

**Regular Meeting of the Mt. Pleasant City Commission**  
**Tuesday, June 10, 2024**  
**7:00 p.m.**

**AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduce new PEAK Office Professional Kimberly Monroe.
2. Introduce data analyst interns Alexis Reed and Austin Benchley.
3. Proclamation recognizing Juneteenth Celebration Day (June 19, 2024).

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

4. Monthly report on police related citizen complaints received.

CONSENT ITEMS:

5. Approval of the minutes from the regular meeting held May 28, 2024.
6. Consider the establishment of a Rail Service Advisory Committee.
7. Consider resolution to dissolve the Mid-Michigan Aquatic Recreational Authority.
8. Consider approval of a contract with Yeo & Yeo for 2024 SAN and Host Replacement Project.
9. Consider approval of the proposed 2025-2030 Capital Improvement Plan.
10. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

NEW BUSINESS:

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

**PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:**

*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

June 10, 2024

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RECESS:

WORK SESSION:

11. Discussion on utility billing shut-off ordinance.

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  
FROM: AARON DESENTZ, CITY MANAGER

JUNE 10, 2024

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

6. Establishment of Passenger Rail Service Advisory Committee
  - a. The Groundwork Center for Resilient Communities has been spearheading work on a future passenger rail service that would connect Ann Arbor to Traverse City and run through Mt. Pleasant. Groundworks has asked that the City to establish a Passenger Rail Service Advisory Committee and appoint three (3) staff members. The Committee will work with other communities that the planned rail service will connect to and a consultant working on a phase 2 feasibility study for the service.
7. Consider resolution to dissolve the Mid-Michigan Aquatic Recreational Authority.
  - b. The City Commission is being asked to approve the dissolution of the Mid-Michigan Aquatic Recreational Authority.
8. Consider approval of a contract with Yeo & Yeo for 2024 SAN and Host Replacement Project.
  - a. The City needs to replace its SAN (storage) and Host (server) systems to ensure the systems are both secure and efficient for use. Staff is recommending approval of a proposal from Yeo and Yeo who has worked on the City's IT infrastructure before. Approval of the \$51,489 bid will need to be accompanied by a budget amendment of \$11,490. Funds for this are available in the General Fund.
9. Consider approval of the proposed 2025-2030 Capital Improvement Plan.
  - a. Following review by the City Commission and Planning Commission and opportunity for input at a public hearing, the City Commission is asked to approve the CIP (Capital Improvement Plan). The proposed CIP plans for the spending of \$42 million in capital needs to include street repair, upgrades to the water plant and the water resource recovery facility, building upgrades and maintenance, and various park enhancements.

Public Hearings:

New Business:

Work Session:

11. Discussion on utility billing shut off process.
  - a. Staff will present an issue with the current utility billing policy/ordinance and seek input from the Commission on a potential solution to the issue. Many apartment complexes in the City require a tenant to pay for utilities as part of the rent that they charge. The management companies that collect the rent then pay the City for water/sewer utilities.

However, one company operating in the City has been habitually late with payment and has now paid twice after the shut-off date.

Shutting off these customers would create several problems. In ceasing water service to a facility, the facility would then need to be condemned as the lack of running water would make it unsafe for human habitat. In the case of large apartment complexes, this could displace hundreds of people in the community.

Staff will discuss the current policy/ordinance and propose several solutions to the City Commission, along with a recommendation. The City Commission will need to inform staff if they consider a change in the policy/ordinance necessary and if so, what change the Commission deems desirable.

Closed Session:

# PROCLAMATION

**WHEREAS,** Juneteenth, or Juneteenth Independence Day, commemorates the traditional observance of the end of slavery in the United States and is observed annually on June 19; and

**WHEREAS,** President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13<sup>th</sup> Amendment which formally abolished slavery in the United States of America; and

**WHEREAS,** More than two years would pass before the news reached Texas, when on June 19, 1865, Union Major General Gordon Granger and his regiment arrived in Galveston and spread the word that slavery had been abolished; and,

**WHEREAS,** The following year, the first official Juneteenth celebrations took place in Texas and have continued across the United States throughout the years; and

**WHEREAS,** June 19<sup>th</sup> has a special meaning and is called “JUNETEENTH” combining the words June and nineteenth, and has been celebrated by the African American community for over 150 years; and

**WHEREAS,** The City of Mt. Pleasant supports our Nation’s Declaration of Independence which provides that “all men are created equal” and acknowledges that we should celebrate and enjoy liberty and justice for every citizen;

**NOW, THEREFORE** I, Amy Perschbacher, Mayor of the City of Mount Pleasant, do hereby proclaim June 19<sup>th</sup>, 2024 as **JUNETEENTH CELEBRATION DAY** in Mt. Pleasant, and

**FURTHER** Resolve to support the education and informational outreach by Central Michigan University on June 19<sup>th</sup> to involve our larger community in this celebration.

In Witness Whereof, I have hereunto set my hand and Great Seal of the City of Mount Pleasant, Michigan, this 10<sup>th</sup> day of June 2024.

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Amy Perschbacher, Mayor  
City of Mount Pleasant



Minutes of the regular meeting of the City Commission held Tuesday, May 28, 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 Bryan Chapman & Boomer Wingard

Commissioners Absent: Liz Busch, Maureen Eke & Grace Rollins

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

### Proclamations and Presentations

1. Assistant Police Chief Brandon Bliss introduced and swore in Police Officer Tyler Burrows.

2. Mayor Perschbacher read and presented a proclamation recognizing LGBTQ+Pride Month, June, 2024, to Kt Mandoka, Program Manager of Great Lakes Bay Pride.

Moved by Commissioner Chapman and seconded by Vice Mayor Alsager to approve the agenda as presented. Motion carried.

### Public Input on Agenda Items

Theresa Turner, 608 S. Kinney Ave; Norm Emily, 624 W. Preston and Tim Malmquist, 614 Preston Rd. all voiced opposition to the proposed natural landscaping ordinance.

Bill Gerstenlauer, 1514 Gaylord, voiced concerns against tall grass.

### Receipt of Petitions and Communications

Received the following petitions and communications:

3. Airport Joint Operations and Management Board April meeting minutes.

Moved by Commissioner Wingard and seconded by Vice Mayor Alsager to approve the following items on the Consent Calendar:

4. Minutes of the regular meeting of the City Commission held May 13, 2024.

5. Agreement with Consumers Energy for continued participation in the Demand Response Program.

6. Permanent Easement for Consumers Energy Electrical Facilities for Town Center.

7. Resolution authorizing the City Manager to execute airport sponsor contracts and contract amendments with the State of Michigan Department of Transportation (MDOT), Office of Aeronautics on behalf of the Mt. Pleasant Municipal Airport.

WHEREAS, the City of Mt. Pleasant enters into contracts, grants, and certifications through Federal and State programs, and

WHEREAS, the Mt. Pleasant City Commission has the authority to execute airport sponsor contracts between the City of Mt. Pleasant and the State of Michigan Department of Transportation, Office of Aeronautics.

IF the Designated Signer has changed, the City of Mt. Pleasant will contact the State of Michigan Department of Transportation, Office of Aeronautics with the changes.

BE IT RESOLVED that Aaron Desentz, City Manager, is authorized and directed to execute airport sponsor contracts and contract amendments with the State of Michigan Department of Transportation, Office of Aeronautics on behalf of the Mt. Pleasant Municipal Airport.

8. Contract with Northern Michigan Metal Roofing, LLC of Roscommon, Michigan, for the Mill Pond Park Restroom/Shelter Roof Replacement Project in the amount of \$46,900.
9. Warrants and payrolls dated May 15 & 16 2024 all totaling \$1,813,873.14.

Motion carried.

A public hearing was held on the proposed 2025-2030 Capital Improvement Plan (CIP). There being no public comments or communications, the Mayor closed the public hearing. No action required at this time.

A public hearing was held on proposed Managed Natural Landscaping Ordinance. Jeffrey Ellis, 213 N. Fancher; Sally Rose, 301 N. Brown; Carol Ellis, 213 N. Fancher; Peggy Brisbane, 438 S. Fancher; Dave Cantrell, 432 S. Fancher; Ashley Petrash, 114 N. Lansing; Joe Wernette, 222 S. Arnold and John Collins, 326 N. Fancher, all voiced their concerns with regard to the proposed Managed Natural Landscaping Ordinance.

Email correspondence was received from Alice Ciccu, 419 S. Fancher, and Sally Rose, 301 N. Brown, sharing support for the proposed Managed Natural Landscaping Ordinance, but also set forth some concerns.

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

Moved by Commissioner Wingard and seconded by Vice Mayor Alsager that the proposed ordinance on managed natural landscaping be brought back to a future work session.

AYES: Alsager, Chapman, Perschbacher & Wingard

NAYS: None

ABSENT: Busch, Eke & Rollins

Motion carried.



## Announcements on City-Related Issues and New Business

Clerk Bouck announced that nominating petitions are available in the Clerk's Office for City Commission Candidates who wish to be on the November 5, 2024 General Election ballot. Petitions can be filed in the City Clerk's office beginning Monday, June 24<sup>th</sup> with the deadline being Tuesday, July 23, 2024 at 4 p.m.

Vice Mayor Alsager announced the 2024 State Summer Games for Special Olympics Michigan will take place May 30<sup>th</sup> thru June 1<sup>st</sup>.

## Public Comment on Agenda and Non-Agenda Items

Joe Carreon, 109 N. Arnold St., inquired about making a complaint with ICTC.

Ashley Petrash, 114 N. Lansing St., inquired about options for individuals that have physical or financial constraints or limited resources and need assistance to remain compliant with blight, snow removal and the like.

WORK SESSION: Discussion on Food Truck Ordinance amendments.

Downtown Development Director Michelle Sponseller provided a presentation on mobile food service providers and noted feedback from the Commission.

Moved by Commissioner Chapman and seconded by Vice Mayor Alsager to adjourn the meeting at 8:16 p.m. Motion carried.

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Amy Perschbacher, Mayor

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Heather Bouck, City Clerk

# Memorandum



TO: Aaron Desentz, City Manager

CC: Chris Saladine, Finance Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: May 30, 2024

SUBJECT: Establishment of Passenger Rail Service Advisory Committee

## **Background**

As part of our efforts to enhance transportation options and support economic development in our community, staff is requesting the establishment of a Passenger Rail Service Advisory Committee. This initiative is a component of the broader North-South Passenger Rail Project, spearheaded by the Groundwork Center for Resilient Communities, which aims to connect Northern and Southern Michigan through a reliable and efficient passenger rail service.

The proposed rail service would utilize existing state-owned rail lines, currently used for freight, with necessary upgrades to accommodate passenger trains. This would allow the state to maximize the use of its rail infrastructure with minimal new construction required and provide a viable alternative to driving, thus reducing traffic congestion, lowering transportation costs, and improving accessibility for residents and visitors alike.

Groundwork Center for Resilient Communities, the lead organization in this project, started with a Phase I study in 2018 that highlighted the potential to attract 1.5 million riders and generate \$100 million in revenue by 2040. Despite delays due to the pandemic, the project has gained momentum with a \$1.3 million grant from the RAISE program and additional funding from the Michigan Department of Labor & Economic Opportunity. The ongoing Phase II, now partnered with the Cadillac/Wexford Transit Authority (WexExpress), Michigan Department of Transportation (MDOT) and the Federal Transportation Administration's Chicago office (FTA), aims to study detailed aspects such as track conditions, proposed schedules, cost estimates, and potential station locations.

## **Role of the Committee:**

The City's Passenger Rail Service Advisory Committee will play a pivotal role in facilitating communication and collaboration with Groundwork Center for Resilient Communities, WexExpress, MDOT and FTA, along with other municipalities that may host station locations in Phase II. The committee will:

- Examine ridership data, potential station locations, and potential associated infrastructure needs.
- Analyze governance options for the passenger rail service.
- Provide insights and recommendations to support the development of the rail service.

# Memorandum



This committee is anticipated to be a minimum two-year commitment. A larger stakeholder group will be formed later, with a public update expected this fall.

## Proposed Committee Members:

- Aaron Desentz, City Manager
- Michelle Sponseller, Downtown Development Director
- Stacie Tewari, City Engineer

## **Requested Action:**

Approve the establishment of the Passenger Rail Service Advisory Committee and appoint Aaron Desentz, Michelle Sponseller, and Stacie Tewari to serve on the committee.

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Phil Biscorner, Director of Parks and Public Spaces

DATE: May 22, 2024

SUBJECT: MMARA Dissolution

## BACKGROUND INFORMATION

Swim Friends of Mid-Michigan, an advocacy group of aquatic stakeholders and interested citizens, was founded to explore the development of a multi-purpose community aquatic center in Mt. Pleasant, Michigan. In the spring of 2017, the Swim Friends retained the Isaac Sports Group to conduct a Feasibility Study for an aquatic center in the area. Following receipt of the report, community dialogue continued and culminated with the City, Township and School District adopting resolutions in the summer of 2019 in support of exploring the creation of a recreational authority to advance community dialogue regarding an aquatic center. The exploratory committee concluded its work with a presentation and report to the respective governing bodies recommending the creation of the Authority to construct, operate and maintain an aquatic center. In the fall of 2020, the City of Mt. Pleasant, the Charter Township of Union and the Mt. Pleasant Public School District created a Recreation Authority under Michigan Public Act 321 of 2000 and then approved the Mid-Michigan Aquatic Recreational Authority Articles of Incorporation. Following the appointment of members to the MMARA board, the Authority held its first meeting on June 8, 2021. Since then, The Authority, working with contracted technical consultants, finalized plans to determine the cost to build a facility and established plans to finance ongoing operation and maintenance. The MMARA Board, working with their legal counsel, created ballot language to bring this issue to voters asking if they would, through a millage, finance the construction of the aquatic center. The MMARA then, with the help of many volunteers, conducted an exhaustive education campaign about Aquatic Center plans. On February 27, 2024, the ballot question to build an aquatic center to serve the community was defeated by the voters. With the defeat of the ballot proposal, and no plans to revisit the feasibility of an aquatic center, the Authority has requested that it be dissolved. Per the Article XVI of Articles of Incorporation, dissolution of the Authority proceeds as follows:

*The Authority may be dissolved by the concurring resolution of the governing body of a majority of the participating municipalities of the Authority at the time of such dissolution. Prior to dissolution of the Authority, any outstanding indebtedness of the Authority, including any bonds issued under Section 21 and/or Section 23 of Act 321 shall be paid. Any assets of the Authority remaining after the payment of any such outstanding indebtedness shall be 2 | Page distributed evenly to the participating municipalities of the Authority at the time of the dissolution. In all instances, the participating municipality in which said real estate is located shall be given the right of first refusal on the*

# Memorandum



*purchase of said real estate. In the event of a dissolution following a period of property tax levy by the Authority, any funds obtained via levy, and/or property purchased by such funds, which are subsequently distributed to the participating municipalities pursuant to this Article shall be assigned by the participating municipalities to their general fund.*

## RECOMMENDATION:

The City Commission present a motion to pass the proposed resolution to dissolve the Mid-Michigan Aquatic Recreational Authority.

## RESOLUTION

WHEREAS, The City Commission of the City of Mt Pleasant, Michigan, a part of the Mid-Michigan Aquatic Recreational Authority beginning in the fall of 2020; and

WHEREAS, due to the defeat of the ballot proposal to finance the construction of a community aquatic center; and

WHEREAS, with no plans to revisit the feasibility of an aquatic center,

NOW, THEREFORE, BE IT RESOLVED that the City Commission hereby approves the dissolution of the Mid-Michigan Aquatic Recreational Authority and that all remaining funds be distributed equally between Union Township, the Mt Pleasant Public School District, and the City of Mt Pleasant.

# Memorandum



MEMO TO: Aaron Desentz, City Manager  
FROM: Mike Kurbel, Information Technology Director  
DATE: May 23, 2024  
SUBJECT: 2024 SAN and Host Replacement

Reason:

The City recently went out for bid to replace its aging SAN (storage) and Host (server) systems for the City of Mt. Pleasant’s data center. The new equipment will help ensure that the servers and applications hosted on the servers will continue to operate at an optimal level.

On May 21, 2024, four responsive bids were received that meet the specifications sent to bidders. Bids received are as follows:

<u>BIDDER</u>	<u>One-time Cost</u>
Yeo & Yeo	\$51,489.00
InaCOMP TSG	\$79,436.03
DSN Group	\$97,195.00
Trace3	\$101,748.39

After reviewing each of the submitted bids and checking references, we are confident the low bidder - Yeo & Yeo, has spec’d the appropriate equipment and has sufficient experience to complete the project successfully. We originally had a budget of \$40,000 based on estimates from vendors in 2023. The lowest bidder came in at \$51,489 and as a result, we request a budget amendment of \$11,490.

Recommendation:

I recommend the City Commission award the 2024 SAN and Host Replacement project to Yeo & Yeo for \$51,489.00 with an IT 2024 budget amendment of \$11,490.

# Memorandum



MEMO TO: Aaron Desentz, City Manager

FROM: Chris Saladine, Finance Director

DATE: June 10, 2023

SUBJECT: Consider Approval of the Proposed 2025-2030 Capital Improvement Plan

The proposed 2025-2030 Capital Improvement Plan was provided to the City Commission at the April 8 meeting. Since that time, a presentation on the plan was provided and a public hearing on the plan occurred on May 28. It is recommended the City Commission approve the plan as presented.

Recommended Motion:

Move to approve the 2025-2030 Capital Improvement Plan as presented.

06/06/2024

CHECK REGISTER FOR CITY OF MT PLEASANT  
CHECK DATE FROM 05/22/2024 - 06/06/2024

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
05/29/2024	CONSUMERS ENERGY	UTILITIES	12,279.03
05/31/2024	AARON DESENTZ	REIMBURSEMENT	144.99
05/31/2024	ANGIE MCCANN	REIMBURSEMENT	13.40
05/31/2024	BILL BRICKNER	REIMBURSEMENT	50.00
05/31/2024	CHRISTINE WITMER	REIMBURSEMENT	50.00
05/31/2024	MANUELA POWIDAYKO	REIMBURSEMENT	42.88
05/31/2024	TYLER LOOMIS	REIMBURSEMENT	50.00
05/31/2024	YERI GARCIA-MATUS	REIMBURSEMENT	6.70
05/31/2024	ADVANCED TURF SOLUTIONS	SUPPLIES	366.34
05/31/2024	AIDAN MCCARTHY	CONTRACT SVCS	45.00
05/31/2024	AIRGAS USA, LLC	SUPPLIES	71.38
05/31/2024	ALDEN POOL & MUNICIPAL SUPPLY CO	SUPPLIES	3,200.00
05/31/2024	ALEXANDER KIMBALL	CONTRACT SVCS	109.00
05/31/2024	AMERICAN FIBERGLASS TANK REPAIR	CONTRACT SVCS	31,660.00
05/31/2024	ASHER BARZ	CONTRACT SVCS	75.00
05/31/2024	AVFUEL CORPORATION	CONTRACT SVCS	11,092.78
05/31/2024	BEN DVORAK	CONTRACT SVCS	60.00
05/31/2024	BILL KEHOE	CONTRACT SVCS	267.00
05/31/2024	BIO-CARE, INC	CONTRACT SVCS	355.00
05/31/2024	BOUND TREE MEDICAL, LLC	SUPPLIES	841.44
05/31/2024	BRAXTON GOMEZ	REIMBURSEMENT	138.00
05/31/2024	BRUCE JORCK	CONTRACT SVCS	75.00
05/31/2024	BSN SPORTS LLC	SUPPLIES	765.00
05/31/2024	CASEY CROAD	CONTRACT SVCS	105.00
05/31/2024	CDW GOVERNMENT, INC	SUPPLIES	2,758.32
05/31/2024	CENTRAL ASPHALT, INC	SUPPLIES	1,025.53
05/31/2024	CENTRAL CONCRETE INC	SUPPLIES	810.00
05/31/2024	CINTAS CORP	CONTRACT SVCS	68.60
05/31/2024	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	13,946.07
05/31/2024	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	35,511.72
05/31/2024	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	564.50
05/31/2024	CLIMATE CONTROL HVAC, LLC	CONTRACT SVCS	250.00
05/31/2024	CMS INTERNET LLC	CONTRACT SVCS	121.40
05/31/2024	CODY ANDERSON	REIMBURSEMENT	162.00
05/31/2024	CONSOLIDATED FLEET SERVICES, INC	CONTRACT SVCS	2,099.45
05/31/2024	COREY DION WALTHER	CONTRACT SVCS	236.00
05/31/2024	COYNE OIL CORPORATION	SUPPLIES	484.96
05/31/2024	DAVID GROTHAUSE	CONTRACT SVCS	72.00



05/31/2024	DAVID MCCLAIN	CONTRACT SVCS	30.00
05/31/2024	DEIDRE DEFeyer	REIMBURSEMENT	123.00
05/31/2024	DEWOLF & ASSOCIATES	TRAINING	445.00
05/31/2024	DINGES FIRE COMPANY	SUPPLIES	142.09
05/31/2024	ELIZA FABER	CONTRACT SVCS	45.00
05/31/2024	ENFORCEMENT TECHNOLOGY GROUP INC.	SUPPLIES	2,499.95
05/31/2024	ENVIRONMENTAL RESOURCE ASSOCIATES	SUPPLIES	1,617.23
05/31/2024	ETC INSTITUTE	CONTRACT SVCS	2,600.00
05/31/2024	EVAN BRADLEY	CONTRACT SVCS	30.00
05/31/2024	FASTENAL COMPANY	SUPPLIES	898.75
05/31/2024	FISHBECK - ENGINEERS/ARCHITECTS/	CONTRACT SVCS	28,183.45
05/31/2024	FISHER TRANSPORTATION CO, INC	SUPPLIES	1,432.04
05/31/2024	FREDRICKSON SUPPLY, LLC	SUPPLIES	958.82
05/31/2024	GABRIEL ROEDER SMITH & COMPANY	CONTRACT SVCS	6,500.00
05/31/2024	GALGOCI OIL COMPANY	FUEL	269.91
05/31/2024	GALLS, LLC	UNIFORMS	510.37
05/31/2024	GRAYMONT WESTERN LIME INC.	CHEMICALS	9,409.16
05/31/2024	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	235.50
05/31/2024	GREEN'S 24-HOUR TOWING, INC.	CONTRACT SVCS	85.00
05/31/2024	GT RUBBER SUPPLY	SUPPLIES	357.48
05/31/2024	HAWK ELECTRIC INC	CONTRACT SVCS	10,025.00
05/31/2024	JOHNSON DOOR & CENTRAL VAC INC.	CONTRACT SVCS	3,669.18
05/31/2024	JOSH LOUDENSLAGER	REIMBURSEMENT	218.44
05/31/2024	JUSTICE SPRINGER	CONTRACT SVCS	60.00
05/31/2024	KATHERINE LATHAM	CONTRACT SVCS	30.00
05/31/2024	KAYA FLAHERTY	CONTRACT SVCS	45.00
05/31/2024	KINETICO WATER SYSTEMS	CONTRACT SVCS	425.00
05/31/2024	KYLE KEEHBAUCH	REIMBURSEMENT	162.00
05/31/2024	L-TRON CORPORATION	SUPPLIES	393.75
05/31/2024	LAKESHORE CONSTRUCTION	CONTRACT SVCS	5,080.55
05/31/2024	LOGAN SCHAFER	REIMBURSEMENT	162.00
05/31/2024	MALLEY CONSTRUCTION, INC	CONTRACT SVCS	319,605.51
05/31/2024	MARK KARIMI	CONTRACT SVCS	30.00
05/31/2024	MARKSMANSHIP TRAINING CENTER	TRAINING	350.00
05/31/2024	MICAH SPRINGER	CONTRACT SVCS	45.00
05/31/2024	MICHIGAN MUNICIPAL LEAGUE	CONTRACT SVCS	75,449.00
05/31/2024	MORGANN BOOTH	CONTRACT SVCS	30.00
05/31/2024	NCL OF WISCONSIN	CHEMICALS	1,835.11
05/31/2024	NICHOLAS MOFFATT	CONTRACT SVCS	53.00
05/31/2024	NYE UNIFORM COMPANY	UNIFORMS	607.02
05/31/2024	ODP BUSINESS SOLUTIONS LLC	SUPPLIES	106.19
05/31/2024	ON DUTY GEAR, LLC	UNIFORMS	214.99
05/31/2024	PARTLO PROPERTY MANAGEMENT LLC	REIMBURSEMENT	400.00
05/31/2024	PHOENIX SAFETY OUTFITTERS	UNIFORMS	813.55

05/31/2024	PIYUSH SARAIYA	CONTRACT SVCS	45.00
05/31/2024	PRO COMM, INC	SUPPLIES	2,295.00
05/31/2024	REBECCA PARKER	CONTRACT SVCS	117.00
05/31/2024	REBECCA SWAREY	CONTRACT SVCS	51.00
05/31/2024	RENT-RITE OF MT PLEASANT	CONTRACT SVCS	599.14
05/31/2024	ROMANOW BUILDING SERVICES	CONTRACT SVCS	500.00
05/31/2024	ROWAN BARZ	CONTRACT SVCS	30.00
05/31/2024	RYLEIGH FOSTER	CONTRACT SVCS	30.00
05/31/2024	STATE OF MICHIGAN	CONTRACT SVCS	93,601.27
05/31/2024	STERICYCLE, INC.	CONTRACT SVCS	358.86
05/31/2024	STEVE WASSEGIJIG	REIMBUREMENT	292.78
05/31/2024	SUMMIT FIRE PROTECTION	CONTRACT SVCS	1,384.75
05/31/2024	SUNRISE ASSESSING SERVICES, LLC	CONTRACT SVCS	8,575.00
05/31/2024	T.H. EIFERT, LLC	CONTRACT SVCS	3,987.58
05/31/2024	TAYLOR PARKER	REIMBURSEMENT	0.93
05/31/2024	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS	1,115.00
05/31/2024	THOMAS KIRCHOFER	REIMBURSEMENT	325.00
05/31/2024	THREE RIVERS CORPORATION	CONTRACT SVCS	125,514.58
05/31/2024	TINA CAPUSON	CONTRACT SVCS	103.00
05/31/2024	TOM HORGAN	REIMBURSEMENT	400.00
05/31/2024	TRUGREEN	CONTRACT SVCS	99.46
05/31/2024	UNIFIRST CORPORATION	CONTRACT SVCS	71.53
05/31/2024	USA SOFTBALL OF MICHIGAN	SUPPLIES	180.00
05/31/2024	USABLUBOOK	SUPPLIES	341.27
05/31/2024	YEO & YEO TECHNOLOGY	CONTRACT SVCS	900.00
06/04/2024	CONSUMERS ENERGY	UTILITIES	11,845.98

COMM TOTALS:

Total of 108 Checks:	848,920.66
Less 0 Void Checks:	0.00
Total of 108 Disbursements:	848,920.66



# *Mt. Pleasant*

[meet here]

# Utility Billing Discussion

- Current Ordinance/Policy
- Issue/Scenario
- Problem Statement
- Possible Solutions/Considerations
- Questions
- Request for Direction from City Commission

*Mt. Pleasant*  
[meet here]

# Current Ordinance/Policy

- Ordinance Sec. 52.27: ENFORCEMENT OF CHARGES
  - (1) Discontinuance of service. If a service charge established pursuant to this chapter remains delinquent for a period of 45 days, the city may shut-off and discontinue water and/or sewer service to such premises. Such service shall not be re-established until all delinquent charges, penalties and a charge for the re-establishment of such service shall be paid. The turn-on charge shall be established by resolution of the City Commission.

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# Current Ordinance/Policy Cont.

- Affordability – rates are reviewed annually.
- Adjusted for average use per person, average utility bills are less than 3% of federal poverty income levels.
- Assistance available from State of MI, 8cap and local charitable organizations.

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[meet here]

# Issue/Scenario

- Several large apartment complexes in the City require a tenant to pay for utilities at part of the rent.
- On two occasions, a management company that owns several of these large complexes failed to pay delinquent utility bills by the shut off date.

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# Issue/Scenario (continued)

- The apartment complexes often have a single point of shut off which would result in hundreds of renters being shut off due to non-payment.
- The non-payment issues is not a failure of the renters/city residents. The non-payment is a failure of the management company.



# Problem Statement

- The current utility billing policy/ordinance works well in most cases however, in the highlighted scenario execution of shut offs would be problematic in displacing large amounts of people when they have done nothing wrong.
- Large apartment complexes (20+ units) where a management company pays the utilities should have a policy that prevents mass water shut offs where the tenants are not responsible while holding the management companies responsible for poor performance.

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# Possible Solutions/Considerations

- Increased late fees for non-payment
  - Current late fee is 5% for the first month then 1% each month after
  - Lower than many other utilities which charge 10% up to 25%

# Possible Solutions/Considerations

- Change in shut off fee charges
  - If shut off the complex would face a single shut off charge per building based on current policy.
  - A new policy could distribute the shut off fee as a per unit cost which would increase the cost of non-compliance for the management company.

# Possible Solutions/Considerations

- Require a three (3) month deposit for units that have failed to pay on time
  - Deposit could be used by the City to pay for delinquent utility bills.
  - The City can require that the deposit is made whole within 30 days of use. A failure to do so would result in a possible forfeiture of the rental license.

# Recommendations

- Require a three (3) month deposit for units that have failed to pay on time
  - Neutral to current “good operators” who would be unaffected
  - Require companies to post deposit after having failed to pay bills on time after x times.
  - Companies can receive deposit back after x years of not being on the shut off list.

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Questions?

Direction from the City  
Commission?

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