenda.

WHEREAS, Article VII, Section 9, authorizes the City Commission to adopt by resolution the annual operating budget for the next fiscal year, and

WHEREAS, Article VII, Section 9, provides that the necessary tax upon real and personal property shall be provided for in the same resolution, and

WHEREAS, the following funds are created and amounts appropriated for each fund for the purpose of carrying out the various activities of the City of Mt. Pleasant during the year beginning January 1, 2024 and ending December 31, 2024;

NOW THEREFORE, BE IT RESOLVED, that the following revenue and expenditure appropriations be approved and the 2024 operating budget be approved:

	ESTIMATED (A)			
	Fund Balance <u>January 1</u>	2024 <u>Revenue</u>	2024 <u>Expenditures</u>	Fund Balance <u>December 31</u>
<u>GOVERNMENTAL FUNDS</u>				
<u>GENERAL FUND</u>				
Unassigned	\$5,931,163	\$17,339,700		
Legislative Division			1,408,470	
Finance Division			2,601,210	
Public Safety Division			8,106,290	
Community Services Division			4,521,800	
Public Works Division			770,960	
Amount from Fund Balance			(69,030)	
Total Unassigned	5,931,163	\$17,339,700	\$17,339,700	\$5,931,163
Assigned for Next Year's Budget	69,030	0	69,030	0
Assigned for Economic Initiatives	721,088	0	80,860	640,228
Assigned for Projects/Programs	3,295,408	2,837,840	1,699,570	4,433,678
Restricted	482,960	12,500	37,750	457,710
Committed for Special Assessments	337,101	0	72,500	264,601
Committed for Neighborhoods	183,070	400	0	183,470
Committed for Capital Projects	2,196,410	776,430	1,071,430	1,901,410
Non-spendable	446,775	0	0	446,775
Total General Fund	\$13,663,005	\$20,966,870	\$20,370,840	\$14,259,035
<u>SPECIAL REVENUE FUNDS</u>				
<u>MAJOR STREET FUND</u>				
Restricted	\$972,243	\$1,979,880	\$2,427,740	\$524,383
Restricted for Donation	15,400	0	0	15,400
Total Major Street Fund	987,643	1,979,880	2,427,740	539,783
<u>LOCAL STREET FUND</u>				
Restricted	305,343	\$1,486,270	\$1,639,500	\$152,113
Restricted for Donation	15,209	0	0	15,209
Total Local Street Fund	320,552	1,486,270	1,639,500	167,322
<u>STORM SEWER FUND</u>				
Restricted	0	252,000	215,000	37,000
<u>DOWNTOWN SPECIAL ASSESSMENT</u>				
Restricted from Special Assessment	125,159	108,020	126,020	107,159
Total Governmental Funds				
Appropriated Budget	\$15,096,359	\$24,793,040	\$24,779,100	\$15,110,299

FURTHER, BE IT RESOLVED, that the following informational summaries be approved for the Debt Service, Component Units, and Proprietary Funds for the year beginning January 1, 2024 and ending December 31, 2024

	<u>Working Capital December 31</u>	<u>Sources of Working Capital</u>	<u>Uses of Working Capital</u>	<u>Working Capital December 31</u>
<u>Component Units</u>				
MISSION STREET DDA FUND				
Assigned	\$1,442,316	\$374,000	\$131,300	\$1,685,016
TAX INCREMENT FIN AUTH FUND				
Ind Park North Assigned	90,000	0	5,000	85,000
Ind Park North Unassigned	2,181	1,000	0	3,181
Total TIFA	<u>92,181</u>	<u>1,000</u>	<u>5,000</u>	<u>88,181</u>
BROWNFIELD REDEVELOPMENT FUND				
Assigned	14,112	53,520	53,520	14,112
Unassigned	1,321	300	0	1,621
Total Brownfield	<u>15,433</u>	<u>53,820</u>	<u>53,520</u>	<u>15,733</u>
Total Component Unit Funds				
Informational Summaries	<u>\$1,549,930</u>	<u>\$428,820</u>	<u>\$189,820</u>	<u>\$1,788,930</u>
	<u>Working Capital December 31</u>	<u>Sources of Working Capital</u>	<u>Uses of Working Capital</u>	<u>Working Capital December 31</u>
<u>PROPRIETARY FUNDS</u>				
Enterprise Funds				
RECREATION FUND				
Restricted for PEAK	0	0	0	0
Assigned for PEAK	1,090,660	367,350	877,150	580,860
Assigned for Recreation	32,254	712,780	740,540	4,494
Total Recreation Fund	<u>1,122,914</u>	<u>1,080,130</u>	<u>1,617,690</u>	<u>585,354</u>
LAND DEVELOPMENT FUND				
Restricted	\$50,000	0	0	\$50,000
Unassigned	13,031	96,380	92,360	17,051
Total Land Development	<u>63,031</u>	<u>96,380</u>	<u>92,360</u>	<u>67,051</u>
AIRPORT FUND				
Restricted	162,527	40,000	190,000	12,527
Assigned	82,519	0	82,519	0
Unassigned	193,973	3,721,510	3,772,511	142,972
Total Airport	<u>439,019</u>	<u>3,761,510</u>	<u>4,045,030</u>	<u>155,499</u>
WATER RESOURCE RECOVERY FUND				

Assigned	2,600,256	150,000	169,930	2,580,326
Restricted	25,093,391	120,000	9,482,790	15,730,601
Unassigned	1,802,251	3,125,080	2,881,930	2,045,401
Total Water Resource Recovery Fund	29,495,898	3,395,080	12,534,650	20,356,328

WATER FUND

Assigned	1,079,154	757,000	1,759,360	76,794
Unassigned	2,130,201	2,890,680	3,320,600	1,700,281
Total Water	3,209,355	3,647,680	5,079,960	1,777,075

SOLID WASTE FUND

Restricted	200,000	0	0	200,000
Unassigned	768,021	663,370	814,470	616,921
Total Solid Waste	968,021	663,370	814,470	816,921

Internal Service Funds

MOTOR POOL FUND

Unassigned	627,713	836,400	534,910	929,203
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SELF INSURANCE FUND

	528,730	2,749,700	3,027,580	250,850
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Total Proprietary Funds

Informational Summaries

	\$36,454,681	\$16,230,250	\$27,746,650	\$24,938,281
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WHEREAS, it is expected that the appropriations and working capital uses require that the City of Mt. Pleasant raise amounts totaling \$52,715,570 to finance all municipal operations during the fiscal year, and

WHEREAS, all funds, except the General Fund, Major Street Fund, Special Assessment Fund, Downtown Special Assessment Fund, Recreation Storm Sewer, will generate moneys sufficient for the appropriations

NOW, THEREFORE, BE IT RESOLVED, that the following tax millages and levies be approved, but the Commission reserves the right to review the rates in Spring, 2024 and consider adjustments based on changed conditions.

	Property Tax Levy	Other Sources	Millage
General Fund			
Operating	\$ 6,342,660	\$12,636,150	12.107
Fire and Police Pension	1,253,080	-	2.143
Capital Projects	\$ 734,980	41,450	1.500
Total General Fund	<u>\$ 8,330,720</u>	<u>\$ 12,636,150</u>	<u>15.750</u>
Storm Sewer	252,000	-	0.500
Total Other funds	<u>\$ 8,582,720</u>	<u>\$ 12,636,150</u>	<u>16.250</u>
Total Millage			<u>16.250</u>

Memorandum



TO: Aaron Desentz, City Manager
FROM: Chris Saladine, Finance Director
DATE: November 13, 2023
SUBJECT: 2024 Fee Resolution

Attached are the proposed fee changes for 2024. These fee changes include building permits, Recreation, PEAK, Water and Water Resource Recovery. An explanation for these increases is included in the 2024 proposed Operating Budget document on pages VI to XI (attached). A comparison of the City rates to other communities was provided in the budget presentation on September 25th.

Requested Action:

The City Commission is requested to adopt the recommended fee changes as presented in the resolution below effective January 1, 2024.

WHEREAS, various Ordinances of the City requires fees to be set by resolution,

WHEREAS, the City Commission adopted fee/charges policy guidelines in July 2017,

WHEREAS, fees are reviewed annually and changes are proposed with the operating budget,

NOW, THEREFORE, BE IT RESOLVED that the following fees are consistent with the policy guidelines and are set to begin on January 1, 2024,

Sewer Demand:

Meter Size	Monthly Fee
5/8"	\$15.89
1"	39.62
1.5"	79.26
2"	126.64
3"	253.33
4"	395.88
6"	791.62
10"	4,374.97

Water Demand:

Meter Size	Monthly Fee
5/8"	\$17.19
1"	42.98
1.5"	85.97
2"	137.55
3"	275.10
4"	429.85
6"	859.70
10"	4,700.16

Department of Building Safety 2024 Proposed Fees and Charges

(Proposed Changes in Red)

The Value of the project shall be determined based on the Department of Building Safety cost table based on the use group, type of construction and building area. All unfinished basements shall be calculated separately at 20% of the table value. Permit fees for building renovations and changes of use or alterations that do not increase the building areas shall be based on project cost. The total value of all construction work shall include all finished work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, landscape and other permanent work or equipment in accordance with Section 150.16 of the City Code.

Permit Fees 2018		Proposed 2024
Value	Fee (ea)	Fee (ea)
\$0 - \$500	\$30	\$40
501 - 1,000	50	75
1,001 - 10,000	5,000 + 10/1,000	6,000 + 12/1,000
10,001 - 20,000	15,000 + 9/1,000	18,000 + 11/1,000
20,001 - 40,000	24,000 + 8/1,000	28,800 + 10/1,000
40,001 - 100,000	40,000 + 7/1,000	48,000 + 9/1,000
100,001 - 300,000	82,000 + 5/1,000	98,400 + 7/1,000
300,001 - 500,000	182,000 + 4/1,000	218,400 + 6/1,000
500,001 - 750,000	262,000 + 3/1,000	314,400 + 5/1,000
750,001 & Up	337,000 + 2/1,000	370,700 + 4/1,000
Permit Fees 2018		Proposed 2024
Type	Fee (ea)	Fee (ea)
Swimming Pool <i>Above Ground</i>	\$100	No Change
Swimming Pool <i>In-ground</i>	\$150	\$200 Increase
Mobile Home Installation	\$100	No Change
Demolition & Moving <i>Structure</i>	\$150	\$250 Increase
Flammable Liquid <i>Tank</i>	\$150	No Change
Temporary Structure <i>Tent, Storage Container</i>	\$100	No Change
Temporary Certificate of Occupancy	\$150	\$150 Increase
Temporary Business for 30 days or more within existing building <i>Halloween Stores, Temporary Sales, etc.</i>	\$150	No Change
Special Inspections <i>Per Hour</i>	\$75	No Change
Sign Permit Fee 2018		Proposed 2024
Value	Fee (ea)	Fee (ea)
\$0 - \$10,000	\$75	\$150 Increase
10,001 and up	\$150	\$200 Increase
Building, Fire and Sanitary Sewer Board of Appeals		Proposed 2024
Type	Fee (ea)	Fee (ea)
Appeal	\$500	No Change
Zoning Board of Appeals		Proposed 2024
Type	Fee (ea)	Fee (ea)
Variance	\$500	No Change
Appeal/Interpretation	\$200	\$300 Increase

Mt. Pleasant Parks and Recreation 2024 Proposed Fees and Charges

	Current Approved Rates				Proposed 2024			
	Unit	Resident Fee	Non-Res Fee	Early Discount	Unit	Resident Fee	Non Res Fee	Late Fee
Facility Rentals								
Chipp-A-Waters Shelter:								
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a	Daily	\$110.00	\$155.00	n/a
Horizon Park Shelter:								
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a	Daily	\$110.00	\$155.00	n/a
Island Park Shelters:								
Full Shelter, Weekday	Daily	\$60.00	\$95.00	n/a	Daily	\$60.00	\$95.00	n/a
Full Shelter, Weekend	Daily	\$115.00	\$160.00	n/a	Daily	\$115.00	\$160.00	n/a
Half Shelter, Weekday	Daily	\$45.00	\$80.00	n/a	Daily	\$45.00	\$80.00	n/a
Half Shelter, Weekend	Daily	\$80.00	\$120.00	n/a	Daily	\$80.00	\$120.00	n/a
Gazebo, Weekday	Daily	\$35.00	\$55.00	n/a	Daily	\$35.00	\$55.00	n/a
Gazebo, Weekend	Daily	\$65.00	\$90.00	n/a	Daily	\$65.00	\$90.00	n/a
Mill Pond Shelter:								
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a	Daily	\$110.00	\$155.00	n/a
Sunnyside Shelter:								
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a	Daily	\$110.00	\$155.00	n/a
Yost Shelter:								
Full Shelter, Weekday	Daily	\$30.00	\$55.00	n/a	Daily	\$30.00	\$55.00	n/a
Full Shelter, Weekend	Daily	\$60.00	\$100.00	n/a	Daily	\$60.00	\$100.00	n/a
Park Usage Fees:								
Annual Commercial River Access per/Park	Annual	\$300.00	\$300.00	n/a	Annual	\$300.00	\$300.00	n/a
Annual Commercial Park Access per/Park	Annual	\$300.00	\$300.00	n/a	Annual	\$300.00	\$300.00	n/a
Hannah's Bark Park:								
Yearly Membership - 1 Dog	Annual	\$30.00	\$30.00	n/a	Annual	\$30.00	\$30.00	n/a
Additional Dog(s)	Annual	\$20.00	\$20.00	n/a	Annual	\$20.00	\$20.00	n/a
Weekly Pass - 1 Dog	Weekly	\$5.00	\$5.00	n/a	Weekly	\$5.00	\$5.00	n/a
Additional/Replacement Fob	Each	\$5.00	\$5.00	n/a	Each	\$5.00	\$5.00	n/a
Field & Facility Rates								
Baseball/Softball Field Use <i>(includes initial groom)</i>	Game	\$30.00	\$40.00	n/a	Game	\$30.00	\$40.00	n/a
Lights	Hour	\$15.00	\$15.00	n/a	Hour	\$15.00	\$15.00	n/a
Tournaments:								
Baseball/Softball Field Use <i>(includes initial groom)</i>	Game	\$35.00	\$35.00	n/a	Game	\$35.00	\$35.00	n/a
Groom	Game	\$15.00	\$15.00	n/a	Game	\$15.00	\$15.00	n/a
Lights	Hour	\$15.00	\$15.00	n/a	Hour	\$15.00	\$15.00	n/a
Vendor	Each	\$50.00	\$50.00	n/a	Each	\$50.00	\$50.00	n/a
Trash/Recycle <i>(Increase in fee from Waste Management)</i>	One Time	\$150.00	\$150.00	n/a	One Time	\$200.00	\$200.00	n/a
Surface (as needed)	Bag	\$15.00	\$15.00	n/a	Bag	\$15.00	\$15.00	n/a
Sand Volleyball Courts	Daily	\$150.00	\$150.00	n/a	Daily	\$150.00	\$150.00	n/a
Tennis								
Lessons - Adult								
Adult (4-week session, 2x week)	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Tennis Fun Day	Participant	No Charge			Participant	No Charge		
Tennis Lessons - Youth								
Kids Ages 3-7	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
10 & Under	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Junior Development, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Junior Drills & Thrills, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Junior Competitive, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00	Participant	\$51.00	\$61.00	\$5.00
Adult Kickball								
Player Fee	Participant	\$0.00	\$7.00	n/a	Participant	\$0.00	\$7.00	n/a
		Base Fee				Base Fee		
Coed Team Fee 10 Game w/umpire	Team	\$335.00	\$335.00	\$25.00	Team	\$335.00	\$335.00	\$25.00
Coed Team Fee 10 Game w/o umpire	Team	\$235.00	\$235.00	\$25.00	Team	\$235.00	\$235.00	\$25.00
Coed Team Fee 12 Game w/umpire	Team	\$420.00	\$420.00	\$25.00	Team	\$420.00	\$420.00	\$25.00
Coed Team Fee 12 Game w/o umpire	Team	\$300.00	\$300.00	\$25.00	Team	\$300.00	\$300.00	\$25.00

Mt. Pleasant Parks and Recreation 2024 Proposed Fees and Charges

	Current Approved Rates				Proposed 2024			
	Unit	Resident Fee	Non-Res Fee	Early Discount	Unit	Resident Fee	Non Res Fee	Late Fee
Adult Softball League								
Player Fee - All Leagues	Participant	\$0.00	\$15.00	n/a	Participant	\$0.00	\$15.00	n/a
		Base Fee				Base Fee		
Coed SP Team Fee, 8 game w/umpire	Team	\$634.00	\$634.00	\$25.00	Team	\$634.00	\$634.00	\$25.00
Coed SP Team Fee, 8 game w/o umpire	Team	\$530.00	\$530.00	\$25.00	Team	\$530.00	\$530.00	\$25.00
Coed SP Team Fee, 16 game w/umpire	Team	\$818.00	\$818.00	\$25.00	Team	\$818.00	\$818.00	\$25.00
Coed SP Team Fee, 16 game w/o umpire	Team	\$610.00	\$610.00	\$25.00	Team	\$610.00	\$610.00	\$25.00
Men's SP Team Fee, 8 game w/umpire	Team	\$634.00	\$634.00	\$25.00	Team	\$634.00	\$634.00	\$25.00
Men's SP Team Fee, 8 game w/o umpire	Team	\$530.00	\$530.00	\$25.00	Team	\$530.00	\$530.00	\$25.00
Men's SP Team Fee, 16 game w/umpire	Team	\$818.00	\$818.00	\$25.00	Team	\$818.00	\$818.00	\$25.00
Men's SP Team Fee, 16 game w/o umpire	Team	\$610.00	\$610.00	\$25.00	Team	\$610.00	\$610.00	\$25.00
Tee-Ball								
6-week program	Participant	\$42.00	\$59.00	\$5.00	Participant	\$45.00	\$60.00	\$10.00
Youth Soccer								
Fall Soccer	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Spring Soccer	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Pre-K Mini Soccer League	Participant	\$35.00	\$49.00	\$5.00	Participant	\$45.00	\$60.00	\$10.00
Youth Basketball								
K-2nd Grades	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
3rd - 6th Grades	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Adult Sand Volleyball								
Player Fee	Participant		\$7.00	n/a	Participant	\$0.00	\$7.00	n/a
Team Fee	Team	\$150.00	\$150.00	\$25.00	Team	\$150.00	\$150.00	\$25.00
Youth Volleyball								
K-2nd Grade	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
3-6th Grade	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Youth Dodgeball (6-week program)								
Ages 8-12	Participant				Participant	\$37.00	\$52.00	\$10.00
Start Smart Programs								
Basketball	Participant				Participant	\$42.00	\$59.00	\$5.00
Flag Football	Participant				Participant	\$42.00	\$59.00	\$5.00
Golf	Participant				Participant	\$42.00	\$59.00	\$5.00
Soccer	Participant				Participant	\$42.00	\$59.00	\$5.00
Tee-Ball	Participant				Participant	\$42.00	\$59.00	\$5.00
Tennis	Participant				Participant	\$42.00	\$59.00	\$5.00
Special Events								
Great Easter Egg Scramble								
1-day event	Participant	No Charge			Participant	No Charge		
Daddy Daughter Date Night								
1-day event	Couple				Pre-Register	\$32.00	\$45.00	\$10.00
1-day event	At the Door				At the Door	\$48.00	\$68.00	\$0.00
Youth Flag Football								
Ages 5-6, 7-8, 9-10	Participant	\$53.00	\$75.00	\$5.00	Participant	\$60.00	\$85.00	\$10.00
Farmers' Market								
Regular Stall - Thursday Market	Daily	\$15.00	\$25.00	Outside West End of Pavilion	Daily	\$15.00	\$25.00	
	Daily	\$20.00	\$40.00	Inside Pavilion & Outside East	Daily	\$20.00	\$40.00	
Regular Stall - Thursday Market	Season	\$100.00	\$200.00	Outside West End of Pavilion	Season	\$100.00	\$200.00	
	Season	\$150.00	\$300.00	Inside Pavilion & Outside East	Season	\$150.00	\$300.00	
Regular Stall - Thursday Market <i>(short season)</i>	5-weeks	\$60.00	\$100.00	Outside West End of Pavilion	5-weeks	\$60.00	\$100.00	
	5-weeks	\$120.00	\$150.00	Inside Pavilion & Outside East	5-weeks	\$120.00	\$150.00	
	Daily	\$1.00	\$1.00	Electrical	Daily	\$1.00	\$1.00	
Regular Stall - Saturday Market	Season	\$25.00	\$25.00	Electrical	Season	\$25.00	\$25.00	
	Daily	\$5.00	\$15.00	Regular Stall	Daily	\$5.00	\$15.00	
Regular Stall - Saturday Market	Season	\$85.00	\$100.00	Regular Stall	Season	\$85.00	\$100.00	
	Daily	\$1.00	\$1.00	Electrical	Daily	\$1.00	\$1.00	
	Season	\$25.00	\$25.00	Electrical	Season	\$25.00	\$25.00	

Mt. Pleasant Parks and Recreation 2024 Proposed Fees and Charges

	Current Approved Rates				Proposed 2024				
	Unit	Resident Fee	Non-Res Fee	Early Discount	Unit	Resident Fee	Non Res Fee	Late Fee	
PEAK									
PEAK Summer Program Elementary									
6-week session-MPPS District	Participant	\$480.00	n/a	\$20.00	Participant	\$500.00	n/a	\$20.00	
<i>Increase in cost of running the program (wages, supplies, field trips)</i>									
6-week Session-non MPPS District	Participant	\$580.00	n/a	\$20.00	Participant	\$600.00	n/a	\$20.00	
Scholarship Rate - MPPS District	Participant	\$200.00	n/a	\$20.00	Participant	\$250.00	n/a	\$20.00	
Scholarship Rate - non MPPS District	Participant	\$250.00	n/a	\$20.00	Participant	\$300.00	n/a	\$20.00	
PEAK Summer Program Middle School									
6-week session-MPPS District	Participant	\$270.00	n/a	\$20.00	Participant	\$500.00	n/a	\$20.00	
<i>Exact same program as elementary</i>									
6-week Session-non MPPS District	Participant	\$350.00	n/a	\$20.00	Participant	\$600.00	n/a	\$20.00	
Scholarship Rate - MPPS District	Participant	\$140.00	n/a	\$20.00	Participant	\$250.00	n/a	\$20.00	
Scholarship Rate - non MPPS District	Participant	\$165.00	n/a	\$20.00	Participant	\$300.00	n/a	\$20.00	
PEAK After School									
Elementary Weekly Rate	Participant	\$45.00	n/a	n/a	Participant	\$45.00	n/a	n/a	
Elementary Daily Rate	Participant	\$11.00	n/a	n/a	Participant	\$11.00	n/a	n/a	
Scholarship Rate Elementary Weekly Rate	Participant	\$30.00	n/a	n/a	Participant	\$30.00	n/a	n/a	
Scholarship Rate Elementary Daily Rate	Participant	\$7.00	n/a	n/a	Participant	\$7.00	n/a	n/a	
Middle School PEAK Weekly Rate	Participant	\$15.00	n/a	n/a	Participant	\$15.00	n/a	n/a	
School's Out Daycamp									
			Non-MPPS					Non-MPPS	
Daily Rate	Participant	\$30.00	\$35.00	n/a	Participant	\$30.00	\$35.00	n/a	
Scholarship Rate - Daily	Participant	\$15.00	\$20.00	n/a	Participant	\$15.00	\$20.00	n/a	
Weekly Rate	Participant	\$125.00	\$150.00	n/a	Participant	\$125.00	\$150.00	n/a	
Scholarship Rate - Weekly	Participant	\$75.00	\$90.00	n/a	Participant	\$75.00	\$75.00	n/a	

Utility Bill – Residential Monthly

(assumed 5,000 gallons)

2024	Water	WRRF	Total
Big Rapids	\$36.25	\$48.35	\$84.60
Clare	39.89	53.07	92.89
Union Township	20.00	37.12	57.12
Midland	29.35	34.97	64.32
Bay City	52.14	80.68	132.82

City of Mt. Pleasant

2023 Actual	\$28.79	\$24.82	\$53.61
2024 Proposed	29.29	28.49	57.78
Change from 2023 to 2024	0.50	3.67	4.17

Memorandum



TO: Aaron Desentz, City Manager

FROM: Jason Moore, DPW Director

DATE: October 17, 2023

SUBJECT: Approve Contract Amendment #3 for WRRF Rehabilitation Project Construction Engineering

Request

The City Commission is requested to approve a contract amendment of \$260,000 with Fishbeck Engineering for additional services to complete the WRRF Rehabilitation Project.

Reason

As you know, major improvements are underway at the City's Water Resource Recovery Facility. The Deputy DPW director who served as the City's in-house project manager recently left the city for other employment opportunities. This created a critical need for more professional engineering services to ensure the project's successful completion. Without additional support to oversee the project, the City risks delays, quality issues, and potential cost overruns. The absence of experienced staff could expose us to increased risk in terms of project management, cost control, and meeting project deadlines. Engaging external engineering services will help us mitigate these risks and ensure a smooth project completion within the timeframe mandated for the SRF grant.

Fishbeck Engineering's proposal includes the following added scope of services.

Construction administrative tasks of:

- Coordination of contractor activities
- Schedule/sequencing
- Shop drawing review
- Payment application review
- Project closeout assistance
- Record documentation for Phases I and 2

In addition to the above, Fishbeck will provide onsite construction observation one day per week for the construction duration through final completion, scheduled for December 19, 2025. The cost for these additional services is \$260,000.

Recommendation

I recommend the City Commission approve a contract amendment with Fishbeck Engineering for \$260,000 to provide additional services and oversight for the completion of the WRRF Rehabilitation Project. Adequate funding exists for project oversight of Phases I and II from a combination of CWSRF and Plant Reserve funds.

Reappointment Listing for 2024

Airport Joint Operations and Management Board

James McBryde MMDC Board Representative **New Term 12/31/23-12/31/26**

Audit Committee

Philip Kintzele **New Term: 6/30/23-6/30/26**

Building, Fire, & Sanitary Sewer Board of Appeals

Charlie Cline **New Term: 12/31/23-12/31/26**

Cultural and Recreational Commission

Mark Kowalczyk **New Term: 12/31/23-12/31/26**

Downtown Development Authority (DDA)

Jeff Smith **New Term: 12/31/23-12/31/27**

Doug LaBelle II **New Term: 12/31/23-12/31/27**

Historic District Commission

Amanda Garrison **New Term: 12/31/23-12/31/26**

Jonathan Korpi **New Term: 12/31/23-12/31/26**

Isabella County Material Recovery Facility Governing Board (MRF)

Matt Weaver **New Term: 12/31/23-12/31/25**

Local Officers Compensation Commission

Brian Hansen **New Term: 12/31/23-12/31/26**

Mid-Michigan Aquatic Recreational Authority

John Zang **New Term: 12/31/23-12/31/26**

Parks and Recreation Commission

Brian Sponseller **New Term: 12/31/23-12/31/26**

Planning Commission

Andrew Devenney **New Term: 12/31/23-12/31/26**

David Kingsworthy **New Term: 12/31/23-12/31/26**

Christine Ortman **New Term: 12/31/23-12/31/26**

Principal Shopping District Board (PSD)

Kristin Batzner **New Term: 12/31/23-12/31/26**

Zoning Board of Appeals

Steven Stressman **New Term: 12/31/23-12/31/26**

Memorandum



TO: Aaron Desentz, City Manager
CC: Chris Saladine, Finance Director
FROM: Michelle Sponseller, Downtown Development Director
DATE: November 1, 2023
SUBJECT: 2023 Broadway Central Review and Future Consideration

Introduction

Established in 2020 to address the challenges posed by the COVID-19 pandemic, Broadway Central has played a pivotal role in bolstering downtown restaurants by facilitating increased outdoor dining capabilities. This initiative has been successful in hosting a multitude of events, both organized by the City and external parties, including the Art Walk Central Art Battle, and the Craft Beer Festival.

Overview of 2022-2023 Season

In the span of 2022-2023, staff employed a hybrid strategy, designed to cater to both public socializing needs and the downtown businesses desire on maintaining vehicle traffic. As part of this strategy:

- Broadway Street remained open to vehicle traffic;
- Picnic tables, chairs and fencing were strategically placed in parking zones on both sides of Broadway Street, the no-parking area in front of 139 East Broadway as well as the expanded sidewalk area at 200 East Broadway.

The season 2023 season began on May 15 and concluded on November 1.

Considerations For 2024 And Beyond

The impending redevelopment of parking lot 3 and the Town Center will result in:

- The temporary removal of 133 parking spaces, with potential for additional reductions during specific phases of the project, making the spaces along Broadway critical;
 - Lot 3 = 85 spaces;
 - Lot 10 = 48 spaces.
- The closeness of the Broadway Central area to the construction site, making it unsuitable due to the presence of large construction machinery;
- Potential disruptions in traffic flow during the duration of the project along with the mill and overlay of Broadway between Mission and Fancher;
- Upon completion in fall 2024, the Town Center is envisioned to emerge as the epicenter for civic and social engagement in the downtown area, thereby rendering Broadway Central redundant.
- Staff will repurpose the tables and chairs for Town Center or within the parks. Staff will review options for repurpose of the aluminum fencing and outdoor carpet.

Given the considerations above, staff advises against the continuation of Broadway Central. Please note this recommendation does not include changes to or the elimination of the two dining decks on Broadway at 105 East Broadway (Midori) or 110 East Broadway (Ponder Coffee).

Recommendation

Motion to discontinue the Broadway Central initiative.



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[meet here]

TNR Program *Update*

Monday, November 13, 2023

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TNR Program History

- The TNR program began in 2021 after a drastic increase in feral cat complaints.
- For the past (3) years administration of the program has been added to the duties of (2) full-time code officers.
- Code Officer's are responsible for assuring all City ordinances are being followed.

What is a TNR Program?

- Designed to protect and improve the lives of feral/stray cats.
- Adopted by communities nationwide.
- Stabilizes feral cat populations.
- Humanely traps, sterilizes and vaccinates cats, before being returned to outdoor habitat.
- Program runs from June – October. (Apprx. 5 months.)

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Process

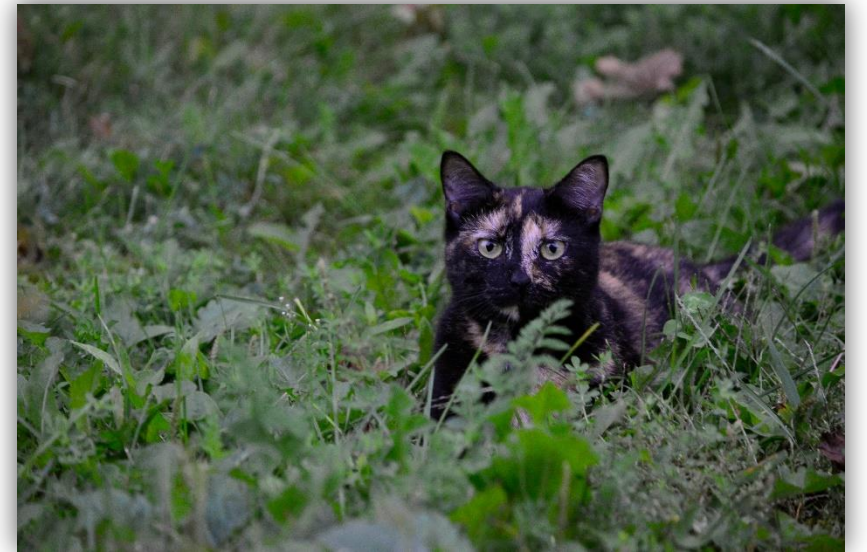
- Complaint(s) received.
- Feeding stations set up and feeding times established.
- Cats are housed in a secured area, fed and checked for fleas.



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Process *(Continued)*

- Cats visit a licensed veterinarian.
 - *Spayed/neutered*
 - *Vaccinated*
 - *Ear-nipped and micro-chipped.*
- Cats are released and adopted, if possible.



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City Ordinance

Per City Ordinance, animals are **NOT** allowed to be euthanized, except when determined by a licensed veterinarian.

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Staff Training



- Staff completes 40-hour TNR certification training.
- Offered through the U.S. Humane Society.
- Training cost absorbed by Division of Public Safety.

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TNR Program Census

- 135 cats have been through the TNR program. *(3 years)*
- 30% of cats have been relocated.
- One cat euthanized by a licensed veterinarian after (3) days of hospitalization.

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Options to Consider

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Option #1 – Status Quo (*Pros*)

Code Officer's continue to address feline problems, in addition to their standard duties.

PROS:

- Keeps program "in-house".
- Efficient oversight.
- Code Officer recognized as an "official", not a freelancer.
- Responsibility and accountability lie solely with city employees.

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Option #1 – Status Quo (*Cons*)

CONS:

- Time consuming and draws Code Officer away from other public safety tasks.
- Limited time to devote to the program.

Option #2 – Third Party (*Pros*)

Contract with a third-party to administer the TNR Program.

PROS:

- Code Officer's can focus on other public safety responsibilities.
- Third-party devotes time to TNR duties only.

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Option #2 – Third Party (Cons)

CONS:

- Direct oversight of the program would be challenging.
- Possibility of conflicts between community groups and veterinarians.
- No formal mediator, if disagreements do occur.

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Option #3 – PT Position (*Pros*)

Hire a part-time public safety employee to administer the TNR program.

PROS:

- Reduced cost compared to a full-time Code Officer doing TNR work.
- Code Officer has more time to complete code enforcement duties.
- PT employee focuses only on the TNR program.
- Accountability and control kept within the public safety division.

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Option #3 – PT Position (*Cons*)

CONS:

- Part-time employee would require training.
- Possibility of high turnover.

Summary of Options

Option # 1 – Status Quo

Option #2 – Contract TNR Service Out

Need Commission direction on:

- Desired Goal: *What does success look like?*
- *How to address oversight of third-party?*
- Develop an RFP for services.

Option #3 – Hire PT employee dedicated to TNR only.

- *Number of hours per week?*

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Questions?

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