

Regular Meeting of the Mt. Pleasant City Commission
Monday, November 27, 2023
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduce and swear in Fire Equipment Operator David Pickler.
2. Presentation by Public Works Director Jason Moore on 2023 Year-End Review of Major Public Works and Utilities Projects.

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

3. Third Quarter Investment Report.
4. 2023 Report on review of medical and adult-use marihuana ordinances.
5. Minutes of the Airport Joint Operations and Management Board (September).

CONSENT ITEMS:

6. Approval of the minutes from the regular meeting held November 13, 2023.
7. Consider contract with Tokio Marine HCC for 2024 stop loss insurance coverage.
8. Consider approval of a revised fee resolution for building permits.
9. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

10. Public hearing on the necessity of the public improvement, consider resolution #3 to proceed with improvements; consider resolution #4 to accept the special assessment roll and set a public hearing for December 11, 2023, regarding said roll for Special Assessment District #1-2023.

NEW BUSINESS:

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

November 27, 2023

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11. Consider the addition of replacement WRRF Clarifiers to Phase II of the Water Resource Recovery Facility (WRRF) Rehabilitation Project.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

12. Discussion on trash and recycling programs.

CLOSED SESSION:

13. Consider closed session pursuant to subsection 8(c) of the Open Meetings Act for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement.

NEW BUSINESS (continued):

14. Consider approval of collective bargaining agreement with Technical, Professional and Office Workers Association of Michigan (TPOAM) and authorize staff to execute necessary documents.

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 27, 2023

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

7. Consider contract with Tokio Marine HCC for 2024 stop loss insurance coverage.
 - a. The City uses stop loss insurance as a way to hedge against the risk of extraordinarily high claims related to the employer provided health insurance plan. The City received four (4) proposals for stop loss insurance. City staff is recommending a contract renewal with our current provider, Tokio Marine HCC, which reflects a 5% decrease in costs compared to last year. The City Commission is asked to approve of the contract with Tokio Marine HCC for an estimated \$246,305 for stop loss insurance.
8. Consider approval of a revised fee resolution for building permits.
 - a. The City Commission is asked to approve the Resolution provided to set building permit fees for 2024.

Public Hearings:

10. Public hearing on the necessity of the public improvement, consider resolution #3 to proceed with improvements; consider resolution #4 to accept the special assessment roll and set a public hearing for December 11, 2023, regarding said roll for Special Assessment District #1-2023
 - 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 hold a public hearing on the proposed assessment. Following the public hearing the City Commission will need to consider adopting resolutions #3 and #4 which confirms the need for the special assessment and sets a public hearing on the special assessment roll for December 11, 2023.

 - i. Recommended Action: Following the public hearing on the proposed special assessment, move to approve resolutions #3 and #4 as presented for Principal Shopping District Special Assessment District #1-2023.

New Business:

11. Consider the addition of replacement WRRF Clarifiers to Phase II of the Water Resource Recovery Facility (WRRF) Rehabilitation Project.
 - a. The initial bid for Phase II of the WRRF Rehabilitation Project was roughly \$28 million, nearly \$10 million over the estimated budget of the project. Staff worked to identify methods to bring the project closer to our initial budget and was successful in lowering the cost to just under \$26 million. Upon further review, staff has realized the need to reconsider the removal of the clarifier upgrades. Staff has provided a full report of this consideration in your City Commission packet. Director of Public Works Jason Moore will be at the next City Commission meeting to discuss the proposal. The City Commission is asked to consider approving the replacement of the clarifiers at a cost of \$742,570. Funds are available in the WRRF Plant Reserve Fund. We anticipate this will require an increase in rates in 2025 which will result in a monthly increase of \$0.43 per month for the average household.

Recommended Action: A motion to approve adding the replacement of the clarifiers to Phase II of the rehabilitation project at a cost of \$742,570.

Work Session:

12. Discussion on trash and recycling programs.
 - a. Director of Public Works Jason Moore will be at our next City Commission meeting to provide a presentation on the current state of trash and recycling collection services in the City. The City Commission will then be asked to consider one of two different options:
 - i. Maintain current operations as status quo
 - ii. Release an RFP for trash/recycling collection using bins

Closed Session:

13. Consider closed session pursuant to subsection 8(c) of the Open Meetings Act for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement.
 - a. The City Commission is asked to go into closed session to discuss strategy in negotiations connected with the negotiation of a collective bargaining agreement.
 - i. Recommended Action: A motion to enter closed session pursuant to subsection 8(c) of the Open Meetings Act to discuss the strategy and negotiation sessions connected with negotiation of a collective bargaining agreement.

New Business (continued):

14. Consider approval of collective bargaining agreement with Technical, Professional and Office Workers Association of Michigan (TPOAM) and authorize staff to execute necessary documents.
 - a. After the closed session, the City Commission will be asked to consider approval of several documents related to the closed session.



Mt. Pleasant

[meet here]

DPW Capital Projects - 2023

WRRF Upgrades – Phase 1



Rehabilitation of the Primary Digester



Digester Lid Construction Inside



New grit building and grit vortices

Mt. Pleasant
[meet here]

WRRF Upgrades – Phase 1



New Septage Receiving Building With New Card Swipe Payment System



Removal of RBCs

Mt. Pleasant
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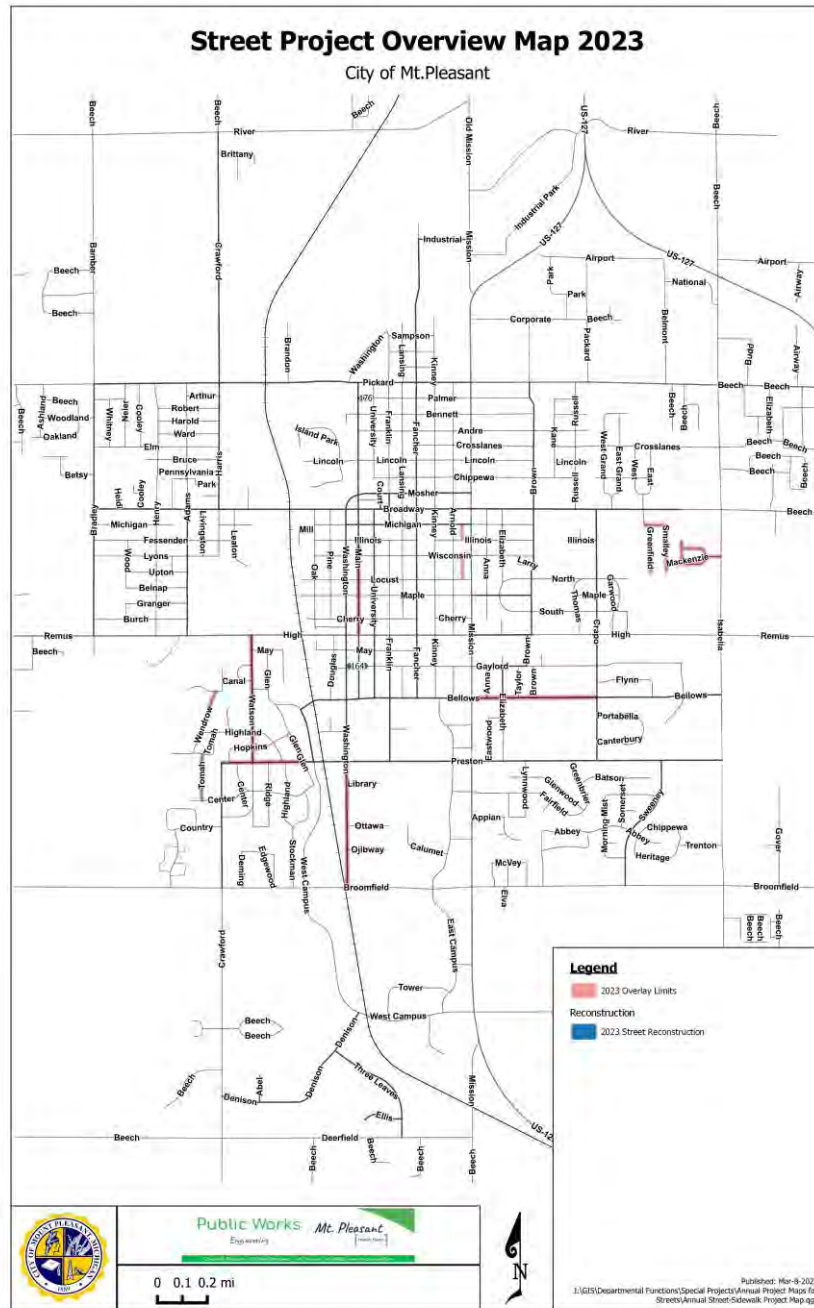
2023 Road Projects

Reconstructs

Gaylord: Washington to University
 Palmer: Main to University

Thin Overlays

Bellows – Mission to Crapo
 Greenfield – Michigan to dead-end
 N. Mackenzie – Lyndale to Mackenzie
 S. Mackenzie – Smalley to Mackenzie
 Main – Illinois to High
 Michigan – Williams to Smalley
 Preston – Crawford to Glen
 Smalley – Michigan to dead-end
 Tomah – Forest to Center
 Washington – Preston to Broomfield
 Watson – High to Preston
 Wendrow – Greenbanks to Highland
 Lyndale – Mackenzie to City Limits
 Mission Alley – Locust to Wisconsin
 Mission Alley – Illinois to Michigan



Bellows Street – Thin Overlay

Mt. Pleasant
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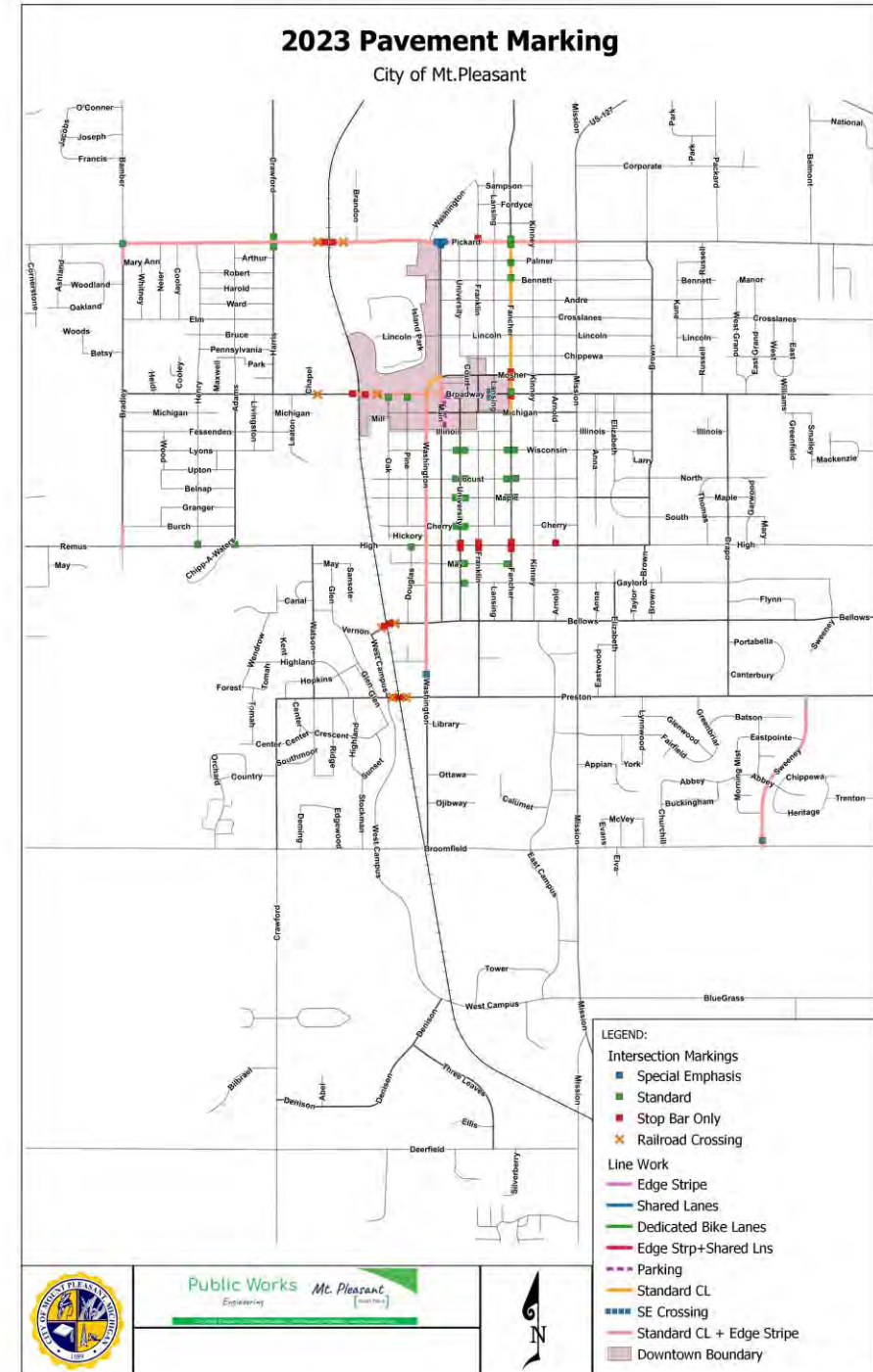
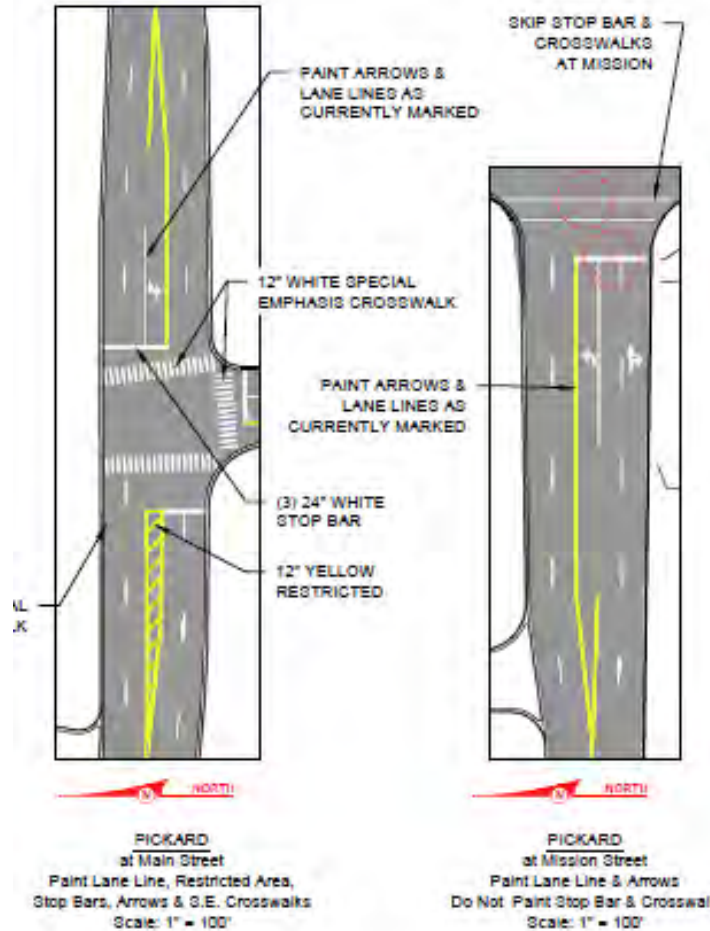
Other Road Maintenance Projects

- Crack Seal

- \$35,000 Local Streets by Street Department
- \$15,000 Major Streets Contracted

- Pavement Markings

- \$3,000 Local Streets
- \$26,000 Major Streets



New Sidewalk and Sidewalk Replacement

- New Sidewalk – South Side of Burch: Bradley to Adams
 - \$63,000
- Close Sidewalk Gaps – Crosslanes and Morning Mist
 - \$3,500
- Sidewalk Replacement
 - \$150,000



Storm Sewer Extensions



Anna Street: Dead End to Broadway
-1,360 feet on east side with service crossings



Mt. Pleasant
[meet here]

Water Department

- Meter Replacements
- Lime Pump Replacement
- Plant Roof Replacement Designed
- Chemical Feed Pump Replacement



Mt. Pleasant
[meet here]

Street Department

- **ROW Tree Inventory Complete!**
- Street Sweeper Replacement
- Tree Planting
- No-fee Brush Chipping - Spring and Fall
- Leaf Pickup
- Snowplowing and Salting
- Street Sweeping
- Downtown Banners, Wreaths, Events
- Sewer Cleaning/Televising/Repairs
- Signs and Signals
- MISS Digs
- Other Maintenance Work



Mt. Pleasant
[meet here]

Airport

- Completed plans for taxiway and lighting project for 2024 construction.
- Courtesy car has been utilized over 55 times.
- 39,000 gallons of fuel sold.
- Over 200 corporate aircraft have utilized the airport.
- Performed over 73 after hours or weekend call out operations.
- Have had over 80 rental cars dropped at the airport for visitor use.



Mt. Pleasant
[meet here]

Questions

Mt. Pleasant
[meet here]

Memorandum



TO: Aaron Desentz, City Manager
FROM: Chris Witmer, Treasurer/Deputy Finance Director
DATE: November 17, 2023
SUBJECT: Investment Report

Attached please find the 3rd quarter Investment Report. The investment portfolio for all funds, other than the pension and OPEB plans and WRRF bond proceeds, has a cost basis of nearly \$26 million. The investment portfolio earned a weighted average yield of 3.92%, which is up from the previous quarter of 3.42%.

Requested Action:

Include the Investment Report for September 30, 2023 with the November 27th City Commission petitions and communications.

Current Portfolio

City of Mt. Pleasant portfolio as of 09/30/2023



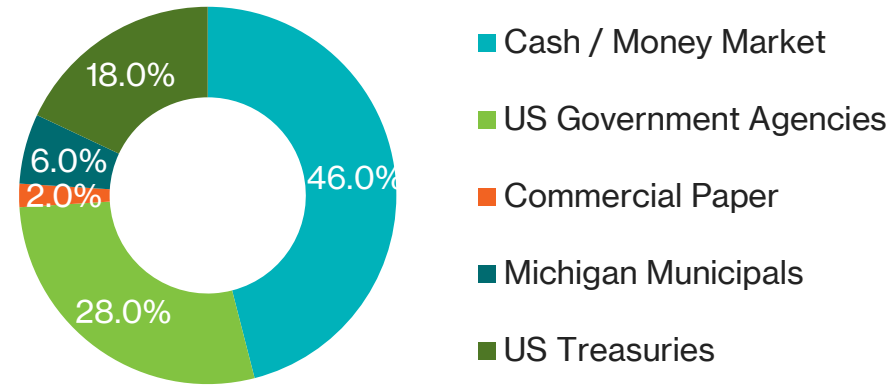
Your Portfolio

Cash	\$12,061,994
Securities	\$13,910,000
Total	\$25,971,994

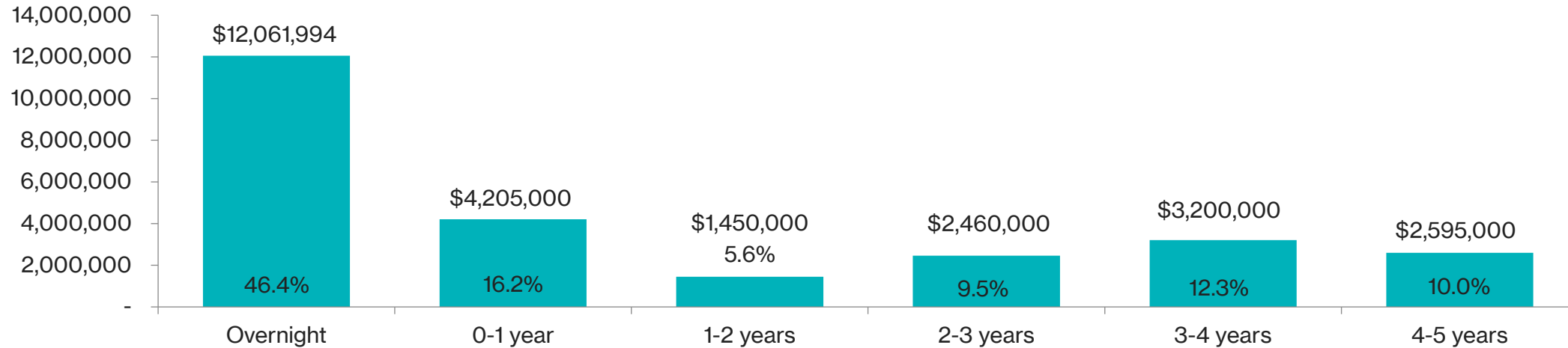
Your Securities

Weighted Average Maturity	1.26 years
Weighted Average Yield	3.92%

Your Asset Allocation



Your Maturity Distribution



THE ABOVE DATA CONTAINS CALCULATIONS THAT WERE DERIVED IN PART FROM OUTSIDE SOURCES. THEY ARE ASSUMED TO BE ACCURATE BUT ARE SUBJECT TO VERIFICATION AND REVISION. IN THE EVENT OF A DISCREPANCY BETWEEN THE ABOVE AND THE CITY'S BANK AND CUSTODY STATEMENTS, THE INFORMATION IN THE STATEMENTS SHOULD BE CONSIDERED ACCURATE.

YIELD AND INTEREST INCOME INFORMATION IS ANNUALIZED. ALL YIELD INFORMATION IS SHOWN GROSS OF ANY ADVISORY AND CUSTODY FEES AND IS BASED ON YIELD TO MATURITY AT COST. PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE RESULTS.

Memorandum



TO: Aaron Desentz
City Manager

FROM: Heather Bouck
City Clerk/Deputy Assessor

DATE: November 17, 2023

SUBJECT: Report on Medical and Adult-Use Marihuana Ordinances

In accordance with Sections 112.07 and 115.08 of the Code of Ordinances, staff submitted reports to the City Commission regarding marihuana ordinance implementation in December of each year. In accordance with the current Ordinances, please see the Marihuana Report for the calendar year 2023.

MEDICAL MARIHUANA FACILITIES

The City Commission adopted medical marihuana ordinances on June 11, 2018. The City began accepting applications for medical marihuana facilities on October 1, 2018. The ordinances allow the following facility types and quantities:

Facility type	Maximum number permitted	Conditional authorizations	Final authorizations	Available licenses
Provisioning Center	Unlimited	1	2	Unlimited
Grower – Class A	Unlimited	0	0	Unlimited
Grower – Class B or C	Unlimited		4	Unlimited
Processor	Unlimited	0	0	Unlimited
Secure Transporter	Unlimited	0	0	Unlimited
Safety Compliance	Unlimited	0	0	Unlimited

ADULT-USE MARIHUANA ESTABLISHMENTS

The City Commission adopted adult-use marihuana ordinances on September 9, 2019. The City began accepting applications for adult-use marihuana establishments on January 6, 2020.

Memorandum



Establishment type	Maximum number permitted	Conditional authorizations	Final authorizations	Available licenses
Retailer	Unlimited	6	8	Unlimited
Grower – Class A	Unlimited	0	1	Unlimited
Grower – Class B or C	Unlimited	0	5	Unlimited
Microbusiness	Unlimited	0	0	Unlimited
Processor	Unlimited	0	2	Unlimited
Secure Transporter	Unlimited	0	0	Unlimited
Safety Compliance	Unlimited	0	0	Unlimited

The ordinance also provides for Temporary Marihuana Events. To date, no applications for events have been received by the City.

There have been no criminal or formal code compliance issues with any of the licenses and/or establishments in 2023. An odor complaint was been made and resolved via discussion with those at the facility.

AIRPORT JOINT OPERATIONS AND MANAGEMENT BOARD

Meeting Minutes

Thursday, September 21, 2023

3:30 p.m.

Airport Terminal Building

- I. Call to Order
Chairman Nanney called the meeting to order at 3:34 p.m.

- II. Roll Call

Member	Present
Aaron Desentz	Yes
James McBryde	Yes
Rodney Nanney	Yes
Tim Nieporte	No - Excused
Gayle Ruhl	No - Excused

City staff present: Bill Brickner, Jason Moore

- III. Additions/Deletions to Agenda
Chairman Nanney requested to add discussion of the October meeting to the agenda
Motion by McBryde, second by Desentz, to approve agenda as amended
Motion passed unanimously
- IV. Public Input on Agenda Items
None
- V. Approval of Meeting Minutes – August 2023 – Attachment
Motion by McBryde, support by Desentz, to approve minutes as written
Motion passed unanimously
- VI. Airport Manager’s Report – August 2023 – Attachment
Brickner gave report
- VII. Old Business
 - a. New hanger and terminal building project: Next steps?
EDA funds discussion
 - b. Updates on the CVB grant application
Grant application submitted, waiting to hear results

c. What are we missing that is a must to add to our agenda?

VIII. New Business

Motion by McBryde, support by Desentz, to change the October meeting start time to 4:00 p.m. to correlate with Business After Hours

IX. Announcements on Airport Related Issues and Concerns

None

X. Public Comment on Non-Agenda Items

None

XI. Adjournment

Chairman Nanney adjourned the meeting at 4:19 p.m.

Minutes of the regular meeting of the City Commission held Monday, November 13, 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, Bryan Chapman, Maureen Eke & Boomer Wingard

Commissioners Absent: Liz Busch

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

Proclamations and Presentations

Downtown Development Director Michelle Sponseller provided an update and timeline for the Town Center project.

Moved by Commissioner Eke and seconded by Commissioner Wingard to approve the agenda as presented. Motion unanimously adopted.

Public Input on Agenda Items

Mary Irvine, 4608 S. Isabella Rd., addressed the Commission regarding the solar pedestrian crossing signs located at the schools. As a crossing guard, she has noticed the timers on the signs have not been adjusted for day light savings.

Receipt of Petitions and Communications

Received the following petitions and communications:

2. Monthly report on police related citizen complaints received.
3. Parks and Recreation Commission September Meeting Minutes.
4. Planning Commission September Meeting Minutes.

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

5. Minutes of the regular meeting of the City Commission held October 23, 2023.
6. Resolution in support of final approval of TCO #6-2023 as follows:

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.

7. Resolution in support of final approval of TCO #7-2023 as follows:

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.

8. Commit American Rescue Plan Act (ARPA) funds to revenue replacement.
9. Resolutions #1 and #2 to commence the proceedings for special assessment, tentatively determine the necessity and set a public hearing for November 27, 2023 at 7:00 pm regarding the necessity of Special Assessment District 1-23.

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.

10. Resolution reconfirming City of Mt. Pleasant Development License Development Districts as follows:

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)**.

11. Payrolls and Warrants dated October 20 and November 1, 2023 all totaling \$145,044.54.

Motion unanimously adopted.

Held a public hearing on proposed 2024 Annual Operating Budget. There being no public comments or communications received, the Mayor closed the public hearing. There was no action taken at this time.

Moved by Commissioner Eke and seconded by Commissioner Wingard to accept recommendation from Local Officers Compensation Commission regarding compensation for elected city officials and approve the following Resolution setting forth the annual compensation schedule.

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

AYES: Commissioners Assmann, Chapman, Eke & Wingard

NAYS: Commissioner Alsager

ABSTAIN: Commissioner Perschbacher

ABSENT: Commissioner Busch

Motion carried.

Moved by Commissioner Eke and seconded by Commissioner Wingard to adopt the following Resolution approving the 2024 Operating Budget and establishing the millage rate.

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			Fund
	Balance	2024	2024	Balance
	<u>January 1</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>December 31</u>
GOVERNMENTAL FUNDS				
GENERAL FUND				
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
SPECIAL REVENUE FUNDS				
MAJOR STREET FUND				
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
LOCAL STREET FUND				
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
STORM SEWER FUND				
Restricted	0	252,000	215,000	37,000
DOWNTOWN SPECIAL ASSESSMENT				
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

	Working Capital <u>December 31</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>
Component Units				
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	92,181	1,000	5,000	88,181
BROWNFIELD REDEVELOPMENT FUND				
Assigned	14,112	53,520	53,520	14,112
Unassigned	1,321	300	0	1,621
Total Brownfield	15,433	53,820	53,520	15,733
Total Component Unit Funds				
Informational Summaries	\$1,549,930	\$428,820	\$189,820	\$1,788,930
	Working	Sources of	Uses of	Working
	Capital	Working	Working	Capital
	<u>December 31</u>	<u>Capital</u>	<u>Capital</u>	<u>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	1,122,914	1,080,130	1,617,690	585,354
LAND DEVELOPMENT FUND				
Restricted	\$50,000	0	0	\$50,000
Unassigned	13,031	96,380	92,360	17,051
Total Land Development	63,031	96,380	92,360	67,051
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	439,019	3,761,510	4,045,030	155,499
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
SELF INSURANCE FUND	528,730	2,749,700	3,027,580	250,850
Total Proprietary Funds				
Informational Summaries	\$36,454,681	\$16,230,250	\$27,746,650	\$24,938,281

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

Motion unanimously adopted.

Moved by Commissioner Wingard and seconded by Commissioner Eke to approve the Resolution supporting amended rates, fees, and charges as follows:

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

Building Fees	
Valuation/ Cost	Fee
<i>(based on State of Michigan cost table)</i>	
\$0 - 500	\$40
\$501 - 1,000	\$75
\$1,001 - 10,000	\$6,000 + \$12/1000
\$10,001 - 20,000	\$18,000 + \$11/1000
\$20,001 - 40,000	\$28,800 + \$10/1000
\$40,000 - 100,000	\$48,000 + \$9/1000
\$100,001 - 300,000	\$98,400 + \$7/1000
\$300,001 - 500,000	\$218,400 + \$6/1,000
\$500,001 - 750,000	\$341,400 + \$5/1,000
\$750,001 & Up	\$370,700 + \$4/1,000
Special Permits	
Swimming Pool <i>(above-ground)</i>	\$100
Swimming Pool <i>(in-ground)</i>	\$200
Mobile Home Installation	\$100
Demolition & Moving Structure	\$250
Flammable Liquid Tanks	\$150
Temporary Structure <i>(tent, storage container)</i>	\$100
Temporary Certificate of Occupancy	\$150

Temporary Business	\$150
<i>(Halloween stores, temporary sales, etc. within existing building for more than 30 days)</i>	
<i>Sign Permit</i>	
\$0-\$10,000	\$150
\$10,000 and up	\$200
<i>Building, Fire and Sanitary Sewer Board of Appeals</i>	
Appeal	\$500
<i>Zoning Board of Appeals</i>	
Variance	\$500
Appeal/Interpretation	\$200

	Unit	Resident Fee	Non Res Fee	Late Fee
Chipp-A-Waters Shelter:				
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a
Horizon Park Shelter:				
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a
Island Park Shelters:				
Full Shelter, Weekday	Daily	\$60.00	\$95.00	n/a
Full Shelter, Weekend	Daily	\$115.00	\$160.00	n/a
Half Shelter, Weekday	Daily	\$45.00	\$80.00	n/a
Half Shelter, Weekend	Daily	\$80.00	\$120.00	n/a
Gazebo, Weekday	Daily	\$35.00	\$55.00	n/a
Gazebo, Weekend	Daily	\$65.00	\$90.00	n/a
Mill Pond Shelter:				
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a
Sunnyside Shelter:				
Full Shelter, Weekday	Daily	\$55.00	\$90.00	n/a
Full Shelter, Weekend	Daily	\$110.00	\$155.00	n/a
Yost Shelter:				
Full Shelter, Weekday	Daily	\$30.00	\$55.00	n/a
Full Shelter, Weekend	Daily	\$60.00	\$100.00	n/a
Park Usage Fees:				
Annual Commercial River Access per/Park	Annual	\$300.00	\$300.00	n/a
Annual Commercial Park Access per/Park	Annual	\$300.00	\$300.00	n/a

Hannah's Bark Park:				
Yearly Membership - 1 Dog	Annual	\$30.00	\$30.00	n/a
Additional Dog(s)	Annual	\$20.00	\$20.00	n/a
Weekly Pass - 1 Dog	Weekly	\$5.00	\$5.00	n/a
Additional/Replacement Fob	Each	\$5.00	\$5.00	n/a
Baseball/Softball Field Use <i>(includes initial groom)</i>	Game	\$30.00	\$40.00	n/a
Lights	Hour	\$15.00	\$15.00	n/a
Tournaments:				
Baseball/Softball Field Use <i>(includes initial groom)</i>	Game	\$35.00	\$35.00	n/a
Groom	Game	\$15.00	\$15.00	n/a
Lights	Hour	\$15.00	\$15.00	n/a
Vendor	Each	\$50.00	\$50.00	n/a
Trash/Recycle <i>(Increase in fee from Waste Management)</i>	One Time	\$200.00	\$200.00	n/a
Turf (as needed)	Bag	\$15.00	\$15.00	n/a
Sand Volleyball Courts	Daily	\$150.00	\$150.00	n/a
Lessons - Adult				
Adult (4-week session, 2x week)	Participant	\$51.00	\$61.00	\$5.00
Tennis Fun Day	Participant	No Charge		
Tennis Lessons - Youth				
Kids Ages 3-7	Participant	\$51.00	\$61.00	\$5.00
10 & Under	Participant	\$51.00	\$61.00	\$5.00
Junior Development, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00
Junior Drills & Thrills, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00
Junior Competitive, Ages 8-15	Participant	\$51.00	\$61.00	\$5.00
Player Fee	Participant	\$0.00	\$7.00	n/a
		Base Fee		
Coed Team Fee 10 Game w/umpire	Team	\$335.00	\$335.00	\$25.00
Coed Team Fee 10 Game w/o umpire	Team	\$235.00	\$235.00	\$25.00
Coed Team Fee 12 Game w/umpire	Team	\$420.00	\$420.00	\$25.00
Coed Team Fee 12 Game w/o umpire	Team	\$300.00	\$300.00	\$25.00
Player Fee - All Leagues	Participant	\$0.00	\$15.00	n/a
		Base Fee		
Coed SP Team Fee, 8 game w/umpire	Team	\$634.00	\$634.00	\$25.00
Coed SP Team Fee, 8 game w/o umpire	Team	\$530.00	\$530.00	\$25.00
Coed SP Team Fee, 16 game w/umpire	Team	\$818.00	\$818.00	\$25.00

Coed SP Team Fee, 16 game w/o umpire	Team	\$610.00	\$610.00	\$25.00
Men's SP Team Fee, 8 game w/umpire	Team	\$634.00	\$634.00	\$25.00
Men's SP Team Fee, 8 game w/o umpire	Team	\$530.00	\$530.00	\$25.00
Men's SP Team Fee, 16 game w/umpire	Team	\$818.00	\$818.00	\$25.00
Men's SP Team Fee, 16 game w/o umpire	Team	\$610.00	\$610.00	\$25.00
Tee-Ball				
6-week program	Participant	\$45.00	\$60.00	\$10.00
Youth Soccer				
Fall Soccer	Participant	\$60.00	\$85.00	\$10.00
Spring Soccer	Participant	\$60.00	\$85.00	\$10.00
Pre-K Mini Soccer League	Participant	\$45.00	\$60.00	\$10.00
Youth Basketball				
K-2nd Grades	Participant	\$60.00	\$85.00	\$10.00
3rd - 6th Grades	Participant	\$60.00	\$85.00	\$10.00
Adult Sand Volleyball				
Player Fee	Participant	\$0.00	\$7.00	n/a
Team Fee	Team	\$150.00	\$150.00	\$25.00
Youth Volleyball				
K-2nd Grade	Participant	\$60.00	\$85.00	\$10.00
3-6th Grade	Participant	\$60.00	\$85.00	\$10.00
Youth Dodgeball (6-week program)				
Ages 8-12	Participant	\$37.00	\$52.00	\$10.00
Start Smart Programs				
Basketball	Participant	\$42.00	\$59.00	\$5.00
Flag Football	Participant	\$42.00	\$59.00	\$5.00
Golf	Participant	\$42.00	\$59.00	\$5.00
Soccer	Participant	\$42.00	\$59.00	\$5.00
Tee-Ball	Participant	\$42.00	\$59.00	\$5.00
Tennis	Participant	\$42.00	\$59.00	\$5.00
Special Events				
Great Easter Egg Scramble				
1-day event	Participant	No Charge		
Daddy Daughter Date Night				
1-day event	Pre-Register	\$32.00	\$45.00	\$10.00
1-day event	At the Door	\$48.00	\$68.00	\$0.00
Youth Flag Football				
Ages 5-6, 7-8, 9-10	Participant	\$60.00	\$85.00	\$10.00

Farmers' Market				
Regular Stall - Thursday Market	Outside West End of Pavilion	Daily	\$15.00	\$25.00
	Inside Pavilion & Outside East Patio	Daily	\$20.00	\$40.00
Regular Stall - Thursday Market	Outside West End of Pavilion	Season	\$100.00	\$200.00
	Inside Pavilion & Outside East Patio	Season	\$150.00	\$300.00
Regular Stall - Thursday Market <i>(short season)</i>	Outside West End of Pavilion	5-weeks	\$60.00	\$100.00
	Inside Pavilion & Outside East Patio	5-weeks	\$120.00	\$150.00
	Electrical	Daily	\$1.00	\$1.00
	Electrical	Season	\$25.00	\$25.00
Regular Stall - Saturday Market	Regular Stall	Daily	\$5.00	\$15.00
Regular Stall - Saturday Market	Regular Stall	Season	\$85.00	\$100.00
	Electrical	Daily	\$1.00	\$1.00
	Electrical	Season	\$25.00	\$25.00
PEAK Summer Program Elementary				
6-week session-MPPS District	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	\$600.00	n/a	\$20.00
Scholarship Rate - MPPS District	Participant	\$250.00	n/a	\$20.00
Scholarship Rate - non MPPS District	Participant	\$300.00	n/a	\$20.00
PEAK Summer Program Middle School				
6-week session-MPPS District	Participant	\$500.00	n/a	\$20.00
<i>Exact same program as elementary</i>				
6-week Session-non MPPS District	Participant	\$600.00	n/a	\$20.00
Scholarship Rate - MPPS District	Participant	\$250.00	n/a	\$20.00
Scholarship Rate - non MPPS District	Participant	\$300.00	n/a	\$20.00
PEAK After School				
Elementary Weekly Rate	Participant	\$45.00	n/a	n/a

Elementary Daily Rate	Participant	\$11.00	n/a	n/a
Scholarship Rate Elementary Weekly Rate	Participant	\$30.00	n/a	n/a
Scholarship Rate Elementary Daily Rate	Participant	\$7.00	n/a	n/a
Middle School PEAK Weekly Rate	Participant	\$15.00	n/a	n/a
School's Out Daycamp		Non-MPPS		
Daily Rate	Participant	\$30.00	\$35.00	n/a
Scholarship Rate - Daily	Participant	\$15.00	\$20.00	n/a
Weekly Rate	Participant	\$125.00	\$150.00	n/a
Scholarship Rate - Weekly	Participant	\$75.00	\$75.00	n/a

AYES: Commissioners Alsager, Assmann, Eke, Perschbacher & Wingard
 NAYS: Commissioner Chapman
 ABSENT: Commissioner Busch
 Motion carried.

Moved by Commissioner Eke and seconded by Vice Mayor Alsager to approve contract amendment with Fishbeck Engineering in the amount of \$260,000 to provide additional services and oversight for the completion of the Water Resource Recovery Facility (WRRF) Rehabilitation Project. Motion unanimously adopted.

Moved by Commissioner Eke and seconded by Commissioner Chapman to approve the following reappointments to the various boards and commissions as recommended by the Appointments Committee.

	Term Expires:
<u>Airport Joint Operations & Management Board</u> James McBryde, MMDC Board Representative	12/31/2026
<u>Audit Committee</u> Philip Kintzele	06/30/2026
<u>Building, Fire & Sanitary Sewer Board</u> Charlie Cline	12/31/2026
<u>Cultural and Recreational Commission</u> Mark Kowalczyk	12/31/2026
<u>Downtown Development Authority (DDA)</u> Jeff Smith Doug LaBelle II	12/31/2027 12/31/2027
<u>Historic District Commission</u> Amanda Garrison Jonathan Korpi	12/31/2026 12/31/2026
<u>Isabella County Material Recovery Facility Governing Board (MRF)</u> Matt Weaver	12/31/2025

Local Officers Compensation Commission

Brian Hansen 12/31/2026

Mid-Michigan Aquatic Recreational Authority

John Zang 12/31/2026

Parks & Recreation Commission

Brian Sponseller 12/31/2026

Planning Commission

Andrew Devenney 12/31/2026

David Kingsworthy 12/31/2026

Christine Ortman 12/31/2026

Principal Shopping District Board (PSD)

Kristin Batzner 12/31/2026

Zoning Board of Appeals

Steven Stressman 12/31/2026

Motion unanimously adopted.

Moved by Commissioner Chapman and seconded by Commissioner Assmann to discontinue Broadway Central going forward.

AYES: Commissioners Alsager, Assmann, Chapman & Eke

NAYS: Commissioners Perschbacher & Wingard

ABSENT: Commissioner Busch

Motion carried.

Announcements on City-Related Issues and New Business

Commissioner Eke announced November is Native American History month and that there are numerous events being held around CMU's Campus and by the Saginaw Chippewa Indian Tribe. Please acknowledge their trauma and discrimination.

WORK SESSION - Discussion on TNR Program.

Public Safety Director Paul Lauria and Fire Chief Doug Lobsinger provided a presentation and options for the administration of the program in the future.

The meeting adjourned at 8:56 p.m.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk



DATE: November 20, 2023

TO: Aaron Desentz, City Manager

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

SUBJECT: 2024 Stop Loss Carrier Recommendation

The City of Mt. Pleasant is primarily self-funded for the health insurance offered to employees. To minimize the City's risk of extraordinarily high cost claim(s) and to smooth out claims cost fluctuations, stop loss coverage is purchased each year. We utilize our Third-Party Administrator, Insight Benefit Administrators (formerly Health Benefits) to gather renewal quotes annually following the close of the third quarter. Stop loss coverage premiums are based on the total health insurance plan claims experience and overall industry trends. The current stop loss structure is coverage for claims up to a deductible of \$150,000 per individual per year with a flat rate corridor of an additional \$25,000 on the first claim to reach the stop loss coverage point. The corridor only applies to the first claim of the year (or combination of claims for an individual) in excess of \$150,000. Once the \$25,000 corridor is applied to the covered individual's claim(s) we pay a total of \$175,000 for that calendar year, and then the stop loss kicks in and covers any remaining balances. Any additional individuals with high claims in that calendar year have a deductible of \$150,000 for us for stop loss related to health and prescription claims.

Insight Benefit Administrators requested quotes from several stop loss carriers. Quotes were only received from four providers. Tokio Marine HCC is our current provider and has offered a quote with a 5.01% decrease in stop loss rates. This is a reduction of \$12,988.80 in fixed fees for the 2024 plan year. We have experienced an increase in rates each year for the past several years. We have an established, trusted and proven relationship with Tokio Marine HCC and have contracted with their stop loss coverage for the past six years. Tokio Marine's quote is firm, meaning regardless of the claims experience throughout the remainder of 2023 (November and December) their quoted premium will not increase or decrease.

The Human Resource staff has reviewed the current year claims, quotes, various deductible levels, corridor amounts and carriers with our new Third-Party Administrator Insight Benefit Administrators and our Insurance Broker Brown and Brown. Tokio Marine HCC allows for claims incurred, but not paid to be included in the aggregate claim amount for an individual for up to two years. This has the potential to save the City money on claims over future years. Typically, other companies will look back for only one year when assessing claims incurred but not paid.

The rates quoted by Tokio Marine HCC are \$57.29 per month for single coverage and \$175.50 for family coverage. This will result in estimated annual premium of \$246,305. There is a potential additional flat rate cost of \$25,000, to meet the first claim of the year threshold of \$175,000 as noted earlier in the memo. If it isn't met, we don't spend the \$25,000. Based on the estimates we made for 2024 health insurance fund, there will be adequate funds in the self-insurance fund to cover the stated premiums, as well as, the additional \$25,000 corridor, if needed.

Therefore, I request authorization from the City Commission to sign a contract with Tokio Marine HCC for 2024 stop loss coverage as outlined above.

Memorandum



TO: Aaron Desentz, City Manager
FROM: Chris Saladine, Finance Director
DATE: 11/27/2023
SUBJECT: Revised 2024 Building Fees

During the November 13, 2023 City Commission meeting, a resolution to set fees for 2024 was approved. When staff went to incorporate the fees into the minutes, it was discovered that a section of the approved fees had typographical errors. For instance, for a construction valued between \$1,001 and \$10,000 the intent was to charge \$60.00 plus \$12 for every \$1,000 in value. However, the decimals ended being shifted and what was approved was \$6000 plus \$12 for \$1,000 in construction. Staff is requesting the City Commission approve a revised fee schedule resolution for building permits to reflect the intention to cover the costs for issuing permits. Below is a revised table that illustrates the intended fee schedule.

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,

Value \$0 - 500.	Each Permit	\$40
Value 501. - 1,000.	Each Permit	\$75
Value 1,001. - 10,000.	Each Permit	\$60.00 + 12./1,000
Value 10,001. - 20,000.	Each Permit	\$180.00 + 11./1,000
Value 20,001. - 40,000.	Each Permit	\$288.00 + 10./1,000
Value 40,001. - 100,000.	Each Permit	\$480.00 + 9./1,000
Value 100,001. - 300,000.	Each Permit	\$984.00 + 7./1,000
Value 300,001. - 500,000.	Each Permit	\$2184.00 + 6./1,000
Value 500,001. - 750,000.	Each Permit	\$3144.00 + 5./1,000
750,001. & Up		\$3707.00 + 4./1,000

Recommended Action

Staff is requesting the City Commission approve the revised fee resolution as it pertains to building permits.

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 11/03/2023 THRU 11/16/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
11/06/2023	CITY TREASURER - UTILITIES	WATER/SEWER	\$9,227.45
11/07/2023	COMMUNITY CONSTRUCT/SKILLS FOR	CONTRACT SVCS	13,115.00
11/13/2023	WRIGHT EXPRESS FINANCIAL SERVICES	N/A	87,827.66
11/16/2023	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	625.00
11/16/2023	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	1,637.54
11/16/2023	AARON DESENTZ	REIMBURSEMENT	22.27
11/16/2023	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	870.82
11/16/2023	ANDREW CURTISS	FARMERS MKT	32.30
11/16/2023	BEN FUSSMAN	UMPIRE	30.00
11/16/2023	BILL BRICKNER	REIMBURSEMENT	50.00
11/16/2023	BILL KEHOE	FARMERS MKT	406.50
11/16/2023	BLACK DIAMOND BROADCAST	CONTRACT SVCS	125.00
11/16/2023	BORDEN CREAMERY-CONDO ASSOCIATION	DUES	9,846.25
11/16/2023	BOUND TREE MEDICAL, LLC	SUPPLIES	75.90
11/16/2023	BRAEDEN SMITH	UMPIRE	15.00
11/16/2023	BRUCE JORCK	FARMERS MKT	494.60
11/16/2023	BS&A SOFTWARE	TRAINING	205.00
11/16/2023	CAROL MOODY	REIMBURSEMENT	193.88
11/16/2023	CDW GOVERNMENT, INC	SUPPLIES	88.12
11/16/2023	CENTRAL ASPHALT, INC	SUPPLIES	31.13
11/16/2023	CENTRAL CONCRETE INC	CONTRACT SVCS	2,810.50
11/16/2023	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING	888.03
11/16/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	735.00
11/16/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
11/16/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
11/16/2023	CHRIS BECK	FARMERS MKT	306.45
11/16/2023	CHT TIMING	CONTRACT SVCS	300.00
11/16/2023	CINTAS CORP	CONTRACT SVCS/SUPPLIES	184.07
11/16/2023	CINTAS CORP	CONTRACT SVCS/SUPPLIES	775.18
11/16/2023	CLARE COUNTY SEPTIC, LLC	CONTRACT SVCS	2,747.52
11/16/2023	CLARK HILL P.L.C.	ATTORNEY SVCS	3,743.50
11/16/2023	CLARK TROMBLEY RANDERS	CONTRACT SVCS	12,600.00
11/16/2023	CLAYTON MOLYNEUX	UMPIRE	45.00
11/16/2023	CMS INTERNET LLC	CONTRACT SVCS	1,970.00
11/16/2023	CONSUMERS ENERGY	UTILITIES	35,835.35
11/16/2023	COREY DION WALTHER	FARMERS MKT	295.00
11/16/2023	COYNE OIL CORPORATION	FUEL	8,253.50
11/16/2023	CULLIGAN	CONTRACT SVCS	39.00
11/16/2023	DAVID GROTHAUSE	FARMERS MKT	60.05
11/16/2023	DREW PEREIDA	UMPIRE	45.00
11/16/2023	DYLAN SMITH	UMPIRE	30.00
11/16/2023	ELECTIONSOURCE	CONTRACT SVCS	1,185.00
11/16/2023	ETC INSTITUTE	CONTRACT SVCS	2,600.00

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 11/03/2023 THRU 11/16/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
11/16/2023	F & K TREE SERVICE & STUMP REMOVAL	CONTRACT SVCS	2,800.00
11/16/2023	FISHBECK - ENGINEERS/ARCHITECTS/	CONTRACT SVCS	22,825.01
11/16/2023	FLEX ADMINISTRATORS	FSA ADMIN FEE	243.60
11/16/2023	G.A. HUNT EXCAVATING, LLC	CONTRACT SVCS	15,828.51
11/16/2023	GARY BRANDT	FARMERS MKT	1,377.90
11/16/2023	GRANGER	CONTRACT SVCS	76.68
11/16/2023	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	2,400.00
11/16/2023	HYDROCORP, INC.	CONTRACT SVCS	4,829.50
11/16/2023	INFOSEND, INC	CONTRACT SVCS	3,252.26
11/16/2023	JOHN MONAHAN	FARMERS MKT	1.90
11/16/2023	KATHERINE LATHAM	UMPIRE	30.00
11/16/2023	KENNEDY INDUSTRIES, INC	SUPPLIES	4,530.32
11/16/2023	LACEY ORLANDO	FARMERS MKT	98.80
11/16/2023	LANSING SANITARY SUPPLY, INC.	SUPPLIES	332.20
11/16/2023	LARRY CURTIS	CONTRACT SVCS	200.00
11/16/2023	LATITUDE MEDIA LLC WCZY/WMMI	CONTRACT SVCS	6,000.00
11/16/2023	LAURA FOX	REIMBURSEMENT	11.39
11/16/2023	LETAVIS ENTERPRISES INC.	SUPPLIES/VEHICLE MAINT	60.00
11/16/2023	LOUISE WYMER	FARMERS MKT	84.15
11/16/2023	LUMEN IMPACT GROUP, INC	CONTRACT SVCS	3,000.00
11/16/2023	MACQUEEN EMERGENCY	CONTRACT SVCS	1,115.00
11/16/2023	MAGGIE CLARK	REIMBURSEMENT	98.90
11/16/2023	MANNIK SMITH GROUP	CONTRACT SVCS	2,664.00
11/16/2023	MANUELA POWIDAYKO	REIMBURSEMENT	255.00
11/16/2023	MARK KARIMI	UMPIRE	30.00
11/16/2023	MCLAREN CORPORATE SERVICES	CONTRACT SVCS	100.00
11/16/2023	MICHIGAN PIPE & VALVE	SUPPLIES	120.00
11/16/2023	MID-MICHIGAN INDUSTRIES	CONTRACT SVCS	8,758.80
11/16/2023	MYERS WELDING & FAB	CONTRACT SVCS	1,400.00
11/16/2023	NYE UNIFORM COMPANY	UNIFORMS	225.63
11/16/2023	ODP BUSINESS SOLUTIONS, LLC	SUPPLIES	102.27
11/16/2023	OHM ADVISORS	CONTRACT SVCS	3,596.50
11/16/2023	O'NEIL & DUSO PLLC	ATTORNEY SVCS	7,785.98
11/16/2023	OTIS ELEVATOR COMPANY	CONTRACT SVCS	3,218.96
11/16/2023	PAPAS PUMPKIN PATCH	FARMERS MKT	60.85
11/16/2023	PAYTON VEILLEUX	UMPIRE	60.00
11/16/2023	PETTY CASH - ANGIE MCCANN	REIMBURSEMENT	321.82
11/16/2023	PIYUSH SARAIYA	UMPIRE	30.00
11/16/2023	PVS TECHNOLOGIES, INC	CHEMICALS	19,255.30
11/16/2023	R & T MURPHY TRUCKING, LLC	SUPPLIES	4,264.51
11/16/2023	RAY BROWERS	FARMERS MKT	17.80
11/16/2023	REBECCA PARKER	FARMERS MKT	28.10
11/16/2023	REID REFENGUSS	UMPIRE	15.00

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 11/03/2023 THRU 11/16/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
11/16/2023	RENT-RITE, INC - ALMA	EQUIP RENTAL	291.46
11/16/2023	ROMANOW BUILDING SERVICES	JANITORIAL SVCS	10,670.37
11/16/2023	SCOTT ZAMARRON	REIMBURSEMENT	100.00
11/16/2023	SOPHIE DAWSON	UMPIRE	30.00
11/16/2023	SPECTRUM PRINTERS, INC.	SUPPLIES	144.00
11/16/2023	STERICYCLE, INC.	CONTRACT SVCS	1,013.33
11/16/2023	STU'S ELECTRIC	SUPPLIES	194.92
11/16/2023	SUMMIT FIRE PROTECTION	CONTRACT SVCS	284.00
11/16/2023	SUNRISE ASSESSING SERVICES, LLC	ASSESSING SVCS	7,955.00
11/16/2023	T.H. EIFERT, LLC	CONTRACT SVCS	467.00
11/16/2023	THE MORNING SUN	SUBSCRIPTION	490.50
11/16/2023	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS	300.00
11/16/2023	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	304.00
11/16/2023	UNIFIRST CORPORATION	CONTRACT SVCS	68.09
11/16/2023	YEO & YEO TECHNOLOGY	CONTRACT SVCS	1,473.50
COMM TOTALS:			
Total of 108 Disbursements:			\$346,026.38
Less 0 Void Checks:			0.00
Total of 108 Disbursements:			<u>\$346,026.38</u>

Wright Express

11/13/2023

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
ACROSS THE STREET PRODUCTIONS	TRAINING	\$40.00	1
ACTIVE911 INC	COMMUNICATIONS	480.00	1
ADOBE SYSTEMS, INC	CONTRACT SVCS	19.99	1
ADOBE SYSTEMS, INC	SUPPLIES	54.99	1
ADOBE SYSTEMS, INC	SUPPLIES	20.99	1
AIRGAS GREAT LAKES	SUPPLIES	150.75	2
AIS CONSTRUCTION EQUIPMENT	SUPPLIES	1084.08	1
AMAZON.COM	COMMUNICATIONS	31.96	1
AMAZON.COM	SUPPLIES	1858.88	31
AUDIOBOOKS.COM	TRAINING	14.95	1
AUTOZONE, INC.	SUPPLIES/VEHICLE MAINT	18.79	1
BARCODESINC	SUPPLIES	355.72	1
BATTERIES PLUS	SUPPLIES	20.05	1
BELL EQUIPMENT COMPANY	SUPPLIES	1344.14	1
BERES FORD COMPANY	SUPPLIES	140.97	1
BOYNE HIGHLANDS RESORT	TRAINING	266.31	1
BRASS CAFE & SALOON	SUPPLIES	20.16	1
BREN-TRONICS, INC.	SUPPLIES	388.00	1
BRUCE JORCKMICHELLE'S FLOWERS	SUPPLIES	5.00	1
C & C ENTERPRISES, INC	SUPPLIES	468.76	3
C & C ENTERPRISES, INC	UNIFORM	348.15	2
CAR WASH PARTNERS, INC.	CONTRACT SVCS	59.97	3
CHARTER COMMUNICATIONS	CONTRACT SVCS	518.32	2
COMMAND PRESENCE TRAINING	TRAINING	179.00	1
COPS & DOUGHNUTS CENTRAL PRECINCT	SUPPLIES	17.27	2
COPS & DOUGHNUTS CENTRAL PRECINCT	TRAINING	18.59	1
COREY DION WALTHER	SUPPLIES	18.00	1
COYNE OIL CORPORATION	SUPPLIES	38.56	1
CULVER'S OF MOUNT PLEASANT	SUPPLIES	11.97	1
CYBARCODE	SUPPLIES	1209.00	2
DAVID GROTHAUSE, THE CHEESE PEOPLE	SUPPLIES	43.86	1
DEWITT LUMBER	SUPPLIES	120.71	3
DJI STORE	SUPPLIES	503.00	1
DOUG'S SMALL ENGINE REPAIR	SUPPLIES	83.98	1
DREAMSTIME.COM	SUPPLIES	39.00	1
EBAY	SUPPLIES	24.95	1
ETNA SUPPLY	SUPPLIES	276.40	2
FASTENAL COMPANY	SUPPLIES	23.02	1
FCX PERFORMANCE, INC	SUPPLIES	4341.76	1
FRAUDULENT CHARGES	SUPPLIES	-26.45	3
FRONTIER COMMUNICATONS	COMMUNICATIONS	70.98	1
FULLSOURCE, LLC	SUPPLIES	497.93	4
GILL-ROY'S HARDWARE	SUPPLIES	583.51	22
GORDON FOOD SERVICE	SUPPLIES	492.13	9

Wright Express

11/13/2023

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
GOTOMYPC.COM	CONTRACT SVCS	88.00	2
GOVERNMENT SOCIAL MEDIA LLC	SUBSCRIPTION	79.00	1
GRAINGER	SUPPLIES	409.00	4
GRAND TRAVERSE RESORT	TRAINING	1177.05	5
GREENTREE COOPERATIVE GROCERY	SUPPLIES	11.94	1
GT RUBBER SUPPLY	SUPPLIES	157.85	4
HOLIDAY INN CREDIT CARD	TRAINING	982.12	3
HOME DEPOT	SUPPLIES	2696.00	25
HUTSON, INC	SUPPLIES	965.75	2
IDENTOGO	CONTRACT SVCS	198.75	3
IDLHTE TECHNOLOGY LLC	CONTRACT SVCS	12.00	1
IPMA-HR CENTRAL REGION	MEMBERSHIP	420.00	1
JON'S DRIVE IN	SUPPLIES	119.17	1
KRAPOHL FORD LINCOLN MERC	SUPPLIES	265.49	1
LTAP/MTU	TRAINING	140.00	1
MARRIOTT DETROIT - DOWNTOWN	TRAINING	867.64	3
MCMASTER-CARR SUPPLY CO.	SUPPLIES	157.06	1
MEDLER ELECTRIC COMPANY	SUPPLIES	30.71	1
MEIJER INC	SUPPLIES	225.21	9
MENARDS - MT. PLEASANT	SUPPLIES	1403.79	19
MICHIGAN CHAPTER APWA	TRAINING	1558.00	4
MICHIGAN DHS	LICENSE RENEWAL	25.00	1
MICHIGAN KENWORTH	SUPPLIES	3636.03	1
MICHIGAN MUNICIPAL LEAGUE	TRAINING	1655.00	2
MICHIGAN RESTAURANT ASSOCIATION	TRAINING	195.00	1
MPARKS	TRAINING	415.00	1
MRWA	CONTRACT SVCS	99.00	1
MT PLEASANT AUTOMOTIVE SUPPLY	SUPPLIES	39.99	1
MT PLEASANT FARMERS MARKET	SUPPLIES	40.00	1
MUMFORD OIL & GAS SUPPLY, LLC	SUPPLIES	378.48	5
MWEA	TRAINING	700.00	3
NAPA AUTO PARTS	SUPPLIES	2954.80	17
NATIONAL TACTICAL OFFICERS ASSOC	TRAINING	50.00	1
OPENAI	SUPPLIES	20.00	1
PAPA JOHN'S PIZZA	SUPPLIES	108.10	2
PURITY CYLINDER GASES	SUPPLIES	176.19	1
QDOBA MEXICAN GRILL	SUPPLIES	60.46	1
RENAISSANCE HOTELS	TRAINING	50.00	1
RENT-RITE OF MT PLEASANT	SUPPLIES	24.52	1
REPUBLIC SERVICES #239	CONTRACT SVCS	31542.79	6
RIC'S FOOD CENTER	SUPPLIES	27.14	2
S & S WORLDWIDE, INC.	SUPPLIES	191.86	2
SAM'S CLUB #4982	SUPPLIES	1559.07	5
SAVE-A-LIFE CPR & TRAINING	TRAINING	84.60	2

Wright Express

11/13/2023

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
SHARE CORPORATION - CC	SUPPLIES	139.00	1
SINGLESOURCE	SUPPLIES	214.65	1
SPARTAN DISTRIBUTORS	SUPPLIES	155.03	1
SPECIAL OLYMPICS MICHIGAN	SUPPLIES	250.00	1
STAPLES - MP	SUPPLIES	1616.08	12
STATE OF MICHIGAN	SUPPLIES	225.00	2
TARGET	SUPPLIES	53.85	2
THE PORT ATWATER GARAGE	TRAINING	50.00	1
THIELEN TURF IRRIGATION, INC	SUPPLIES	12.00	1
TIGERSUPPLIES - CC	SUPPLIES	664.58	1
TLO ONLINE	CONTRACT SVCS	75.00	1
TRACTOR SUPPLY	SUPPLIES	259.68	4
U S POSTMASTER	CONTRACT SVCS	130.05	1
U S POSTMASTER	SUPPLIES	227.04	4
USPS.COM	CONTRACT SVCS	9.55	1
VERIZON WIRELESS	COMMUNICATIONS	4490.00	32
VOLGISTICS, INC	CONTRACT SVCS	98.00	1
WAL-MART	SUPPLIES	139.93	3
WAL-MART COMMUNITY	SUPPLIES	14.80	1
WEF MEMBERSHIP	MEMBERSHIP	155.00	1
WEF MEMBERSHIP	TRAINING	180.00	1
WINN TELECOM	CONTRACT SVCS	300.00	1
WINN TELECOM	COMMUNICATIONS	1855.46	5
YBA SHIRTS	SUPPLIES	3822.31	2
YOURMEMBERSHIP.COM, INC	CONTRACT SVCS	\$399.00	1
ZOOM, INC.	CONTRACT SVCS	15.99	1
	TOTALS	<u>\$87,827.66</u>	<u>354</u>

Memorandum



TO: Aaron Desentz, City Manager

CC: Chris Saladine, Finance Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: November 14, 2023

SUBJECT: Downtown Special Assessment 2024-2025
Public hearing on the necessity of the public improvement; Consider resolution #3 to proceed with improvements; Consider resolution #4 to accept the special assessment roll and set a public hearing for December 11, 2023 regarding said roll for special assessment district #1-2023 regarding Principal Shopping District special assessment

Attached are the materials from the November 13, 2023 City Commission agenda packet when the public hearing for this matter was set.

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

After holding the public hearing, the next step is for the City Commission to consider resolutions #3 and #4.

- Resolution #3 confirms there is need for funding and requests the appropriate assessment roll be prepared. The assessment roll was previously provided and is again included in this agenda packet.
- Resolution #4 accepts the draft roll and directs that a public hearing be set on the cost of the assessment for December 11, 2023.

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

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

Recommended Action

Move to approve resolutions #3 and #4 as presented for Principal Shopping District Special Assessment District #1-2023.

Attachments

- Materials from the November 13, 2023 City Commission agenda packet.
- Resolutions #3 and #4

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	17-000-00328-00	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	222.55	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, Sagnaw, 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, Bessheen 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



PRINCIPAL SHOPPING DISTRICT 1-2023
RESOLUTION NO. 3

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

AND, WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 1-2023

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to provide funding for the Principal Shopping District, in the City, Special Assessment District No. 1-2023.

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

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

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

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

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

PRINCIPAL SHOPPING DISTRICT 1-2023
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared a revised special assessment roll for Special Assessment District No. 1-2023 to special assess to provide funding for the operations of the Principal Shopping District, and the same has been presented to the City Commission by the City Clerk.

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

2. The City Commission shall meet at 7:00 p.m., Daylight Savings Time, on December 11, 2023, as part of the regularly scheduled City Commission meeting to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard. The City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.

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

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: November 16, 2023
SUBJECT: Add Replacement of WRRF Clarifiers to Phase II

Request

The City Commission is requested to approve adding the replacement of clarifier equipment to Phase II of the Water Resource Recovery Facility Rehabilitation Project, at a cost of \$742,570.

Reason

The WRRF has five primary clarifiers used to remove solid particulates from influent. Heavier solids sink to the bottom of the clarifiers, accumulate as sludge, and are removed using a mechanical scraper system. Scrapers, which are attached by chains and mechanically driven, are used to progressively move the sludge from the clarifier base to a collection area where it is then pumped out of the tank. At completion of Phase II of our plant rehab project, these clarifiers will be utilized differently and only two will be needed.

During the project's Phase II planning, the decision to omit the replacement of the mechanical components for two clarifiers was made due to financial constraints. After a thorough assessment conducted by WRRF staff and the project engineer, it has been determined that delaying their replacement may lead to significant maintenance challenges and increased costs in the future.

Key reasons for immediate replacement:

1. **Equipment Deterioration:** The current clarifiers have surpassed their intended lifespan and are exhibiting signs of deterioration, leading to decreased efficiency and increased maintenance requirements.
2. **Complications of Replacement After the Project:** When the work was originally removed from Phase II, it was thought staff might be able to do the work in-house. This feasibility has since been evaluated and was determined to be ill-advised. A cover will be installed on one of the clarifiers, making installation more difficult and significantly increases the risk of safety due to confined space. This work requires specialized equipment that staff are not familiar enough to be comfortable with installing to proper tolerance to ensure long life.
3. **Rising Maintenance Costs:** Delaying replacement further will lead to a continuous rise in maintenance costs, as repairs and upkeep become more frequent and expensive.
4. **Anticipated Price Increase:** We anticipate a rise in the costs of equipment due to increased industry demand and supply chain issues. Acting swiftly will help us secure replacement equipment at the bid price.

While the initial decision to remove the clarifiers from Phase II was thought to be prudent considering the restrictions in the SRF (State Revolving Funds) funding, the current circumstances necessitate their integration into the project.

Recommendation

I recommend the City Commission approve adding the replacement of the clarifiers to Phase II of the rehabilitation project at a cost of \$742,570. Funds are available in the Water Resource Recovery Plant Reserve.



Mt. Pleasant

[meet here]

Solid Waste – Curbside Collection

Monday, November 27, 2023

Mt. Pleasant
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Current System - Refuse

- Bag/Tag
- Republic Services currently provides pickup through city contract
- Contract ends after 2024

Current System - Recycle

- Source separated with bins
- MMI provides curbside pickup through city contract
- City provides large recycle truck and two trailers
- Utilize county MRF for processing
- Collection contract ends after 2024



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Considerations for Carts

- Billing / customer service
- Cart ownership
- Contract administration
- Funding of Ancillary solid waste functions
- Uniformity in pickup schedule
- Solid waste ordinance will need to be adjusted



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Summary of Options

Option #1 – Status Quo

Continue with current system and rebid contracts

Option #2 – Further Consider Switch to Cart Service

Gather proposals for exclusive franchise agreement with cart service

- Charge franchise fee to cover other solid waste function, e.g., leaf pickup
- Ask for proposals for recycling as an alternative to compare costs

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Option #1 – Status Quo (Pros)

- Relatively cost effective @ just over \$10/month for average customer for all services
 - Covers cost of leaf pickup and no-fee brush chipping
- Scalable to individual customer's volume of solid waste on a given week

Option #1 – Status Quo (Cons)

- Since payment is based on volume, program requires strict rules
- Staff time involved in ordinance enforcement
- New residents generally not familiar with bag/tag
- Little uniformity in refuse bins

Option #2 – Switch to Carts (Pros)

- Less complicated rules
- Contractor administers billing and customer service
- Becoming industry standard
 - Allows for automated dumping
 - Safer for driver
- More convenient for residents

Option #2 – Switch to Carts (Cons)

- More “one size fits all” – may be more expensive for some residents
- Less of a cost incentive to increase use of recycling
- Capital costs of bins will be incorporated into contractor's charges
 - Likely to be more expensive over all
 - Longer term contract required to spread costs

Questions?

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