

Regular Meeting of the Mt. Pleasant City Commission
Monday, February 12, 2024
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

1. Monthly report on police-related citizen complaints.
2. Notice of partial term vacancy on the 9-1-1 Governing Board (term to expire December 31, 2024).
3. Minutes of the Airport Joint Operations and Management Board (November).
4. Receipt of the 2023 Annual Report.
5. Fourth Quarter Investment Report.

CONSENT ITEMS:

6. Approval of the minutes from the regular meeting held January 22, 2024.
7. Approval of the minutes from the closed session held January 22, 2024.
8. Consider approval of a sole source quote with Great Lakes Concrete Restoration for the Apparatus Bay Floor Refinishing Project.
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 February 26, 2024, regarding said roll for Special Assessment District #1-2024.

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

February 12, 2024

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NEW BUSINESS:

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

11. Discussion on tall grass, weeds, and natural gardens.

RECESS:

CLOSED SESSION:

ADJOURNMENT:

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

TO: MAYOR AND CITY COMMISSION

FEBRUARY 12, 2024

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

8. Consider approval of a sole source quote with Great Lakes Concrete Restoration for the Apparatus Bay Floor Refinishing Project.
 - a. Flooring in the apparatus bays at the Public Safety Building needs refinishing since the initial restoration, which was done twenty (20) years ago. Great Lakes Concrete and Restoration completed this work on several bays over the last few years. The City Commission is asked to approve the sole-source quote from Great Lakes Concrete Restoration for \$23,750. This is under the City's budgeted amount of \$38,000.

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 February 26, 2024, regarding said roll for Special Assessment District #1-2024.
 - 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.

The City received a question late last year about the communication of the special assessment. Notifications related to the special assessment stated that taxes will increase several hundred dollars because of the special assessment.

At the end of the tax season the current special assessment is set to expire. If the special assessment were to expire, the tax rate would drop back to \$0. As the special assessment for the 24/25 year is considered "new" in the system, the letters that our tax software distributes will calculate the full increase from the \$0 mark. Therefore, a notice was sent out indicating that several properties would increase in tax by hundreds of dollars. However, the special assessment will increase only by the amount in the far-right hand column of the excel spreadsheet attachment which contains the roll. Staff has responded to the inquiry at this time to ensure that this understanding is properly expressed to them.

To move forward, the City Commission will need to hold a public hearing on the proposed special assessment roll and approve the attached Resolutions which confirms the need for the special assessment and accepts the draft roll and directs a public hearing to be set for final approval consideration on February 26, 2024.

Recommended Action: After holding the public hearing on the proposed project, the City Commission is asked to move to approve resolutions #3 and #4 as presented for Principal Shopping District Special Assessment District #1-2024.

New Business:

Work Session:

11. Discussion on tall grass, weeds, and natural gardens.

a. The City Commission discussed natural landscaping at its October 9th, 2023, meeting. Several city ordinances that consider natural landscaping are found in your City Commission packet. In an effort to come to consensus, I recommended that the City Commission discuss those parts of the provided ordinance that garner agreement from a majority of its members. This could include conditions of the ordinance such as:

- Discussion on definition of cultivation – what it means to cultivate.
- Height allowance for what the City Commission deems unacceptable.
- Any particular vegetation the City deems harmful or a nuisance.
- Exceptions (if any)
- Place and location of natural landscapes
 - Including any setback from property lines, sidewalks or driveways
- What to allow or not allow in the public right of way

Closed Session:



City of Mount Pleasant, Michigan
DEPARTMENT OF PUBLIC SAFETY



MEMORANDUM

DATE: 1/16/23
TO: Appointments Committee
FROM: Brandon Bliss-Assistant Police Chief
SUBJECT: New Appointment to the 911 Central Dispatch Governing Board

It was recently brought to my attention that Karen Breedlove, who is appointed to represent the City of Mt. Pleasant on the 911 Central Dispatch Governing Board, passed away on December 31, 2022. Due to Karen's passing there is a vacancy of representation on the above mentioned board.

AIRPORT JOINT OPERATIONS AND MANAGEMENT BOARD

Meeting Minutes

Thursday, November 16, 2023 at 3:30 p.m.

Airport Terminal Building

I. Call to Order

Chairman Nanney called the meeting to order at 3:31 p.m.

II. Roll Call

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

City staff present: Bill Brickner, Jason Moore

III. Additions/Deletions to Agenda

Motion by McBryde, support by Desentz, to approve agenda

Motion passed unanimously

IV. Public Input on Agenda Items

None

V. Approval of Meeting Minutes – September 2023 – Attachment

Motion by Nieporte, support by McBryde, to approve minutes as written

Motion passed unanimously

VI. Airport Manager’s Report – September and October 2023 – Attachments

Brickner gave the manager’s reports

VII. Old Business

a. New hanger and terminal building project: Next steps?

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

VIII. New Business

a. Review Airport Rules and Regulations – Attachment

Motion by McBryde, support by Nieporte, to reaffirm airport rules and regulations

Motion passed unanimously

IX. Announcements on Airport Related Issues and Concerns
Brickner provided an update on the taxiway project

X. Public Comment on Non-Agenda Items
None

XI. Adjournment
Motion by McBryde, support by Desentz, to cancel December meeting
Motion passed unanimously

Chairman Nanney adjourned the meeting at 4:01 p.m.

Mt. Pleasant

[meet here]



Annual Report

2023





A Message From

Aaron Desentz

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City Manager

During 2023, the City of Mt. Pleasant forged and strengthened community partnerships as well as solidified State and Federal grant funding for a variety of infrastructure, public safety and civic life projects. To streamline the property development process, city staff met with builders, developers and financial professionals. These conversations resulted in several zoning ordinance amendments being considered by staff and the Planning Commission. While some amendments have been made, further work will be completed in 2024 to continue this effort.

The long-awaited development of Town Center/ parking lot 3 made considerable progress in 2023 due to a \$1 million Michigan Economic Development Corporation's Revitalization and Placemaking Grant.

Plans call for expanded greenspace, an upgraded electrical system, accessible public restrooms and additional parking. These amenities will create a space conducive to hosting a variety of events, while allowing downtown streets to remain open.

Significant upgrades have taken place at the Water Resource Recovery Facility (WRRF). The majority of Phase I improvements, totalling \$8.5 million were completed in 2023. Phase II, beginning in 2024 will be funded by \$18 million from the Clean Water State Revolving Fund and a \$9 million grant from the State of Michigan.

Also awarded in 2023 was a grant for the Mt. Pleasant Municipal Airport (KMOP). The taxiway, mid field connector, lighting and signage will receive updates due to a local match of \$170,000 leveraged with \$3.2 million in State and Federal grant funding. The airport is a valuable tool in our area's economic development efforts and discussion revolves around potential future expansion.

City projects and programs were supported by grant donations from the Saginaw Chippewa Indian Tribe of Michigan. In 2023, the city received more than \$800,000 to support public safety and various infrastructure projects. These generous gifts help improve the quality of life for our residents.

Central Michigan University developed a new strategic plan focused on community involvement. We look forward to collaborating with them on that important initiative. With funding in place for several infrastructure and community services projects, progress will continue into 2024.

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2023 City Commission

(L-R Back): Brian Assmann, Elizabeth Busch, Boomer Wingard, Bryan Chapman

(L-R Front): Mary Alsager (Vice Mayor), Amy Perschbacher (Mayor), Maureen Eke

Photo & Media Credits:

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Zach Huffman, Hyvion

Zoning for Economic Opportunity Initiative

Why pursue business development in Mt. Pleasant?

During 2023, city staff posed this question to more than 20 area developers, real estate brokers and financial professionals. As part of the Zoning for Economic Opportunity (ZEO) initiative, topics discussed in these one-on-one economic development conversations included the city's current building and zoning policies, processes and infrastructure. Information stemming from these valuable dialogues were forwarded to the Planning Commission for their review in 2023.

Topics included:

- Applications requiring special Planning Commission approval.
- Alterations/expansions of current buildings.
- Special rules for large or auto-oriented businesses such as drive-throughs, gas stations and big box retailers.
- Explore design requirement flexibility within commercial and residential districts.
- Multi-use regulations within single lots.
- Rules that regulate what types of businesses can be conducted within homes.
- Wholesale versus retail zoning requirements.

Throughout the year, city staff and the Planning Commission completed text amendments for the following:

- Updated commercial driveway widths.
- Updated standards for two-car garages in residential areas.
- Increased the areas where medical use and other institutional use (*transitional housing and adult-day care centers*) would be permitted.

More ZEO initiative discussions are slated for 2024.



City of Mt. Pleasant Launches PACE Program

Recently, the City of Mt. Pleasant was designated a Property Assessed Clean Energy (PACE) district. PACE is an economic development tool that provides financing to implement energy efficiency, water efficiency and renewable energy projects in commercial, industrial, multi-family, nonprofit and faith-based buildings. Property owners benefit from long term, 100% up front capital to invest in money-saving technologies through a voluntary special assessment.

Mt. Pleasant is the 57th local government in the state to join Lean & Green Michigan's PACE district. Local businesses now have access to a statewide market of lenders and contractors who can help make clean energy projects a reality – all with no tax payer money. To date, \$256 million of private funds have been invested in Michigan projects.

Brian Kench, Mt. Pleasant Building Official shared, "The PACE program provides an opportunity for efficient and energy renewable projects to become a reality in our community. Property owners will now benefit from up front capital, making sustainable energy development projects economically viable."

For more information on this program visit: www.mt-pleasant.org/building

About Lean & Green Michigan™

Lean & Green Michigan™ helps commercial, industrial and multi-family property owners finance energy projects, eliminate waste and save money through innovative financing solutions that make energy projects profitable for all parties – property owners, contractors and financial institutions. For more information, visit www.leanandgreenmi.com.

City Projects Receive Saginaw Chippewa Indian Tribe Funding

Seven city projects received funding from the Saginaw Chippewa Indian Tribe's 2% Revenue Sharing Fund in 2023. The city is appreciative of this ongoing support. Projects awarded funding are as follows:

Aerial Fire Apparatus	\$100,000
Airport Operational Funding	\$80,000
Airport Runway/Taxiway Rehab	\$50,000
Food Waste/Organics Receiving	\$300,000
Mid-Michigan Investigative Narcotics Team	\$62,400
Mt. Pleasant Police Vehicle & Body Camera Project	\$244,620
Pickard Storm Sewer	\$20,000
2023 Total:	\$857,020



Housing & Neighborhoods

International Property Maintenance Code
Consistency leads to a desirable community.



International Property Maintenance Code Adopted for all Properties

In 2023, the International Property Maintenance Code (IPMC) was adopted. This plan establishes minimum and consistent maintenance requirements for existing residential, rental and commercial buildings.

Established in 1999 by the International Code Council, the IPMC is widely used in more than 40 states as well as the following comparable Michigan communities: Allendale, Alma, Ann Arbor, Bay City, Brighton, Charlevoix, Grand Rapids, Iron Mountain, Kalamazoo and Royal Oak. In Mt. Pleasant, the IPMC has been in effect for rental properties since 2007.

The IPMC ensures consistency across all building types and is compatible with International and State Codes. This provides clear expectations for property owners and occupants and specifically defines the Code Official's role. With the IPMC, additional grant funding may be available.

If a property has an exterior maintenance issue, city staff will contact the resident and/or property owner directly. The city will then follow these steps:

- Provide education regarding property standards and responsibilities.
- Suggest how to remedy the situation.
- Share grant funding information, if applicable.
- Issue a citation if the matter is not rectified.
- Appeals are heard and ruled upon by the Building, Fire and Sanitation Sewer Board.
- Appeals of board decisions go to Isabella County Court.



PILOT Ordinance Approved

In 2022, the city adopted a PILOT (Payment in Lieu of Taxes) policy, authorizing city staff to solicit proposals for affordable housing projects during the first quarter of 2023. Authorized under the Michigan State Housing Development Authority (MSHDA) Act of 1966, a PILOT is an effective financial incentive related to low-income housing construction. These projects allow owners to pay a defined percentage of net shelter rent (or total owner revenue) instead of the local property tax rate.

In October 2023, the City Commission approved a PILOT Ordinance and a Municipal Service Agreement with Spire Development for the construction of two apartment buildings, located at 200 Walnut Street and 410 Mill Street. Offering 49 low income housing units, these buildings would feature a mix of one to three-bedroom apartments, available to individuals with a 30 – 80% average median income (AMI) level.

The PILOT Ordinance was established at 4% of the Annual Shelter Rent, to be distributed to all of the taxing entities similar to the way normal property tax distributions are handled. The Municipal Service Agreement included an additional 4% of Annual Shelter rents, to be solely captured by the city to cover emergency services.

Construction is scheduled to begin in August of 2024, if project financing is approved by MSHDA.

City Receives MSHDA Grant for Home Exterior Improvement Projects

For the fourth year in a row, the city was awarded a \$75,000 Neighborhood Enhancement Program (NEP) grant through the Michigan State Housing Development Authority (MSHDA). The purpose of this grant is to boost neighborhood aesthetics, improve property values and enhance safety and quality of life for residents. The city also contributed \$70,000 to this program, resulting in a total of \$145,000 available for home exterior projects.

Since the program’s inception in 2020; 37 household improvement projects, totaling \$378,511.41, have been completed. Finished projects include roof repairs, porch and deck replacements, as well as window and door installations.



Before



After

Infrastructure



Airport to Undergo Upgrades

Throughout 2023, Mt. Pleasant Municipal Airport staff diligently worked on the design and funding for an updated taxiway, amidst changing FAA regulations and funding models. The request resulted in federal funding for only a 25-foot-wide taxiway, which is 10 feet narrower than the current taxiway and would cut corporate air traffic by 50 percent. After many conversations and resubmission of plans that were drafted prior to the FAA changes, funding for a 35-foot-wide taxiway was approved. Other improvements include LED taxiway lighting and updated signage.

To bring the layout of the airfield into compliance, modifications were made resulting in one mid-field taxiway connector. This change was slated for 2025 but federal money was made available to complete the project alongside the taxiway upgrade. Work will begin in Spring 2024.

Funding for this project, which includes Saginaw Chippewa Indian Tribe's local match funds, is as follows:

Taxiway Pavement – total cost \$1,617,535

\$300,000 Federal Entitlement
 \$1,155,781 Federal Apportionment
 \$80,877 State match
 \$80,877 Local match
 90% Federal dollars
 5% State dollars
 5% Local dollars

Mid-field Connector – total cost \$562,651

\$506,385 Federal Apportionment
 \$28,133 State match
 \$28,133 Local match
 90% Federal dollars
 5% State dollars
 5% Local dollars

Total estimated project cost - \$3,358,712

Taxiway Lighting and Signage – total cost \$1,178,526

\$1,060,674 Federal Apportionment
 \$58,926 State match
 \$58,926 Local match
 90% Federal dollars
 5% State dollars
 5% Local dollars



Water Resource Recovery Facility Phase II Upgrade Underway

In 2022, the Water Resource Recovery Facility's (WRRF) multi-phase upgrade project began. The project's \$8.5 million first phase included replacing the retention basin liner, installing a check valve to prevent floodwaters from entering the basin, replacing the aerated grit system, adding new grit vortexes, improving both the primary and secondary digesters and installing a septage receiving system to remove debris and monitor and record flow.

Phase II, totaling \$27 million started in 2023. Improvements include innovative technology, replacing the current biological treatment processes and upgrades to the clarification process.

Funding sources for Phase II include \$18 million from the Clean Water State Revolving Fund and \$9 million in state grant funding.



The City Completed the Following Infrastructure Improvements in 2023.

Asphalt Crack Sealing

Several streets were crack sealed as part of the preventative maintenance program.

Local Street Reconstruction

Gaylord Street between Washington and University Streets and Palmer Street between Main and University Streets were reconstructed. The projects included removal and replacement of existing asphalt, road base, curb and sidewalk, replacement of the handicap access ramps and storm sewer work.

Overlays

A new layer of asphalt was applied to 14 streets and alleys as part of the preventative maintenance program.

Sidewalks

New sidewalk was installed on the south side of Burch Street between Bradley and Adams and replacement sidewalk projects were completed elsewhere.

Storm Sewer Extension and Improvement

Storm sewer was extended on Anna Street from Broadway Street to the dead-end for properties that did not previously have direct access to the storm water collection system.



City Working to Reform the Mt. Pleasant Regional Center Site Deed

In 2010, per Public Act 208, the State of Michigan sold a portion of the Mt. Pleasant Regional Center land to the city for \$1. The act allows the city to use the property for a “public purpose” (economic development). The 300 acres of land on (West Pickard Street between South Crawford and Bamber Roads) previously housed the Mt. Pleasant Regional Center and the Mt. Pleasant Indian Industrial Boarding School.

The State drafted a deed to the property in 2011 that includes the term, “public use” instead of public purpose. Unfortunately, public use has a legal meaning that is limited to municipal parks and does not include economic development. Therefore, if the city or any other developer were to use the property for economic development projects, the State would take back ownership, including any improvements made to the property.

After the city spent years and millions of dollars preparing the property for development, it exchanged several letters with the State over the course of four years to correct the deed language to accurately reflect the public purpose restriction in PA 208. The State refused.

The city initiated litigation to force state officials to correct the deed, so it accurately reflects PA 208’s public purpose restriction, allowing the city and its taxpayers to recoup their investments and use the property for economic development, as was always intended. The court ruled in favor of the city stating that the plans set forth in the city’s ‘Future Land Use Map’ which outlines a park, residential development and tribal land constitutes a ‘public purpose’ as outlined in Public Act 208.

The city defends its interest in the property and continues to consult with the Saginaw Chippewa Indian Tribe of Michigan. Further action is likely to take place in late 2024.



Snow and Ice Removal from Sidewalks Ordinance Amended

In order to promote safety during the winter months, changes were made to the city's Snow and Ice Removal from Sidewalks Ordinance (98.37). Owners and/or occupants of all properties within the city must now clear any accumulation of ice and/or snow from public sidewalks adjoining such property.

- Clearing must be done within 24 hours of accumulation or placement of snow and/or ice.
- If a sidewalk is not cleared within the 24-hour period of accumulation, the city may issue a civil infraction ticket that is a personal debt owed to the city for each day that the owner fails to clear the sidewalk.
- If the city has to remove ice and/or snow from the sidewalk, a lien on the property is imposed for the cost of clearing the sidewalk.
- Properties located along school routes are NOT EXEMPT from this ordinance.
- Sidewalks designated for clearance by the city are worked on after city streets, alleys and parking lots have been plowed.

For a map on which sidewalks are plowed by the city visit: www.mt-pleasant.org/maps.

Changes for Downtown Overnight Parking Permit Holders

In 2023, City Commissioners amended Chapter 71 of the parking ordinance, making alterations to downtown overnight parking procedures.

Changes which took place in November include:

- Eliminating the "even/odd" overnight parking system.
- If conditions arise that require downtown overnight parking permit holders to move their vehicles, they will be informed via email/text on when and where to relocate their cars.

Items that remained the same:

- Downtown offers eight overnight parking lots. Overnight permits, which can be purchased online or at City Hall, are valid for six months, expiring on June 30 and December 31 of each year.
- Overnight street parking is allowed throughout the City of Mt. Pleasant year-round, except for the downtown area.
- Downtown street parking is prohibited from 4 – 6 a.m. year-round.
- When a snow emergency is declared, all cars must be removed from the street.



Public Safety and R.I.S.E. Partnership Remains Strong

Since its inception in 2021, the Division of Public Safety's partnership with Recovery, Independence, Safety and Empowerment (R.I.S.E.) has had remarkable results connecting individuals with specialized mental health services. Providing support for survivors of both domestic violence and sexual assault, this program has served more than 250 clients of all ages.

With a Crisis and Trauma Response Clinician on staff, police and fire personnel receive annual training in mental illness, drug overdose response and handling, de-escalation, cultural diversity, and homeless population encounters. At times, this clinician is also on scene at incidents to provide additional mental health resources.

Youth Police Academy Graduates 22nd Class

Mentors. Meet here.

During three weeks in July, cadets in grades 6-8 learned that it takes integrity, trust, leadership, compassion and the ability to quickly assess a situation to become a law enforcement official.

The program's curriculum, which mirrors that of a police academy, included demonstrations by the Emergency Services Team, K-9 Unit, DNR, MMR and the Mt. Pleasant Fire Department. Cadets also participated in physical training and completed the same agility tests as police academy recruits.

At the completion of the academy, cadets earned their boater safety certificate and were honored at a Graduation Ceremony. Keynote speaker was Annie Sanders, President/CEO of United Way of Gratiot & Isabella Counties.

Applications for this three-week program are available during the month of May at the Division of Public Safety building. Funds for the Youth Police Academy were provided in part by the Kellogg Youth Fund of the Mt. Pleasant Area Community Foundation.



Coney's for a Cause Fundraiser Benefits Area Youth

During this year's Conneys for a Cause, 5,588 Pixie conneys were sold raising \$3,150 for the Mt. Pleasant Police Department's Youth Services Unit and the Isabella County Child Advocacy Center. Thanks to the Pixie for once again being a wonderful partner and to community members who supported this worthy cause that benefits area youth.



Police Department Receives Community Foundation Grant

The Mt. Pleasant Police Department (MPPD) was awarded a \$2,550 grant from the Mt. Pleasant Area Community Foundation for gear and equipment used on service calls.



Fire Department Awarded Grant for CPR Machines

The Mt. Pleasant Fire Department (MPFD) was presented with a check for \$56,663 from the Mt. Pleasant Area Community Foundation (MPACF). These funds purchased (3) LUCAS Mechanical CPR machines which are now in all engines dispatched to medical calls.



City Receives \$1 Million MEDC Grant for Town Center Civic Space Project

The City of Mt. Pleasant was awarded a \$1 million grant through the Michigan Economic Development Corporation's Revitalization and Placemaking Grant (RAP) program.

This funding supports the Town Center Civic Space Project, a \$2,278,462 initiative aimed at revitalizing Town Center located at Broadway and Main Street. Additional funding is provided by the city's General Fund.

The Town Center Civic Space Project will create a versatile space for public gatherings, events and recreational activities and include the following amenities:

- **Expansive Green Space:** A significant increase in green space contributing to improved air quality and biodiversity.
- **Universal Accessibility Design:** Ensures easy navigation for all community members.
- **Installation of Electric Vehicle Charging Stations**
- **Upgraded Electrical Infrastructure:** A modernized power system to better support a range of events and activities.
- **Additional Parking Spaces:** Gain of (18) total parking lot and on-street parking spaces.
- **Traffic Calming:** Removal of the portion of Mosher Street between Main and Broadway Street to increase pedestrian safety.
- **New Accessible Public Restrooms**
- **Increased Pedestrian Lighting**
- **Site Added Features:** Benches, trash cans, bike racks, universally accessible pathways.

Construction is slated to begin in Spring 2024, with an anticipated October 2024 completion date.

The State of Michigan's Revitalization and Placemaking (RAP) program provides access to gap financing for real estate rehabilitation and development, as well as public space improvements associated with traditional downtowns, social-zones and outdoor dining initiatives. The state received \$500 million in applications for the \$100 million available.

Mt. Pleasant Offers a Community Garden Experience

In 2023, city residents were able to plant, grow and harvest their own fruits and vegetables at the Horizon Park Community Garden located at 1535 Sweeney Street. Fifteen 4' x 8' garden plots were available for a summer rental fee of \$30. Garden plot registration takes place in the Spring.

Interested individuals must complete and submit an application to the Parks and Recreation office.



Farmers' Market Celebrates 50 Years

This year, the Farmers' Market celebrated five decades of offering community members fresh, affordable and healthy food choices. The market has become a festive gathering place featuring food demonstrations, cooking contests, musical entertainment, health and fitness programming and more.

To celebrate this 50-year milestone, a community brunch was hosted featuring a concert by the Central Michigan Area Concert Band and cellist, Gavin Frody. Yoga offerings rounded out the day.

The anniversary celebration continued with a Mt. Pleasant Area Chamber of Commerce Ribbon Cutting and a Walk 50 Challenge. Community members were challenged to walk 50 miles during the summer. Prizes were awarded for individuals completing 10, 20, 30, 40 and 50 miles.

The Thursday and Saturday Farmers' Markets take place May – October.

StoryWalk Installed at Island Park

As a result of strong community partnerships, StoryWalk becomes another fun activity for residents to enjoy. Signs situated along Island Park's paved trail (between the Oak Street and Nelson Park bridges) feature pages from a story book. These signs, which include braille, provide a fun activity to do at each stop. Stories change every few months. StoryWalk is a free activity, available during regular park hours.

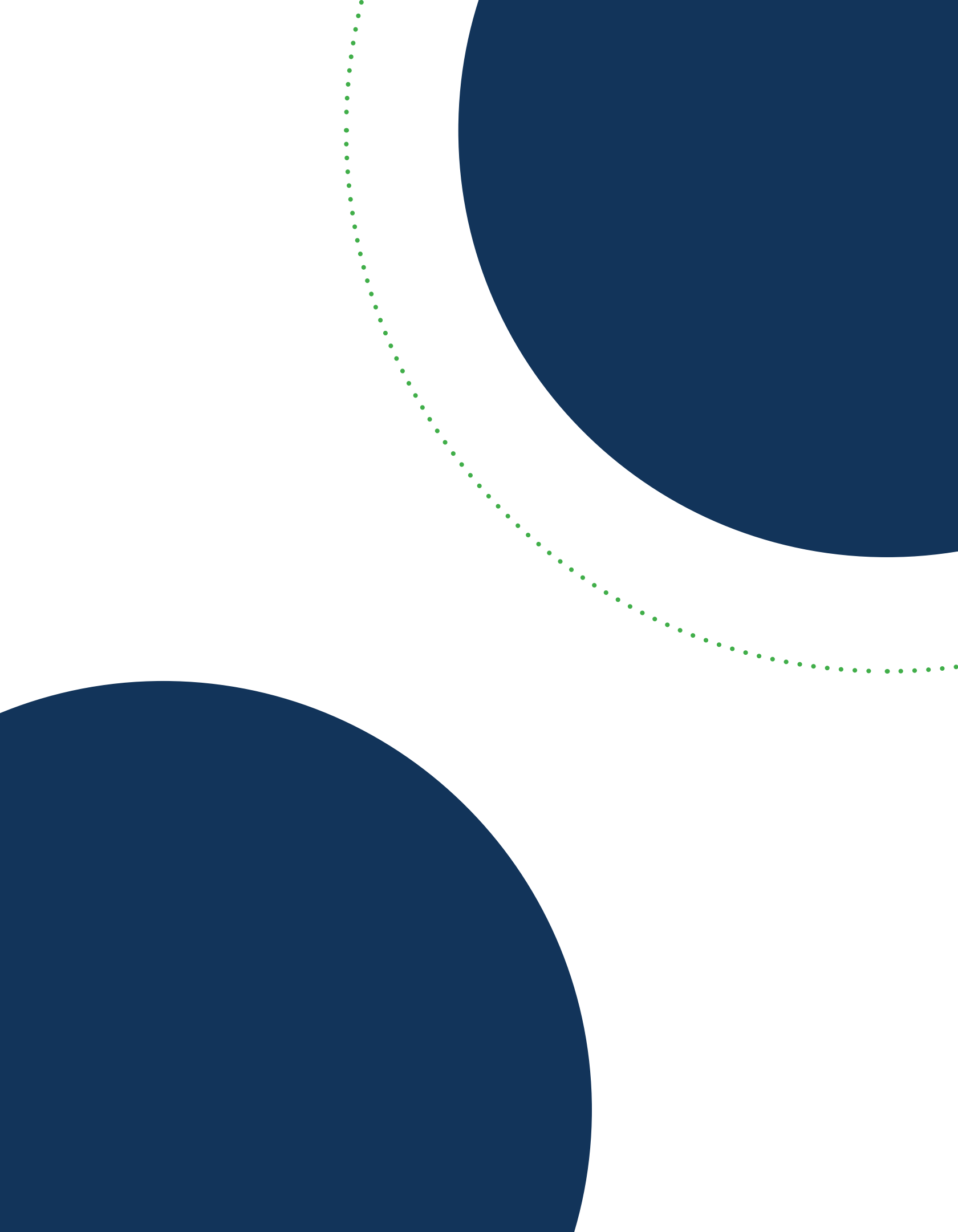
Partners who made StoryWalk a reality include: Friends of the Veterans Memorial Library, Mt. Pleasant Michigan Kiwanis Club, City of Mt. Pleasant Parks & Recreation Department and the family of David J. McGrath.



Citizens' Academy Graduation

Participants of the Citizens' Academy, led by city Planner Manuela Powidayko, graduated after completing the seven-session program. The academy engaged members of the community, expanding their knowledge of the structure and function of local government. This is an annual course offering which runs from February – April.





Memorandum



TO: Aaron Desentz, City Manager

FROM: Chris Witmer, Treasurer/Deputy Finance Director

DATE: February 7, 2024

SUBJECT: Investment Report

Attached please find the 4th quarter Investment Report. The investment portfolio for all funds, less the pension and OPEB plans and WRRF bond proceeds, has a cost basis of nearly \$31 million. The investment portfolio earned a weighted average yield of 4.07%, which is up from the previous quarter of 3.92%.

Requested Action:

Include the Investment Report for December 31, 2023 with the February 12th City Commission petitions and communications.

Current Portfolio

City of Mt. Pleasant portfolio as of 12/31/2023



MEEDER
PUBLIC FUNDS

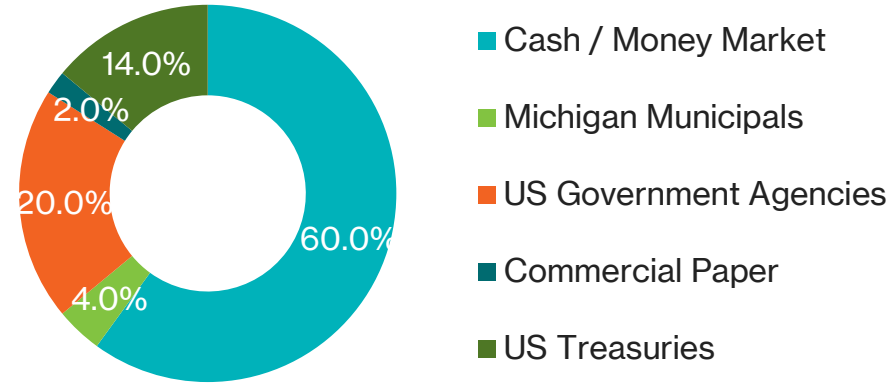
Your Portfolio

Cash*	\$21,879,391
Securities	<u>\$14,320,000</u>
Total	\$36,199,391

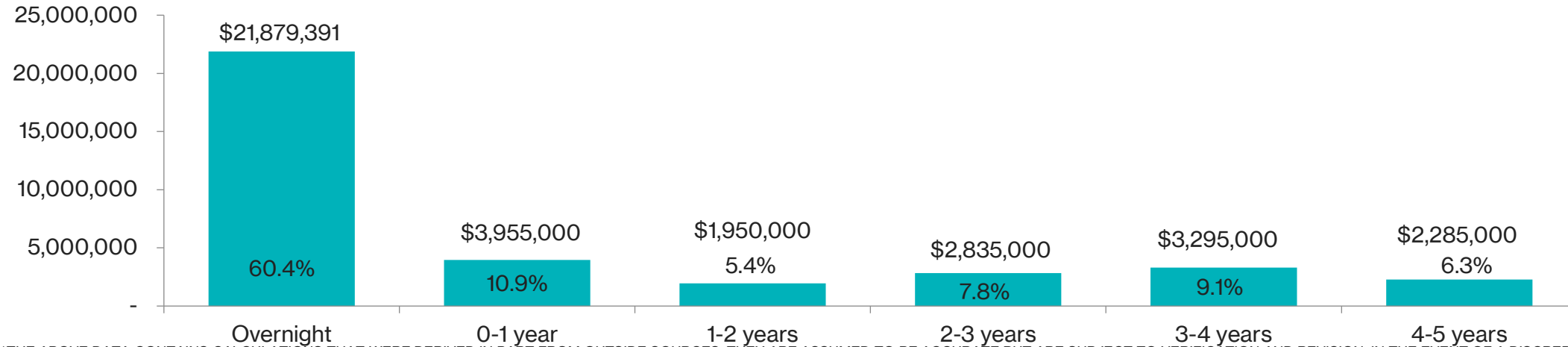
Your Securities

Weighted Average Maturity*	1.53 years
Weighted Average Yield*	4.07%

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.

Minutes of the regular meeting of the City Commission held Monday, January 22, 2024, 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 Liz Busch; Bryan Chapman, Maureen Eke, Grace Rollins(7:19pm) & Boomer Wingard

Commissioners Absent: None

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

Proclamations and Presentations

1. Director of Public Works Jason Moore introduced new Water Distribution Operator, Tucker Breasbois.
2. Lisa Diaz-Sytsema of the Mid-Michigan Aquatic Recreational Authority (MMARA) gave a presentation on the millage request for the MMARA.
3. City Manager Desentz gave a presentation on 2023 and 2024 Goals and Objectives.
4. Isabella County Administrator Nicole Frost; County Commission Chairman Tobin Hope; County Commission Vice-Chair Jerry Jaloszynski and Sherriff Main gave a presentation on County millage proposal on the February ballot.

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

Receipt of Petitions and Communications

Received the following petitions and communications:

5. Year-end report on citizen group and complaint process.

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

6. Minutes of the regular meeting of the City Commission held January 8, 2024.
7. Set special meeting for discussion on goals and objectives for Monday, April 1, 2024 at 6:00 p.m.
8. Additional allocation of \$8,114 in funding from the City's HODAG funds for the Michigan State Housing Development Authority (MSHDA) Neighborhood Enhancement Program.

9. Resolutions #1 and #2 to commence the proceedings for special assessment, tentatively determine the necessity and set a public hearing for February 12, 2024 at 7:00 pm regarding the necessity of Special Assessment District #1-2024.

Resolution No. 1

Principal Shopping District 1-24

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. 1-24

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 1-24

WHEREAS, the City Manager has prepared a report concerning funding for the Principal Shopping District in Special Assessment District No. 1-24, 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 February 12, 2024 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. Bid of Kawkawlin Roofing of Kawkawlin, Michigan in the amount of \$188,216 for the 2024 Water Treatment Plant Reroof project.

11. Contract with American Fiberglass Tank Repair of Franklin, New Hampshire, in the amount of \$31,660 for repairs to the Sodium Hypochlorite Tank and approve a budget amendment in the amount of \$4,700 for same.

12. Warrants and payrolls dated January 15 & 18, 2024 all totaling \$1,314,163.86.
Motion unanimously adopted.

A public hearing was held on a Community Development Block Grant Housing Improving Local Livability (CHILL) Grant Application as required by the Michigan State Housing Development Authority (MSHDA) and resolution in support of same. There being no public comment or communications received, the Mayor closed the public hearing.

Moved by Commissioner Chapman and seconded by Commissioner Eke to approve the Community Development Block Grant Housing Improving Local Livability (CHILL) Grant Application as required by the Michigan State Housing Development Authority (MSHDA) and resolution in support of same.

WHEREAS, the Michigan State Housing Development Authority (MSHDA) has invited Units of General Local Government to apply for its Community Development Block Grant Housing Improving Local Livability (CHILL) Competitive Funding Round; and

WHEREAS, the City of Mt. Pleasant desires to request \$499,730 in MSHDA CDBG funds for a housing improvement program, of which \$76,230 will be utilized for program and grant administration; and

WHEREAS, the City of Mt. Pleasant commits funds in the amount of \$50,000; and

WHEREAS, the proposed project is consistent with the local Community Development Plan as described in the Application; and

WHEREAS, at least 51% of the beneficiaries of the proposed project will be low and moderate income persons;

WHEREAS, no project costs (CDBG and non-CDBG) will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by your CDBG Project Manager;

WHEREAS, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan State Housing Development Authority.

NOW, THEREFORE, BE IT RESOLVED that the City of Mt. Pleasant hereby designates the following staff related to the MSHDA CHILL grant:

- Authorized to sign the application and attachments - Aaron Desentz, City Manager
- Authorized to sign the grant agreement, amendments, attachments and any additional documents required to carry out and complete the grant - Aaron Desentz, City Manager
- Authorized to sign payment requests - Chris Saladine, Finance Director

Motion unanimously adopted.

Moved by Commissioner Chapman and seconded by Commissioner Busch to approve purchase of a Pierce Aerial Ladder Truck and a Pierce Rescue Pumper Truck through Halt Fire in the amount of \$2,738,675. Motion unanimously adopted.

Kevin Lund, Mannik Smith Group Engineer, presented information on groundwater testing and reporting.

Moved by Commissioner Wingard and seconded by Commissioner Busch to approve a professional services agreement with Mannik Smith Group for quarterly groundwater testing and reporting. Motion unanimously adopted.

Parks, Recreation & Public Spaces Director Phil Biscorner and Recreation Coordinator Carol Moody provided a presentation on the current fee structure policy for costs for the use of certain electronic payment forms in place for the Farmers Market.

Moved by Commissioner Eke and seconded by Commissioner Busch to eliminate administrative fees for use of certain electronic payment forms for Farmers Market. Motion unanimously adopted.

Parks, Recreation & Public Spaces Director Phil Biscorner and PEAK Coordinator Mary LaChance provided a presentation on 2024 PEAK Summer Camp proposed changes.

Moved by Commissioner Eke and seconded by Commissioner Busch to extend the current 6-week PEAK Summer Camp program duration from 6 weeks to 8 weeks and discontinue the Day Camp Program. Motion unanimously adopted.

Mayor Perschbacher made the following appointments of City administrative officials to the following boards and commissions:

Building Authority

Finance Director Chris Saladine

9-1-1/Central Dispatch Governing Board

Fire Chief Doug Lobsinger

Police Captain Brandon Bliss, alternate

Isabella County Material Recovery Facility,

Governing Board

Public Works Director Jason Moore

MML Legislative Coordinator

City Manager Aaron Desentz

Mid-Michigan Area Cable and Telecommunications

Consortium Board

Public Relations Director Darcy Orlik

Middle Michigan Development Corporation

City Manager Aaron Desentz

Mayor Perschbacher made the following appointments of City Commissioners to City standing and special committees as follows:

Audit Committee

Amy Perschbacher

Bryan Chapman

Maureen Eke, alternate

City/CMU Student Liaison Committee

Bryan Chapman

Liz Busch

Economic Development Corporation
Brownfield Redevelopment Authority
Amy Perschbacher
Boomer Wingard

Principal Shopping Board
Bryan Chapman

Tax Increment Finance Authority
Amy Perschbacher

Moved by Commissioner Chapman and seconded by Vice Mayor Alsager to make the following appointments to City boards and commissions.

Appointments Committee
Bryan Chapman-Chair
Mary Alsager
Grace Rollins

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

Charter Committee
Amy Perschbacher, Chair
Boomer Wingard
Grace Rollins

Council of Governments
Amy Perschbacher

Intergovernmental Liaison
Amy Perschbacher
Mary Alsager, alternate

International Relations/Sister City Council
Liz Busch
Maureen Eke, alternate

Mt. Pleasant Area Diversity Council
Maureen Eke

Property Committee
Mary Alsager, Chair
Amy Perschbacher
Boomer Wingard

Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Wingard announced the Citizens Academy deadline is February 5th. Interested participants can enroll on-line @ https://www.mt-pleasant.org/departments/planning_and_community_development/citizens_academy.php; The GI-TEC Center open house is taking place February 1st at MPHS from 5:30 – 7:30 p.m.; finally, the Career Fair will take place May 3rd.

Vice Mayor Alsager announced free tax services are available at the Commission on Aging.

The Commission recessed at 9:54 p.m. and reconvened at 10:03 p.m.

Moved by Commissioner Eke and seconded by Commissioner Chapman to postpone Agenda Item #21 – Work Session Discussion on tall grass, weeds, and natural gardens and enter into Closed Session pursuant to subsection 8(a) of the Open Meetings Act to consider a period personnel evaluation. Motion unanimously adopted.

AYES: Alsager, Busch, Chapman, Eke, Perschbacher, Rollins & Wingard

NAYS: None

ABSENT:None

Motion unanimously adopted.

Closed session ended at 10:48 p.m. A separate set of minutes was taken for the closed session.

Moved by Vice Mayor Alsager and seconded by Commissioner Busch to approve a 9.8% raise for 2024 not having a raise for the past 2 subsequent years for City Manager Aaron Desentz. Motion unanimously adopted.

Moved by Commissioner Eke and seconded by Commissioner Chapman to adjourn the meeting at 10:49 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk



**DIVISION OF PUBLIC SAFETY
CITY OF MT. PLEASANT**



804 E. High Street, Mount Pleasant, MI 48858
Phone: (989) 779-5100 Fax: (989) 773-4020

MEMORANDUM

DATE: January 25, 2024
TO: Aaron Desentz, City Manager
FROM: Paul Lauria, Director of Public Safety
SUBJECT: Apparatus Bay Floor Refinishing

The apparatus bays are the area of the Public Safety Building where the fire trucks park. These bays serve as a multi-function area to maintain, inspect, train on, and store the fire trucks. This is a high traffic area and is always being used by fire department personnel. The floors receive a lot of wear and abuse from being wet, muddy, and driven on by heavy fire trucks.

The epoxy floor coating was installed with the remodel and expansion of the Public Safety Building by Great Lakes Concrete and Restoration and has lasted about twenty years. Over the years, we have been extremely impressed with the results and quality of workmanship that was done during the initial installation of the flooring system. However, it is losing adhesion and is separating from the floor resulting in areas of bare concrete exposure. These bare spots allow moisture to develop under the epoxy coating causing even more separation. These bare spots become slippery, especially when they get wet and could potentially serve as a "slip and fall" hazard. An epoxy floor-coating specialist indicated that for the type of use the floor has been subject to, it has reached its life expectancy and needs to be replaced.

During our evaluation of what type of floor covering to recommend replacing the epoxy, we contacted other fire departments and looked at commercial buildings that serve large amounts of people. What we have found is that polished concrete is the most preferred finish for our use. Polished concrete is extremely durable and has no coating that can peel. The slip resistance is equal to an epoxy coating under all conditions.

In 2022, Great Lakes Concrete and Restoration did polished concrete in bays 1, 2, 3, 7, 8, and 9. We are extremely pleased with the work that was done and how the floors are performing. **In this year's Capital Improvement Plan has \$38,000 budgeted to complete the same work in bays 5, 6, 11, and 12.**

Great Lakes Concrete and Restoration has provided the following quote for bays 5, 6, 11, and 12 for concrete resurfacing totaling \$23,750. I am recommending that the City Commission authorize a sole source bid to Great Lakes Concrete and Restoration to complete this work in the amount of \$23,750.



Great Lakes Concrete Restoration

“Specialists in Concrete Floor Polishing and Epoxies”

Quote # 2401

Date 1-07-24

Client: City of Mt. Pleasant

Re: Fire Apparatus Bays Restoration epoxy removal / floor polishing / 2 drive lines

Square Footage: approx. 3000

Great Lakes Concrete Restoration to provide labor and material the above named project first to remove the existing epoxy and install a polished floor system **as per the Chiefs walk through 1-04-23** .

The following will be the removal and polishing process:

Preparation / Application

Remove existing epoxy to a clean concrete floor surface, patch all divots and if needed fill saw cut joints and control joint with polyurea, diamond grind the concrete floor surface to a clean concrete floor finish .

Polish Floors a Natural Concrete look finish

with metal, ceramic bond diamonds, and polish with resin bond diamonds to a 400 gloss finish. Apply a desired color and then a concrete densifier / hardener. Polish to 800 gloss and apply the liquid oil inhibitor Protector and burnish in to a 1500 gloss finish.

Total Price \$ 23,750.00

Notes

- Price includes a single mobilization until complete for above pricing.
- We require electric power of 2- 208 3 phase 100 amps hooked in by your certified electrician, several 100 20 amp plugs, over head lighting. A 65 KW 3 phase generator can be provided if needed at 400.00 per day.
- We will require a trash container on site to put non-hazardous concrete dust.
- We will require a fresh water source for our floor scrubber .
- Payment at completion balance due over 30 days at 5% interest per month.
- Note that all fixtures and wall fixtures that may restrict our ability to get close to wall edges may need to be removed if required to remove epoxy and polish.
- There may be areas in the concrete floor that may not clarify do to low spots in the floor surface as well as edges of walls and may finish different than the flat areas of the concrete floor.

Thank you for the opportunity to quote this project, please feel free to contact me with any questions or concerns at 248-755-8025.

Sincerely,

Dale Ballard Owner/Project Manager GLCR

Dale Ballard

Cell 248-755-8025 Fax 248-689-4645

dballardgreatlakes@gmail.com

Offices - 378 Leetonia Dr Troy, Mi 48085 / Prudenville , Mi 48651

02/08/2024 A1:D162 CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 01/19/2024 - 02/08/2024

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
01/25/2024	AARON DESENTZ	REIMBURSEMENT	4,520.00
01/25/2024	CHRISTINE WITMER	REIMBURSEMENT	114.30
01/25/2024	CONSUMERS ENERGY	UTILITIES	60,330.32
01/25/2024	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	798.94
01/25/2024	BS&A SOFTWARE	CONTRACTED SVCS	18,117.00
01/25/2024	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS	117.73
01/25/2024	CDW GOVERNMENT, INC	SUPPLIES	1,165.96
01/25/2024	CENTRAL MICHIGAN UNIVERSITY	COST SHARE LIGHTS	601.71
01/25/2024	CENTURYLINK	COMMUNICATIONS	10.57
01/25/2024	CINTAS CORP	SUPPLIES	158.02
01/25/2024	CMFIS	MEMBERSHIP	30.00
01/25/2024	COYNE OIL CORPORATION	FUEL	450.04
01/25/2024	DINGES FIRE COMPANY	SUPPLIES	154.10
01/25/2024	ESO SOLUTIONS, INC.	CONTRACTED SVCS	6,614.09
01/25/2024	ETNA SUPPLY	SUPPLIES	1,305.00
01/25/2024	GALGOCI OIL COMPANY	FUEL	449.67
01/25/2024	GRANGER	CONTRACTED SVCS	76.68 V
01/25/2024	GREAT LAKES CENTRAL RAILROAD INC	CONTRACT SVCS	3,766.52
01/25/2024	INFOSEND, INC	CONTRACT SVCS	117.69
01/25/2024	ISABELLA COUNTY FIRE CHIEFS	MEMBERSHIP	600.00
01/25/2024	JASON POWELL	TRAVEL ADVANCE	162.00
01/25/2024	JASON VANLIEW	REIMBURSEMENT	100.00
01/25/2024	JCI JONES CHEMICALS, INC.	CHEMICALS	9,252.60
01/25/2024	KONWINSKI CONSTRUCTION	REFUND	1,245.00
01/25/2024	LESIL MILLER	REFUND	70.00
01/25/2024	LEXIPOL, LLC	CONTRACT SVCS	6,177.26
01/25/2024	LISA MYERS	REIMBURSEMENT	75.00
01/25/2024	MCLAREN CENTRAL MICHIGAN	CONTRACTED SVCS	9,765.00
01/25/2024	MICHIGAN DOWNTOWN ASSOCIATION	TRAINING	425.00
01/25/2024	MOTOROLA SOLUTIONS, INC.	SUPPLIES	161.85
01/25/2024	MT PLEASANT ROTARY CLUB	MEMBERSHIP	231.00
01/25/2024	NCL OF WISCONSIN	SUPPLIES	1,350.95
01/25/2024	ODP BUSINESS SOLUTIONS LLC	SUPPLIES	262.48
01/25/2024	PHOENIX SAFETY OUTFITTERS	UNIFORMS	476.86
01/25/2024	PLEASANT GRAPHICS, INC	SUPPLIES	180.00
01/25/2024	PURE PLUMBING LLC	CONTRACT SVCS	1,039.00
01/25/2024	PURITY CYLINDER GASES INC	CHEMICALS	6,083.16
01/25/2024	R & T MURPHY TRUCKING, LLC	CONTRACT SVCS	5,633.63

01/25/2024	SARA EVITTS	REFUND	70.00
01/25/2024	SHANNON PALMER	REFUND	70.00
01/25/2024	SIMPLY ENGRAVING	SUPPLIES	16.50
01/25/2024	STATE OF MICHIGAN	CONTRACT SVCS	10,392.64
01/25/2024	STERICYCLE, INC.	CONTRACT SVCS	308.44
01/25/2024	SUMMIT FIRE PROTECTION	CONTRACT SVCS	532.05
01/25/2024	T.H. EIFERT, LLC	CONTRACT SVCS	702.59
01/25/2024	THE MORNING SUN	CONTRACT SVCS	549.00
01/25/2024	UNIFIRST CORPORATION	CONTRACT SVCS	136.18
01/25/2024	VARTEC LLC	CONTRACT SVCS	7,995.00
01/25/2024	VERMONT SYSTEMS, INC	CONTRACT SVCS	11,987.50
01/25/2024	WESTECH	SUPPLIES	3,843.47
01/25/2024	YEO & YEO TECHNOLOGY	CAPITAL OUTLAY	66,687.00
01/26/2024	COYNE OIL CORPORATION	FUEL	8,447.24
01/26/2024	ROBERT W LAMSON, PHD	CONTRACT SVCS	990.00
02/06/2024	DTE ENERGY	UTILITIES	15,967.16
02/08/2024	AARON DESENTZ	REIMBURSEMENT	286.07
02/08/2024	ACTION TARGET	SUPPLIES	81.21
02/08/2024	ALICIA ELIZONDO	CONTRACT SVCS	2,500.00
02/08/2024	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	228.82
02/08/2024	ANNA LEASHER	REFUND	35.00
02/08/2024	AVFUEL CORPORATION	EQUIPMENT	378.32
02/08/2024	BERRY DUNN	CONTRACTED SVCS	2,689.00
02/08/2024	BILL BRICKNER	REIMBURSEMENT	50.00
02/08/2024	BRIAN DAY	REFUND	35.00
02/08/2024	BROCK BINDER	CONTRACT SVCS	90.00
02/08/2024	CARLEE LAZAROV	REFUND	24.00
02/08/2024	CARLETON EQUIPMENT COMPANY	CONTRACTED SVCS	1,762.96
02/08/2024	CDW GOVERNMENT, INC	SUPPLIES	708.49
02/08/2024	CENTRAL MICH UNIV - MAILROOM	CONTRACT SVCS	2,738.49
02/08/2024	CGS, INC.	TRAINING	1,254.10
02/08/2024	CHRISTINA JOHNSON	REFUND	70.00
02/08/2024	CINTAS CORP	SUPPLIES	294.24
02/08/2024	CINTAS CORP	SUPPLIES	111.88
02/08/2024	CLARK HILL P.L.C.	CONTRACT SVCS	1,368.00
02/08/2024	COYNE OIL CORPORATION	FUEL	5,431.82
02/08/2024	CUMMINS SALES AND SERVICE	CONTRACT SVCS	592.69
02/08/2024	DENALI CONSTRUCTION & ENGINEERING	CONTRACT SVCS	2,972.40
02/08/2024	DINGES FIRE COMPANY	SUPPLIES	92.37
02/08/2024	ELHORN ENGINEERING COMPANY	CHEMICALS	1,645.00
02/08/2024	ENVIRONMENTAL RESOURCE ASSOCIATES	CONTRACTED SVCS	727.44
02/08/2024	ERA	CONTRACTED SVCS	1,572.64
02/08/2024	ETC INSTITUTE	CONTRACTED SVCS	3,900.00
02/08/2024	FIDELITY SECURITY LIFE INSURANCE CO	INSURANCE PREMIUMS	1,267.02

02/08/2024	FISHBECK - ENGINEERS/ARCHITECTS/	CONTRACTED SVCS	20,752.90
02/08/2024	FLEIS & VANDENBRINK	CONTRACT SVCS	2,780.00
02/08/2024	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE	239.40
02/08/2024	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS	6,550.50
02/08/2024	FRONT LINE SERVICES, INC	SUPPLIES	1,642.17
02/08/2024	GALLS, LLC	SUPPLIES	744.69
02/08/2024	GATEWAY REFRIGERATION, INC.	CONTRACT SVCS	99,591.00
02/08/2024	GRAYMONT WESTERN LIME INC.	CHEMICALS	9,241.50
02/08/2024	GREGORY BENASKE	REFUND	30.00
02/08/2024	HEATHER BOUCK	REIMBURSEMENT	35.31
02/08/2024	HIRERIGHT	CONTRACT SVCS	68.10
02/08/2024	HURST MECHANICAL	CONTRACT SVCS	1,181.61
02/08/2024	INFOSEND, INC	CONTRACT SVCS	3,170.10
02/08/2024	JAIMIE HALL	REFUND	70.00
02/08/2024	JASON ELLIS	REFUND	35.00
02/08/2024	JASON THE MASON LLC	CONTRACTED SVCS	1,297.16
02/08/2024	JUST FAB GRAPHICS - CC	SUPPLIES	2,196.25
02/08/2024	KATHERINE LATHAM	CONTRACT SVCS	60.00
02/08/2024	KENNEDY INDUSTRIES, INC	SUPPLIES	2,575.57
02/08/2024	KONWINSKI CONSTRUCTION, INC.	CONTRACTED SVCS	10,000.00
02/08/2024	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT	729.03
02/08/2024	LAKESIDE EQUIPMENT CORPORATION	SUPPLIES	948.00
02/08/2024	LETAVIS ENTERPRISES INC.	CAR WASHES POLICE	155.00
02/08/2024	LILLY PIERCE	CONTRACT SVCS	60.00
02/08/2024	LISA CURTIS	REFUND	24.00
02/08/2024	LOGOS GALORE/MORDICA SALES	UNIFORMS	86.00
02/08/2024	LUCY KEYES	CONTRACT SVCS	30.00
02/08/2024	MAUREEN KARBOWSKI	REFUND	35.00
02/08/2024	MEAGAN MCCLINTIC	REFUND	35.00
02/08/2024	MEDLER ELECTRIC COMPANY	SUPPLIES	131.06
02/08/2024	MELISSA WANINK	CONTRACTED SVCS	60.00
02/08/2024	MID MICHIGAN AREA CABLE	CONTRACTED SVCS	450.00
02/08/2024	MID-MICHIGAN INDUSTRIES	CONTRACTED SVCS	8,825.47
02/08/2024	MIDDLE MICHIGAN DEVELOP CORP	CONTRACTED SVCS	28,000.00
02/08/2024	MISS DIG SYSTEM, INC.	MEMBERSHIP	2,214.46
02/08/2024	MOREY'S LOGO	SUPPLIES	384.00
02/08/2024	MT PLEASANT KIWANIS CLUB	MEMBERSHIP	151.49
02/08/2024	NATIONAL RECREATION & PARK ASSOC	MEMBERSHIP	180.00
02/08/2024	NCH CORPORATION	SUPPLIES	632.11
02/08/2024	NCL OF WISCONSIN	CHEMICALS	1,137.92
02/08/2024	NYE UNIFORM COMPANY	UNIFORMS	247.43
02/08/2024	O'NEIL & DUSO PLLC	PROSECUTORIAL SVCS	7,785.98
02/08/2024	ODP BUSINESS SOLUTIONS LLC	SUPPLIES	95.17
02/08/2024	OHM ADVISORS	CONTRACT SVCS	13,173.75

02/08/2024	OTIS ELEVATOR COMPANY	CONTRACT SVCS	468.96
02/08/2024	PARTLO PROPERTY MANAGEMENT LLC	CONTRACT SVCS	500.00
02/08/2024	PAYTON VEILLEUX	CONTRACT SVCS	60.00
02/08/2024	PHOENIX SAFETY OUTFITTERS	UNIFORMS	565.58
02/08/2024	PIYUSH SARAIYA	CONTRACT SVCS	45.00
02/08/2024	PLEASANT GRAPHICS, INC	CONTRACTED SVCS	370.00
02/08/2024	POLYDYNE INC.	CHEMICALS	2,305.53
02/08/2024	PURE PLUMBING LLC	CONTRACT SVCS	989.00
02/08/2024	PVS TECHNOLOGIES, INC	CHEMICALS	9,833.90
02/08/2024	RACHEL FARLEY	REFUND	24.00
02/08/2024	RAYMOND FIRST	REFUND	35.00
02/08/2024	RCL CONSTRUCTION CO. INC	CONTRACT SVCS	8,000.00
02/08/2024	REID REFENGUSS	CONTRACT SVCS	60.00
02/08/2024	RILEY OLSEN	CONTRACT SVCS	75.00
02/08/2024	ROBERT W LAMSON, PHD	CONTRACT SVCS	990.00
02/08/2024	ROMANOW BUILDING SERVICES	CONTRACT SVCS	6,518.93
02/08/2024	RYAN HARKRADER	REFUND	35.00
02/08/2024	SARAH BAUMANN	REFUND	35.00
02/08/2024	SARAH GILMAN	REFUND	35.00
02/08/2024	SPECTRUM PRINTERS, INC.	SUPPLIES	31.96
02/08/2024	STATE OF MICHIGAN	CONTRACT SVCS	769.31
02/08/2024	STATE OF MICHIGAN	CONTRACTED SVCS	260.00
02/08/2024	STERICYCLE, INC.	CONTRACTED SVCS	377.12
02/08/2024	SUNRISE ASSESSING SERVICES, LLC	CONTRACTED SVCS	7,955.00
02/08/2024	T.H. EIFERT, LLC	CONTRACTED SVCS	1,474.00
02/08/2024	THE DJ LLC	CONTRACTED SVCS	1,200.00
02/08/2024	THE W.W. WILLIAMS COMPANY, LLC	CONTRACT SVCS/SUPPLIES	735.00
02/08/2024	TOM HORGAN	CONTRACTED SVCS	500.00
02/08/2024	TOMCO2 SYSTEMS	SUPPLIES	132.00
02/08/2024	TYLER LOOMIS	REIMBURSEMENT	50.00
02/08/2024	UNIFIRST CORPORATION	CONTRACTED SVCS	204.27
02/08/2024	USABLUBOOK	SUPPLIES	3,731.31
02/08/2024	VANCE OUTDOORS, INC.	SUPPLIES	5,956.90
02/08/2024	WHISPER DAWSON	REFUND	35.00
02/08/2024	YEO & YEO TECHNOLOGY	CONTRACTED SVCS	900.00

COMM TOTALS:

Total of 161 Checks:	586,880.76
Less 1 Void Checks:	76.68
Total of 160 Disbursements:	<u>586,804.08</u>

WRIGHT EXPRESS-02-07-24

<u>MERCHANT NAME</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u># OF INVOICES</u>
MICHIGAN ASSOC. OF CHIEFS OF POLICE	MISCELLANEOUS	100.00	1
ACME SPORTS INC	SUPPLIES	495.05	1
ADOBE SYSTEMS, INC	SUPPLIES	54.99	1
ADOBE SYSTEMS, INC	SUPPLIES	659.88	1
AIRGAS GREAT LAKES	SUPPLIES	235.73	2
ALERNATE FORCE	SUPPLIES	209.8	1
AMAZON.COM	COMMUNICATIONS	41.42	2
AMAZON.COM	CONTRACTED SERVICES	139.00	1
AMAZON.COM	SUPPLIES	5,068.47	49
AMAZON.COM	SUPPLIES	212.99	1
APWA, MICHIGAN CHAPTER	TRAINING	775.00	1
ASCAP	MISCELLANEOUS	434.00	1
ATLANCO	UNIFORM	59.83	1
AUDIOBOOKS.COM	TRAINING	14.95	1
AUTOMATION DIRECT, INC	SUPPLIES	83.00	1
BATTERIES PLUS	SUPPLIES	20.05	1
BILL'S CUSTOM FAB, INC	SUPPLIES	296.11	2
BLUE WATER MANAGEMENT SOLUTIONS	TRAINING	660.00	1
BLUEBEAM INC.	SUPPLIES	400.00	1
BRASS CAFE & SALOON	MISCELLANEOUS	26.20	1
BUSHEY AUTOMOTOVE	SUPPLIES	255.58	1
C & C ENTERPRISES, INC	SUPPLIES	283.41	1
C & C ENTERPRISES, INC	UNIFORM	57.50	1
CAR WASH PARTNERS, INC.	CONTRACTED SERVICES	59.97	3
CENTRAL MOTOR SPORTS	SUPPLIES	111.38	1
COYNE OIL CORPORATION	SUPPLIES	67.13	2
DEWITT LUMBER	SUPPLIES	52.99	1
DOUG'S SMALL ENGINE REPAIR	SUPPLIES	76.95	3
DREAMSTIME.COM	SUPPLIES	39.00	1
EFFECTIVE FITNESS COMBATIVES	TRAINING	1,120.00	1
ENVIRONMENTAL SYSTEMS RESEARCH INST	CONTRACTED SERVICES	550.00	1
EPOLICESUPPLY.COM	UNIFORM	133.45	1
ETNA SUPPLY	SUPPLIES	15.20	2
EZ TEXTING	CONTRACTED SERVICES	240.00	1
FACEBOOK ADS	CONTRACTED SERVICES	50.00	1
FARMERS MARKET COALITION	SUPPLIES	80.00	2
FARMERS MARKET PROS	TRAINING	295.00	1
FASTENAL COMPANY	SUPPLIES	66.82	1
FLEETPRIDE	SUPPLIES	19.66	1
FORCE SCIENCE INSTITUTE, LTD	TRAINING	790.00	1
FRONTIER COMMUNICATONS	UTILITIES	70.98	1
GILBOE'S LOCK & SAFE LLC	SUPPLIES	67.5	1
GILL-ROY'S HARDWARE	SUPPLIES	921.27	17

GORDON FOOD SERVICE	SUPPLIES	437.82	7
GOTOMYPC.COM	CONTRACTED SERVICES	88.00	2
GRAINGER	SUPPLIES	472.97	5
GS1 US, INC.	SUPPLIES	150.00	1
GT RUBBER SUPPLY	SUPPLIES	1,016.45	7
HARBOR FREIGHT TOOLS	SUPPLIES	64.98	1
HOME DEPOT	SUPPLIES	1,412.98	17
ICMA INTERNET	MISCELLANEOUS	872.00	1
INTERNATIONAL CODE COUNCIL	MISCELLANEOUS	160.00	1
JUST FAB GRAPHICS - CC	SUPPLIES	200.00	1
LEADERCAST	TRAINING	298.00	2
MACEO	TRAINING	380.00	2
MARATHON PETRO	SUPPLIES	5.49	1
MCGUIRK SAND & GRAVEL	SUPPLIES	-23.22	1
MCMASTER-CARR SUPPLY CO.	SUPPLIES	35.91	1
MEDLER ELECTRIC COMPANY	SUPPLIES	417.37	2
MENARDS - MT. PLEASANT	SUPPLIES	1,018.42	16
MGIA	TRAINING	407.00	1
MI ASSOCIATION OF AIRPORT EXECUTIVE	TRAINING	425.00	2
MICHIGAN ASSESSORS ASSOCIATION	SUPPLIES	97.38	1
MICHIGAN ASSOC. OF PLANNING	TRAINING	80.00	1
MICHIGAN CHAMBER OF COMMERCE	COMMUNICATIONS	376.00	1
MICHIGAN FARMERS MARKET ASSOC	CONTRACTED SERVICES	362.22	1
MICHIGAN FARMERS MARKET ASSOC	SUPPLIES	310.52	1
MICHIGAN FARMERS MARKET ASSOC	TRAINING	413.92	1
MICHIGAN MUNICIPAL LEAGUE	MISCELLANEOUS	425.000	1
MICHIGAN MUNICIPAL LEAGUE	TRAINING	1,135.00	3
MICHIGAN STATE UNIVERSITY - CC	TRAINING	40.00	1
MP COMBUSTION, LLC	SUPPLIES	2,545.53	1
MPARKS	TRAINING	3,110.00	4
MT PLEASANT AREA CHAMBER OF COMMERCE	MISCELLANEOUS	925.00	2
MT PLEASANT AUTOMOTIVE SUPPLY	SUPPLIES	49.94	1
MT PLEASANT TIRE SERVICE, INC	SUPPLIES	279.81	1
NAPA AUTO PARTS	SUPPLIES	1,461.13	17
NATIONAL ASSOCIATION OF FIRE INVESTIGATORS	MISCELLANEOUS	55.00	1
NFPA	CONTRACTED SERVICES	1,552.50	1
NFPA	MISCELLANEOUS	180.00	1
NFPA	TRAINING	360.00	2
NOBLE APPLIANCE	SUPPLIES	1,329.00	1
OLSON TIRE SERVICE	SUPPLIES	33.00	1
OPENAI	CONTRACTED SERVICES	20.00	1
PENNSYLVANIA STATE UNIVERSITY	TRAINING	295.00	1
PENTEL	SUPPLIES	30.37	1
PISANELLO'S PIZZA	SUPPLIES	114.57	1
PRINTING SYSTEMS, INC	SUPPLIES	305.17	1
PRO COMM, INC	SUPPLIES	61.02	1
PURITY CYLINDER GASES	SUPPLIES	233.18	5

QUILL CORPORATION	SUPPLIES	104.26	3
REPUBLIC SERVICES #239	CONTRACTED SERVICES	53,163.09	6
RON TURLEY ASSOCIATES, INC.	CONTRACTED SERVICES	3,720.00	1
S & S WORLDWIDE, INC.	SUPPLIES	162.17	1
SAM'S CLUB #4982	SUPPLIES	278.37	1
SAVE-A-LIFE CPR & TRAINING	CONTRACTED SERVICES	90.00	1
SCHOOLCRAFT COLLEGE	CONTRACTED SERVICES	195.00	1
SCIENTIFIC BRAKE & EQUIPMENT CO	SUPPLIES	1,868.57	7
SHERWIN WILLIAMS	SUPPLIES	581.54	1
SIGNUPGENIUS.COM	PROMOTIONAL SUPPLIES	107.89	1
SINGLESOURCE	SUPPLIES	203.12	2
SMEMSIK	MISCELLANEOUS	75.00	1
SOCIETY OF HUMAN RESOURCES MANAGEMENT	MISCELLANEOUS	244.00	1
SPECTRUM	CONTRACTED SERVICES	488.32	2
STAPLES - MP	CONTRACTED SERVICES	5.29	1
STAPLES - MP	SUPPLIES	2,350.07	15
STATE OF MICHIGAN	MISCELLANEOUS	230.00	1
STATE OF MICHIGAN DEPARTMENT OF LICENSING AN	CONTRACTED SERVICES	150.00	1
STATE OF MICHIGAN DEPARTMENT OF LICENSING AN	MISCELLANEOUS	80.00	1
STATE OF MICHIGAN EGLE	CONTRACTED SERVICES	20.00	1
STATE OF MICHIGAN EGLE	TRAINING	140.00	2
STATE OF MICHIGAN ICHAT LOOK UP	CONTRACTED SERVICES	60.00	2
STATE OF MICHIGAN-MI STATE POLICE CASHIER'S OFI	TRAINING	125.00	1
SURVEYMONKEY.COM	CONTRACTED SERVICES	468.00	1
TARGET	SUPPLIES	54.38	4
TASK FORCE 1, INC.	TRAINING	102.60	2
THE MORNING SUN	MISCELLANEOUS	757.00	1
THE UPS STORE	CONTRACTED SERVICES	93.54	2
THE UPS STORE	SUPPLIES	41.29	2
THERANEST, LLC	CONTRACTED SERVICES	103.00	2
TLO ONLINE	CONTRACTED SERVICES	75.00	1
TRACTOR SUPPLY	CONTRACTED SERVICES	253.89	1
TRACTOR SUPPLY	SUPPLIES	197.90	5
TRIMBLE	MISCELLANEOUS	-20.94	2
U S POSTMASTER	SUPPLIES	66.00	1
VERIZON	CONTRACTED SERVICES	362.27	2
VERIZON WIRELESS	COMMUNICATIONS	3,833.05	32
VSHRM/MMHRA SEMINAR	MISCELLANEOUS	45.00	1
WAL-MART	SUPPLIES	30.96	1
WEBSTAIRANT STORE	SUPPLIES	838.19	1
WEF MEMBERSHIP	MISCELLANEOUS	170.00	1
WIELAND TRUCK CENTER	CONTRACTED SERVICES	1,877.00	1
WINN TELECOM	CONTRACTED SERVICES	300.00	1
WINN TELECOM	CONTRACTED SERVICES	1,472.18	3
WORDPRESS.COM	CONTRACTED SERVICES	19.00	1
YBA SHIRTS	SUPPLIES	3,485.43	1
ZOOM, INC.	CONTRACTED SERVICES	15.99	1

ZORO

SUPPLIES

346.62

1

TOTALS

\$ 118,858.73

368

Memorandum



TO: Aaron Desentz, City Manager

CC: Chris Saladine, Finance Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: January 25, 2024

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 February 26, 2024 regarding said roll for special assessment district #1-2024 regarding Principal Shopping District special assessment

Attached are the materials from the January 22, 2024 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 February 26, 2024.

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 #1-2024.

Attachments

- Materials from the January 22, 2024 City Commission agenda packet.
- Resolutions #3 and #4

PRINCIPAL SHOPPING DISTRICT 1-2024
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. 1-2024

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. 1-2024.

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 1-2024
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared a revised special assessment roll for Special Assessment District No. 1-2024 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 February 26, 2024, 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.

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 adjacent to them;
 - Utilities for lighting within and surrounding the 12 municipal lots.

Questions of the PSD Special Assessment?

Contact Michelle Sponseller, Downtown Development Director at
989-779-5348 or msponseller@mt-pleasant.org

	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	Charge	(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	12,180.0	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	721 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	Tyjormac, 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	

	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	Charge	(Decrease)
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	1,742.34	862.76	8.41	
66	17-000-00310-00	121 S Main	TRQ LLC	421 S Kinney 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	
67	17-000-00314-00	123 S Main	Martin Naumes	123 S. Main St., Mt. Pleasant, MI, 48858	T	201	100%	3,696	2	3,696.0	3,296.0	603.11	1,206.22	597.28	5.83	
68	17-000-00316-00	127/131 S Main	Goudreau Investments LLC	131 S Main, Mt. Pleasant, MI, 48858	T	201	100%	7,488	0	7,488.0	7,488.0	1,370.16	2,740.32	1,356.94	13.22	
69	17-000-00323-00	222 E Broadway	Household Appliances	222 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	14,476	0	14,476.0	14,476.0	2,648.83	5,297.66	2,623.27	25.56	
70	17-000-00326-00	220 E Broadway	Tammy Germain	220 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,762	0	3,762.0	3,762.0	688.37	1,376.74	681.73	6.64	
71	17-000-00330-00	214 E Broadway	Joseph & Tammy Fiolek	4960 S Winn Rd, Mt Pleasant, MI 48858	T	201	100%	4,567	0	4,567.0	4,567.0	835.67	1,671.34	827.61	8.06	
72	17-000-00332-00	210/212 E Broadway	Broadway Land Management, LLC	1900 Gover Pkwy, Mt. Pleasant, MI, 48858	T	201	100%	3,960	2	3,960.0	3,560.0	651.41	1,302.82	645.13	6.28	
73	17-000-00340-00	200 E Broadway	Broadway Land Management, LLC	1900 Gover Pkwy, Mt. Pleasant, MI, 48858	T	201	100%	23,550	24	23,550.0	18,750.0	3,430.89	6,861.78	3,397.78	33.11	
74	17-000-00345-00	111 S University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,960	19	3,960.0	160.0	29.28	58.56	28.99	0.29	
75	17-000-00348-00	115 S University	J J & B Inc	115 S University, Mt. Pleasant, MI, 48858	T	201	100%	3,876	2	3,876.0	3,476.0	636.04	1,272.08	629.90	6.14	
76	17-000-00350-00	117 S University	James & Rebecca Higgs	117 S University, Mt Pleasant, MI 48858	T	201	100%	3,400	0	3,400.0	3,400.0	622.14	1,244.28	616.13	6.01	
77	17-000-00353-00	119 S University	Lavish Designs LLC	121 S University, Mt Pleasant, MI 48858	T	201	100%	1,764	2	1,764.0	1,364.0	249.59	499.18	247.18	2.41	
78	17-000-00355-00	121 S University	Lavish Designs LLC	121 S University, Mt Pleasant, MI 48858	T	201	100%	3,828	0	3,828.0	3,828.0	700.45	1,400.90	693.69	6.76	
79	17-000-00358-00	123/127 S University	Frank Ross	127 S University, Mt Pleasant, MI 48858	T	201	100%	3,610	6	3,610.0	2,410.0	440.98	881.96	436.73	4.25	
80	17-000-00359-00	211 E Michigan	Cook, William & Joneil	211 E Michigan, Mt. Pleasant, MI, 48858	T	201	100%	735	0	735.0	735.0	134.49	268.98	133.19	1.30	
81	17-000-00366-00	306 E Broadway St	Tolas, Petro J	405 W. Grand, Mt. Pleasant, MI, 48858	T	201	100%	4,274	0	4,274.0	4,274.0	782.06	1,564.12	774.51	7.55	
82	17-000-00368-00	304 E Broadway St	ERE Investments, LLC	PO Box 1651, Mt. Pleasant, MI, 48858	T	201	100%	13,688	0	13,688.0	13,688.0	2,504.64	5,009.28	2,480.47	24.17	
83	17-000-00378-00	115/117 S Franklin	Starry Night LLC	20741 Walnut Dr, Reed City, MI 49677	T	201	100%	2,240	0	2,240.0	2,240.0	409.88	819.76	405.92	3.96	
84	17-000-00380-00	119 S Franklin	Feight, Keith Trust	119 S Franklin, Mt. Pleasant, MI, 48858	T	201	100%	6,343	0	6,343.0	6,343.0	1,160.65	2,321.30	1,149.45	11.20	
85	17-000-00381-00	307 E Michigan	Feight, Kurt & Julie	3213 Brittany Dr, Mt Pleasant, MI 48858	T	201	100%	1,006	6	1,006.0	-	-	-	-	-	
86	17-000-00384-00	111 S Lansing	Central Mich Assoc of Realtors	111 S Lansing, Mt. Pleasant, MI, 48858	T	201	100%	1,344	10	1,344.0	-	-	-	-	-	
87	17-000-00395-00	201 S University	G & P Investments LLC	201 S University, Mt. Pleasant, MI, 48858	T	201	100%	9,000	20	9,000.0	5,000.0	914.91	1,829.82	906.08	8.83	
88	17-000-00398-00	E Illinois	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-	-	
89	17-000-00399-00	S. University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-	-	
90	17-000-00400-00	206 S University-park lot	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	2,031	2	2,031.0	1,631.0	298.44	596.88	295.56	2.88	
91	17-000-00402-00	200 S University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	625	4	625.0	-	-	-	-	-	
92	17-000-00413-00	201 S Main - Land	Motz, Amy Lynne Trust	6036 Madeira Drive, Lansing, MI 48917	T	202	100%	-	0	-	-	-	-	-	-	
93	17-000-00416-00	205 S Main	Kerr, J David Trust	205 S Main, Mt. Pleasant, MI, 48858	T	201	100%	4,276	2	4,276.0	3,876.0	709.23	1,418.46	702.39	6.84	
94	17-000-00422-00	213/215 S Main	Molesworth, Zach	217 1/2 S Main, Mt. Pleasant, MI, 48858	T	201	100%	3,960	2	3,960.0	3,560.0	651.41	1,302.82	645.13	6.28	
95	17-000-00424-00	217 S Main	Molesworth, Zach	217 1/2 S Main, Mt. Pleasant, MI, 48858	T	201	50%	3,960	2	1,980.0	1,780.0	325.71	651.42	322.56	3.15	
96	17-000-00425-00	221 S Main	L & D Rentals Inc	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	3,732	2	3,732.0	3,332.0	609.69	1,219.38	603.81	5.88	
97	17-000-00426-00	219 S Main	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	3,860	1	3,860.0	3,660.0	669.71	1,339.42	663.25	6.46	
98	17-000-00428-00	223 S Main	Breidenstein, Lois Ann	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	4,796	0	4,796.0	4,796.0	877.58	1,755.16	869.11	8.47	
99	17-000-00430-00	225 S Main	Breidenstein, Lois Ann	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	3,024	2	3,024.0	2,624.0	480.14	960.28	475.51	4.63	
100	17-000-00434-00	226 S Main	McNeal LLC	226 S Main, Mt. Pleasant, MI, 48858	T	201	100%	2,000	10	2,000.0	-	-	-	-	-	
101	17-000-00436-00	206/208 S Main	Walnut Apts LLC	118 S Main St, Mt Pleasant, MI 48858	T	201	100%	3,292	4	3,292.0	2,492.0	455.99	911.98	451.59	4.40	
102	17-000-00445-00	222 S Washington	Ricky II LLC	222 S Washington, Mt Pleasant, MI 48858	T	201	100%	1,373	0	1,373.0	1,373.0	251.23	502.46	248.81	2.42	
103	17-000-00446-00	218 S Washington	Harder, David C	134 Vine St, Batavia, NY, 14020	T	201	100%	1,888	2	1,888.0	1,488.0	272.28	544.56	269.65	2.63	
104	17-000-00447-00	214 S Washington	Smith, Felix & Erin N	3724 W Wing Rd, Mt. Pleasant, MI, 48858	T	201	100%	2,392	1	2,392.0	2,192.0	401.09	802.18	397.22	3.87	
105	17-000-00448-00	204 S Washington	David Duba	219 W. Cherry, Mt. Pleasant, MI, 48858	T	201	100%	2,224	6	2,224.0	1,024.0	187.37	374.74	185.56	1.81	
106	17-000-00450-01	221 W Michigan	Visio Clara LLC	1000 Enterprise Dr, Allen Park, MI 48101	T	201	100%	-	0	-	-	-	-	-	-	
107	17-000-00450-02	W Michigan	Visio Clara LLC	1000 Enterprise Dr, Allen Park, MI 48101	T	201	100%	-	0	-	-	-	-	-	-	
108	17-000-00459-00	307 W. Michigan	LaBrenz Properties, LLC	620 W Chippewa Ct, Sanford, MI 48657	T	201	100%	3,000	2	3,000.0	2,600.0	475.75	951.50	471.16	4.59	
109	17-000-00460-00	W Michigan- land	Williams, Tyler	6503 S Crawford Rd, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-	-	
110	17-000-00461-00	309 W. Michigan	Williams, Tyler	6503 S Crawford Rd, Mt. Pleasant, MI, 48858	T	201	100%	2,002	0	2,002.0	2,002.0	366.33	732.66	362.79	3.54	
111	17-000-00462-00	311 W. Michigan	Taylor, Fred & Janis	1297 Bruder Dr, Mt. Pleasant, MI, 48858	T	201	100%	5,448	5	5,448.0	4,448.0	813.90	1,627.80	806.04	7.86	
112	17-000-00464-00	313 W. Michigan	IDFC Investments LLC	1740 Leroy Ln, Mt Pleasant, MI 48858	T	201	100%	1,200	6	1,200.0	-	-	-	-	-	
113	17-000-00469-00	300 W. Michigan,304-310	REDIRON LLC	1018 Sweeny, Unit C, Mt. Pleasant, MI 48858	T	201	100%	29,828	62	29,828.0	17,428.0	3,188.99	6,377.98	3,158.22	30.77	
114	17-000-00471-00	W. Broadway	Span Properties LLC	1420 Batson Dr, Mt Pleasant, MI 48858	T	202	100%	-	8	-	-	-	-	-	-	
115	17-000-00472-00	309 W. Broadway	Span Properties LLC	1420 Batson Dr, Mt Pleasant, MI 48858	T	201	100%	-	6	-	-	-	-	1,010.45	(1,010.45)	
116	17-000-00473-00	311 W. Broadway	REDIRON LLC	1018 Sweeny, Unit C, Mt. Pleasant, MI 48858	T	201	100%	3,162	9	3,162.0	1,362.0	249.22	498.44	246.81	2.41	
117	17-000-00494-00	109 W Illinois	Pilot Family Properties LLC	1851 Hampden Rd, Flint, MI 48503	T	201	100%	3,024	5	3,024.0	2,024.0	370.35	740.70	366.78	3.57	
118	17-000-00499-00	330 S University	Canusa Holdings, LLC	806 S Doe Tr, Mt Pleasant, MI 48858	T	201	100%	8,223	6	8,223.0	7,023.0	1,285.08	2,570.16	1,272.67	12.41	
119	17-000-00501-00	300 S University	Klumpp 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 A	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	

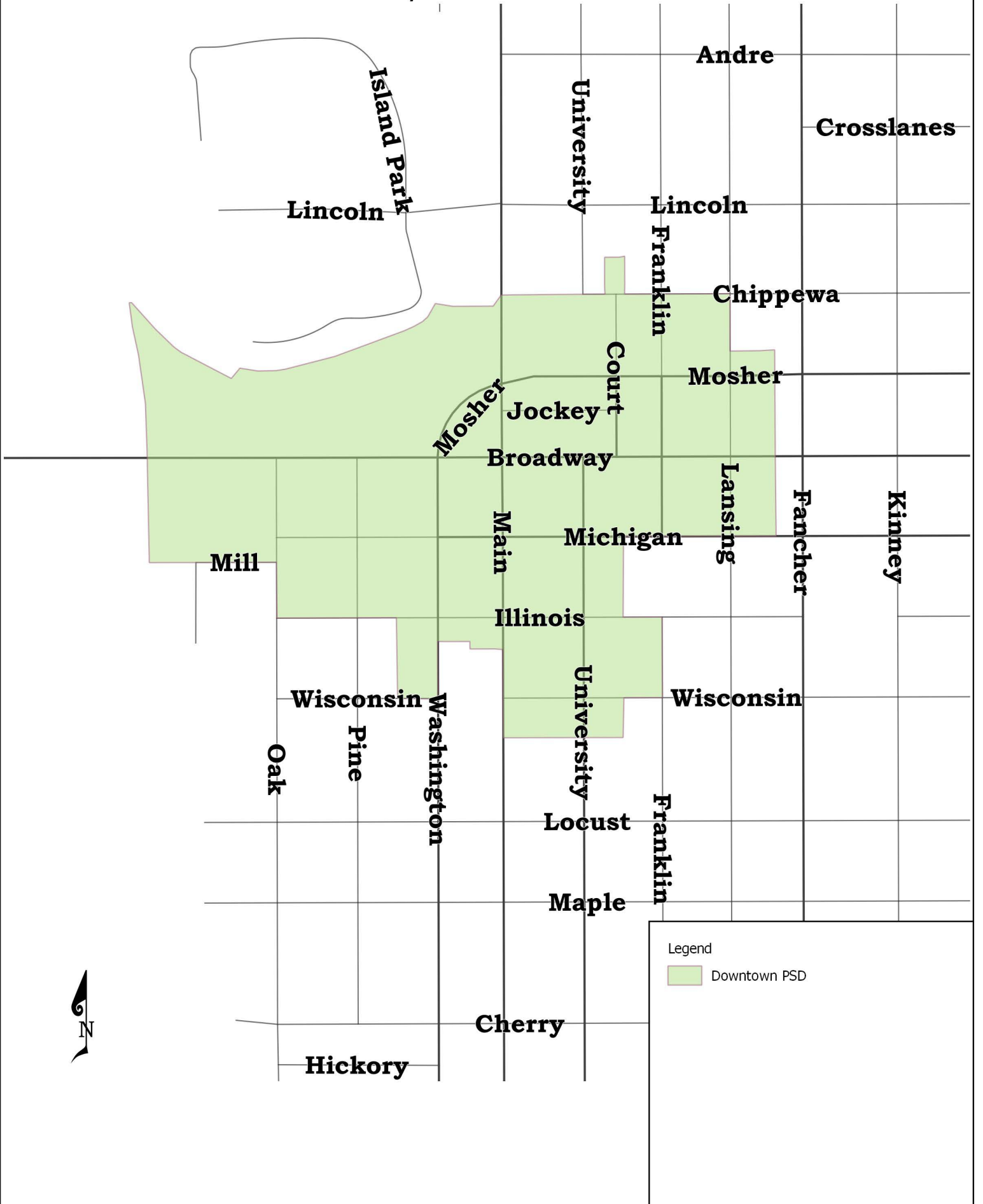
	A	B	C	D	F	G	H	K	L	M	N	O	P	Q	R	S
1	Special Assessment Project Principal Shopping District 2024-2025															
2																
3	Updated	October 30, 2023														
4	S.A.. Prepared By: City Assessor's Office												Proposed		Prior	
5									Total	Parking		Sq. Foot.	Annual	Both Years	Annual	
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	Charge	(Decrease)
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	
126	17-000-00601-00	112 Court St	Court St Professional Bldg LLC	10700 Deer Ridge, Holly, MI 48442	T	201	100%	3,013	0	3,013.0	3,013.0	551.32	1,102.64	546.00	5.32	
127	17-000-00603-00	114 Court St	Alexander Limited Partnership	116 Court St., Mt. Pleasant, MI, 48858	T	201	100%	5,105	0	5,105.0	5,105.0	934.12	1,868.24	925.10	9.02	
128	17-000-00605-00	207 N Franklin	Thomas & Donna Murphy Trust	204 Court St., Mt. Pleasant, MI, 48858	T	201	100%	6,397	10	6,397.0	4,397.0	804.57	1,609.14	796.80	7.77	
129	17-000-00611-00	204 - 210 Court St	210 Court Street Group LLC	210 Court St., Mt. Pleasant, MI, 48858	T	201	100%	8,060	34	8,060.0	1,260.0	230.56	461.12	228.33	2.23	
130	17-000-02501-02	322/324 W Broadway	Central Michigan Developers	1550 E Virginia Dr, Midland, MI 48642	T	201	100%	9,087	5	9,087.0	8,087.0	1,479.77	2,959.54	1,465.49	14.28	
131	17-000-05051-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	694	0	694.0	694.0	126.99	253.98	125.76	1.23	
132	17-000-05052-00	108 S University	Smith, Judy F Revocable Trust	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	629	0	629.0	629.0	115.10	230.20	113.98	1.12	
133	17-000-05053-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	643	0	643.0	643.0	117.66	235.32	116.52	1.14	
134	17-000-05054-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	618	0	618.0	618.0	113.08	226.16	111.99	1.09	
135	17-000-05055-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,314	0	1,314.0	1,314.0	240.44	480.88	238.12	2.32	
136	17-000-05056-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	383	0	383.0	383.0	70.08	140.16	69.41	0.67	
137	17-000-05057-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,227	0	1,227.0	1,227.0	224.52	449.04	222.35	2.17	
138	17-000-05058-00	128 E Broadway	Perry, Lural 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											705,033.40	572,191.40	\$ 104,700.17	\$ 209,400.34	\$ 97,293.65	\$ 7,406.52
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	Thorntwaite, 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 propeties 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



Chapter 40 TREES AND OTHER VEGETATION

3:11. Definitions.

The following definitions shall be applicable in the interpretation of this chapter:

- (1) "City right-of-way": The lawn extension and sidewalk adjacent to a property within the street right-of-way as well as the street, curb to curb.
- (2) "Lawn extension": The portion of any street right-of-way that is not paved or intended for traffic.
- (3) "City Administrator": The City Administrator or her/his designees.
- (4) "Cultivated herbaceous plants": Cultivated herbaceous plants are those such as native prairie grasses and forbs, and ornamental perennials including grasses—which are intentionally installed and cared for.

(Ord. No. 43-04, § 17, 1-3-05; Ord. No. 19-05, § 1, 5-16-05; Ord. No. 15-09, § 1, 10-5-15)

3:12. Permits for tree planting care or removal.

The City Administrator shall have the sole authority over the planting, maintenance and removal of trees in the street right-of-way and other city property. No person without written permission of the City Administrator shall plant, remove, break, spray or take any action which will injure or destroy any tree or shrub, the base of which is located in the street right-of-way or other city land.

(Ord. No. 43-04, § 17, 1-3-05; Ord. No. 19-05, § 2, 5-16-05)

3:13. Private grounds.

No tree or other vegetation which by virtue of disease, damage or insect infestation presents a hazard to persons or vegetation on public property shall be maintained on private property.

3:14. Trimming and corner clearance.

- (1) Trees and other vegetation on private property shall be maintained so that no part thereof intrudes upon street or sidewalk in the space 8 feet above the surface of the right-of-way.
- (2) Vegetation adjacent to intersections shall be maintained to allow for adequate sight distance based on the criteria in the AASHTO (American Association of State Highway Transportation Officials) Policy on Geometric Design of Highways and Streets, 5th Edition (2005), or as subsequently amended.

(Ord. No. 19-05, § 3, 5-16-05; Ord. No. 15-09, § 2, 10-5-15)

3:15. Lawn extension and city right-of-way.

The owner of every parcel of land is responsible for grading, planting, mowing and raking the lawn extension in the city right-of-way so that it is covered at least with grass with a height not in excess of 12 inches or with other cultivated herbaceous plants with a foliage height not in excess of 36 inches above the adjacent sidewalk or

ground surface except at intersections and along curves, where vegetation must also not present a view hazard based on the criteria in the AASHTO (American Association of State Highway Transportation Officials) Policy on Geometric Design of Highways and Streets, 5th Edition (2005), or as subsequently amended. Flower tops of plants may extend as high as 42 inches, provided viewlines are not obstructed.

Vegetation planted at mid-block crosswalks, bus stops or on pedestrian islands must not exceed a maximum height of 24 inches when blooming. The vegetation must be maintained to ensure an unaccompanied minor, a person in a wheelchair and a person walking a bike can be adequately visible to a driver, based on the AASHTO policy (ref. above).

The city shall not be liable for damage to any vegetation planted, or to any property or fixtures placed, in or upon the city right-of-way that results from work performed by the city in the lawn extension or right-of-way.

(Ord. No. 43-04, § 17, 1-3-05; Ord. No. 19-05, § 4, 5-16-05; Ord. No. 15-09, § 3, 10-5-15)

3:16. Vegetation on private property.

On private property, outside of a cultivated bed or planned natural landscape, no vegetation shall be permitted at a height greater than 12 inches. Trees, bushes and other woody plants on private property shall be maintained so that no part thereof is obstructing or blocking the sidewalk or the street, and must be trimmed in order to allow 8 feet of clearance for streets and sidewalks. Cultivated herbaceous plants on private property shall not intrude into the right of way in such a manner as to create a hazard for pedestrians and others using the sidewalk.

(Ord. No. 43-04, § 17, 1-3-05; Ord. No. 19-05, § 5, 5-16-05; Ord. No. 15-09, § 4, 10-5-15)

3:17. Enforcement.

If private property or city right-of-way is not maintained as required by this chapter, the city administrator may have the work done to bring the property lawn extension or city right-of-way into compliance. The notice provided for enforcement of sections 3:14, 3:15 and 3:16 shall be sent to the address of the owner as shown on the assessor's records at least 3 days prior to commencing the work. In the case of an immediate hazard to public safety no prior notice shall be necessary. The actual costs of the work needed to bring the property, lawn extension or city right-of-way into compliance, plus an administration fee of \$50.00 shall be billed to the owner. If this amount is not paid within 45 days, it shall be a special assessment against the property as provided in section 1:292 of this Code.

(Ord. No. 19-05, § 6, 5-16-05; Ord. No. 15-09, § 5, 10-5-15)

3:18. Financial hardship.

Under proof of financial hardship, the Administrator may authorize charges under section 3:17 to be paid in installments or to be reduced and will be subject to Council approval.

3:19. Penalties.

The owner (as shown on the assessor's records) of private property subject to this chapter is responsible for compliance. Each violation of this chapter shall be a civil infraction punishable by a civil fine of up to \$1,000.00, plus costs and all other remedies available by statute. Violation of this chapter shall be punishable by a civil fine of not less than \$100.00 for the first offense, not less than \$250.00 for the second offense, and not less than \$500.00 for each additional or subsequent offense within a 2-year period, plus costs and all other remedies available by

statue. The maximum fine for any offense shall not exceed \$1,000.00. Each day of violation shall be a separate violation. If the penalty is not paid within 45 days, it shall be a special assessment against the property as provided in section 1:292 of this Code.

(Ord. No. 19-05, § 7, 5-16-05)

GRASS AND WEEDS

§ 90.25 FINDINGS AND PURPOSE.

The City Commission finds the failure to cut and mow grass and weeds in the City creates a nuisance. Such failure to act is harmful to the health and well-being and is contrary to the general welfare of the residents. Specifically, the failure to mow the grass and cut weeds in the City:

- (A) Creates a nuisance in that weeds are permitted to seed and spread onto the lawns of neighbors.
- (B) Creates a health hazard in the lawns overgrown with weeds and contributes to the amount and spread of pollen, affecting those who suffer from allergies.
- (C) Affects property appearances and thus the value of adjoining properties.
- (D) Creates a danger of crime where unkept lawns may give rise to an assumption that premises are unoccupied.
- (E) Creates an environment to which rodents and other undesirable pests are attracted.
- (F) Affects the public welfare by reflecting negatively on the City and its citizens.

(Ord. 275-6-89, passed 6-23-89) Penalty, see § 90.99

§ 90.26 RESTRICTIONS, EXCEPTIONS.

(A) It shall be unlawful for any owner and /or occupant of any real estate within the City to allow or maintain on any portion of such real estate and into the right-of-way one foot beyond any curb or pavement line adjacent to such real estate any growth of vegetation not edible or planted for some useful or ornamental purpose that:

- (1) Exceeds six inches in height;
- (2) Blocks, impedes and/or obstructs stormwater runoff;
- (3) Grows in sidewalks or other walking areas, or between sidewalk and curbing with a service strip;
- (4) Emits any unpleasant or noxious odor;
- (5) Conceals a filthy deposit; or
- (6) Creates or produces pollen

(B) This section shall not be enforced with respect to weeds, grass, or similar vegetation when such growth is more than 50 feet from land owned by any other person or from any street or alley or with respect to the common boundary or adjoining unused vacant lots.

(Ord. 275-6-89, passed 6-23-89; Am. Ord. 306-7-91, passed 7-1-91) Penalty, see § 90.99

§ 90.27 NOTICE TO OWNER OR OCCUPANT TO REMOVE.

(A) Whenever it shall be reported to or observed by the Department of Community Development or the Department of Public Safety that any owner or occupant of real property has failed to comply with any of the terms of § 90.26, the Department of Community Development shall cause notice to be delivered in the manner prescribed in § 10.14 directing the owner or occupant to comply within five days.

(B) Any person failing to mow the grass or cut the weeds within five days of the posting, mailing, or actual receipt of the notice to do so, shall be responsible for a municipal civil infraction and subject to the penalty prescribed in § 90.99.

(Ord. 275-6-89, passed 6-23-89; Am. Ord. 465-4-00, passed 4-17-00; Am. Ord. 626-07-10, passed 7-6-10; Am. Ord. 762-07-20, passed 7-20-20) Penalty, see § 90.99

§ 90.28 ABATEMENT OF NUISANCE.

(A) In the event the owner or occupant fails to mow the grass and cut the weeds within five days of the posting, mailing, or actual receipt of the notice to do so, the Department of Community Development may have the offending vegetation cut and removed. When such an action is taken the owner shall be billed for the cost of the work plus an administrative fee of 20%. The costs and fees shall be in addition to fines and costs for municipal civil infractions. Costs and fees may be collected by any procedure authorized by law.

(B) After notice has been delivered personally or by certified mail to the owner at least once in any growing season (May through October) additional notices during that same growing season can be delivered to or posted at the site with copies sent by first class mail to the owner and occupant, but no citation shall be issued and no abatement ordered by the Department of Community Development shall occur until the tenth day after delivery or posting and mailing of the notice.

(Ord. 275-6-89, passed 6-23-89; Am. Ord. 465-4-00, passed 4-17-00; Am. Ord. 626-07-10, passed 7-6-10; Am. Ord. 762-07-20, passed 7-20-20) Penalty, see § 90.99

Chapter 27 VEGETATION¹

ARTICLE I. IN GENERAL

Secs. 27-1—27-15. Reserved.

ARTICLE II. NOXIOUS WEEDS²

Sec. 27-16. Definitions.

The following words and phrases when used in this article shall have the meanings respectively ascribed to them:

Commissioner of noxious weeds shall mean the community and economic development or his or her designee as part of their day-to-day position responsibilities, in accordance with PA 359 of 1941, MCL 247.61.

Native plants shall mean those plants indigenous to a given area in geologic time. This includes plants identified as native plant species in the Southern Lower Peninsula by the Michigan State University, Department of Entomology, Native Plants and Ecosystem Services.

Noxious vegetation shall mean all turf grass, turf grass weeds, brush, wildings, second growth, rank vegetation or other unmanaged vegetation having a height greater than six inches or a spread greater than six inches.

Noxious weeds shall include any and all noxious weeds as defined by the Noxious Weeds Act, Public Act 359 of 1941, MCL 247.62 and all future amendments and revisions to MCL 247.62, when they are effective in this state, are incorporated and adopted by reference. Noxious weeds shall also include all invasive species as legally designated by the State of Michigan as either "prohibited" or "restricted" that are listed in the Michigan's Invasive Species Watch List.

Responsible person shall mean the person appearing on the city tax rolls to whom the property tax is assessed.

Turf grass shall mean continuous plant coverage consisting of a grass species that is mowed to maintain an established height.

¹Cross reference(s)—Subdivision regulations, Ch. 24; zoning ordinance, App. A.

²Editor's note(s)—Ord. No. 2138, § 1, adopted May 28, 2019, amended Art. II in its entirety to read as herein set out. Former Art. II, §§ 27-16—27-21, pertained to similar subject matter, and derived from Code 1958, §§ 4-205—4-207; Ord. No. 91, §§ 9, 10, adopted June 18, 1958; Ord. No. 157, § 1, adopted July 11, 1960; Ord. No. 286, § 1, adopted July 11, 1966; Ord. No. 976, § 1, adopted June 8, 1998.

Charter reference(s)—Specific authority to control noxious weeds, Ch. 2, § 2.2(m).

Cross reference(s)—Public nuisances generally, Ch. 17, Art. II.

(Ord. No. 2138 , § 1, 5-28-19)

Sec. 27-17. Noxious weeds and noxious vegetation—Prohibited.

No responsible person of any lots or land within the city shall permit on such parcel of land or upon any sidewalk abutting the same, or upon that portion of any street or alley adjacent to the same between the property line and the curb or traveled portion of such street or alley, any growth of noxious weeds or noxious vegetation of a greater height than six inches on the average, nor allow any accumulation of dead vegetation, noxious weeds, noxious vegetation, grass or brush.

(Ord. No. 2138 , § 1, 5-28-19)

Sec. 27-18. Same—Cutting, destroying, removing required; notice; city removal; collection of costs.

The responsible person of lots or land within the city shall cut, destroy, or remove all noxious weeds and noxious vegetation from the property. If, after ten days' notice for noxious weeds, or three days' notice for noxious vegetation, the community and economic development director or his or her designee finds that any responsible person has failed to cut, destroy, or remove noxious weeds or noxious vegetation as set out in section 27-17, he or she shall notify the responsible person of the lot or land where the noxious weeds or noxious vegetation is found growing, by either, posting notice to the property or by certified mail with return receipt requested. The notice shall describe methods of cutting, destroying, removing, treating or eradicating the noxious weeds and noxious vegetation and shall contain a summary of the provisions of this article. Failure of such responsible person to receive such notice shall not constitute a defense to any action to enforce the payment of any costs provided for or debt created under this article. If the responsible person refuses to cut, destroy, or remove the noxious weeds or noxious vegetation, the city shall enter upon the land and cut, destroy, or remove the noxious weeds or noxious vegetation. Expenses incurred by the city in the cutting, destroying, or removing the noxious weeds or noxious vegetation, shall be billed to the responsible person, shall constitute a lien against the land as a special assessment, and shall be enforced as prescribed in the Charter for the collection of special assessments.

(Ord. No. 2138 , § 1, 5-28-19)

State law reference(s)—Similar provisions, MCL 247.64.

Sec. 27-19. Material interfering with cutting, destroying or removing noxious weeds or noxious vegetation; city removal.

No responsible person shall place or permit to be placed or shall maintain on any lot or parcel of land within the city, any concrete rubble, piles of stones, rubbish, brush or other offensive materials or uneven mounds of earth that would present a hazard to the public or make it unfeasible to cut, destroy or remove noxious weeds or noxious vegetation. If, after ten days' notice, the community and economic development director or his or her designee finds that any responsible person has failed to clear or remove any concrete rubble, piles of stones, rubbish, brush or other offensive materials or uneven mounds of earth that would present a hazard to the public or make it unfeasible to cut, destroy or remove noxious weeds or noxious vegetation, he or she shall notify, by certified mail with return receipt requested, the responsible person of the lot or land where the material or conditions are found. If the responsible person refuses to remove the offending material, the city shall enter upon the land and clear or remove the offending material. Expenses incurred by the city in the clearing or removing the offending material shall be billed to the responsible person and shall constitute a lien against the land as a special assessment and shall be enforced as prescribed in the Charter for the collection of special assessments.

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(Ord. No. 2138 , § 1, 5-28-19)

Sec. 27-20. Removal of growth and materials—Accounts of expenditures.

The city treasurer or his or her designee shall keep an accurate account of expenses incurred in cutting, destroying, removing, treating or eradicating the noxious weeds and noxious vegetation, or the clearing or removal of offending concrete rubble, piles of stones, rubbish, brush or other offensive materials with respect to each parcel of land entered upon therefore, and shall make a sworn statement of said account and deliver the same to the city clerk.

(Ord. No. 2138 , § 1, 5-28-19)

Sec. 27-21. Same—Collection procedure.

After the accounts required by section 27-20 have been audited, allowed and paid, it shall be the duty of the city clerk to certify them forthwith to the city treasurer. Payment of all expenditures represented by said accounts shall be enforced as prescribed in the Charter for the collection of special assessments.

(Ord. No. 2138 , § 1, 5-28-19)

Sec. 27-22. Planned natural landscaping.

(a) Intent and purpose. A variety of landscapes adds diversity and richness to the quality of life in Madison Heights. There are, nonetheless, reasonable expectations regarding the city's landscapes which, if not met, may decrease the value of nearby properties, degrade the natural environment or threaten the public health, safety and welfare. It is therefore in the public interest and within the purview of this legislation to provide standards for the development and maintenance of the city's landscapes, whether corporate, private or public.

The city recognizes a landowners' interest in having managed turf grass landscapes. At the same time, the city encourages the preservation, restoration and management of native plant communities and wildlife habitats within the city limits. The city recognizes that the use of native plants in managed landscapes is economical, reduces maintenance and effectively conserves water, soil and other elements of the natural community. Moreover, the preservation, restoration and management of native plant communities and wildlife habitats may preclude the introduction of toxic pesticides, herbicides, fertilizers and other pollutants into the environment.

The city further acknowledges the need to enjoy and benefit from the variety, beauty and practical values of natural landscapes and seeks to guarantee citizens the freedom to employ varying degrees of natural landscaping as viable and desirable alternatives to other conventional modes of landscaping.

The city seeks to encourage each landowner to create and sustain a condition of ecological stability on his/her land, that is, a state of good health and vigor, as opposed to one of impairment and decline. It is not the intent of this legislation to allow vegetated areas to be unmanaged or overgrown in ways that may adversely affect human health or safety or pose a threat to authorized agricultural activity. It is the express intent of this city that it shall be lawful to grow native plants, including, but not limited to, ferns, grasses, forbs, aquatic plants, trees and shrubs, in a planned natural landscape when these plants were obtained in in compliance with local, state or federal laws.

(b) Natural planned landscapes shall use native plants and shall not be considered or enforced as noxious vegetation, defined in this article, if maintained per this section.

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- (c) All planned natural landscapes shall be setback at least four feet from any lot line in the front yard.
 - (d) Planned natural landscaping shall be cut back at least annually to remove dead or unmaintained growth. A responsible person shall cut or remove any dead or unmanaged growth on his or her property, including a planned natural landscape.
 - (e) Planned natural landscaping shall be designed not to attract or be a harborage for rats or vermin.
- (Ord. No. 2138 , § 1, 5-28-19)

Sec. 27-23. Bioretention areas.

- (a) Intent and purpose. A variety of landscapes adds diversity and richness to the quality of life in Madison Heights. There are, nonetheless, reasonable expectations regarding the city's landscapes which, if not met, may decrease the value of nearby properties, degrade the natural environment or threaten the public health, safety and welfare. It is therefore in the public interest and within the purview of this legislation to provide standards for the development and maintenance of the city's landscapes, whether corporate, private or public.

The city recognizes a landowners' interest in having managed turf grass landscapes. At the same time, the city encourages the preservation, restoration and management of native bioretention areas (often called rain gardens) within the city limits. The city recognizes that the use of native bioretention areas in managed landscapes is economical, reduces maintenance and effectively conserves water, soil and other elements of the natural community. Moreover, the preservation, restoration and management of native bioretention areas may preclude the introduction of toxic pesticides, herbicides, fertilizers and other pollutants into the environment.

The city recognizes that as development increases, the ability of our environment to perform its natural processes decreases. This is because the natural landscape that was once able to absorb and clean storm water is covered by impervious surfaces. Increased impervious surfaces result in an increased amount of storm water runoff and an increased chance for pollution to enter our waterways through our storm sewer systems. Planned bioretention areas help minimize runoff and helps reduce the amount of pollution that enters our waterways.

The city seeks to encourage each landowner to create and sustain a condition of ecological stability on his/her land, that is, a state of good health and vigor, as opposed to one of impairment and decline. It is not the intent of this legislation to allow vegetated areas to be unmanaged or overgrown in ways that may adversely affect human health or safety or pose a threat to authorized agricultural activity. It is the express intent of this city that it shall be lawful to grow native plants, including, but not limited to, ferns, grasses, forbs, aquatic plants, trees and shrubs, in a planned bioretention areas when these native plants were obtained in in compliance with local, state or federal laws.

- (b) Planned bioretention areas shall use native plants and shall not be considered or enforced as noxious vegetation, defined in this article, if maintained per this section.
- (c) All planned bioretention areas shall be setback at least four feet from any lot line in the front yard and shall not be included in the right-of-way.
- (d) All planned bioretention areas shall be cut back at least annually to remove dead or unmaintained growth. A responsible person shall cut or remove any dead or unmanaged growth on his or her property, including a planned natural landscape.
- (e) No planned bioretention area shall be located within ten feet of a building with a foundation, to prevent water infiltration into the foundation.
- (f) No planned bioretention area shall be located within 25 feet of lateral a sewer line, to prevent an increase in the severity of inflow and infiltration into the sewer line.

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- (g) Designs for planned bioretention areas should include an overflow point to accommodate severe rain events that may overload the system.
 - (h) All planned bioretention areas shall be designed and constructed to completely drain all standing water within four days of a rain event as to prevent the incubation of mosquito larvae.
- (Ord. No. 2138 , § 1, 5-28-19)

Secs. 27-24—27-33. Reserved.

ARTICLE III. TREES, SHRUBS AND PLANTS³

Sec. 27-34. Definitions.

The following words and phrases when used in this article shall have the meanings respectively ascribed to them:

Growth means any or all trees and shrubs unless the context otherwise requires.

Private tree means any tree now existing or which may exist on private property.

Public tree means any tree now existing or which may exist on any public land or within the public ways.

Public ways means any public property including in the right-of-way between the sidewalk and road.

Shrub means a woody perennial plant, smaller than a tree and smaller than 15 feet in height, with several major branches arising from near the base of the main stem.

Tree means any woody perennial plant, typically having a single stem or trunk growing to a considerable height and bearing lateral branches at some distance from the ground and shall include shrubs which grow higher than 15 feet.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-35. Authority to control growth on public ways.

The department of public services (DPS) shall have complete charge and control over all trees, shrubs and plants, planted or to be planted, in the public ways of the city including the authority to plant, cut, trim and remove such trees, shrubs or plants.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-36. Permit required for planting certain trees and prohibited tree species.

No person shall plant any poplar, box, elder, basswood, cottonwood, willow, soft maple, American maple, common catalpa, horse chestnut, or "ailanthus glandulosa" tree anywhere within the city without first procuring a permit from the department of public works. No person shall plant any prohibited or restricted species as

³Editor's note(s)—Ord. No. 2162 , § 1, adopted July 13, 2020, amended Art. III in its entirety to read as herein set out. Former Art. III, §§ 27-34—27-44, pertained to similar subject matter, and derived from Code 1958, §§ 7-129, 7-201—7-203, 7-205—7-212; Ord. No. 82, § 3, adopted Feb. 5, 1958.

established and published by the Michigan Natural Resources Environmental Protection Act (Part 413 of Act 451), which is regularly amended by invasive species orders. Further black locust and "ailanthus altissima" are prohibited from being planted in any location public or private in the city.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-37. Permit required for actions affecting growth on public ways.

- (a) No person, including public utilities, except the city, shall plant, remove, cut, injure, destroy or in any way deface any tree or shrub in any public way without first procuring a permit from the department of public services. Tree planting selection shall be made from an approved list of species published by the department of public services.
- (b) This section shall not be construed to prohibit any person owning or occupying any lot in front of or adjacent to which there may be any tree or shrub from trimming the same.
- (c) Any person performing emergency utility work to restore services only, shall be exempt from obtaining a permit, provided that all applicable measures are taken to protect the trees or growth in the right of way and that the department of public works is notified as soon as is it practical should excavation necessitate cutting roots or removal of the tree.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-38. Application for and approval of permits.

Application for any permit required by the provisions of this article shall be made in the form and manner prescribed by the city clerk. No permit shall be granted unless same is approved by the director of public services.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-39. Attaching articles and hitching animals to trees on public ways prohibited.

No person shall attach, tack or in any manner fasten, to any public tree any wire, rope, chain, cable, sign, card, board, poster or other article, nor hitch any animal thereto.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-40. Growth on adjacent land obstructing public way prohibited; notice to remove; removal by city; costs.

The owner, or person in charge or control of any lot or parcel of land within the city, upon which any tree, shrub, vine, growth or plant may be standing adjacent to any public way, shall trim or cause to be trimmed, either at the property line, or to a clear height of at least eight feet above the surface of such public way, all branches thereof which overhang any portion of such public way, or which obstruct or interfere with the passage of light from any street lighting system, and shall not plant or maintain any thereof so close to any property line as to obstruct thereby the vision of travelers along the streets. The city may enter upon any such private premises to do such trimming as it determines necessary, or to remove such obstructions herein prohibited upon the failure of the owner so to do after notice in writing. The said owner shall, or the city may, remove from such tree, shrub, plant, growth or vine, all dead, decayed, unsightly, broken or dangerous limbs and branches that overhang, or are close to the public way; and when any such tree, shrub, plant or vine is dead, the owner shall remove the same, or after notice of such intention to the owner, the city may do so and charge the cost thereof to such owner.

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(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-41. Barriers required for excavations, etc., on public ways.

In any excavation, or the erection, alteration or repair of any building or structure, or other work, the owner thereof, or someone for him shall place or cause to be placed such barriers around all nearby trees, shrubs and plants in the public way as will effectually prevent injury to them.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-42. Obstruction of roots of growth on public ways prohibited.

No person shall place or maintain upon the ground in any public way or place of the city, any stone, brick, sand, concrete or other material or article, which may injure or which may in any way impede the full and free passage of water, air or fertilizer to the roots of any tree, shrub, vine or plant, without leaving an open space of ground not less than four feet in diameter around the same.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-43. Destruction of diseased growth required.

The owner or occupant of any premises on which is located any tree or other growth, if infected by disease or by injurious insects or if in a dangerous condition, shall destroy same which such destruction is necessary for the protection of other trees and growths and for the public safety, health and welfare.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-44. City authority to perform acts and assess costs; procedure.

If the owner or occupant of any premises fails to perform any duty required of him by this article, the department of public works may serve notice upon such owner and occupant directing him to cause such work to be done and upon his failure to comply with the notice, the city may enter upon the premises and perform the work required and charge the cost thereof to the owner or occupant. The notice and cost shall be served and charged.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-45. Tree removal.

No person shall remove or cut down a public tree without written authorization from the DPS or city manager. Any person who violates this subsection shall be required, in addition to any other penalties imposed by this article or any other law, to replace all public trees so removed or cut down at the violator's expense.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-46. Tree oversight and management department.

- (a) There is hereby created and established a City of Madison Heights Tree Oversight and Management Department that shall consist of the DPS director and his or her designees and in collaboration with the

environmental citizens committee (ECC). If the ECC is dissolved or no longer holding regular meetings the DPS director and his or her designees shall comprise the tree oversight and management department in its entirety.

- (b) The tree oversight and management department shall assist the city in developing a comprehensive tree management and preservation program for the city, with public education. It shall serve as a clearing house for information on trees. The department shall present to the city council an annual report on activities related to trees.

(Ord. No. 2162 , § 1, 7-13-20)

Sec. 27-47. Site plans.

- (a) When the development of any property requiring site plan approval occurs, the city community and economic development department shall review landscaping plans and may require trees to be planted on or near the site consistent with the elements of the adopted city master plan.
- (b) When the development of any property requires a site plan review and approval or demolition permits where trees are to be removed or installed, a tree location plan, including species of tree, must be submitted to and approved by the site plan review committee.

(Ord. No. 2162 , § 1, 7-13-20)

Secs. 27-48—27-55. Reserved.

ARTICLE IV. GREENBELT AREA⁴

Sec. 27-56. Maintenance by owner or occupant; condition.

Whenever the city shall require the establishment of a greenbelt area, or in the event such area has already been established, it shall be the duty of the owner or occupant, or both, upon which land the greenbelt is located, to properly maintain such greenbelt. Proper maintenance within the meaning of this article shall mean such manner and condition as existed when the greenbelt was first established and approved by the city or as nearly thereto as is practicable.

(Code 1958, § 26-501)

Sec. 27-57. Inspection; report required.

It shall be the duty of the department of public services to inspect all green belt areas or such areas between the lot line and the curb of certain streets that are located in what is known as a revitalization area, constructed after January 1, 1985, or such other areas in the City of Madison Heights in which a green belt has been located between the lot line and the curb of the street to determine the necessity of providing maintenance to such areas by way of cutting of grass, weeding, fertilizing, tree trimming, replacement of sod, trees and bushes, and the installation, operation and maintenance of an irrigation system, and upon determining such necessity, report the same to the city with bid proposals itemizing cost of such maintenance.

⁴Cross reference(s)—Improvement standards in mobile home parks, § 18-17.

(Code 1958, § 6-502; Ord. No. 781, § 1, 4-28-86)

Sec. 27-58. Notice, maintenance by the city, assessment of costs.

In all instances that the department of public services shall report such necessity to council, a copy of said report shall have been sent to the owner or occupant of the land adjacent to such area that council may act on such notice of necessity at the next regular council meeting to assess costs of such maintenance as a special assessment against the land. The council may adopt a resolution for the maintenance of said improvements set forth in the report with the cost of maintenance being the obligation of the adjoining property owners as provided by Charter.

(Code 1958, § 6-503; Ord. No. 781, § 2, 4-28-86)

Charter reference(s)—Provisions relative to special assessments, Ch. 11.

Sec. 27-59. Procedure.

In the event the owner shall within a period of 60 days after receipt of notice of said assessment fail to pay to the city the monies that the city has expended for the maintenance in behalf of the owner, then the city shall add such costs to the assessment rolls against the adjacent and benefiting property owners as permitted under Section 11.7 of the Charter of the City of Madison Heights.

(Code 1958, § 6-504; Ord. No. 781, § 3, 4-28-86)

Chapter 26

VEGETATION

Art. I. Weeds, §§ 26-1--26-13

Art. II. Dutch Elm Disease, §§ 26-14--26-31

Art. III. Trees and Shrubs Generally, §§ 26-32--26-47

ARTICLE I.

WEEDS*

* **Editors Note:** Section 1 of Ord. No. 1014, enacted Feb. 22, 1982, repealed former Art. I, §§ 26-1--26-3, and § 2 of said ordinance enacted, in lieu thereof, a new Art. I as herein set forth. Former Art. I contained provisions relative to weeds and harmful plants, which derived from the adoption of this Code and Ord. No. 885, § 1, enacted May 10, 1976.

Section 3 of Ord. No. 1014 provided that said ordinance shall take effect at 12:01 a.m. on March 1, 1982.

Charter References: Abatement of uncontrolled noxious weeds, § 14.2.

Sec. 26-1. Unlawful to permit growth of noxious, poisonous or injurious weeds.

It shall be unlawful for the owner or occupant or any person or persons, agent, firm or corporation having control or management of any lot, place or parcel of land within the city to permit or allow the presence thereon, or on any portion thereof, of noxious weeds of any kind, including Canada thistle (*Cirsium arvense*), mustards (charlock, black mustard and Indian mustard, species of *Brassica* or *Sinapis*), wild carrot (*Daucus carota*), bindweed (*Convolvulus arvensis*), hoary alyssum (*Berteroa incana*), ragweed (*Ambrosia elatior*) and poison ivy (*Rhus radicans*), poison sumac (*Rhus vernix*), sow thistle (*Sonchus* species), climbing nightshade or European bittersweet (*Solanum dulcamara*), garlic mustard (*Alliaria petiolata*), phragmites (*Phragmites australis*), crown vetch (*Coronilla varia*), purple loosestrife (*Lythrum salicaria*), giant hogweed (*Heracleum mantegazzianum*), wild parsnip (*Pastinaca sativa*), spotted knapweed (*Centaurea maculosa*), Japanese knotweed (*Fallopia japonica*), giant knotweed (*Fallopia sachalinesis*), autumn olive (*Elaeagnus umbellata*), glossy buckthorn (*Rhamnus frangula*), common buckthorn (*Rhamnus cathartica*) or any other varieties, species or plants designated by the city forester as poisonous or injurious. The presence of such weeds upon any lot or parcel of land within the city limits is hereby declared to be a public nuisance.

(Ord. No. 1014, § 2, 2-22-82; Ord. No. 1791, § 1, 8-15-16)

Sec. 26-2. Duty of owner, occupant, etc., to cut noxious, poisonous or injurious weeds; exceptions.

(a) It is hereby made the duty of the owner or occupant or any person or persons, agent, firm or corporation having control or management of any lot, place, area or parcel of land within the city upon which noxious, poisonous or injurious weeds as described in section 26-1 hereof are found growing or standing, to destroy or cause the same to be destroyed in such manner as shall effectually prevent such weeds from perpetuating themselves. Control shall be at such times as may be necessary in order to prevent such noxious,

poisonous or injurious weed from going to seed. No owner or occupant or any person or persons, agent, firm or corporation having control or management of property in this city shall knowingly suffer any noxious, poisonous or injurious weeds as described in section 26-1 hereof to grow upon said land in noncompliance with this section or shall permit such weeds to ripen so as to cause or present a danger of the spreading of such weeds.

(b) Notwithstanding the foregoing, lands more than one hundred (100) feet from a lot line of occupied residential or commercial property shall be exempt from the provisions of this section.
(Ord. No. 1014, § 2, 2-22-82)

Sec. 26-3. Other weeds, grass and brush.

(a) **Height limit.** It shall be unlawful for the owner or occupant or any person or persons, agent, firm or corporation having control or management of any lot, place, area or parcel of land within the city to permit or allow the presence thereon of weeds, grass or brush exceeding a height of ten (10) inches above ground level when such growth is within one hundred (100) feet of a lot line of occupied residential or commercial property and the same are hereby declared to be a public nuisance. It shall be the duty of every owner or occupant, or every person or persons, agent, firm or corporation in charge of such property upon which any said above-mentioned weeds, grass or brush is permitted to remain to cause the same to be cut down, destroyed and/or removed.

(b) **Exceptions.** Notwithstanding the foregoing, the following lands shall be exempt from the provisions of this section, provided that the owner of the land petitions for exemption from the provisions of this section in writing to the department of parks and recreation of the City of Midland:

- (1) Undeveloped wooded areas where tree growth is in excess of ten (10) feet in height.
- (2) Undeveloped parcels of four and one-half (4 ½) acres or more in non-subdivision areas.
- (3) Lands where less than fifty (50) per cent of the lots are occupied.
- (4) Lands where occupied lots have been developed without removing the original natural cover.
- (5) Defined natural preserves.

(c) **Appeals.** In the event the department of parks and recreation shall deny a petition for exemption from the provisions of this section, the petitioner may appeal the decision in writing to the building board of appeals established under Chapter 5 of the Code of Ordinances of the City of Midland, and the board shall, after hearing the evidence on any such appeal, either affirm, modify or reverse the decision of the department of parks and recreation and its decision shall have the same effect as if it were the decision of the department of parks and recreation.

(Ord. No. 1014, § 2, 2-22-82; Ord. No. 1697, § 1, 5-10-10)

Sec. 26-4. Abatement of nuisance by city.

In addition to the penalties set out in this article that in the event the owner or occupant, or any person or

person, agent, firm or corporation having control or management of any lot, place or parcel of land within the city fails, refuses or neglects to comply with the provisions of this article, the city and its authorized representatives are hereby empowered, upon the giving of notice, to enter upon such land for the purpose of accomplishing abatement of the violation by spraying, cutting and/or other methods deemed acceptable by the department of parks and recreation of the city. The fee shall be a minimum of \$200.00 per abatement. If the cost of an abatement fee shall exceed the \$200.00 minimum, the actual cost of the abatement shall be applied. All expenses incurred by the city in the performance of this work shall be reimbursed by the owner or occupant, or person or persons, agent, firm or corporation having control or management of such land or lots, and in cases where not paid, the city shall have a lien for the same in the manner hereinafter provided or pursue other collection remedies.

(Ord. No. 1014, § 2, 2-22-82; Ord. No. 1697, § 1, 5-10-10)

Sec. 26-5. General notice by publication.

It is hereby made the duty of the department of parks and recreation of the city to give general notice to every owner or occupant, or any person or persons, agent, firm or corporation having control or management of any land wherein noxious, poisonous or injurious weeds or any weeds, grass or brush exceeding a height of ten (10) inches are growing, standing or present, to cut down, destroy and/or remove the same. Such general notice shall be made by publication in a newspaper of general circulation in the city at least twice in each calendar year, once during the first half of the month of May and again during the last half of the month of June of each calendar year, and shall read substantially as follows:

City of Midland Notice of the Weed Ordinance Provisions

TO: All owners or occupants, or persons, agents, firms or corporations having control or management of any lot, place or parcel of land within the City of Midland.

Notice is hereby given that in accordance with Article I of Chapter 26 of the Code of Ordinances of the City of Midland, all noxious, poisonous or injurious weeds, or other weeds, grass or brush exceeding a height of ten (10) inches upon any property in the City of Midland shall be cut down, destroyed and/or removed.

In the event the owner or occupant, or any person or persons, agent, firm or corporation having control or management of any lot, place or parcel of land within the City of Midland shall fail, refuse or neglect to comply with the above-mentioned ordinance, a municipal civil infraction may be issued. Further, the City of Midland or its authorized representatives shall cause said noxious, poisonous or injurious weeds, grass or brush exceeding a height of ten (10) inches to be cut down, destroyed and/or removed. The expenses incurred by the City in the cutting, destruction or removal of the same will be levied and collected against such property in the manner provided by law and this article.

Certain exemptions from the requirements of the ordinance relating to area, distances, size of growth or lack of development are specifically set forth in the ordinance and may be applicable; but any owner or occupant or person or persons, agent, firm or corporation having control or management of property in the City of Midland who seeks such an exemption must petition the Department of Parks and Recreation of the City of Midland for this purpose in writing.

____ Department of Parks and Recreation City of Midland
(Ord. No. 1014, § 2, 2-22-82; Ord. No. 1697, § 1, 5-10-10)

Sec. 26-6. Specific notice by certified mail.

(a) In addition to the general notice requirements set forth in section 26-5, it is hereby made the duty of the department of parks and recreation to give a specific notice in writing, by first class mail to the owner or occupant, or any person or persons, agent, firm or corporation having control or management of any lot, place or parcel of land within the city wherein noxious, poisonous or injurious weeds or any weeds, grass or brush exceeding a height of ten (10) inches is growing, standing or present, to cut down or remove the same within a period of seven (7) consecutive calendar days, which notice shall read substantially as follows:

Name and Address

Description

Notice of the Weed Ordinance Provisions

According to the assessment records of this City, you appear to be the owner or occupant of the above-described property which is subject to the provisions of the aforementioned ordinance.

Notice is hereby given that in accordance with Article I of Chapter 26 of the Code of Ordinances of the City of Midland all noxious, poisonous or injurious weeds or other weeds, grass or brush exceeding a height of ten (10) inches growing, standing or living upon any property in the City of Midland shall be cut down, destroyed or removed, as the case may be, on or before the ____ day of _____, 20_____.

In the event of failure to comply with this notice on or before the date set forth above, in accordance with the provisions of this ordinance, a municipal civil infraction may be issued. Further, the City shall cause said noxious, poisonous or injurious weeds or other weeds, grass or brush exceeding a height of ten (10) inches to be cut down, destroyed and/or removed. The expense incurred by the City in the cutting, destruction or removal of same will be levied and collected against such property in the manner provided by law.

Certain exemptions from the requirements of the ordinance relating to area, distances, size of growth or lack of development are specifically set forth in the ordinance and may be applicable; but any owner or occupant or person or persons, agent, firm or corporation having control or management of property in the City of Midland who seeks such an exemption must petition the Department of Parks and Recreation of the City of Midland for this purpose in writing.

_____, 20_____.

_____ Department of Parks and Recreation City of Midland
(Ord. No. 1014, § 2, 2-2-82; Ord. No. 1697, § 1, 5-10-10)

Sec. 26-7. Reimbursement to city; assessment of costs.

Whenever the department of parks and recreation or its authorized representatives shall enter upon any parcel of land in order to accomplish abatement of an existing violation pursuant to provisions of this article, the director of the department of parks and recreation is hereby authorized and directed to keep an accurate account of all expenses incurred, and based upon the same to issue a certificate determining and certifying the costs involved

for such work with respect to each parcel of property. Within ten (10) days after receipt of said certificate, the city finance director will forward a statement of total charges assessed on each parcel of property to the owner as shown by the last current assessment or tax roll, and said assessment shall be payable to the city treasurer within thirty (30) days from the date said statement was forwarded. If not paid within the prescribed thirty-day period, such statement shall be filed by the city finance director with the city assessor and shall thereupon be assessed against the land in question and become a lien on such property in accordance with the City Charter of Midland or the City has the right to initiate other collection efforts as it deems appropriate. (Ord. No. 1014, § 2, 2-22-82; Ord. No. 1697, § 1, 5-10-10)

Secs. 26-8. Penalty.

(a) Any owner or occupant, or person or persons, agent, firm or corporation having control or management of any lot, place, or parcel of land within the City of Midland who shall violate any of the provisions of this Code hereby adopted or fails to comply therewith, may be responsible for a municipal civil infraction. Upon being found responsible of such violation, such owner or occupant, or person or persons, agent, firm or corporation having control or management of any lot, place, or parcel of land within the City of Midland shall be assessed a fine as provided in Chapter 34 of the Code of Ordinances. The imposition of one (1) municipal civil infraction fine for any violation shall not excuse the violation or permit it to continue and all such owner or occupant, or person or persons, agent, firm or corporation having control or management of any lot, place, or parcel of land within the City of Midland shall be required to correct or remedy such violations or defects within a reasonable time.

(b) The imposition of the above fine shall not be held to prevent the enforced removal of prohibited conditions. Further violations subject the owner or occupant, or person or persons, agent, firm or corporation having control or management of any lot, place, or parcel of land within the City of Midland to subsequent civil infraction violations.

(Ord. No. 1697, § 1, 5-10-10)

Secs. 26-9--26-13. Reserved.

ARTICLE II.

DUTCH ELM DISEASE

Sec. 26-14. Infected trees, or potential harborage declared nuisances.

Any elm tree infected with the fungus *Ceratostomella ulmi*, Dutch elm disease, so-called, or any dead or dying elm tree, or stored elm logs, or elmwood, which could harbor or become a breeding place for the American or European bark beetle, the two known carriers of the Dutch elm disease, is hereby declared to be a public nuisance, and it shall be unlawful for any person to maintain such on their property after proper notification as provided in the State of Michigan Department of Agriculture, Regulation No. 613 as amended.

Sec. 26-15. Removal of infected trees or harborages on public land.

Any tree or elmwood as described in section 26-14 of this Code located on public lands within the limits of the city shall be removed at the expense of the city.

Sec. 26-16. Entry on private property.

The director of parks and recreation, his authorized employees or agents, may enter upon private property for the purpose of carrying out the terms of this article.

Sec. 26-17. Treatment of infected trees, vegetation.

When any aboveground parts of trees or vegetation on private land are found to be infected with Dutch elm disease after determination of Dutch elm infection by a designated laboratory, the director of parks and recreation shall, by written notice, give the owner of the property upon which such tree or vegetation exists a definite time, but not less than ten (10) days, to remove, treat, and dispose of all infected aboveground parts of such tree or vegetation. Disposal should be by fire or other methods approved by the parks and recreation department. If the work is not satisfactorily completed in the prescribed time, the director of parks and recreation, authorized city employees, or authorized agents may enter upon the property, and remove, treat, and destroy the infected tree or wood, by fire or other approved methods in an area so designated by the city for this purpose, at the total expense of the owner of such property.

Sec. 26-18. Removal of dead branches, trees, harborages.

After inspection of private property, the director of parks and recreation shall require, by written notice, the removal of dead or dying limbs of elm trees, or of dead elm trees or of elmwood stored on the property. When such notice is given, the owner will be given a reasonable and definite time to comply with the order, but not less than ten (10) days. If the work is not satisfactorily completed within that time, the director of parks and recreation, authorized city employees, or authorized agents may enter upon the property, make the necessary trimming or removals, property treat the wood and bark and make proper disposal of the same, at the total expense of the owner of such property.

Sec. 26-19. Lawn repair; expense.

If requested by the owner of property upon which work is done pursuant to sections 26-17 and 26-18 of this chapter, the city shall repair any damage that may occur to the lawn as a result of trimming, treating or tree removal. Such repair shall be at the expense of the owner of such property.

Sec. 26-20. Collection of costs.

The cost of trimming, treating, removal, and lawn repair pursuant to sections 26-17 and 26-18 of this Code, plus overhead shall be billed to the owner of such property. If the bill is not fully paid by April 1st of the following year, a ten per cent (10%) penalty may be added and it may be placed on the tax roll as a lien upon the property and collected in the same manner as other city taxes are collected.

Sec. 26-21. Treatment in event of epidemic or insect invasion.

In the event of an epidemic of tree disease or of insect invasion, any owner of any property within the city on which is growing any tree, plant or shrub, may be compelled to spray or treat such tree, plant or shrub upon the order of the director of parks and recreation, in accordance with the statutes of this state. In the event that such owner does not comply with such order, the city may cause such spraying or treating to be done at the

expense of such owner, and collected as set forth in section 26-20 of this Code.

Secs. 26-22--26-31. Reserved.

ARTICLE III.

TREES AND SHRUBS GENERALLY

Sec. 26-32. Definitions.

The following definitions shall apply in the interpretation of this article:

Director. The word "Director" shall mean the Director of Parks and Recreation or his designated representative.

Highway. The word "highway" shall include all land lying between the property lines on either side of all public streets, boulevards and alleys.

Park. The word "park" shall include all public parks having individual names, and all areas owned by the city, or to which the public has free access.

Private trees. The words "private trees" shall include all trees located on private property.

Public trees. The words "public trees" shall include all trees located on highways or in public parks.

Roadway. The word "roadway" shall mean that part of the highway located within the curb lines which is used for vehicular travel and, where there are no curbs, that part of the highway which is used for vehicular travel, but which also includes the shoulders.

(Ord. No. 1253, § 1, 11-23-92)

Sec. 26-33. Enforcement of article.

The department of parks and recreation, under the direction of the city manager, shall be responsible for enforcing the provisions of this article.

Sec. 26-34. Promulgation of rules and regulations; obedience to same.

The Director shall make such rules and regulations supplementary to this article and not in conflict herewith, as he may from time to time deem necessary. No person shall fail to obey any rule or regulation effective hereunder.

Sec. 26-35. Control of public trees.

The Director shall have control over all trees located within the highways and parks in the city and the planting, care and removal thereof, subject to the regulations contained in this article.

Sec. 26-36. Tree or shrub protection, generally.

No person shall break, injure, mutilate, kill or destroy any tree or shrub, or set any fire within ten (10) feet of any tree, or permit any fire, or the heat thereof, to injure any portion of any tree. No toxic chemicals or other injurious materials shall be allowed to seep, drain or be emptied on, near or about any tree. No electric wires or any other lines or wires shall be permitted to come in contact with any tree or shrub in any manner that shall cause damage thereto, and no person shall attach any electric insulation to any tree. No person shall use any tree as an anchor except by special written permit from the Director, and no material shall be fastened to or hung on any tree. All persons having under their care, custody or control, facilities which may interfere with the trimming or removal of any tree, shall after notice thereof by the Director, promptly abate such interference in such manner as shall permit the trimming or removal of such tree by the Director.

Sec. 26-37. Protecting public trees on construction jobs.

In the erection, alteration, repair, or removal of any building or structure, the owner or owners thereof shall place or cause to be placed such guards around all nearby public trees, as will effectively prevent injury to such trees.

Sec. 26-38. Planting specifications--Highways and parks.

In all planting of trees in the highways, such trees shall be spaced not less than forty (40) feet apart, except when an existing tree has been approved for removal within two (2) years from date of the planting of the new tree. In no case shall a tree be planted less than thirty (30) feet from an existing tree in the highway.

No tree shall be planted in highways between the curb and the sidewalk, less than three (3) feet from the sidewalk, except where outlaws are less than six (6) feet in width, trees may be located two (2) feet six (6) inches from the sidewalk. No trees shall be planted on outlaws which are less than four (4) feet in width from the curb to the sidewalk. No trees shall be planted nearer to an intersection than twenty-five (25) feet from the intersection of the curb lines.

Sec. 26-39. Reserved.

Editors Note: Ordinance No. 1252, § 1, adopted November 16, 1992, deleted § 26-39. Formerly, such section pertained to planting specifications on private property and derived from the original Code.

Sec. 26-40. Cost of transplanting trees, planting trees necessitated by street construction.

In all street construction, the city shall pay the entire cost of transplanting of trees and planting of new trees.

Sec. 26-41. Removal of plantings which are a traffic hazard.

Any plantings, either public or private, now standing, which are a hazard in the opinion of the police department, shall be removed.

Sec. 26-42. Vision clearance for corner lots.

On any corner lot, no plantings higher than thirty-six (36) inches above the elevation of the crown of the

roadway, except trees with a minimum clearance of eight (8) feet as measured from the elevation of the crown of the roadway to the lowest branch, shall be erected or maintained within an area determined by an imaginary line connecting points on the lot lines, between the highway and the corner lot, twenty (20) feet distant from the intersection of the corner property lines of the corner lot. These standards may be waived upon a determination by the director of parks and recreation, the city police chief, and the city engineer that the conditions present are not hazardous to pedestrian or vehicular traffic.

(Ord. No. 1252, § 2, 11-16-92)

Sec. 26-43. Trees to be kept trimmed; removal of public trees.

(a) *Private trees.* Any tree, bush, or shrub growing on private property, but so located as to extend its branches over an adjoining highway, shall be so trimmed by the owner of the property (or his or her agent) on which the tree, bush, or shrub is located so that there shall be a clear height, located within the parameters of the highway, unobstructed by any branches, of eight (8) feet above the surface of any public sidewalk and fifteen (15) feet above the surface of the roadway, and such owner (or his or her agent) shall also remove all dead branches or stubs on such trees, bushes, or shrubs which, as determined by the director, have become a menace to any traveler on an adjoining highway. The director is authorized to have removed any part of any trees, bushes, or shrubs which encroach into the highway as directed above, and shall bill the property owner for the cost of said work. Failure to pay for said work on the part of any property owner shall cause said charge to become a lien on the property, and said amount shall be added to the tax bill for that property.

(b) *Public trees.* The director is hereby authorized to remove any trees or shrubs, or any portion thereof, growing on any highway, park or public place of the city, when such tree or shrub is interfering with fire hydrants, sewer and water mains, visibility along any portion of a public highway, traffic control devices, construction of highways and sidewalks, the free passage of vehicular traffic, and the free passage of pedestrian traffic wholly outside that portion of any highway used for vehicular traffic.

(Ord. No. 1252, § 2, 11-16-92)

Sec. 26-44. Removal of public trees and stumps.

Public trees may be removed only by those having authority from the director. Public trees will be removed only upon written authorization of the director and will be removed only where, in the opinion of the director, trees are undesirable or noxious. Public trees and stumps will not be removed for the installation of new driveways unless a permit for such construction has been issued by the city engineer. When public trees and stumps are removed for improvement of commercial property, a charge for the cost of the removal shall be made to the person affected. There shall be no charge for the removal of public trees in residential areas if such is approved by the director. Public trees and stumps may be removed at the owner's request and expense, by persons other than employees of the city, but only if the person to do the removing has the specific approval of the director. Any trees so removed must be removed six (6) inches or more below grade and removed from the public right-of-way at once. The tree holes shall be filled with suitable fill to the surrounding grade. Public trees shall not be removed which lift concrete sidewalk or driveway. This defect may be remedied by lifting sidewalk, removing roots, and replacing walk. Public trees will not be removed for the sole reason that the tree roots are clogging sewers.

(Ord. No. 839, § 3, 7-29-74)

Sec. 26-45. Public utilities--General responsibilities for opening street, repairing leaks.

The opening of any highway within six (6) feet of any public tree or shrub shall have the approval of the director.

If any leaks in gas lines or mains occur within forty (40) feet of a public tree, it shall be the duty of the owners of said lines to immediately repair such leaks in a manner which will give a minimum possibility of recurrence, and to replace any trees damaged by the leaks or removal of the lines.

Sec. 26-46. Same--Erection of poles.

Before any utility poles or other similar utility structures are erected on highways or park property, the director shall be consulted. The director reserves the right to regulate the height of those structures if they relate to the natural growth of existing or contemplated trees.

Sec. 26-47. Same--Tree trimming.

If the trimming of public trees necessary to accommodate utility wires is excessive in the opinion of the director, the public utility corporation doing such trimming will be required to re-locate the wires, increase the height of the pole, or employ other means not injurious to the trees.

Chapter 556

PROPERTY MAINTENANCE

§ 556-1.	Adoption of standards.	§ 556-3.	(Reserved)
§ 556-2.	Revision of standards.	§ 556-4.	Additional amendments to standards.

[HISTORY: Adopted by the City Commission of the City of Royal Oak 5-4-2009 by Ord. No. 2009-02 .¹ Amendments noted where applicable.]

GENERAL REFERENCES

Construction code enforcement — See Ch. 260.

Public nuisances — See Ch. 484.

Fences — See Ch. 323.

Abandoned refrigerators and ice boxes — See Ch. 574.

Fire prevention — See Ch. 340.

Rodent control — See Ch. 587.

Hotels, boardinghouses, bed-and-breakfasts and tourist homes — See Ch. 394.

Abandoned and inoperable vehicles — See Ch. 716.

Housing standards — See Ch. 400, Art. I.

Weeds — See Ch. 757.

§ 556-1. Adoption of standards.

A certain document, a copy of which is on file in the office of the City Clerk for the City of Royal Oak, being marked and designated as the "International Property Maintenance Code, 2006 Edition," as published by the International Code Council, as amended, is adopted as the property maintenance code of the City of Royal Oak, in the State of Michigan, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures; providing for the issuance of permits, collection of fees and imposition of fines; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City Clerk are referred to, adopted, and made a part, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in § 556-2 of this chapter.

§ 556-2. Revision of standards.

The following sections are revised as follows:

- A. In Section 101.1, insert: "City of Royal Oak" for "NAME OF JURISDICTION."
- B. Section 103.5 is amended to read as follows:

1. Editor's Note: This ordinance also repealed former Ch. 556, Property Maintenance, adopted 10-18-1993 by Ord. No. 93-15.

"103.5 Fees. Fees shall be set by resolution of the City Commission. Such fees shall reflect the cost of processing, inspection, supervision and other related costs of regulation. The fees shall be paid into the City Treasury."

- C. (Reserved)²
- D. In Section 304.14, insert: "July 1 through October 1."
- E. In Section 602.3, insert: "November 1 — May 1."
- F. In Section 602.4, insert: "November 1 — May 1."

§ 556-3. (Reserved)

§ 556-4. Additional amendments to standards.

The following sections and subsections of the 2006 Edition of the International Property Maintenance Code are hereby amended as set forth, and additional sections and subsections are added as indicated. Section numbers used in this chapter shall refer to the like-numbered sections in the 2006 Edition of the International Property Maintenance Code. The following sections and subsections of the 2006 Edition of the International Property Maintenance Code are hereby amended as set forth, and additional sections and subsections are added as indicated. Section numbers used in this chapter shall refer to the like-numbered sections in the 2006 Edition of the International Property Maintenance Code.

- A. Section 104.8, Licenses and inspections, is hereby added to read as follows:

104.8 Licenses and inspections:

- (a) No person shall rent, lease, offer for rent or lease, or allow any residential unit or property to be occupied by a nonowner without first obtaining a license therefor.
- (b) A residential rental license shall be issued by the Code Official if:

2. Editor's Note: Former Subsection C, regarding an amendment to Section 302.4, was repealed 7-11-2016 by Ord. No. 2016-07. See now § 556-4R.

- (1) An application is submitted indicating the owner, the number of units and buildings for which the application is sought, the type of units intended, and any other pertinent data sought by the Code Official.
- (2) An inspection is performed on the property sought to be licensed and all violations disclosed thereby are either corrected by the applicant or are waived by the Code Official upon a showing of practical difficulty by the applicant.
- (3) All application and inspection fees are paid.

- (c) A license shall be in effect until the expiration date indicated on the license unless revoked for cause by the City. Failure to secure or renew a license in accordance with the provisions of this chapter or failure to pay such inspection fee is a violation of this chapter. A late charge of \$1 per day, per dwelling unit, with a minimum of \$5 shall be charged on all payments received after the due date, which is 30 days after the expiration of an existing license or 30 days after notification that an initial license is required. All fees and charges shall be paid by the owner. If the owner fails to pay the City as provided within 30 days of demand by the City, the City shall have a lien on the property for all unpaid fees and charges and may enforce such lien in the manner prescribed by state law for the enforcement of tax liens. **[Amended 5-3-2010 by Ord. No. 2010-07]**
- (d) Suspension or revocation of licenses. Any license issued by the City under this chapter may be suspended by the Code Official for cause, and any permit issued by the City may be suspended or revoked by the City Commission for cause. The licensee shall have the right to a hearing before the Commission on any such action of the Code Official, provided a written request therefor is filed with the City Clerk within five days after receipt of said notice of such suspension. The Commission may confirm such suspension or revoke or reinstate any such license. The action taken by the Commission shall be final. Upon suspension or revocation of any license or permit, the fee therefor shall not be refunded. Except as otherwise specifically provided in this chapter, any licensee whose license has been revoked shall not be eligible to apply for a new license for a period of one year after such revocation.

(e) Cause defined. The term "cause," as used in this chapter, shall include the doing or omitting of any act, or permitting any condition to exist in connection with any license or permit granted under the provisions of this chapter, or upon any premises or facilities used in connection therewith, which act, omission or condition is:

- (1) Contrary to the health, morals, safety or welfare of the public.
- (2) Unlawful, irregular or fraudulent in nature.
- (3) Unauthorized or beyond the scope of the license granted.
- (4) Forbidden by the provisions of this chapter, or any duly established rule or regulation of the City applicable to housing.
- (5) A nuisance on the licensed property.

(f) Inspections. In order to safeguard the safety, health and welfare of the public, the Code Official or his representative is authorized to enter any structure or premises at any reasonable time for the purpose of making inspections and performing his duties under this Code.

All one-family, two-family and multifamily dwelling units which are rented or leased, or are intended to be rented or leased, and all boardinghouses or lodging houses shall be inspected biannually.

- (g) Fees. Fees for such licenses shall be set by resolution of the City Commission. Such fees shall reflect the cost of processing, inspection, supervision and other related costs of regulation. The fees shall be paid into the City Treasury.

B. Section 106.4, Violation penalties, is hereby amended to read as follows:

106.4 Violations and penalties.

- (a) A person violating this chapter for the first time is responsible for a municipal civil infraction and subject to payment of a civil fine of not less than \$50, plus costs.
- (b) A person violating this chapter for the second time is responsible for a municipal civil infraction and subject to payment of a civil fine of not less than \$150, plus costs.
- (c) A person violating this chapter for the third time is responsible for a municipal civil infraction and subject to payment of a civil fine of not less than \$200, plus costs.
- (d) A person violating this chapter for the fourth or subsequent time is guilty of a misdemeanor, punishable by a fine of not more than \$500 or imprisonment for not more than 90 days, or to both such fine and imprisonment in the discretion of the court.

- C. Section 110, Demolition, is hereby deleted.
- D. Section 110, Condemnation and demolition, is hereby added to read as follows:

110 CONDEMNATION AND DEMOLITION

110.1 General: It is unlawful for any owner or agent thereof to keep or maintain any dwelling, structure or part thereof, which is a dangerous building as defined in Section PM-110.2 below.

110.2 Definition of a dangerous building: As used herein, "dangerous building" means any building or structure which has any of the following defects or is in any of the following conditions:

- (a) Whenever any door, aisle, passageway, stairway or other means of exit does not conform to the approved fire code of the City of Royal Oak.
- (b) Whenever any portion has been damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism, or by any other cause in such a manner that the structural strength or stability is appreciably less than it was before the damage and does not meet the minimum requirements of this chapter or any building code of the City of Royal Oak for a new building or similar structure, purpose or location.
- (c) Whenever any portion or member or appurtenance is likely to fall or become detached or dislodged or to collapse and thereby injure persons or damage property.

- (d) Whenever any portion has settled to such an extent that walls or other structural portions have materially less resistance to winds than is required in the case of new construction by this chapter or the building code of the City of Royal Oak.
- (e) Whenever the building or structure or any part, because of dilapidation, deterioration, decay, faulty construction, or because of the removal or movement of some portion of the ground necessary for the purpose of supporting such building, or portion thereof, or for other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning is likely to fall or give way.
- (f) Whenever for any reason whatsoever the building or structure or any portion is manifestly unsafe for the purpose for which it is used.

- (g) Whenever the building or structure has been so damaged by fire, wind or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children who might play therein to their danger, or as to afford a harbor for vagrants, criminals or immoral persons, or as to enable persons to resort thereto for the purpose of committing a nuisance or unlawful or immoral acts.
- (h) Whenever a building or structure used or intended to be used for dwelling purposes, because of dilapidation, decay, damage or faulty construction or arrangement or otherwise, is unsanitary or unfit for human habitation or is in a condition that is likely to cause sickness or disease when so determined by the Health Officer, or is likely to work injury to the health, safety or general welfare of those living within.
- (i) Whenever any building becomes vacant, dilapidated and open at door or window, leaving the interior of the building exposed to the elements or accessible to entrance by trespassers.

(j) Whenever the Code Official estimates the cost of placing the building in safe and sanitary condition exceeds 50% of the real value as determined by the City Assessor.

(k) Whenever any building or structure is under construction or repair without a valid permit.

110.3 Notice of dangerous and unsafe condition:

(a) Notwithstanding any other provision of this code, when the whole or any part of any building or structure is found to be in a dangerous or unsafe condition, the City shall issue a notice of the dangerous and unsafe condition.

(b) Such notice shall be directed to the owner, agent or lessee registered with the City. If no owner, agent or lessee has been registered, then the notice shall be directed to each owner of or party of interest in the building in whose name the property appears on the last local tax assessment records.

(c)

The notice shall specify the time and place of a hearing on the condition of the building or structure, at which time and place the person to whom the notice is directed shall have the opportunity to show cause why the building or structure should not be ordered to be demolished or otherwise made safe.

(d)

The hearing officer shall be appointed by the City Commission. The City's Code Enforcement Department shall file a copy of the notice of dangerous or unsafe condition with the hearing officer.

(e)

All notices shall be in writing and shall be served upon the person to whom they are directed personally, or in lieu of personal service may be mailed by certified mail, return receipt requested, addressed to such owner or party of interest at the address shown on the tax records, at least 10 days before the date of the hearing described in the notice. If any person to whom a notice is directed is not personally served, in addition to mailing the notice, a copy thereof shall be posted upon a conspicuous part of the building or structure.

110.4 Testimony, determination, order, compliance, hearing, cost of compliance as lien, collection:

(a)

The hearing officer shall take testimony of the Code Enforcement Department, the owner of the property and any interested party. The hearing officer shall render his decision, either closing the proceedings or ordering the building to be demolished or otherwise made safe.

- (b) If it is determined by the hearing officer that the building or structure should be demolished or otherwise made safe, he shall so order, fixing a time in the order for the owner, agent or lessee to comply therewith.
- (c) If the owner, agent or lessee fails to appear or neglects or refuses to comply with the order, the hearing officer shall file a report of his findings and a copy of his order with the City Commission and request that the necessary action be taken to demolish or otherwise make safe the building or structure. A copy of the findings and order of the hearing officer shall be served on the owner, agent or lessee in the same manner as the notice.

(d)

The City Commission shall fix a date for hearing, reviewing the findings and order of the hearing officer and shall give notice to the owner, agent or lessee in the manner described above of the time and place of the hearing. At the hearing, the owner, agent or lessee shall be given the opportunity to show cause why the building should not be demolished or otherwise made safe, and the City Commission shall either approve, disapprove or modify the order for the demolition or making safe of the building or structure.

(e)

The cost of the demolition or making the building safe shall be in a lien against the real property and shall be reported to the City Assessor, who shall assess the cost against the property on which the building or structure is located.

- (f) The owner or party in interest in whose name the property appears upon the last local tax assessment records shall be notified of the amount of such cost by first-class mail at the address shown on the records. If he fails to pay the same within 30 days after mailing by the Assessor of the notice of the amount thereof, the Assessor shall add the same to the next City tax roll of the City and the same shall be collected in the same manner in all respects as provided by law for the collection of taxes by the City.

E. Section 111, Means of Appeal, is hereby amended to read as follows:

111.1 Appeals Board: The Building Code Board of Appeals and its rules shall also be the Existing Structures Code Board of Appeals and Rules. The Board shall have the power to interpret the provisions of this Code upon application in writing by the owner or lessee or his/her duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of the code, so that the spirit of the code shall be observed, public health, safety and welfare secured and substantial justice done. The particulars of such interpretation when granted or allowed and any decision of the Board shall be entered upon the records, and a signed copy be furnished to the applicant.

F. Section 111.2, Membership of the Board, is hereby deleted.

G. Section 202, General Definitions, is hereby amended in part to amend the definition of "dwellings" in part to read as follows:

ONE-FAMILY DWELLING: A building containing one dwelling unit with not more than two lodgers or boarders.

TWO-FAMILY DWELLING: A building containing two dwelling units with not more than two lodgers or boarders in each dwelling unit.

BOARDINGHOUSE, LODGING HOUSE, TOURIST HOUSE: A building arranged or used for lodging, with or without meals, for compensation, for three or more, but not exceeding 10, persons.

H. Section 303.2.1 is hereby added to read as follows:

303.2.1 "Stagnant water" shall mean any accumulation that has not dispersed within seven days of the last recorded local rainfall.

I. Section 303.9 is hereby added to read as follows:

303.9 Loading areas: All loading areas, automobile service stations and drive-in food establishments shall be paved with bituminous, concrete or equivalent surfacing and shall be free from dirt and other litter and kept in good repair. When lighted for nighttime use, lights shall not be permitted to cast directly upon dwellings nearby.

J. Section 303.10, Storage areas, is hereby added to read as follows:

303.10 Storage areas: All approved open salvage yards and storage areas shall be completely obscured from surrounding property by a solid screen not less than six feet (1,829 mm) in height. Storage of autos, trucks, equipment, debris, junk or construction materials, which are not associated with an approved use or permitted construction at that site, shall be prohibited.

K. Section 303.11 is hereby added to read as follows:

303.11 Exterior lighting:

(a)

No owner or tenant of any residential property shall authorize, maintain or permit the operation of outside security lighting that shines upon or onto any adjoining residential property from any residential property owned, leased, rented or under his or her control, nor shall any owner or tenant of any residential property authorize, maintain or permit the operation of any light, including an incandescent light without a reflecting surface and not exceeding 75 watts, that unreasonably shines into or upon adjoining residential property so as to interfere with the enjoyment of the property rights by the owners or tenants of adjoining residential property.

(b)

The owner or tenant of any residential property where outside security lighting is installed shall not permit such lighting to operate unless such lighting is shielded in a manner to prevent light from such installation from shining into or upon any adjoining residential property.

(c)

Exceptions: For purposes of this section, "outside security lighting" means any electrically operated light mounted or installed upon residential property on the exterior of any building, or on or upon any exterior object located on the property, except incandescent lights without a reflecting surface and not exceeding 75 watts.

The exception to outside security lighting for incandescent lights without a reflecting surface and not exceeding 75 watts would not apply to incandescent lights installed within a ten-foot radius of each other whose combined wattage exceeded 75 watts. The exception would also not apply to incandescent lights without a reflecting surface and not exceeding 75 watts, which unreasonably shine into or upon adjoining residential property so as to interfere with the enjoyment of the property rights by the owners or tenants of adjoining residential property.

L. Section 304.13.1, Glazing, is hereby amended to read as follows:

304.13.1 Glazing: Every window sash shall be fully supplied with approved glazing materials and shall be maintained free from cracks and holes.

M. Section 305.7, Free from dampness, is hereby added to read as follows:

305.7 Free from dampness: In every building, basements and crawlspaces shall be maintained to prevent conditions conducive to decay or deterioration of the structure.

N. Section 305.8, Floors, is hereby added to read as follows:

305.8 Floors: Bathrooms and toilet rooms shall be provided with floors of moisture-resistant material.

O. Section 503.5, Privacy, is hereby amended to read as follows:

503.5 Privacy: Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or the exterior. Every nonresidential structure that requires or supplies a water closet shall provide within the toilet room partitions, enclosures or compartments for privacy.

P. Section 703.3, Residential unit, is hereby added to read as follows:

703.3 Residential unit: A dwelling unit or rooming unit shall not be located within a structure containing an establishment handling, dispensing, or storing flammable liquids or materials with a flashpoint of 110° F. (43° C.) or lower, except as provided for in the Building Code listed in Appendix A.

Q. Section 704.3 is hereby amended to read as follows:

704.3 Power source: The power source for smoke detectors shall be either an AC primary power source or a monitored battery primary power source; except that in Use Groups R-1 (hotels, motels and rooming houses) the power source shall be an AC primary power source.

R. Section 302.4 of the International Property Code is repealed in its entirety and amended to read as follows: **[Added 7-11-2016 by Ord. No. 2016-07]**

302.4 All premises and exterior property shall be maintained free from plant growth in excess of eight inches; excluding trees, shrubs, cultivated flowers, gardens and planned natural landscaping.

302.4.1 Upon failure of the owner or agent having charge of a property to maintain it in compliance with Section 302.4 and after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and bring the property in compliance with Section 302.4, and the costs shall be paid by the owner or agent for the property.

302.4.2 "Native plants" are those plants identified as native plant species in southern lower Michigan by Michigan State University Native Plants and Ecosystem Services, a copy of which shall be maintained at the City.

302.4.3 "Planned natural landscaping" is a planned, intentional and maintained landscaping or cultivation of native plants, ornamental grasses and ground covers, rain gardens, shrubs and trees. Nonnative plants and invasive species of plants are prohibited. Planned natural landscaping is not intended to allow a property owner to ignore lawn care duties.

302.4.4 Planned natural landscaping shall be cut back, at least annually, to remove dead or unmaintained growth. A person who is an owner of real property shall cut or remove any dead or unmanaged growth on his or her property, including a planned natural landscaping.

302.4.5 Planned natural landscaping shall be designed not to attract rats.