

# Regular Meeting of the Mt. Pleasant City Commission

Monday, March 10, 2025

7:00 p.m.

## AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

ADMINISTER OATH OF OFFICE TO COMMISSIONER ZANG:

PROCLAMATIONS AND PRESENTATIONS:

1. 2024 Community Improvement Awards Presentation by Manuela Powidayko.
2. Presentation by Phil Biscorner on Events Planning and Organizational Support.
3. Presentation by Phil Biscorner on the Island Park POW/MIA Memorial.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

4. Monthly report on police related citizen complaints received.
5. Minutes of the Planning Commission (December 2024 and January 2025).
6. Minutes of the Traffic Control Committee (December 2024).
7. 2024 Planning Commission Annual Report.

CONSENT ITEMS:

8. Approval of minutes from the regular meeting held February 24, 2025.

*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. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.*

# City Commission Agenda

Monday, March 10, 2025

Page 2

9. Approval of minutes from the closed session held February 24, 2025.
10. Receive City requests for Saginaw Chippewa Indian Tribe 2% allocations.
11. Approval of an advance commitment of 500 tons of road salt through the MiDeal Program.
12. Approval of the purchase of three Chevrolet Police Package Tahoe's from Berger Chevrolet.
13. Award contract for 2025 Well Rehabilitation Project – Wells 17 & 20 and Approve Budget Amendment.
14. Approval of Payrolls & Warrants.

## PUBLIC HEARINGS:

## NEW BUSINESS:

15. Request for Fire Suppression and Façade Improvement Funding Allocation for TyJorMac, LLC (120 South University) and Request for Work Session.

## ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

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

## RECESS:

## WORK SESSION:

## 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. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.*

TO: MAYOR AND CITY COMMISSION

MARCH 10, 2025

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

2. Presentation by Phil Biscorner on Events Planning and Organizational Support.
  - a. At the upcoming City Commission meeting staff will discuss the current offering of special events and use of the Town Center space. I will also provide information on the current state of organizational support for special events and discuss a proposed future state of organizational support with the City Commission.
3. Presentation by Phil Biscorner on the Island Park POW/MIA Memorial.
  - a. The City Commission will receive a presentation on a proposed POW/MIA memorial to be located in Island Park. The presentation was provided to the Parks and Recreation Commission who unanimously approved the concept at their February 25<sup>th</sup> meeting. The City Commission is asked to provide feedback on the proposed memorial. If the City Commission is in favor, the presenters plan to work on fundraising to deliver on the proposed memorial.

Consent Items:

10. Receive City requests for Saginaw Chippewa Indian Tribe 2% allocations.
  - a. In your packet you will find all the City's proposed requests for funding through the Saginaw Chippewa Indian Tribe 2% Grant Program. At our next City Commission meeting (March 24th), the City Commission will be asked to rank their top five (5) projects. From there the projects and those rankings will be sent to the Tribe for consideration.
12. Approval of the purchase of three Chevrolet Police Package Tahoe's from Berger Chevrolet and Approve Budget Amendment.
  - a. Staff is recommending that the City Commission approve the purchase of three (3) police department vehicles. These three (3) new vehicles replace older vehicles that are at the end of their life expectancy. The purchase will be through the MI Deal contract holder Berger Chevrolet in Grand Rapids. The total cost of the three (3) vehicles is \$161,319 and will require a budget amendment of \$17,540.
13. Award contract for 2025 Well Rehabilitation Project – Wells 17 & 20 and Approve Budget Amendment.
  - a. The City Commission is requested to award a contract to Peerless-Midwest for \$115,476 to complete the 2025 Well Rehabilitation Project for Wells 17 and 20, along with approving a \$65,000 budget amendment. This project is part of the City's ongoing well maintenance program to address issues such as sediment buildup and mechanical failure, ensuring a reliable water supply. Originally planned for separate years, both wells will now be rehabilitated in 2025 due to source water challenges and project

efficiencies. Peerless-Midwest submitted the lowest bid and has a strong track record with the City on similar projects.

Public Hearings:

New Business:

15. Request for Fire Suppression and Façade Improvement Funding Allocation for TyJorMac, LLC (120 South University)

- a. The owners of 120 S. University submitted a request for a Fire Suppression grant and a Facade Improvement grant in Q4 2024. Funding for both programs was exhausted in Q2 2024.

The facade and fire suppression grant programs held \$120,721 in funding at the end of FY 2022. The City received \$8,755 in requests in 2023 leaving \$111,966 at the start of 2024. The International Property Maintenance Code (IPMC) was adopted in Q4 2023. Notifications began right away with enforcement beginning in 2024. It is possible that IPMC enforcement prompted greater interest in the programs. By the end of Q2 2024 staff received requests above the allocated funding for these programs. The last two (2) projects to be funded were partial applications and only roughly 60% of the total request could be funded with the remaining funds.

The City Commission authorized a one-time allocation of \$90,000 to the University Lofts project being completed at 200 East Broadway. This one-time allocation is part of a required local match as the property owner applied for a Revitalization and Placemaking (RAP) grant through the State of Michigan. The grant application for the State is \$1 million with the total cost of this development far exceeding that amount. Funds in the General Fund were allocated for this development.

The City Commission is being asked to consider a one-time allocation of funding for 120 South University. The total request is \$42,500. At the time of application, the owner of the property committed \$350,000 to the development. Funds are available in the General Fund.

Work Session:

Closed Session:

# Memorandum



TO: Aaron Desentz  
City Manager

FROM: Manuela Powidayko  
Director of Planning & Community Development

DATE: March 10, 2024

SUBJECT: 2024 Community Improvement Awards

Since 1979, the Planning Commission has presented a Community Improvement Award for residential and commercial projects. These awards are a way for the Planning Commission to acknowledge property owners for investment in our community.

Projects that were completed during calendar year 2024 were eligible for consideration.

The following properties were selected by the Planning Commission for recognition:

<u>Category</u>	<u>Address</u>	<u>Owner</u>
Commercial	611 E Broadway	Broadway Family Dentistry (Broadway 611 LLC)
Residential	1006 1006 ½ Bruce 701 S Arnold	McGuire Family Investments LLC Deborah Leasher

For nine years, students from the Graphic Arts program at Gratiot-Isabella Technical Education Center produced the awards. The students and their instructor Andrea Langley have been invited to attend the presentation.

**Requested Action:**

The Mayor present the awards at the March 10, 2025 City Commission meeting.

**Attachment:**

1. 2024 Community Improvement Award Nominees (Voting Sheets)

# 2024 Community Improvement Award Nominees

## Residential Category: Number of Candidates = 4

☒ Please vote for one winner

	BEFORE	AFTER
<input type="checkbox"/> Vote  1006 1006.5 Bruce Owner: McGuire Family Investments LLC  <i>Residential alteration            (Build new duplex after            previous duplex's fire            damage)</i>	 (Staff Photo February 2023)	 (Staff Photo February 2024)
<input type="checkbox"/> Vote  701 S Arnold Owner: Deborah Leasher  <i>Residential alteration            (Tear off the siding and            replace it with vinyl            siding.)</i>	 (Staff Photo February 2022)	 (Staff Photo January 2025)
<input type="checkbox"/> Vote  1105 E Chippewa Owner: Chelsea Tenwalde & Julie Lion  <i>Residential alteration            (New framing and            roofing on garage            (currently flat roof),            residing on house and            garage, installing new 21'            4" x 5' 4" deck.)</i>	 (Staff Photo June 2023)	 (Staff Photo January 2025)

\*\*\*ONE MORE CANDIDATE ON THE NEXT PAGE →



☐ Vote

1411 Granger

Owner:

Richard Gray &  
Janet Gray

*Residential alteration  
(Replace all siding.)*



(Staff Photo November 2022)





(Staff Photo January 2025)

## 2024 Community Improvement Award Nominees

### Commercial Category: Number of Candidates = 4

☒ Please vote for one winner

	BEFORE	AFTER
<input type="checkbox"/> Vote  1402 W. High Owner: Isabella Bank  <i>Commercial alteration            (Renovating existing            branch building and            adding tower feature.)</i>	 (Google Maps August 2019)	 (Staff Photo February 2024)
<input type="checkbox"/> Vote  1706 S Mission St Owner: Connacht Reality LLC  <i>Commercial alteration            (Remodel (interior) of an            existing Gordon Food            Service store. Exterior            work includes painting            the exterior, and adding            a small addition to the            building)</i>	 (Staff Photo October 2022)	 (Staff Photo January 2025)
<input type="checkbox"/> Vote  611 E Broadway Owner: Broadway 611 LLC  <i>Commercial alteration            (Broadway Family            Dentistry Renovation and            addition to existing            family dentistry office)</i>	 (Staff Photo October 2023)	 (Staff Photo January 2025)

\*\*\*ONE MORE CANDIDATE ON THE NEXT PAGE →



☐ Vote

2207 S Mission St  
Owner: Mt. Pleasant  
Messenger LLC

*Commercial alteration  
(Interior remodel to  
accommodate retail  
space, exterior refinishing  
(Pincanna).)*



(Staff Photo February 2023)



(Staff Photo January 2025)

TO: MAYOR AND CITY COMMISSION  
FROM: AARON DESENTZ, CITY MANAGER  
SUBJECT: EVENTS SUPPORT MEMO

MARCH 10, 2025

**Issue:** The City Commission has adopted a goal to work with community stakeholders on creating a large-scale event in the City. The Commission has also expressed an interest in a greater use of the Town Center space to include more events or activities for the community.

**Current State:** The Recreation Department is the current provider of events and activities for the community. There is one (1) full-time equivalent (FTE) employee dedicated to events and activities. However, the bulk of the department shares in responsibilities in delivering opportunities for the community. This includes the use of FTE dedicated to other activities such as sports programming and the use of many part-time (PT) recreation assistants that assist in events and activities delivery.

**Desired Future State:**

- Increased involvement in future events
- Working with stakeholders on large scale future event
- Increased usage of the Town Center space for events and activities

**Possible Solutions:** Staff reviewed possible solutions to bridge the gap between the current state and desired future state. After much discussion it was determined that there is no current capacity to simply add more to the current workload in the Recreation Department. Expanding the department with more PT assistants is not feasible as there are not enough applications to consider. There is also a concern that PT assistants are limited in their capacity and understanding of event creation and growth. Lastly, this would raise concerns about continuity as these positions rotate on a seasonal basis.

Contracting was considered as a possibility to bridge this gap. However, contracting presents a number of difficulties. There are few contractors to deliver large-scale events and most of these events would be limited in scope. For example, there are companies that provide large-scale obstacle course races. There is also a concern about cost as these companies have a profit incentive.

Increasing the current capacity through the addition of FTE employees is a possible solution. This would allow the City to tailor an event or activity as we see fit. This method also allows the City to address continuity concerns addressed in the PT employee discussion above. However, there is a concern about the cost of funding such a position.

**Funding Proposal:** The Downtown Development Director position is currently vacant. This position previously focused on events in the downtown area as a method of drawing people to the downtown businesses. Over time the position went away from events and focused on other initiatives such as managing downtown infrastructure projects and managing incentive programs. Funding for this position could be reallocated to support a dedicated events position in the Recreation Department.

**Justification:** The City contracts with Mid-Michigan Development Corporation (MMDC) for economic development support. In conducting an analysis of the job titles of the previous Community Services and Economic Development Director, the Downtown Development Director, and the contract for services

between the City and MMDC, staff found significant overlap in these roles. This includes reporting, coordination with City boards, business development and retention, grant management, marketing, and development of businesses incentives.

Below is a list of different activities related to downtown and economic development and the department or organization that would be assigned to carry out these activities:

1. Annual Operating Budget and Capital Improvements Plan ENGINEERING DEPARTMENT
  - a. Developing a comprehensive inventory of existing streetscape elements to identify those that require replacement or maintenance.
  - b. Evaluate the current condition of alleyways and identify necessary improvements.
  - c. Upgrading paving, lighting, and drainage systems to improve safety and accessibility.
  - d. Parking lot renovation/reconstruction
2. Reporting MMDC
  - a. Reporting on economic development activities
  - b. Source for research as needed when business requests are made
3. Liaison and Coordination with Boards and Organizations CITY MANAGER
  - a. EDC/BRA
  - b. Mission DDA
  - c. PSD
  - d. Downtown TIFA
4. Business Development and Retention MMDC
  - a. Retention calls
  - b. Meetings with new businesses
  - c. General point of contact support
  - d. Advocate for business interests
  - e. Assistance for developers
5. Grant Management and Opportunities GRANT COORDINATOR
  - a. Foster partnerships with economic development organizations
  - b. Manage in house grant opportunities
  - c. Provide information to developers on grant incentive programs
6. Marketing and Branding COMMUNICATIONS DEPARTMENT
  - a. Social media presence
  - b. Marketing support for local business events
  - c. Business recognition
7. Downtown Services and Environment PARKS DEPARTMENT
  - a. Implementing a regular maintenance plan to keep streetscape elements in good condition and extend their lifespan.
  - b. Incorporating public art, greenery, or other design elements to enhance visual appeal.
8. Events/Attractions RECREATION DEPARTMENT
  - a. Identifying opportunities for programming or temporary activations to increase foot traffic and community engagement.
  - b. Organize business attraction events

**Estimated Budget Impact:** I believe that the above will be budget neutral as the shift in funding from one position to another is likely to be at an even rate.

**Conclusion:** I propose the elimination of the Downtown Development Director position and using the resources to support an additional full-time position in the Recreation Department.



# Organization Structure: Events and Economic Development

*Mt. Pleasant*  
[meet here]

# Current State of Events

- Provided list of events that take place
- Currently Recreation Department handles all events
- Single FTE dedicated to events
- Shared levels of support
- No capacity for added event/activity support

# Desired Future State

- Increased involvement in future events
- Working with stakeholders on large scale future events
- Increased usage of the Town Center space for events and activities

# Possible Solutions

- Added capacity to current model: non-feasible
- Contracting: difficult to find contractors that do such work/contracted events often restricted (i.e. large-scale races, etc.)
- Increasing current capacity: requires funding



# Funding Proposal

- Reallocate funding from the Downtown Development Director position to the Recreation Department for a FTE employee focused on events and activities.

# Justification

- Significant number of tasks overlap between current roles
- Reassignment of tasks to various departments or other organizations
- Proposal is budget neutral

# Desired Future State

- Increased involvement in future events
- Working with stakeholders on large scale future events
- Increased usage of the Town Center space for events and activities

# Continued Downtown Support

- Annual Operating Budget and Capital Improvements – Engineering Department
- Economic Development Reporting – MMDC
- Liaison to Boards/Committees – City Manager
- Business Development and Retention – MMDC
- Grant Management – Grant Coordinator

*Mt. Pleasant*  
[meet here]



# Continued Downtown Support

- Marketing and Branding – Communications Department
- Downtown Services and Environment – Parks Department
- Events/Attractions – Recreation Department

# Questions/Discussion

*Mt. Pleasant*  
[meet here]

Type of Event (choose all that apply)	Official Name/Title of Event Proposed?	Organization Applying for Special Event	Name of Main Contact Organizing Event	Email for Event Main Contact	Event Start Day and Time	Event End Day and Time	Location of Event?	Estimated Attendance and Basis for Estimate:
Parking space event	GreenTree's 51st Birthday	GreenTree Cooperative Grocery	Sarah Christensen	sarah@greentree.coop	Mar 20, 2021 11:30 AM	Mar 20, 2021 03:00 PM	Two parking spaces closest to 410 W. Broadway	50
Non-Profit Event	Tails and Tales Summer Reading Club Sidewalk Obstacle Course	Chippewa River District Library	Barbara Sanford	bsanford@crdl.org	Jun 1, 2021 08:00 PM	Jul 31, 2021 06:00 PM	Sidewalks around Veterans Memorial Library	300
Non-Profit Event	Paint the Pavement & Chalk the Walk	Art Reach of Mid Michigan	Jeffrey Silvernail	jsilvernail@artreachcenter.org	Jun 2, 2021 03:00 PM	Jun 5, 2021 04:00 PM	Broadway street (intersections at Main, University, and Franklin)	400 Based on prior years' attendance
Non-Profit Event	Back to the Bricks Car Show	City of Mt. Pleasant/CVB	Ryan Longoria	rlongoria@mt-pleasant.org	Jun 4, 2021 02:00 PM	Jun 4, 2021 09:00 PM	Downtown Mt. Pleasant. Map attached.	1500 based on previous years attendance
Bike night	98.5 presents Nike night at Rubbles	Melissa Gross	Melissa Gross	melissagross@yahoo.com	Jul 28, 2021 05:00 PM	Jul 28, 2021 09:00 PM	Rubbles Bar	50-60 bikes
Non-Profit Event	Art Walk Central Award Ceremony & Anniversary Celebration	Art Reach of Mid Michigan	Jeffrey Silvernail	jsilvernail@artreachcenter.org	Aug 21, 2021 10:00 AM	Aug 21, 2021 02:00 PM	On Broadway in front of Art Reach	100
Festival								
For Profit Event	For Arts Sake Art Sale	For Arts Sake LLC	Megan Bair	forartssakemi@gmail.com	Aug 28, 2021 08:00 AM	Aug 28, 2021 02:00 PM	Broadway central	200 people based on previous years event
Festival								
Concert								
Public Assembly	Mount Pleasant Music Studio Fest	Mount Pleasant Music Studio	Ross Howell	ross@mountpleasantmusicstudio.com	Sep 18, 2021 02:00 PM	Sep 18, 2021 07:00 PM	Broadway Street	50-100 based on other School of Rock and Rampage concerts.
Block Party								
Public Assembly	Celebrating 40 Years of Mt. Pleasant Abstract & Title	Mt. Pleasant Abstract & Title	Kurt Grashaw	kgrashaw@mtpleasantabstract.com	Sep 22, 2021 04:00 PM	Sep 22, 2021 07:00 PM	116 Court Street, Mt. Pleasant MI	50-100 people over 3 hours
Festival	Mt. Pleasant Craft Beer Festival	Mt. Pleasant Jaycees	Bryan Wieferich	bryan_wieferich@yahoo.com	Oct 2, 2021 02:00 PM	Oct 2, 2021 10:00 PM	BROADWAY CENTER	1000
Parade or Procession	Mount Pleasant Homecoming Parade	Mount Pleasant High School Student Senate	Mindy Wischmeyer	mwischmeyer@mp.edzone.net	Oct 8, 2021 04:30 PM	Oct 8, 2021 06:00 PM	Downtown	6000
Parade or Procession	Sacred Heart Ac. Homecoming Parade	Sacred Heart Academy	Jill Albaugh	jalbaugh@sha.net	Oct 15, 2021 04:00 PM	Oct 15, 2021 05:00 PM	Downtown	200 based on previous years event
other	Pumpkin Promenade	Mt. Pleasant Parks & Recreation	Carol Moody	cmoody@mt-pleasant.org	Oct 29, 2021 04:00 PM	Oct 29, 2021 06:00 PM	Downtown, including Town Center, Broadway Street, Main Street	1,000 - past attendance
Public Assembly	Mt. Pleasant Christmas Celebration	Mt. Pleasant Parks & Recreation	Carol Moody	cmoody@mt-pleasant.org	Dec 3, 2021 04:00 PM	Dec 4, 2021 09:00 PM	Downtown Mt. Pleasant	5,000 based on past participation
Run or Walk	Jingle all the way 5k & 5 mile	Mt Pleasant Road Runners	Raymond First	mountpleasantroadrunners@gmail.com	Dec 4, 2021 08:00 AM	Dec 4, 2021 10:00 AM	Down town and neighborhood	200

Type of Event (choose all that apply)	Official Name/Title of Event Proposed?	Organization Applying for Special Event	Name of Main Contact Organizing Event	Email for Event Main Contact	Event Start Day and Time	Event End Day and Time	Location of Event?	Estimated Attendance and Basis for Estimate:
Parade or Procession Run or Walk Non-Profit Event	Local March for Life Mount Pleasant	Sacred Heart Parish	Abigail Jones	ajones@sha.net	Jan 15, 2022 10:00 AM	Jan 15, 2022 12:00 PM	Sacred Heart Church, Downtown Mount Pleasant, Neighborhood	100
Parade or Procession	MLK CommUNITY Peace March	Central Michigan University	Wade Tomson	jacks2wa@cmich.edu	Jan 17, 2022 03:00 PM	Jan 17, 2022 04:30 PM	City Center	300
Public Assembly Run or Walk	We stand with Ukraine Walk	N/A	Marina Valoshina	valoshinamarina1998@gmail.com	Mar 26, 2022 12:00 AM	Mar 26, 2022 02:00 AM	Start at CMU walk to Island Park	On Facebook event 36 going 124 interested
Parade or Procession	Little League Parade	Mt. Pleasant Little League	Brad Wahr	bwahr@mercbank.com	Apr 29, 2022 05:30 PM	Apr 29, 2022 05:50 PM	Parade and gathering starts at Town Center and players walk down to post office and enter Pickens from the	300 including those in parade and community attendance. Based on previous years events.
Block Party	Sleepy Dog Books Block Party	Sleepy Dog Books	Riley Justis	info@sleepydogbooks.com	May 6, 2022 04:00 PM	May 6, 2022 08:00 PM	Broadway street between Main and University	200-500 based on summer concert series events
Parade or Procession	Memorial Day Parade	Mt Pleasant VFW Post 3033	Denise Arnold	dmarnold65@gmail.com	May 30, 2022 10:00 AM	May 30, 2022 12:00 PM	Annual Memorial Day Parade. Start on Broadway at the Napa store march to the Kinney St monument then to the town center.	250
Non-Profit Event	Paint the Pavement	Art Reach of Mid Michigan	Jeffrey Silvernail	jsilvernail@artreachcenter.org	Jun 4, 2022 07:00 AM	Jun 4, 2022 04:00 PM	On Broadway at the intersections of Main, University & Franklin	200 based on past attendance
Bike Night	98.5 UPS Bike Night	Rubbles Bar	Melissa Gross	melissagross@yahoo.com	Jul 27, 2022 04:00 PM	Jul 27, 2022 09:00 PM	Rubbles Bar	80
Non-Profit Event	Kars for K9	Holp Automotive Supply Napa Auto Parts	Brad Holp	bradholp@gmail.com	Aug 6, 2022 09:00 PM	Aug 6, 2022 03:00 PM	709 E. Broadway St, Mt. Pleasant, MI 48858	1st Annual maybe 100 people coming & going
Public Art	Chalk the Walk	Art Reach of Mid Michigan	Jeffrey Silvernail	jsilvernail@artreachcenter.org	Aug 11, 2022 06:00 AM	Aug 13, 2022 03:00 PM	Sidewalks on the 200 block of Broadway in front of the Isabella Bank property across the street from their downtown branch (same as prior years)	25
Festival	For Art's Sake Street Market	For Art's Sake	Megan Bair	forartssakemi@gmail.com	Aug 13, 2022 11:00 AM	Aug 14, 2022 06:00 PM	Intersection of Broadway Street & Main Street (full streets included)	500
Run or Walk Non-Profit Event	Run for Recovery 5k	Ten Sixteen Recovery Network	Cher Demers	cdemers@1016.org	Aug 20, 2022 08:30 AM	Aug 20, 2022 12:00 PM	Island Park	110
Non-Profit Event	Artists Battle 2022/Art Walk Central Award Ceremony 2022	Art Reach of Mid Michigan	Jeffrey Silvernail	jsilvernail@artreachcenter.org	Aug 20, 2022 09:00 AM	Aug 20, 2022 03:00 PM	Broadway Avenue	200
Concert	Encore, The Nightclub Welcome Back Concert	Richli, Inc	Rich Swindlehurst	richswindlehurst@aol.com	Sep 17, 2022 08:00 PM	Sep 18, 2022 12:00 AM	Court Street	2000 based on budget and ticket sales
Parade or Procession	Mount Pleasant Homecoming Parade	Mount Pleasant High School Student Senate	Mindy Wischmeyer	Mwischmeyer@mp.edzone.net	Sep 23, 2022 04:30 PM	Sep 23, 2022 06:00 PM	Downtown	6000
Festival	MT. PLEASANT CRAFT BEER FESTIVAL	MT. PLEASANT JAYCEES	BRYAN WIEFERICH	BRYAN_WIEFERICH@YAHOO.COM	Sep 24, 2022 02:00 PM	Sep 24, 2022 10:00 PM	BROADWAY & COURT STREETS - DOWNTOWN	1200 BASED ON PREVIOUS 7 YEARS EVENT
Parade or Procession	Sacred Heart Homecoming Parade	Sacred Heart academy	Jill Albaugh	jalbaugh@sha.net	Oct 7, 2022 04:00 PM	Oct 7, 2022 05:00 PM	Downtown Mt. Pleasant	200
Run or Walk	Mountains of Culture Adventure Race	Grace Church	Ryan Giegling	ryan@gracemp.org	Oct 15, 2022 10:00 AM	Oct 15, 2022 01:00 PM	Ward Theater (Downtown), Twelve17 Coffee Roasters (on Mission St.)	75-100
Block Party	Fall Fest Block Party	For Art's Sake	Megan Bair	forartssakemi@gmail.com	Oct 28, 2022 06:00 PM	Oct 28, 2022 10:00 PM	Down town Main street	100 based on previous events
other	Pumpkin Promenade	Mt. Pleasant Parks & Recreation	Carol Moody	cmoody@mt-pleasant.org	Oct 31, 2022 04:00 PM	Oct 31, 2022 06:00 PM	Downtown, including Town Center, Broadway Street, Main Street	1,000 - past attendance
Run or Walk	Jingle all the way 5k & 5 Mile	Mount Pleasant Road Runners	Raymond First	mountpleasantroadrunners@gmail.com	Dec 3, 2022 07:30 AM	Dec 3, 2022 10:00 AM	Downtown	200 the event is capped at 200 people



Type of Event (choose all that apply)	Official Name/Title of Event Proposed?	Organization Applying for Special Event	Name of Main Contact Organizing Event	Email for Event Main Contact	Event Start Day and Time	Event End Day and Time	Location of Event?	Estimated Attendance and Basis for Estimate:
Run or Walk March	Dr. Martin Luther King Jr. CommUNITY Peace March and Vigil	Central Michigan University - Multicultural Academic Student Services	Alfred Harper III	harpe3a@cmich.edu	Jan 16, 2023 08:00 AM	Jan 16, 2023 05:00 PM	Downtown Mount Pleasant - Towne Center Area	150
Non-Profit Event	Sidewalk Chalk with ICCAC	Isabella County Child Advocacy Center	Alicia Crowe	alicia@isabellacac.org	Apr 28, 2023 02:00 PM	Apr 28, 2023 03:00 PM	Broadway Street between Franklin and Main Streets	unknown, however we don't expect more than 25 people
Flash mob performance	Shimmy Mob Mount Pleasant	Shimmy Mob/Belly Dance with Deana	Deana Monahan	dm.creations@yahoo.com	May 13, 2023 10:00 AM	May 13, 2023 12:00 PM	N Main Street and W. Broadway, so as to not interfere in traffic or	25
Parade or Procession Public Assembly Run or Walk Non-Profit Event	March For Jesus	PeaceMakers Production	Miceila Cuellar	Cuellarmichelle325@gmail.com	May 27, 2023 10:00 AM	May 27, 2023 11:10 AM	N/A	100
Parade or Procession	Memorial Day Remembrance	American Legion Post 110 - Mt. Pleasaant	Rich Young	youngrich@hotmail.com	May 29, 2023 09:00 AM	May 29, 2023 11:00 AM	Downtown/Town Center/Island Park	300 people based on previous years event
Non-Profit Event Art Event	Paint the Pavement	Art Reach of Mid Michigan	Jeff Silvernail	jsilvernail@artreachcenter.org	Jun 3, 2023 07:00 AM	Jun 3, 2023 05:00 PM	The intersections of Main/Broadway, University/Broadway, and Franklin/Broadway.	200 based on previous years
Festival Non-Profit Event	MT. PLEASANT CRAFT BEER FESTIVAL	MT. PLEASANT JAYCEES	BRYAN WIEFERICH	BRYAN_WIEFERICH@YAHOO.COM	Jun 10, 2023 02:00 PM	Jun 10, 2023 10:00 PM	BROADWAY, UNIVERSITY & COURT STREET - DOWNTOWN	1500 BASED ON PREVIOUS 8 YEARS
Car show	Home Builders Association of Central Michigan Car Show	Home Builders Association of Central Michigan	Carmelina Crisci	carmi@hbacm.com	Jul 15, 2023 06:00 AM	Jul 15, 2023 05:00 PM	Town Center including Broadway Street, Main Street and the full parking that is behind the memorial	500 to 1,000
Bike Night	98.5 UPS Bike Night	Rubbles Bar	Melissa Gross	melissagross@yahoo.com	Jul 25, 2023 04:00 PM	Jul 25, 2023 08:00 PM	Rubbles Bar	100
Block Party	Bird Bar & Grill 90th Anniversary Celebration	Isabella Citizens for Health, Inc.	Rachel Blizzard	breid1ra@cmich.edu	Jul 29, 2023 11:30 AM	Jul 29, 2023 11:50 PM	223 S. Main St., Mt. Pleasant, MI 48858	250
Organized Competitive Event Non-Profit Event	Artists Battle	Art Reach of Mid Michigan	Jeffrey Silvernail	jsilvernail@artreachcenter.org	Aug 5, 2023 09:00 AM	Aug 5, 2023 03:00 PM	On Broadway in front of Art Reach	200 people based on previous years event.
Festival	Market for the Arts	For Art's Sake	Megan Bair	forartssakemi@gmail.com	Aug 19, 2023 08:00 AM	Aug 20, 2023 06:00 PM	downtown Mount Pleasant on block of Main St. & Broadway including intersection at town center	300 based on previous years event
Non-Profit Event	Artists Battle/AWC Award Ceremony	Art Reach of Mid Michigan	Jeffrey Silvernail	jsilvernail@artreachcenter.org	Aug 19, 2023 09:00 AM	Aug 19, 2023 03:00 PM	Broadway in front of Art Reach	200 people based on previous years event.
Festival For Profit Event Concert	WoMa Bazaar Festival	WoMa Bazaar	Erin Markovicz	Erinkmarko@gmail.com	Sep 8, 2023 11:00 AM	Sep 9, 2023 10:00 PM	Downtown Broadway/Main/Washington	1000-2000
Parade or Procession	Sacred Heart Academy's Homecoming Parade	Sacred Heart Academy	Sandy Dubridge	sdubridge@gafe.sha.net	Sep 22, 2023 04:00 PM	Sep 22, 2023 05:00 PM	Downtown - route map attached	approx. 200-300 people
Parade or Procession	Mount Pleasant Homecoming Parade	Mount Pleasant High School Student Senate	Mindy Wischmeyer	Mwischmeyer@mp.edzone.net	Sep 29, 2023 04:30 PM	Sep 29, 2023 06:00 PM	Downtown, streets and sidewalks of Mount Pleasant.	6000
For Profit Event	For Art's Sake Fall Fest	For Art's Sake Fall Fest	Megan Bair	forartssakemi@gmail.com	Oct 13, 2023 07:00 PM	Oct 13, 2023 10:00 PM	Main street between broadway & michigan st	100
Parade or Procession	CMU Homecoming 2022 Parade	CMU Office of Student Activities and Involvement	Molly Schuneman	schun1m@cmich.edu	Oct 14, 2023 11:00 AM	Oct 14, 2023 12:30 PM	A street route that will be uploaded later in this application.	400
Run or Walk Non-Profit Event	Community Prayer Walk	Grace Church	Ryan Giegling	ryan@gracemp.org	Oct 21, 2023 10:00 AM	Oct 21, 2023 12:00 PM	Grace Church Properties (1217 S. Mission St., 218 S. Main St.)	125
Run or Walk	Jingle all the way 5k & 5 Mile	Mount Pleasant Road Runners	Raymond First	mountpleasantroadrunners@gmail.com	Dec 2, 2023 07:00 AM	Dec 2, 2023 10:00 AM	Starts in front of Max & Emily's	250 from last years event

Type of Event (choose all that apply)	Official Name/Title of Event Proposed?	Organization Applying for Special Event	Name of Main Contact Organizing Event	Email for Event Main Contact	Event Start Day and Time	Event End Day and Time	Location of Event?	Estimated Attendance and Basis for Estimate:
Run or Walk	New Year's Day Resolution 5K/Walk	Mt. Pleasant High School (BPA)	Brian Sponseller	bsponseller@mp.edzone.net	Jan 1, 2024 07:00 AM	Jan 1, 2024 11:00 AM	The 5K will start in front of Max and Emily's and head West on Broadway to Bradley.	120
Run or Walk								
March	Dr. Martin Luther King, Jr - CommUNITY Peace March and Vigil	Central Michigan University - Multicultural Academic Student Services	Alfred L. Harper III	harpe3al@cmich.edu	Jan 15, 2024 08:00 AM	Jan 15, 2024 05:00 PM	Downtown Mount Pleasant - Towne Center Area	200
Non-Profit Event	Sidewalk Chalk with ICCAC	Isabella County Child Advocacy Center	Alicia Crowe	alicia@isabellacac.org	Apr 29, 2024 02:00 PM	Apr 29, 2024 03:00 PM	Broadway Street in between S. Washington and Franklin Streets	25-50
Parade or Procession								
Non-Profit Event	Memorial Day Ceremonies	American Legion Owen Barrett Post 110 - Mt. Pleasant, MI	Richard Young	youngrich@hotmail.com	May 27, 2024 09:00 AM	May 27, 2024 12:00 PM	parade through downtown Mt. Pleasant to Island Park War Memorials area for main ceremony.	300 people based on past Memorial Day ceremonies
Non-Profit Event								
Art Event	Paint the Pavement	Art Reach of Mid Michigan	Amy Powell	apowell@artreachcenter.org	Jun 1, 2024 07:00 AM	Jun 1, 2024 05:00 PM	The intersections of Main/Broadway, University/Broadway, Court//Broadway and Franklin/Broadway.	200 based on previous years
Festival	Pop Up Pride in the Park	Great Lakes Bay Pride	Kt Mandoka	kt@greatlakesbaypride.org	Jun 1, 2024 03:00 PM	Jun 1, 2024 06:00 PM	West Shelter Island Park	400 based on previous years event
Non-Profit Event	10th Annual Mt. Pleasant Craft BeerFest	Mt. Pleasant Jaycees	BRYAN WIEFERICH	BRYAN_WIEFERICH@YAHOO.COM	Jun 8, 2024 02:00 PM	Jun 8, 2024 10:00 PM	BROADWAY, UNIVERSITY, COURT STREET DOWNTOWN	1500
							On Broadway Street in between parking Lots # 8 & Lot # 11 (per discussion with Michelle Sponseller)	
Car Show	Thunder with Rods in Downtown Mt. Pleasant	HBA of Central Michigan	Carmelina Crisci	carmi@hbacm.com	Jul 20, 2024 06:00 AM	Jul 20, 2024 05:00 PM	and overflow of cars on Franklin Street	500 to 1,000
Bike Night	98.5 UPS Bike Night	Rubbles Bar	Melissa Gross	melissagross@yahoo.com	Jul 23, 2024 04:00 PM	Jul 23, 2024 08:00 PM	Rubbles Bar	80
Library Event	Summer Reading Club	Chippewa River District Library	Andrea Graham	agraham@crdl.org	Jul 31, 2024 03:00 PM	Jul 31, 2024 09:00 PM	Illinois Street between University and Franklin	150-200
Festival								
Concert								
Public Assembly	The Max & Emily's Summer Concert Series	Max & Emily's	Elmo Walton	elmo@maxandemilys.com	Aug 1, 2024 12:00 PM	Aug 1, 2024 09:30 PM	Mt Pleasant Corner of Broadway and University	2000
Non-Profit Event	Artists Battle	Art Reach of Mid Michigan	Amy Powell	apowell@artreachcenter.org	Aug 3, 2024 07:00 AM	Aug 4, 2024 03:00 PM	Broadway in front of Art Reach	200 people based on previous years event
Festival	Market for the Arts	For Art's Sake	Megan Bair	forartssakemi@gmail.com	Aug 23, 2024 06:00 PM	Aug 24, 2024 06:00 PM	Main street between broadway & michigan. Broadway street between mosher st & university Town Center.	500 based on previous years event
Run or Walk	For Arts Sake 5K Run/ Walk	Mt. Pleasant Athletic Department	Brian Sponseller	spons473@gmail.com	Aug 24, 2024 07:00 AM	Aug 24, 2024 12:00 AM	Broadway Street, Harris Street, Elm Street, Bradley Street will be used for the running course. Start and finish will be located outside Max and Emily's.	120 people
Community Event	Kids & Culture: Smokey Bear's 80th Birthday	Chippewa River District Library	Andrea Graham	agraham@crdl.org	Sep 14, 2024 10:00 AM	Sep 14, 2024 12:00 PM	301 S. University Ave.	75-150 based on average attendance at similar events.
Parade or Procession	MPHS Homecoming Parade	MPHS Student Senate	Mindy Wischmeyer	mwischmeyer@mp.edzone.net	Oct 4, 2024 03:30 PM	Oct 4, 2024 05:30 PM	Downtown Roads	3000
Treat Truck Pop-ups	Granger Treat Truck	Granger Waste Services	Aneisha McMillan	amcmillan@grangernet.com	Oct 10, 2024 10:00 AM	Oct 31, 2024 10:00 PM	Mt. Pleasant and surrounding areas.	50 at each stop
Parade or Procession	Sacred Heart Academy's Homecoming Parade	Sacred Heart Academy	Sandy Dubridge	sdubridge@gafe.sha.net	Oct 11, 2024 04:00 PM	Oct 11, 2024 05:00 PM	Downtown - See Attached Map	200-300
Festival								
Non-Profit Event	Freak Fest	Art Reach of Mid Michigan	Emily McDonald	emcdonald@artreachcenter.org	Oct 26, 2024 01:00 PM	Oct 26, 2024 07:30 PM	Town Center	100 based on similar events
Festival								
Run or Walk								
Non-Profit Event	New Years Eve Celebration	Mt. Pleasant Young Professionals Network	Hannah Martin	hmartin@mt-pleasant.net	Dec 31, 2024 07:00 PM	Dec 31, 2024 09:00 PM	Town Center	100-200?

Type of Event (choose all that apply)	Official Name/Title of Event Proposed?	Organization Applying for Special Event	Name of Main Contact Organizing Event	Email for Event Main Contact	Event Start Day and Time	Event End Day and Time	Location of Event?	Estimated Attendance and Basis for Estimate:
Parade or Procession Run or Walk	Dr. Martin Luther King, Jr. - COMMUNITY Peace March and Vigil	Central Michigan University - Multicultural Academic Student Services	Alfred L. Harper III	harpe3a@cmich.edu	Jan 20, 2025 12:00 PM	Jan 20, 2025 05:30 PM	Downtown Mount Pleasant - Towne Center Area at the corner of Main St and Broadway St	200
MPPR Event	CMU Job Fair	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Feb 7, 2025		CMU	
MPPR Event	Under the Big Top	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Feb 7, 2025 05:00 PM	Feb 7, 2025 05:00 PM	Morey Courts Recreation Center	
MPPR Event	Daddy Daughter Date Night	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Feb 16, 2025 02:00 PM	Feb 16, 2025 08:00 PM	Comfort Inn	
MPPR Event	Gratiot Isabella RESD Career Fair	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Feb 20, 2025		Alma College	
MPPR Event	Movie @ MPPS	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Mar 1, 2025		Mt Pleasant Middle School	
MPPR Event	Great Egg Rec N' Ramble	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Apr 12, 2025 01:00 PM	Apr 12, 2025 05:00 PM	Island Park	
MPPR Event	A Northern Tradition showcase by Mid Michigan College	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Apr 13, 2025		Jays Sporting Goods	
Public Assembly Non-Profit Event Drive Thru	The 70th Annual Mt. Pleasant Lions Club Chicken Barbecue	Mt. Pleasant Lions Club	Lorrin Rupert	lorrinrupert@gmail.com	May 4, 2025 06:00 AM	May 4, 2025 03:30 PM	Island Park, West Pavilion	2,000 Vehicles, 400-600 people
MPPR Event	Commission on Aging Health, Wellness, and Volunteer Expo	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	May 15, 2025		Commission on Aging	
MPPR Event	Public Safety Day	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	May 17, 2025		Island Park	
MPPR Event	Farmers' Market United Way - United for Moms Event	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	May 29, 2025		Island Park	
Non-Profit Event	Paint the Pavement	Art Reach of Mid Michigan	Kimberly Bigard	kbigard@artreachcenter.org	May 31, 2025 06:00 AM	May 31, 2025 04:00 PM	Downtown intersections- Main/Broadway, University/Broadway, Court/Broadway and Franklin/Broadway and along Broadway street between Main & University	200 based on prior years
MPPR Event	Summer Kick-off Celebration	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Jun 6, 2025 01:00 PM	Jun 6, 2025 05:00 PM	Yost Park	
Festival	Mt. Pleasant Craft Beer Festival	Mt. Pleasant Jaycees/Mt. Pleasant Craft Beer Festival Committee	Hannah Martin	martih@cmich.edu	Jun 7, 2025 03:00 PM	Jun 7, 2025 09:00 PM	Broadway St from Main to Franklin with use of part of Court St and University St.	1200 based on past years including attendees and volunteers
MPPR Event	Farmers' Market Kiwanis - Strawberry Jamboree	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Jun 12, 2025		Island Park	
MPPR Event	Free Fishing Event	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Jun 14, 2025 09:00 AM	Jun 14, 2025 12:00 PM	Soaring Eagle Hideaway RV Park	
MPPR Event	Rubber Duck Derby	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Jun 18, 2025 06:00 PM	Jun 18, 2025 08:00 PM	Island Park	
MPPR Event	Farmers' Market Health is Wealth Wellness Fair	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Jun 19, 2025		Island Park	
MPPR Event	Summer Reading Kick-off with CRDL	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Jun 23, 2025		Island Park	
MPPR Event	Farmers' Market Art Reach - Art Flair	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Jun 26, 2025		Island Park	
MPPR Event	Farmers' Market 4th of July Celebration	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Jul 3, 2025		Island Park	
MPPR Event	Soak Up Summer	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Jul 30, 2025 06:00 PM	Jul 30, 2025 08:00 PM	Island Park	
Organized Competitive Event Non-Profit Event	Artists Battle	Art Reach of Mid Michigan	Kim Bigard	kbigard@artreachcenter.org	Aug 2, 2025 08:00 AM	Aug 2, 2025 04:00 PM	Broadway Street between Main and Court St.	150 based on prior years
MPPR Event	National Farmer's Market Week	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Aug 7, 2025	Aug 9, 2025	Island Park & Town Center	
MPPR Event	Back to School Bash	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Aug 13, 2025		Chipp-A-Waters Park	
Festival	Market for the Arts	For Art's Sake	Megan Bair	forartsakemi@gmail.com	Aug 22, 2025 03:00 PM	Aug 24, 2025 03:00 PM	Downtown Mount Pleasant, Broadway & Main Street.	400
MPPR Event	Movies by Moonlight	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Aug 23, 2025 08:00 PM	Aug 23, 2025 11:00 PM	City Hall	
MPPR Event	Movies by Moonlight	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Sep 9, 2025 08:00 PM	Sep 9, 2025 11:00 PM	City Hall	
MPPR Event	Movies by Moonlight	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Sep 20, 2025 08:00 PM	Sep 20, 2025 11:00 PM	City Hall	
MPPR Event	Farmers' Market Great Apple Crunch	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Oct 2025		Island Park & Town Center	
MPPR Event	Glow in the Park 5K	Mt. Pleasant Parks and Recreation	Tyler Moss	tmoss@mt-pleasant.org	Oct 17, 2025		Island Park	
MPPR Event	Pumpkin Promenade	Mt. Pleasant Parks and Recreation	Carol Moody	cmoody@mt-pleasant.org	Oct 31, 2025 04:00 PM	Oct 31, 2025 06:00 PM	Town Center	
MPPR Event	Christmas Celebration	Mt. Pleasant Parks and Recreation	Phil Biscomer	pbiscomer@mt-pleasant.org	Dec 5, 2025 05:00 PM	Dec 6, 2025 08:00 PM	Town Center/Downtown	



# Memorandum



TO: Aaron Desentz  
City Manager

FROM: Phil Biscorner  
Director of Parks, Recreation and Public Spaces

DATE: February 26, 2025

SUBJECT: POW/MIA Memorial Proposal – Island Park

## Overview:

A group of Veteran's, motivated by Calvin Murphy, a U.S. Army Vietnam veteran who conceived this idea, are proposing the installation of a living memorial in Island Park to honor Michigan's POW/MIA service members from the Revolutionary War to present-day conflicts. This memorial would serve as a lasting tribute to those who have made the ultimate sacrifice and to their families, ensuring their stories and contributions are never forgotten. The group believes this memorial will serve as a powerful and enduring tribute to Michigan's POW/MIA service members and their families.

## Memorial Design & Features:

- **Entrance & Exit Trellises:** Visitors will enter and exit through custom-built trellises, both crafted by veterans.
- **Life-Size Statues:** The memorial will feature statues of Michigan residents who served as POWs or are listed as MIAs, bringing a personal and emotional connection to the tribute.
- **Eternal Flame Sculpture:** A focal point of the memorial will be an eternal flame sculpture, designed and built by a U.S. Army veteran, symbolizing the everlasting remembrance of POW/MIA service members.
- **Walkways & POW/MIA Wall:** A long central walkway leads to the eternal flame. A wider path to the left directs visitors to the POW/MIA Wall, where soldiers from each war will be depicted standing at present arms as visitors approach.
- **War Representation:** The transition from Korea and Vietnam to present-day conflicts is symbolized through design elements leading visitors from one historical period to another.
- **Exit Trellis:** A final trellis, constructed by a U.S. Marine Corps veteran and steel sculptor, provides a meaningful conclusion to the visitor experience.

The overall concept aims to evoke the solemn and immersive experience of the Korean War Memorial in Washington, D.C.

## Commitment to Michigan Craftsmanship:

To maintain authenticity and ensure this memorial is a true gift from the people of Michigan, we are prioritizing the use of Michigan-based sculptors, granite, and construction materials. This approach supports local artists, businesses, and veterans while fostering a deep connection between the memorial and the state it represents.

## Next Steps:

This concept was presented to the Parks and Recreation Commission on Tuesday, February 25<sup>th</sup> and unanimously approved immediately following the presentation. If approved by the City Commission, the group will begin securing partnerships with local artists, veterans, and businesses to move the project forward.

# Memorandum

*Mt. Pleasant*  
[meet here]

## Island Park POW/MIA Memorial Proposal

We are proposing a living memorial for the Michigan POW/MIA from the Revolutionary War to present wars. Entry and exit are through custom built trellises both being built by Veterans which lead you to life-size statues of Michigan residents who served as a POW and/or MIA.

A long walkway brings you to the eternal flame sculpture an Army Veteran will be building. To the left is a wide walkway leading straight to the POW/MIA Wall. On each side is a soldier from each war standing at present arms as you walk up to the wall. Going past the eternal flame takes you from Korea and Vietnam to present and the exit trellis being built by a USMC Veteran and steel sculptor.

If you've ever seen the [Korean War Memorial in DC](#), that's the feel we're going after. I can send a couple videos of the man who came up with this idea, Calvin Murphy US Army Vietnam, if needed

We want to keep as much of this build all from Michigan (sculptors, granite, etc..) to keep this a true gift from the people of Michigan.





[illegible]

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
December 5, 2024**

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

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

Absent: Irwin

Staff: Manuela Powidayko, Susan Tham

- II. Approval of the Agenda:**

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

Motion approved unanimously.

- III. Approval of the Minutes:**

**A. November 7, 2024 Regular Minutes**

Motion by Friedrich, support by Haveles to approve the minutes from the November 7, 2024 regular meeting as presented.

Motion approved unanimously.

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

Commissioner Haveles and Powidayko reported that the ZBA did not meet in November, however, there was one submittal for November which was postponed to December 18.

- V. Communications:**

Powidayko reported that there was one communication in support of both special use permit cases on the meeting agenda.

- VI. Public Hearings:**

- A. SUP-24-10 & SPR-24-23 – 701 E Bellows – Marc & Holly Knudson – A request for a Special Use Permit for a short-term rental.**

Powidayko introduced SUP-24-10 & SPR-24-23, a request for Special Use Permit for a short-term rental.

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

Powidayko reviewed Special Use Conditions regarding short-term rentals. Powidayko reviewed the site plan.

Powidayko closed her presentation with a recommendation to approve SUP-24-10 & SPR-24-23 subject to a condition.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

Marc and Holly Knudson was on hand to address the board and answer any questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

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

Discussion took place.

Motion by Liesch, support by Haveles to approve SUP-24-10 & SPR-24-23, subject to the following condition:

1. The applicant shall comply with the requirements of Public Works.

Discussion took place.

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

Motion passed unanimously.

**B. SUP-24-11 & SPR-24-24** – 1600 W High St – BK Property Management Group LLC – Request for Special Use Permit for an automobile repair garage and washing or detailing.

Powidayko introduced SUP-24-11 & SPR-24-24, a request for Special Use Permit for an automobile repair garage and washing or detailing.

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

Powidayko reviewed Special Use Conditions for an automobile repair garage and washing or detailing. Powidayko reviewed the site plan and landscaping.

Powidayko closed her presentation with recommendation to approve SUP-24-11 & SPR-24-24 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant up to present their case.

Brandon Ley, from BK Property Management Group LLC, was on hand to address the board and answer any questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

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

Discussion took place.

Motion by Friedrich, support by Haveles to approve SUP-24-11 & SPR-24-24, subject to the following conditions:

1. The applicant shall maintain compliance with the conditions set forth in the previously approved Special Use Permit and Site Plan Review (SUP-17-09 & SPR-17-08) for a new and used vehicle dealer or apply for a new Special Use Permit and be subject to the current Zoning Ordinance requirements for dealerships.
2. The applicant must resubmit a site plan drawing showing:
  - a. The proposed parking stripping layout, ensuring that the premises comply with the Americans with Disabilities Act (ADA) Accessibility Standards.
  - b. A proposed bicycle rack with at least three bicycle parking spots.

3. The applicant shall coordinate with the Department of Public Works and provide a cross-access easement between the subject parcel and the adjacent parcel located east of the site.
4. The applicant shall submit a photometrics plan ensuring compliance with the city's lighting standards set forth in Section 96.13 of Mt. Pleasant City Code by having:
  - a. Exterior lighting fixtures be full cut-off or shielded and directed downward
  - b. All light coming from anywhere on both properties not exceeding one-half footcandle of intensity at the north property lines.
5. The applicant shall apply for a sign permit with the Building Safety Department and comply with the zoning ordinance sign standards.
6. The applicant shall comply with the requirements of Building Safety and Public Works.

Discussion took place.

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

Nays: None

Motion passed unanimously.

## **VII. Public Comments:**

Chair Hoenig opened the public comment.

Powidayko noted that there were no public comments submitted via zoom or electronically.

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

## **VIII. New Business:**

### **A. Proposed 2025 Meeting Schedule**

Powidayko reviewed the Proposed 2025 Meeting Schedule.

Motion by Ortman, support by Haveles to approve the Proposed 2025 Meeting Schedule as presented.

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

Nays: None

Motion passed unanimously.

**IX. Other:**

**A. Staff Report**

- a. Powidayko shared that the eighth Citizens' Academy is now accepting applications until February 4, 2025. The academy is open to anyone living, working, owning property, or attending school in the City of Mt. Pleasant. Presented by the City of Mt. Pleasant, the academy is designed to engage members of the community and to expand their knowledge of the structure and functions of local government. Applications and information are available at City Hall or online at [www.mt-pleasant.org/citizensacademy](http://www.mt-pleasant.org/citizensacademy).
- b. Powidayko recognized and expressed gratitude for the dedicated service of
  - Lesley Hoenig, current Chair of the Planning Commission, who was initially appointed to the Planning Commission on November 26, 2012. Madam Chair Hoenig and has served the City of Mt Pleasant as a Planning Commissioner for 12 years, and is terming out due to the maximum number of terms (4);
  - Kelli Nicholas, who was initially appointed to the Planning Commission on May 23, 2022. Commissioner Nicholas has served the City of Mt Pleasant as a Planning Commissioner for 2 years. Nicholas current term ends on December 31, 2024 and has decided to not apply for reappointment at this time.

As a token of appreciation, Chair Hoenig and Commissioner Nicholas each received a plaque with their number of years of service.

**X. Adjournment to Work Session:**

Motion by Devenney, support by Haveles to adjourn to work session.

Motion approved unanimously.

Meeting adjourned at 7:37 p.m.

**Mt. Pleasant Planning Commission  
Minutes of the Work Session Meeting  
December 5, 2024**

- I.** Hoenig called the meeting to order at 7:42 p.m.

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

Absent:

Staff: Manuela Powidayko, Susan Tham

- II. Regulations for auto-oriented uses such as drive-throughs, vehicle dealerships and gas stations**

**Part I – General discussion**

Powidayko presented use cases where the following Zoning Ordinances' requirements hinder the ability of auto-oriented uses such as drive-throughs, vehicle dealerships and gas stations:

1. **Front setback requirement (maximum of 15ft and 20ft in CD-5 and CD-4 districts, respectively):** Because auto dealerships will display their inventory in the front of their building, this requirement does not allow enough room for cars and trucks to maneuver. More maneuver space is also needed for drive-throughs and gas stations.
2. **Frontage Buildout requirement (minimum 60% of the frontage must be occupied by a building in CD-4 and CD-5 districts):** These uses require large areas for site flow with smaller building footprints. Not all drive-through have a dine-in use, and gas stations include gas canopies that are not included in the buildout calculation.
3. **Screening and landscaping requirements (both parking lots and parking areas are required to be screened with evergreen hedge or freestanding wall in both CD-4 and CD-5 districts):** Screening prevents car dealerships from displaying their vehicles within customer view.
4. **Drive-through facilities and off-street parking location (must be located within 3rd Lot Layer in CD-4 and CD-5 districts):** Drive-through window location requirement is difficult to meet when building design is small and need to be shallow to meet the 60% façade buildout, and car dealers are prohibited from placing vehicles in front of the building.

The Planning Commissioners suggested that certain provisions such as the Façade Buildout, could be exempted under a certain amount of square footage to more easily



accommodate auto-dependent uses. However, they suggested that additional landscaping requirements could be triggered to avoid having a small building surrounded by a large concrete area.

There was general consensus to provide more flexibility with parking location and screening requirements to auto dealerships displaying merchandise. Commissioners suggested that bushes could be waived since they block the view of inventory, but tree requirements could be kept since trees won't obscure the view after a certain height. Alternatively, it was also suggested that staff look at enhancing landscaping requirements at corners such as Graff Cadillac Buick GMC's site at 116 N Mission St. Flexibility to allow parking in front of a building, should only be given to auto dealerships and shall not include other similar uses such as car rentals.

There was general consensus that the goal is to have a numeric or specific way to trigger a different set of rules for auto-dependent uses without making the form-based code more complicated. The Planning Commission is not interested in exploring tools like overlay districts that lead to review procedures that are negotiation-heavy and unpredictable.

## **Part II – Discussion about 1203 S Mission St**

Staff asked the Planning Commission to determine if the proposed site plan for 1203 S Mission is eligible for the Façade Buildout reduction, approved under TC-24-01, and if the Planning Commission would grant a reduction from 60% to the proposed 10.6%.

Planning Commissioners determined that the proposed site plan meets the eligibility requirements and would grant the reduction from 60% to the proposed 10.6% because the applicant meets two of the five conditions:

- Condition “b. The Use requires more than one access point,” and
- Condition “c. Site access is unable to be provided through cross access connections.”

## **III. Adjournment**

Motion by Friedrich, support by Haveles to adjourn.

Motion passed unanimously.

Meeting adjourned at 8:28 p.m.

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
January 2, 2025**

**I.** Powidayko called the meeting to order at 7:04 p.m.

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

Ortman entered at 7:12 p.m.

Staff: Manuela Powidayko, Susan Tham

**II. Approval of the Agenda:**

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

Motion approved unanimously.

**III. Approval of the Minutes:**

**A. December 5, 2024 Regular Minutes**

Motion by Friedrich, support by Irwin to approve the minutes from the December 5, 2024 regular meeting as presented.

Motion approved unanimously.

**B. December 5, 2024 Work Session Minutes**

Motion by Friedrich, support by Irwin to approve the minutes from the December 5, 2024 work session as presented.

Motion approved unanimously.

**IV. Zoning Board of Appeals report for December:**

Powidayko reported on behalf of Haveles, that the ZBA met in December about ZBA-24-02 for their request for three variances to enable a drive-through coffee shop at 1203 S Mission St as previously discussed at the December 5, 2024 work session, when the Planning Commission agreed to approve an administrative waiver regarding the Frontage Buildout requirement. Powidayko reported that all three variances were

approved and the project will come to the Planning Commission in the near future for a Special Use Permit and Site Plan Review.

**V. Communications:**

Powidayko reported that there was one communication regarding the case SUP-25-01 on the meeting agenda.

**VI. Public Hearings:**

**A. SUP-25-01 – 900 Elizabeth Ct – K&K Land, LLC – A request for a Special Use Permit for a short-term rental.**

Powidayko introduced SUP-25-01, a request for Special Use Permit for a short-term rental.

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

Powidayko reviewed Special Use Conditions regarding short-term rentals.

Powidayko reviewed her research as it relates to the communication received.

Powidayko closed her presentation with a recommendation to approve SUP-25-01 subject to conditions.

Discussion took place.

The Planning Commissioners asked for clarification regarding the documents from staff's research and discussed whether or not the Declaration of Protective Covenants allows the subject parcel to be a short-term rental. Staff mentioned that the City Attorney was consulted and clarified that it is not the City's duty to enforce deed restrictions.

Powidayko invited the applicant up to present their case.

Mary Kruithoff, owner of the property 900 Elizabeth Ct, was on hand to address the board and answer any questions.

Irwin asked if she had a copy of the deed and if she knew when it was surveyed last.

Kruithoff responded she contacted the title company and may have it in her email now, as they had forwarded the whole file to her. Kruithoff did not know when it was surveyed last.

Discussion took place.

Powidayko opened the public comment.

Pat Heitman, 911 Elizabeth Ct., spoke in opposition of the short-term rental, saying the community needs long-term rentals, not short-term rentals.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

Kruithoff mentioned finding the warranty deed on her phone. There being no opportunity to distribute it, this needed to be followed up on if the Planning Commission wishes to.

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

Discussion took place.

Motion by Friedrich, supported by Irwin, to postpone this case until February or until there is enough information to make a decision.

Discussion took place.

Friedrich and Irwin stated being uncomfortable voting on approving a variance for a parcel with unknown boundaries.

Ayes: Friedrich, Irwin, Kingsworthy, Ortman  
Nays: Devenney

Motion passed.

**B. SUP-25-02 & SPR-25-02 – 915 E Pickard St – Village Plaza Group LLC – Request for Special Use Permit for drive-through restaurant.**

Powidayko introduced SUP-25-02 & SPR-25-02, a request for Special Use Permit for drive-through restaurant.

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

Powidayko reviewed Special Use Conditions for a drive-through restaurant. Powidayko reviewed the site plan. Powidayko noted the applicant's letter stating that they did not have a tenant yet, and will work with the tenant to meet Building Standard compliance requirements when they secured a tenant.

Powidayko presented the analysis that the proposed site plan is consistent with the future land use identified in the Master Plan and helps further the Master Plan and the Zoning Ordinance's goals for a greater mix of uses and more infill development.

Powidayko closed her presentation with recommendation to approve SUP-25-02 & SPR-25-02 subject to conditions.

Discussion took place.

Powidayko invited the applicant up to present their case.

Shawn Otto, developer for 915 E Pickard St, and Peter D'Aleo, architect for 915 E Pickard St, were on Zoom hand to address the board and answer any questions.

Otto stated they spoke with the neighboring businesses about how many customers they get per hour, and they also researched old photos to see how many cars were occupying the parking lot. Otto reported seeing only about 10 cars parked when he went there, and there are 170 parking spots. Otto stated it is a nice corridor to put a drive-through in, mentioning that Meijer and Culver's are nearby. Otto expressed praise for the good experience he had working with staff. Otto mentioned believing there is an existing easement with Meijer, but will check back on that one. Otto believes it will be a nice building there, that will bring more traffic to the shopping center and increase the value of the property. Otto mentioned they are currently working with three potential national business tenants.

Discussion took place.

Powidayko opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

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

Discussion took place.

Motion by Friedrich, support by Devenney to approve SUP-25-02 & SPR-25-02, subject to the following conditions:

1. The applicant shall submit a Land Subdivision application through the Clerk's Office to split the existing parcel in accordance with the zoning ordinance and other applicable code requirements.
2. The applicant shall submit the following additional documents:
  - a. Architectural plans, including the building's layout, sections and elevation drawings, showing compliance with the ordinance's Building Standards

- b. Landscaping plan, showing compliance with the ordinance's landscaping requirements
- c. Updated site plan ensuring that:
  - i. The proposed bike rack includes at least six bicycle parking spaces;
  - ii. The proposed dumpster enclosure includes space for recycling materials, or the applicant provides a narrative explaining how recycling will be handled on site;
  - iii. Any newly proposed lighting complies with Chapter § 96.13 of the City Code.
- 3. The applicant shall provide a copy of an access easement through the Meijer access drive to the site, to the Department of Public Works;
- 4. The applicant shall comply with the additional requirements of Building Safety, Public Safety, and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Irwin, Kingsworthy, Ortman

Nays: None

Motion passed unanimously.

## **VII. Site Plan Reviews:**

**A. SPR-25-01 – 1841 Gover Pkwy – JBS Contracting, Inc.** Request for Site Plan Review of a new 76,200 square foot warehouse facility.

Powidayko introduced SPR-25-02, a request for Site Plan Review of a new 76,200 square foot warehouse facility.

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

Powidayko provided background for the new 76,200 sq. ft. warehouse facility for MLT Transport, LLC, a trucking company. Powidayko reviewed the site plan.

Powidayko shared the Mount Pleasant South Industrial Park Review Board's approval of SPR-25-01.

Powidayko closed her presentation with recommendation to approve SPR-25-01, subject to conditions.

Discussion took place.

Powidayko invited the applicant up to present their case.

Pete Lorenz, Lorenz Surveying & Engineering, 3229 W Beal City Rd Weidman, MI 48893, the civil engineer who prepared the submittal plans, was on hand to address the board and answer any questions.

Lorenz commented that staff has been very good to work with. Lorenz shared the owner wants to utilize the back portion of the property, which is currently undeveloped. Lorenz provided details regarding the drive around the site, storm drainage and fire suppression.

Discussion took place.

Motion by Friedrich, support by Irwin to approve SPR-25-01 subject to the following conditions:

1. The applicant shall comply with the approved Development Parcel Plan 24-01 and its conditions.
2. The applicant shall comply with the requirements of Public Works.

Ayes: Devenney, Friedrich, Irwin, Kingsworthy, Ortman

Nays: None

Motion passed unanimously.

#### **VIII. Public Comments:**

Powidayko opened the public comment.

Powidayko noted that there were no public comments submitted via zoom or electronically.

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

#### **IX. New Business:**

##### **A. Request for a one-year extension for SPR-22-17 – 1219 N Mission St.**

Powidayko reviewed the original approval and progress made for SPR-22-17 – 1219 N Mission, including DPP-23-01 and SPR-23-17.

Powidayko closed her presentation with recommendation to approve a one-year extension of SPR-22-17 for the construction of a 55,038 sq. ft. building addition at 1219 N Mission.

Friedrich asked to confirm how many one-year extensions people can get.

Powidayko answered they can receive one.

Irwin asked if there was a reason there was so little construction in town last year in general, even though the Planning Commission had approved quite a few plans, but has not seen the development. Irwin wondered if it was a cost issue.

Powidayko answered she heard from housing developers that they had decided to pause on developments during elections. In other cases, it could be the market or the cost of construction being more expensive than anticipated. Powidayko provided Meekhof Tire as an example of a situation when the project's overall cost came up higher than anticipated. Powidayko informed the Planning Commission of the two Mission/Pickard DDA programs (for driveways and building facades) that have been adopted since the project was approved, and have been therefore offered to Meekhof Tire to help support their investment.

Ortman added there were a couple of school districts that started construction but they had significant delays because they needed specific building materials. Ortman commented things are better, but they haven't fully recovered since Covid-19.

Motion by Friedrich, support by Irwin to approve a one-year extension for SPR-22-17.

Ayes: Devenney, Friedrich, Irwin, Kingsworthy, Ortman  
Nays: None

Motion passed unanimously.

## **X. Staff Report:**

### **A. Z-24-01 Update – City Commission vote to deny the proposed staff-led rezoning of the southwest corner of Crawford and Broomfield, from PRD to hardline zoning.**

Powidayko reported that the Crawford/Broomfield rezoning proposal was voted down by the City Commission (4x3) as follows:

- In support: Mayor Perschbacher, Vice Mayor Alsager, Commissioner Chapman
- Against: Commissioner Rollins, Commissioner Eke, Commissioner Wingard, Commissioner Busch

The main reason stated by the City Commission members who voted to deny the proposed rezoning was that they were not comfortable with 30 out of the 157 acres being zoned as Civic Zone due to concerns with the overall city's tax base. A few commissioners who opposed the proposal stated that they would be in support of terminating the PRD Agreement to map hardline zoning, and are interested in enabling more housing development in the area.



According to the Zoning Ordinance's Criteria for Amendment of the Official Zoning Map, another rezoning application cannot be submitted within the next one year unless conditions have changed or new information has been provided, which would preserve the possibility of a second rezoning proposal in the short-term:

*"The request has not previously been submitted within the past one year unless conditions have changed or new information has been provided."*

Zoning Ordinances, Section 154.616.C.

Powidayko reported that staff does not have any immediate next steps planned at this time, but looks forward to continue to work with the Planning Commission in guiding the physical development of the City and advising the City Commission on suggested policies for growth.

## **B. Administrative Review**

Powidayko reviewed the three administrative site plan reviews: one site plan from November, and two site plans from December. The first was the approval of SPR-24-22 for the enclosure of a grotto space, proposed plantings on the west side of the existing building, relocation of two existing street trees, and proposed fence at 302 S Kinney for Sacred Heart of Mt. Pleasant. The second was the approval of a site plan for a proposed 1,005 square foot addition to be use as a laundry room at the Laurels Health Care Facility at 400 S Crapo St. The third was the approval of a proposed dumpster enclosure for a new tenant (garage door service company) for Isabella Land Management LLC at 3727 S Isabella Rd.

Discussion took place.

Related to the previous staff report regarding the rezoning of the southwest corner of Crawford and Broomfield, Devenney asked if the school has any plans on how to move forward.

Irwin provided information that the school is looking for alternative options.

Powidayko reported that the School Board designee who has been the main point of contact for this project, informed that the School Board had been looking for several parcels for three years prior coming to the first pre-application meeting with city staff in 2023. Their initial plan was to retrofit an existing building but they were unable to find suitable inventory due to difficulties in finding ready to move-in building that comply with all Code requirements related to safety standards that apply to schools. Powidayko shared that such difficulty also applies to daycares, which staff had explored in depth within the city limits, and was unable to find inventory for a sizable daycare when doing research as part of the Childcare Coalition organized by MMDC. Powidayko clarified that the Board reported to staff that they looked at vacant parcels in other jurisdictions previously, but were unable to find a location that could be

approved to fit their needs. Staff reported that staff is still waiting to hear from the School Board on how they would like to proceed, but that they had not given final word on wanting to try to find a solution for the land within the rezoning area or if they would indeed look to develop elsewhere.

Irwin asked if the City Commission is waiting on a vote to dismiss the PRD or if they are waiting for the Planning Commission to do something else.

Powidayko informed that staff's interpretation of the City Commission meeting is that they would like to look at alternatives for the rezoning area. Powidayko clarified that the Zoning Ordinance limits the ability to reapply for a rezoning in the same location within one year following the vote, unless conditions have change or there is new information to be discussed. Powidayko will speak with the City Attorney to learn if staff could discuss an alternative to the previously presented rezoning that would alter the proposal, such as with its land use designations or district assignments. Powidayko concluded that a work session with the City Commission to discuss alternatives would be helpful since the Planning Commission had shown consensus for moving forward with the rezoning to hardline zoning as previously presented and that the City Commission had also shown consensus to move forward with the PRD dissolution and rezoning as previously proposed when asking them to vote for the PRD dissolution. A work session would help clarify what the City Commission is comfortable with and then design the rezoning proposal to tackle that policy direction.

## **XI. Adjournment:**

Motion by Friedrich, support by Kingsworthy to adjourn.

Motion approved unanimously.

Meeting adjourned at 8:24 p.m.

## **Traffic Control Committee (TCC) Minutes**

**Present: Stacie Tewari, Jason Moore, Manuela Powidayko, Micheal Williams, Matt Weaver**

**Thursday, December 9, 2024 at 8:30 a.m. – Microsoft Teams**

- Approve minutes from the September 26th meeting
  - Approved, no comments.
- Consider adding a “One Way” or “No Left Turns” sign on Glen Street near the driveway at 1211 Glen
  - Approved adding a one-way arrow sign at the opposite side of the road from the driveways. Stacie to prepare TCO.

---

**Next meeting scheduled for February 27, 2025**

# Memorandum



TO: Aaron Desentz  
City Manager

FROM: Manuela Powidayko  
Director of Planning & Community Development

DATE: March 10, 2025

SUBJECT: Planning Commission Annual Report

Each year, in accordance with State Law, the Planning Commission issues a report on its activities during the previous year. The Planning Commission approved the attached 2024 Annual Report at their meeting on March 6, 2025.

In 2023, the Planning Department added new features to the report to better inform the City Commission and the general public about the work performed by the Planning Commission and Planning and Community Development Department. These items, which are also included in this year's report, include:

1. Information about pre-application meetings held in 2024. These meetings help the City maintain Redevelopment Ready Certification (RRC) status with the Michigan Economic Development Corporation (MEDC). They have also been mentioned by applicants and developers as being a great tool that the city offers as they achieve Departmental coordination, add transparency to the City's approval processes, and help streamline projects, overall reducing cost to applicants.
2. An expanded project activity section to list work session items that were discussed throughout the year, the outcome of those conversations and the next steps for each item, as laid out by the Planning Commission during the discussions.
3. A new "Special Projects" section to highlight additional work from the Department, such as the development of research projects in partnership with CMU through class projects.
4. An expanded the "Development Activity" section to include greater detail about the what kinds of developments have been approved through Special Use Permits and Site Plan Reviews, and how those projects help further the master plan goals and objectives.
5. A full list of updates to all Master Plan goals and objectives continue to be included to ensure that the City continues to proceed towards its long term goals.

<b>REQUESTED ACTION:</b>
--------------------------

Receive the Annual Report.
----------------------------

**ATTACHMENT:**

- Planning Commission Annual Report

# 2024 annual report

## MT. PLEASANT PLANNING COMMISSION

*Mt. Pleasant*  
[meet here]

# INTRODUCTION

This report is provided in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008. It reports the Planning Commission's operations during the 2024 calendar year and the status of planning activities.

## APPLICATION SUMMARY

The following table and chart provide a summary of the number of planning applications processed by the City in 2024, as well as the previous five years.

**Planning Commission Applications by Type**

<b>Application Type</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023*</b>	<b>2024</b>
Special Use Permits (SUPs)	13	14	19	19	18 (15)	11 (14)
Site Plan Reviews (SPRs)	18	15	17	19	25 (22)	25 (28)
Map Amendments (Rezoning)	2	1	1	0	0	1
Text Amendments	6	2	5	7	3	2
<b>Total Applications</b>	<b>39</b>	<b>32</b>	<b>42</b>	<b>45</b>	<b>46 (40)</b>	<b>39 (45)</b>

*\* Includes 3 SUP and 3 SPR applications that were coded 23-XX but were processed in Jan 2024.*

*Corrected numbers are shown in ().*

The Department of Planning and Community Development, together with the Building Safety, Public Safety, Downtown Development, and Public Works Departments held 31 pre-application meetings to assist prospective applicants further their development proposals and start the different application processes triggered depending upon their scope of work. Pre-application meetings help the City achieve Redevelopment Ready Community goals, as they help with Department coordination, add transparency to the City's approval processes, and streamline projects. Pre-application meetings can also reduce the cost that applicants spend with paperwork, as they often address potential conflicts between ordinances and regulations at the meeting, which could otherwise result in an application being postponed or eventually denied.

In addition to the 31 meetings that were held, there were 11 pre-application meetings that were waived due to them being either zoning-specific inquiries or because they had a narrow scope of work. Out of the total 42 inquiries, 29 culminated into successful applications that were approved either administratively or by the Planning Commission in 2024. The others are under further development, many of which are planning to come forward as new applications in 2025.

# PROJECT ACTIVITY

In 2024, the Planning Commission held 12 meetings, four work sessions and one joint meeting with the Mission/Pickard DDA, which included the discussion of the following topics:

WORK SESSION ITEM		STATUS
1	2024 Work Plan	PC approved the proposed work plan
2*	Mission Street Improvement Plan: MDOT presented new traffic patterns data along Mission Street and a boulevard feasibility analysis. Meeting also included discussion about the composition of a Steering Committee to work on the plan.	PC & DDA decided to move forward
3	PRD Dissolution Agreement Update for Crawford & Broomfield - Rezoning from PRD to "hardline zoning"	PC decided to move forward
4	Michigan Association of Planning's (MAP) Making Good Decisions Together on-site workshop	PC training requested & delivered
5	Regulations for auto-oriented uses such as drive-throughs, vehicle dealerships and gas stations	PC decided to move forward

\* PC Joint Meeting between the Mission/Pickard DDA Board and the Planning Commission

Culminating from work sessions in 2023, as well as work sessions and a joint meeting that happened in 2024, the Planning Commission recommended four projects in 2024, which are listed below.

1. Master Plan Update focused on the adoption of a Mission Street Improvement Plan: Staff led this effort in collaboration with the Michigan Department of Transportation (MDOT) and with funding from the State of Michigan Redevelopment Ready Communities (RRC) program to address traffic congestion, pedestrian and bicycle safety, universal accessibility, and business access along the corridor.

In 2024, the city contracted with Progressive Companies of Grand Rapids to lead the development of the plan through a steering committee comprised of local business owners, elected, and appointed officials, representatives from Central Michigan University, MDOT, the Disability Network of Mid-Michigan, the Mt. Pleasant Area Chamber of Commerce, the Mt. Pleasant Area Convention & Visitors Bureau, the Saginaw Chippewa Indian Tribe, and city staff. Public outreach efforts happened throughout 2024 to collect feedback about the corridor's existing conditions, its challenges, opportunities, as well as goals and priorities. The public also provided feedback on potential designs.

The draft plan took shape in the form of a summary document and a detailed technical report, which was reviewed by city staff and MDOT and approved by the Steering Committee and the Mission/Pickard DDA Board. The approved plan will be incorporated into the City's Master Plan alongside its formal five-year review, which will also include an update to its demographic's analysis and its list of goals and objectives. The Master Plan amendment is scheduled to be reviewed and adopted by the Planning and City Commissions in 2025. Once approved, the City and MDOT will be able to seek funding for the project's implementation.

2. TC 24-01 Building Standards in Commercial Districts: Adoption of a set of zoning text changes to allow greater design flexibility for developments located within commercial districts. This stemmed from more than 20 discussions with area developers, real estate brokers and financial professionals. Planning Commission work sessions took place in 2023.

Changes included:

- ✓ Modifying the requirement for minimum building width along frontages, to facilitate the provision of off-street parking in corner sites and better accommodate auto-dependent uses and developments in narrower sites.
- ✓ Changing minimum ceiling height and number of stories to enable a wider range of businesses, and potentially reduce construction and maintenance costs.
- ✓ Creative flexibility with setback regulations to allow for a greater range of options for building placement and ensure better driver visibility when entering the right-of-way from busy intersections.
- ✓ Ratified amendments that give greater administrative flexibility to accommodate specific challenges in site planning and better enable designs that match neighborhood context.

3. Z-24-01 Southwest corner of Crawford & Broomfield Rezoning (Motion Denied): Staff worked with the Planning Commission on this proposed zoning map amendment recommendation throughout 2024, with the first work session held on November 2, 2023. The proposed rezoning of the five parcels that comprise 157 acres at the southwest corner of Crawford & Broomfield aimed to rezone the land from Planned Residential Development (PRD) to "hard line zoning" (CD-4 General Urban Character District with and without the Residential/Dwelling Use Restriction, SD-U Special District University and CZ Civic Zone).

The goal was to align the zoning map with the land use policy set forth by the city's Master Plan's Future Land Use map as well as facilitate the development of a private school, with the overall vision to have a new complete neighborhood in Mt Pleasant (combination of residential, commercial and civic buildings, in a walkable environment). Overall, the



rezoning would help the City advance RRC goals by streamlining the development approval process, ultimately helping unlock future development in the area.

All property owners agreed with the city's rezoning proposal and signed a PRD Dissolution Agreement developed by the City Attorney. The PRD Dissolution was unanimously approved by both, the Planning Commission and the City Commission, during Fall of 2024. Such PRD Dissolution Agreement was conditioned upon the rezoning of the land as proposed by staff, to ensure compliance with the City's Future Land Use Map. The Planning Commission unanimously recommended that the City Commission approve the zoning map amendment.

However, after the City Commission's public hearing where there were several comments both in support and in opposition to the proposed rezoning, four of the seven Commissioner ended up voting to deny the Planning Commission's rezoning recommendation, despite their previous support to dissolve the PRD Agreement (In support: Mayor Perschbacher, Vice Mayor Alsager, Commissioner Chapman. Against: Commissioner Rollins, Commissioner Eke, Commissioner Wingard, Commissioner Busch).

Elected officials who voted to oppose the action had concerns regarding the Civic Zone designation and its impacts on the overall city's tax base. However, there was general consensus between the Commissioners that they would be in support of terminating the PRD Agreement to map "hardline zoning", and that they are interested in enabling more housing development in the area.

4. TC 24-02 Amendment related to SD-U University Special District rules (Motion Denied):  
Staff worked with the Planning Commission on this proposed zoning text amendment throughout 2024, alongside the Z-24-01 rezoning proposal. The proposed text change would apply to SD-U University Special District to ensure that if the CMU-owned parcel that was included in the rezoning proposal could be developed for housing if it was ever conveyed to non-university ownership (in which case, the provisions of CD-3 Sub-Urban Character District would apply as if it were in the CD-3 district).

The overall goal was to ensure alignment with the Zoning Ordinances as it relates to standards for CMU-owned properties as well as ensure compliance with the City's Future Land Use Map contained within the 2020 Master Plan, which targets such parcel for residential development.

The proposed text change was denied by the City Commission after a public hearing was held in the same day as the rezoning proposal, due to the same concerns listed above, since the rezoning would have to be passed in order for the text change to take effect.

## SPECIAL PROJECTS

Redevelopment Ready Community (RRC) Recertification: In March 2024, the city was recertified as a Redevelopment Ready Community (RRC) by the Michigan Economic Development Corporation (MEDC). The RRC recognition is a statewide certification program that supports communities in becoming development ready and competitive in today's economy. In 2019, Mt. Pleasant was the 31st community in the State of Michigan to attain this certified designation through its streamlining plan review processes, adoption of a forward-thinking zoning ordinance, development of a public participation plan, and creating a new brand and marketing strategy to guide efforts of the city and its partners.

To earn recertification in 2024, the city completed the following:

- ✓ Developed the 2023 Downtown Strategic Plan.
- ✓ Updated the Development Guidebook, Development Board Training Plan, Economic Development Action Plan, Annual Capital Improvement Plan, Public Participation and Engagement Strategy, as well as its marketing plan.
- ✓ Updated the information available on the city's website.
- ✓ Continued production of the Planning Commission Annual Report.
- ✓ Amended Zoning Ordinances.
- ✓ Continued streamlining of the property development review process.
- ✓ Initiated an Annual Joint Meeting between the Planning Commission and Mission-Pickard DDA Board to kick-off the Mission Street corridor improvement plan.

This RRC certification formally recognizes the city for being proactive and business friendly.

Collaboration with Central Michigan University: The City partnered with CMU in 2024 to further its sustainability and resiliency efforts, after the successful partnerships in 2023, which helped:

- ✓ Create energy efficiency resources for residents and business owners, which were advanced through an internship led by the Building Safety Department;
- ✓ Learn more about Mt Pleasant's climate vulnerability, which was a research project conducted by students of the Geography & Environmental Studies Department;
- ✓ Codify the percentage of impermeable surfaces along South Mission Street through another research project conducted by students of the same Department.

This year's effort was led by Dr. Mark Francek from the Geography & Environmental Studies Department, who had students from the *Environmental Resiliency* course conduct a feasibility analysis of having a canoe trail along the Chippewa River within the City limits. CMU representatives and city staff from several Departments were present at the student's final presentation at the City Commission Chambers.

This project was designed in partnership with the City's Planning & Community Development, Engineering, and Parks, Recreation & Public Spaces Departments.



*CMU students at the Chippewa River conducting water quality testing during Fall 2024*

Students defended the idea of a canoe trail for paddling activities that also achieves environmental stewardship and community engagement, overall providing a safe recreation that helps improve mental health and achieves sustainability and local economic development. High levels of E. Coli have however, been registered upstream along the Chippewa river, representing a challenge to this effort.

## DEVELOPMENT ACTIVITY

The year of 2024 was market with a lower number of special use permits when compared to 2021 and 2022 as there were no marihuana-related applications. However, 2024 had the highest number of site plan review applications when compared to the previous five years.

These applications are summarized below:

- Special Use Permits\*: Within the commercial use category, there were three auto repair garages, two auto dealerships, and one class I restaurant that applied for an SUP (Special Use Permit). Within the residential use category, there were three short-term rentals, one multiple-family dwelling and one ground floor dwelling unit.

*\*One project has been postponed due to lack of funding.*

- Site Plan Reviews\*: Most site plan reviews were related to site and/or building improvements, except for an auto repair garage that proposed new construction. The types of establishments seeking approval varied from telecommunications infrastructure, wholesale establishments and auto repair garages, to improvements to duplexes, multiple-family dwellings, nursing homes, mixed use buildings, retail storefronts, medical offices, churches and a bed & breakfast establishment.

*\*Two projects have been postponed to a later date due to lack of funding.*

## Highlights

The year 2024 was marked by a variety of projects that enabled new businesses in Downtown, expansion of existing businesses along Mission Street, and overall site and building improvements that are spanned across several city neighborhoods.

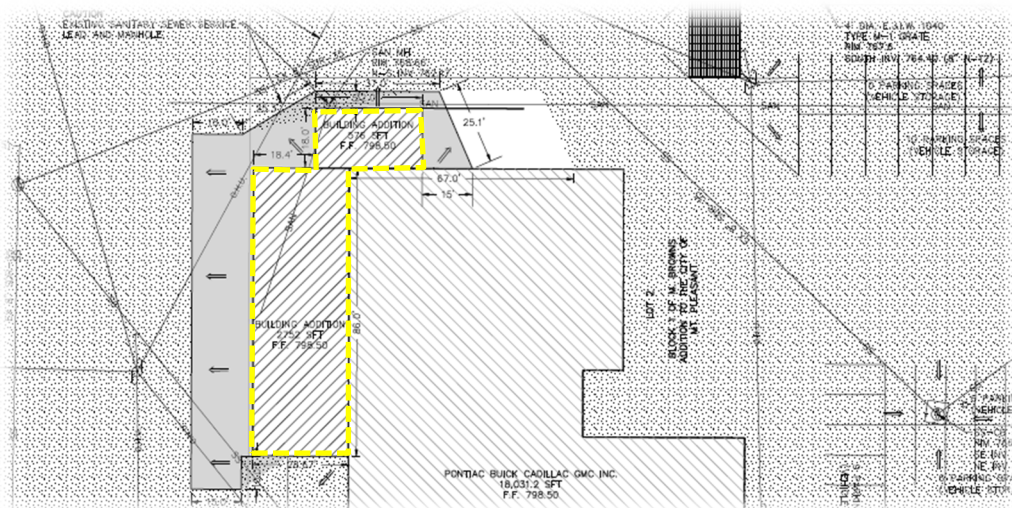
The first business expansion proposal was for Meekhof Tire located at the southwest corner of Pickard and Mission St. The applicant FCC, Inc. proposed site improvements and the construction of a new building to remove many nonconformances, ultimately improving the sites' access, traffic movements, and the whole area's aesthetics.



*Proposed 3D rendering for a new building at 815 N Mission St.*

The proposed 13,980 square-foot building would house tires and function as a loading area, where auto and truck tire repairs would be made. Closure of driveways, new sidewalks and site landscaping around the block were also proposed.

The second business expansion proposal came for Graff Cadillac Buick located at 116 N Mission Street to enlarge their existing building and expand their business to 222 N Mission St.



*Proposed site plan for a building addition at 116 N Mission St.*

The applicant Konwinski Construction Inc. first came to advance Graff's building expansion to include:

- ✓ Five new service bays;
- ✓ A car wash to support their existing dealership.



The same applicant came at a later date to increase the area for display of automobiles to a new site located at 222 N Mission Street.



*Proposed 3D rendering for a new landscaping treatment at 222 N Mission St.*

Their expansion included improvements to landscaping at the corner to match the design at Mission St and Broadway. A ZBA variance was approved to waive screening requirements, which would've hidden their inventory.

There were also new auto repair businesses that moved into Mt Pleasant and purchased existing properties that had been used for similar uses. One of them is Lee Johnson who opened an auto repair garage at 617 E Pickard St. Mr. Johnson conducted building and site improvements to bring the property closer to zoning compliance. In addition to that, the property where Recker Motors used to be located at 1604 and 1600 W High Street was also purchased for an auto dealership that will also sell golf carts. The Auto Group moved from a location within Union Township to this site and is also conducting site and building improvements to complete the move and be able to service vehicles beyond their dealership clientele.

A few exciting projects were also advanced in the city's downtown area. The former City Hall building at 120 S University will see renovations to the exterior of the building as well as the interior of the second floor, where dwelling units are located.



*Renovated façade at 120 S University.*

This mixed-use building houses professional offices and two well attended restaurants: Dog Central, a hot dog counter-serve joint, and Vin Trofeo's Pizzeria & Pub, a local favorite.

The new owner of the building Ken Strom has also added a new dumpster enclosure that is bigger to help contain the amount of waste that the mixed-use building generates, as well as installed new landscaping to help screen the existing tenant nonconforming parking spots.

There is also a new owner of two neighboring downtown buildings (115 and 117 S University), who is proposing major renovations to connect the two building through an internal hall that will lead to several uses spread across the two store fronts. Sarah Beauchamp-Hicks is a local resident and artist who decided to move to Mt Pleasant's downtown and retrofit these buildings into a live/work space.



*Proposed façade renovations at 115 & 117 S University.*

The ground-floor of 115 was approved with a two-bedroom owner-occupied unit. The new owner also plans to rent a one-bedroom unit and open a small a restaurant/bar at that location. A design business and a small hotel marketed as an Artisan Retreat Center would be located at 117.

Ponder Coffee, located at 110 E Broadway applied for a liquor license to be able to serve alcoholic beverages at their downtown location, enabling them to keep up their doors open during late afternoon/evening. The owner of their building also applied to add solar panels on the roof, which will become a good precedent for other existing buildings in downtown Mt Pleasant.

Last, the Planning Commission approved the second short-term rental owned by a local couple, Marc and Holly Knudson, at 701 E Bellows. While most short-term rentals have shown interest in renting units to those coming to Mt Pleasant to attend CMU and other community events, Knudson have shared with the Planning Commission that their first short-term rental, approved in 2023 and located at 603 N Washington Street, has been often rented to construction crews working temporarily in the community and traveling nurses and doctors. This shows the community has a current need for temporary housing options that short-term rentals are helping fulfill. Two other short-term rentals were also approved, one at 437 S Mission Street and another at 204 206 S Pine Street.



# COMMUNITY IMPROVEMENT AWARDS

Since 1979, the Planning Commission has presented Community Improvement Awards annually to recognize projects for their outstanding contributions to improving our community. For 2024, the following properties were recognized.

## **Residential Award**

1006 1006.5

Bruce

Owner:

McGuire

Family

Investments

LLC

*Residential Alteration (Build a new duplex after complete fire damage).*



## **Residential Award**

701 S Arnold

Owner:

Deborah

Leasher

*Residential Alteration (Tear off the siding and replace it with vinyl siding).*



## Commercial Award

611 E  
Broadway  
Owner:  
Broadway 611  
LLC  
"Broadway  
Family  
Dentistry"

*Commercial  
Alteration  
(Renovation and  
Building  
Expansion)*



## MASTER PLAN IMPLEMENTATION

Mt. Pleasant 2050 – the City of Mt. Pleasant’s Master Plan adopted in November 2020 – includes an Action Plan in book 5 which outlines specific goals and objectives for implementation of the plan. A list of those objectives, and progress to date, is included below.

Due to the Master Plan coming to its first 5<sup>th</sup> Year Anniversary, the Planning Commission will be reviewing proposed updates to the Master Plan, most of which will be focused on the incorporation of the key elements of the Mission Street Improvement Plan, approved by the project’s Steering Committee and Mission/Pickard DDA. The plan will also see a new demographics chapter and changes related to the Master Plan’s implementation progress to date, as suggested by all City Departments involved in the Plan’s goals and objectives.

OBJECTIVE		PROGRESS
GOAL 1: Strive to ensure viable land uses that secure neighborhoods, enhance parks, and encourage vital businesses through sensible infill, complementary services, and targeted preservation.		
1.1	<p>Encourage redevelopment that locates people within walkable and bikeable distances from essential services, jobs, and recreation.</p> <ul style="list-style-type: none"> <li>» Refer to Future Land Use Map during site plan review.</li> <li>» Continue to provide preliminary application meetings to developers.</li> <li>» Update housing market study periodically to maintain current perspective on housing needs.</li> </ul>	<p>The future land use map is referenced in all site plan reviews and staff continues to hold pre-application meetings with interested developers prior to application to the Planning Commission or Zoning Board of Appeals.</p> <p>The consulting team who worked on the Mission Street Improvement Plan have finalized an updated analysis of the city’s demographics as part of the Master Plan update process. New populations trends have been identified and will be incorporated into a new narrative in the Plan,</p>



		which will be taken into consideration in future planning efforts focused on housing.
1.2	<p>Encouraged mixed uses and neighborhoods-scale business development to serve residential areas and complement Mission Street and Downtown.</p> <p>» Consider flexible business guidelines including home occupation rules for residential neighborhoods.</p>	<p>Text change TC-24-01 was adopted in Q3 of 2024. Such set of amendments included increasing flexibility with bulk regulations in both commercial and residential districts to better encourage infill development, redevelopment and business expansion as a response to the 2023 Zoning for Economic Opportunity outreach process.</p> <p>Staff has been regularly updating MSHDA on progress related to the \$50,000 MSHDA Housing Readiness Grant, approved in 2023, to advance housing-related items, including home occupation rules throughout 2025-2027.</p>
1.3	Require new structures to harmonize with architectural precedents of highly valued historical structures and landmarks.	Goal tackled through enforcing the zoning ordinance during site plan review, either administratively or through the Planning Commission.
1.4	<p>Preserve neighborhood character through property maintenance requirements and code enforcement.</p> <p>» Pursue adoption of a property maintenance code for all residential properties in the City.</p> <p>» Periodically reevaluate code enforcement staffing levels to determine if those levels are sufficient to provide the level of service expected by the community.</p> <p>» Continue to utilize the Neighborhood Resource Unit to identify and prioritize neighborhood preservation and support activities.</p>	<p>The City's Code Enforcement Unit has acted to enforce the property maintenance requirements (IPMC) approved by the City Commission on 2023, to rectify blighted properties.</p> <p>Staff continued to implement the Neighborhood Enhancement Program grant to help with owner-occupied exterior home improvements. The City was able to secure \$50,000 from MSHDA in 2024, with a City contribution of an additional \$50,000. In addition, the City has received \$499,730 to fund home energy-efficiency projects as part of MSHDA's CDBG Housing Improving Local Livability (CHILL) Program, and will be distributing the funding to households meeting the eligibility criteria throughout 2025.</p>
1.5	<p>Improve landscape aesthetics and entryways within neighborhoods and business areas.</p> <p>» Consider a pilot program to fund neighborhood identity signage and neighborhood beautification.</p> <p>» Establish an annual tree planting goal.</p> <p>» Implement a tree planting program for commercial corridors and gateways.</p> <p>» Increase compliance of private landscaping with approved site plans.</p>	<p>The City's Street Department oversees an annual tree planting program to plant trees in the right-of-way. Approximately 75 new trees were planted in 2024. They also have been managing a separate program where residents can request the City to plant right-of-way trees in front of their homes.</p> <p>In 2024 the City received a grant to complete a citywide tree inventory through software Plantit GEO to monitor tree condition, and replace trees that are in an unhealthy state.</p> <p>Private landscaping standards continue to be enforced by the Planning Director and Planning Commission. Building Official continues to inspect sites for landscape compliance prior to Certificate of Occupancy issuance.</p>
1.6	<p>Incentivize investment that addresses non-conforming land uses and blighted properties consistent with City codes and Zoning Ordinance.</p> <p>» Implement an incentive program which targets the conversion of non-conforming rooming dwellings in residential areas into conforming residential uses.</p> <p>» Explore establishment of a Neighborhood Enterprise Zone(s) to encourage neighborhood revitalization, owner occupied housing, and stimulate new investment.</p> <p>» Evaluate existing standards for improvement of nonconforming properties and determine if additional improvement opportunities should be permitted.</p>	<p>Staff was unable to make progress on the NEZ research due to staffing changes at the Finance Department. Staff also decided to wait for the Code Enforcement team to research blighted properties as part of the IPMC efforts, which would help supply data information that can help with the block selection for a potential NEZ pilot project.</p> <p>Staff worked with the consulting team (Progressive Companies), hired to develop a Mission Street Improvement Plan, to evaluate existing zoning ordinance requirements along Mission Street and other commercial properties. This research led to a set of land use recommendations that will be proposed as part of a Master Plan Update in 2025.</p>
1.7	Encourage greater variety and mix of housing types within neighborhoods that provide opportunities for assisted living, downsizing, families, students, and first-time homebuyers.	The Planning Commission approved a one-time one-year extension of the two previously approved Site Plan Review applications for two new buildings in Downtown that aim to construct 49 low income housing units,

	<ul style="list-style-type: none"> <li>» Eliminate existing district density requirements to permit more missing-middle housing types to be developed citywide.</li> <li>» Reconsider the City's prohibition on PILOTs (payment in lieu of taxes).</li> <li>» Permit overnight on-street parking on City streets.</li> </ul>	<p>ranging between 30 to 80% AMI (average median income) and a mix of one- two- and three-bedroom apartments. Staff continues to work with the applicant Spire Development on amendments to their previous Low-Income Housing Tax Credit (LIHTC) application, that can help increase their number of points to be more competitive at the State level. Spire Development plans to reapply in 2025.</p> <p>Overnight parking continues to be permitted on City streets.</p>
1.8	Enable adaptive reuse of structure to preserve historic buildings, particularly within the Downtown. Require new structures to be of similar quality and designed to be easily used for multiple purposes.	<p>Previous Downtown Fire Suppression City Grant, which incentivized bringing existing buildings up to Code and fire safety, ran out of funding in 2024 after a few projects were approved. City Commission to discuss the reauthorization of the grant in 2025.</p> <p>Otherwise, the goal is consistent with standards within the current zoning ordinance.</p>
<b>GOAL 2: Encourage smart, inviting, and attractive streets through infrastructure and operational investments that link people to places by walking, biking, driving and transit.</b>		
2.1	<p>Support neighborhood traffic calming measures to ensure safety and improve right-of-way aesthetics.</p> <ul style="list-style-type: none"> <li>» Ensure that all local street reconstruction projects are designed for a target speed of 25 MPH.</li> <li>» Pursue funding to implement a neighborhood traffic calming program.</li> <li>» Utilize the Traffic Control Committee to identify potential traffic calming interventions.</li> <li>» Continue to utilize the traffic count program to annually evaluate traffic volume and speed on local streets.</li> <li>» Adopt standards for traffic calming measures on City streets.</li> </ul>	<p>The pilot program to utilize radar speed signs to increase awareness of speeding and compliance with speed limits was tested in 2022 at two locations on W. Broadway and E. Preston. Unfortunately, there were no changes in speed. The City relocated the speed signs into two other locations, Watson and Crapo streets, to test the technology in 2023, and at southbound Brown Street between Pickard and Broadway, eastbound high street, east of Mission, in city limits before high street switches to county jurisdiction in 2024. City staff will continue to evaluate results of speed radar signs. Traffic counts with speed data are completed in about a dozen location yearly throughout the city. The speed radar signs also collect speed and count data.</p>
2.2	Maintain the roadway network and consistently evaluate system operations to ensure service objectives are met for all modes.	<p>PASER data was collected for all roadways and sidewalks in 2024 informing maintenance and capital projects, such as road and sidewalks. Approximately \$650k in thin asphalt overlay and mill and overlay projects were completed on various major and local streets and in Mission Streets alleys.</p>
2.3	<p>Partner with MDOT and CMU to reimagine Mission Street as a vital business district and front door to the community and university.</p> <ul style="list-style-type: none"> <li>» Establish quarterly meetings with MDOT and CMU to monitor project implementation.</li> <li>» Work with MDOT and CMU to scope a traffic feasibility analysis that prioritized pedestrian travel in all alternatives evaluated.</li> <li>» Identify funding strategy and design approval procedures and timeline for completing construction documents.</li> </ul>	<p>MDOT conducted a modeling study for South of Mission Street in Q3 of 2023 and tested a narrow Boulevard option (with Michigan lefts and no on-street parking), to better fit within the right-of-way and not reroute traffic, while increasing multimodal services along the corridor. Findings were presented at a Planning Commission + Mission/Pickard DDA Joint Meeting. Such meeting also led to the development of a Steering Committee to work on a Mission Street Improvement Plan. Such plan was developed by Progressive Companies, a consulting firm that was selected after the City released a Request for Qualifications (RFQ) in 2023. The plan took shape as a Technical Report which was approved by the project's Steering Commission and the Mission/Pickard DDA in Q4 2024/Q1 2025. The plan is being paid by the Michigan Economic Development Corporation (MEDC) and the DDA at a 75/25 match. The Planning Department will pay for additional expenses related to the plan's incorporation as a formal Master Plan Update in 2025.</p> <p>The Mission/Pickard DDA designates \$60,000 to assist with the cost of closing and combining driveways within private properties along Mission Street in compliance with MDOT's Access Management Plan. Staff provides this</p>

		information to applicants when working on site plan reviews within the DDA boundaries. See progress improvement notes under goal 3.2 for more information.
2.4	<p>Retrofit the roadway network to provide safe accommodations for pedestrians and bicyclists.</p> <ul style="list-style-type: none"> <li>» Continue to consider bicycle and pedestrian accommodations in the design of all resurfacing and restriping projects as required by the City Complete Streets Ordinance</li> <li>» Explore collaborating with other local units of government to update the Mt. Pleasant Area Non-Motorized Transportation Plan.</li> <li>» Continue to require sidewalk installation where gaps exist in the network.</li> </ul>	<p>Progressive Companies, the consulting company working on the Mission Street Improvement Plan, has proposed a "Mission Street Corridor Non-Motorized Framework" as part of the Plan development in consultation with the project's Steering Committee. The Framework includes a proposed north-south route through a "Neighborhood Greenway" along Kinney Avenue and a "Shared-Use Path" along South Mission Street. It also includes six "Enhanced Non-Motorized Crossings" along the full extent of Mission Street to strengthen east-west connections.</p> <p>Projects within mixed-use zoning districts (CD-4 and CD-5) are required to build sidewalks when projects come forward to the Planning Commission for approval if gaps exist. In addition to that, each year the city budgets \$150k to replace sidewalk and mudjack heaved sidewalk based on conditions and complaint locations. To promote safety during the winter months, owners and/or occupants are not required to clear any accumulations of ice and/or snow from public sidewalks adjoining such property within 24 hours.</p>
2.5	<p>Improve wayfinding between neighborhoods, districts, and parks in and around the City.</p> <ul style="list-style-type: none"> <li>» Develop a Mt. Pleasant area wayfinding plan.</li> <li>» Consider use of the MUTCD approved bicycle route signage.</li> </ul>	The Parks Department has postponed their efforts to work on a wayfinding plan and maps for the city's trails.
2.6	<p>Expand public transit opportunities in the City and implement innovative mobility policies to improve choice and access for system users.</p> <ul style="list-style-type: none"> <li>» Work with I-Ride to increase transit service in the community.</li> <li>» Work with I-Ride to develop bus stop standards that are compatible with the City's complete streets ordinance.</li> </ul>	A bus shelter was added in front of the library in 2024 with bus stop signage that had been previously installed. This is a highly used bus stop.
2.7	<p>Ensure that the Mt. Pleasant Municipal Airport continues to be utilized as a regional nexus, and link to the local transportation system.</p> <ul style="list-style-type: none"> <li>» Continue to partner with local units of government and businesses to financially support airport operations.</li> </ul>	The Airport has recently been designated a regional airport based on the number of aircraft operations, and the types of aircrafts that are based at the airport. This designation gives the Airport opportunity to obtain an additional \$100,000 in federal grant funding in 2025. The Airport operations recently finished a taxiway reconstruct and lighting project. Taxiways were reconstructed and reconfigured to meet FAA standards and taxiway lighting and signage was updated to LED lighting. The project cost was \$2.7 million funded 90% by federal grant, 5% state grant, and 5% SCIT 2% grant. In 2026 Airport staff plans to rehabilitate the main paved runway 9-27.
2.8	<p>Continue to evaluate parking assets and requirements to make sure that current and future technologies and travel patterns are encouraging the highest and best use of land.</p> <ul style="list-style-type: none"> <li>» Consider developing a parking management plan and continually updating it based upon current best practices.</li> </ul>	<p>Completion of Town Center Civic Space project in 2024 which added 25 parking spaces including new on-street parking spaces in the downtown with 6 EV charging stations. Town Center was built with flush curbs making the whole area easily accessible to all.</p> <p>Downtown parking lots 4 and 5 are planned to be reconstructed in 2025. Mill and overlay of downtown parking lots 9 and 11 and city hall parking lots are also planned to be completed in 2025. EV charges in jockey alley/lot 12 to be replaced and upgraded in 2025.</p>
<b>GOAL 3: Activate the City's most underutilized sites to realize the value of nearby public and private assets through adaptable, durable, and future facing structures and landscapes.</b>		
3.1	<p>Promote economic vitality that is consistent with the City's form-based code and aesthetic values.</p> <ul style="list-style-type: none"> <li>» Consider participation in national conferences like NCSC to market the Mission corridor to potential developers.</li> <li>» Work with DDA to identify and develop a beautification strategy for the corridor and community gateways.</li> </ul>	<p>The Mission-Pickard DDA launched in 2024 two incentive programs to help realize the city's zoning ordinance:</p> <ul style="list-style-type: none"> <li>• The "Facade Improvement and Signage Incentive Program" is designed to enhance the appearance of buildings, stimulate economic development, and foster a more inviting and vibrant commercial corridor. The</li> </ul>

	<p>» Continue to evaluate utility and infrastructure needs for future construction projects.</p> <p>» Maintain certification as a Redevelopment Ready Community.</p>	<p>program offers a reimbursement matching incentive up to \$10,000 per building parcel to support eligible exterior improvements and/or signage.</p> <ul style="list-style-type: none"> <li>The "Driveway Closure and Consolidation Incentive Program" is designed to assist with the closure or consolidation of driveways to improve access management, in an effort to maintain efficient traffic flow, preserve the roadway's capacity, and reduce the frequency and severity of crashes while maintaining reasonable access to land uses.</li> </ul> <p>RRC (Redevelopment Ready Community) Recertification activities were successfully concluded in Q1 2024. As part of that process, the City has created new Downtown and Marketing Plans, a new website that is more user friendly and contains all the information required by RRC, and has updated the Economic Development, Public Participation and Boards/Commissions Training Plans. The City also continues to offer pre-application meetings and the Citizen's Academy, and adopts the Capital Improvement Plan on an annual-basis. Zoning text amendments are on-going and seek the removal of unnecessary obstacles and alignment with the Master Plan.</p>
3.2	<p>Improve multimodal accessibility along and across major corridors.</p> <p>» Incorporate a dedicated pedestrian signal phase at every signalized intersection.</p> <p>» Evaluate opportunities to reduce crossing distances including installation of pedestrian refuge islands and beacons.</p> <p>» Install enhanced pedestrian signs and markings at existing and planned pedestrian crossing.</p>	<p>See progress improvement notes under goal 2.3 for information about Mission Street.</p>
3.3	<p>Promote a compatible relationship between commercial developments and adjacent land uses.</p> <p>» Enforce buffer standards through site development procedures.</p> <p>» Evaluate special use standards to ensure that those with light, noise, odor, or other adverse impacts are appropriately regulated to minimize impact.</p>	<p>Consistent with standards within the current zoning ordinance, however, staff discussed interpretations of current buffer standards and plans to introduce a text amendment to clarify that screening between noncompatible uses is required.</p>
3.4	<p>Continue to identify site development priorities and work to foster public private partnerships to create new places in the City.</p> <p>» Develop a strategy to market property at the former Mt. Pleasant Center for taxable development.</p> <p>» Continue to partner with the Michigan Economic Development Corporation to facilitate the redevelopment of priority sites.</p>	<p>Planning and future marketing of the Mt. Pleasant Center is currently on hold until deed language has been clarified through legislative action. While resolution is pending for that large site, the Planning Commission has proposed a rezoning of 157 acres (five parcels) located southwest of Crawford and Broomfield to enable the construction of a new private school and encourage housing and commercial development of the other sites. The City Commission has voted the project down, however alternatives will be discussed in 2025.</p> <p>Priority redevelopment site lists are maintained quarterly and advertised on the City's website and MEDC RRC site.</p>
3.5	<p>Promote culturally sensitive, responsible, sustainable, and accessible site design throughout the City.</p>	<p>Consistent with standards within the current zoning ordinance.</p>
3.6	<p>Promote a vital mix of businesses and uses within the Downtown, including uses that have flexible hours of operation, provide entertainment, and events.</p>	<p>Staff conducts year-round promotion of businesses, activities and hours of operation via social media and radio. Downtown Development Director continued to work with property owners and MEDC/MMDC to keep current businesses and attract new ones.</p>
3.7	<p>Improve pedestrian access and walkability within the Downtown and the connections to surrounding neighborhoods and parks.</p> <p>» Develop a plan for the replacement of the Downtown streetscape.</p> <p>» Explore the feasibility of provided a more direct pedestrian connection between downtown and Island Park.</p> <p>» Continue to evaluate opportunities to improve pedestrian lighting between neighborhoods and Downtown.</p>	<p>The City has continued to repair lighting throughout downtown as needed due to the aged infrastructure. Lighting upgrades were a part of the Town Center Civic Space project in 2024.</p>
3.8	<p>Encourage incremental new development projects in outlying neighborhoods on the North, West, and East that are compatible with walkable neighborhoods form.</p>	<p>Staff worked with the Planning Commission in 2024 on a package of text changes that were approved under TC-</p>

		<p>24-01, which remove barriers to infill developments and improvements within mixed-use zoning districts.</p> <p>See progress improvement notes under goal 3.4 for information about the Crawford/Broomfield rezoning.</p>
<b>GOAL 4: Build the value of the City's expansive park system beyond site borders to achieve synergy between ecological environments and programmed spaces while elevating the systems appeal to residents and visitors.</b>		
4.1	Continue to develop facilities that serve Mt. Pleasant families and provide activities for all stages of life.	No update.
4.2	Develop a City-wide bike/hike/path system that connects parks to neighborhoods, CMU, Downtown, Mission Street, and regional pathways.	Engineering and Design of the GKB/Mid-Michigan Pathway North Connections started in 2024 and is scheduled to be completed in 2025. Construction is scheduled for 2026.
4.3	Improve pedestrian and bicycle access within the park system and provide recreation opportunities that are oriented towards non-motorized park access.	Design of the GKB/Mid-Michigan Pathway South Connections started in 2024 and is scheduled to be completed in 2025. The project is on the CIP schedule for 2028.
4.4	Continue and enhance park development, improvements, and maintenance.	A Parks Maintenance Plan was completed in 2024.
4.5	Continue, expand and improve recreation programs.	Introduction of an archery program has been postponed to 2025.
4.6	Develop recreation-based partnerships with County, townships, CMU, schools, and the tribe.	Currently working with CMU to enhance the City's outdoor programming in 2025 and beyond.
4.7	Improve and support river access and stewardship.	Developing an Invasive Species Plan has been postponed to 2025.
4.8	Provide expanded recreation opportunities to residents that live east of Mission Street through development of new parkland.	No update.
4.9	Market City parks and recreation facilities to new and existing City residents to foster greater awareness.	No update.
<b>GOAL 5: Foster collaboration in attaining a safe, healthy, fiscally solvent, and accessible City that is reflective of community culture, proactive to community preferences, and equitable in community resources.</b>		
5.1	<p>Increase tourism and marketing of the City to draw more people to the Downtown.</p> <p>» Consider establishing an annual marketing budget to be managed by the Downtown Development Director.</p>	A budget of \$12,500 in 2024 was utilized to support annual downtown beautification efforts. The City used in-house services to support marketing efforts for downtown events.
5.2	<p>Enhance and improve employment opportunities and training for higher paying/non-service sector jobs.</p> <p>» Continuing to partner with Middle Michigan Development Corporation to retain and attract employers to the region.</p> <p>» Continue to collaborate with Central Michigan University on the development of University Park.</p>	Staff of the City, Middle Michigan Development Corporation (MMDC), and Central Michigan University Research Corporation meet monthly to discuss strategies for attracting development to the Smart Zone. City, MMDC, and Michigan Economic Development Corporation staff conduct retention calls with local manufacturers.
5.3	<p>Encourage greater community involvement and coordination with public safety to help identify community issues, reduce crime, and increase safety.</p> <p>» Utilize the Neighborhood Resource Unit to promote the creation of neighborhood groups and associations.</p> <p>» Continue to maintain police visibility at public venues and events to provide opportunities for interactions between officers and members of the public.</p>	The Division of Public Safety continues their commitment to community engagement, such as through the annual Youth Police Academy, Shop with a Cop, Toys for Tots, Coneys for a Cause, Michigan Special Olympics, and PSA series. They also have Youth Services Officers in the Mt. Pleasant Public Schools, have MPPD and MPFD officers visit schools for safety lessons and to celebrate reading month. Overall staff gives various presentations to community and professional business groups.
5.4	Increase cooperation and coordination between government and other organizations.	This effort will be continued every year as relationship building requires constant effort. The City continues to participate in regular meetings with the County, CMU, tribal, and non-profit partners. The Division of Public Safety is in daily contact with other area law enforcement agencies, in addition to command officer meetings.
5.5	Improve neighborhood services and encourage creation of neighborhood organizations, particularly to strengthen the relationship between the City, local neighborhoods, CMU, and its students.	The Neighborhood Resource Unit is still in existence to discuss how to improve neighborhood services, and continues to oversee the Neighborhood Enhancement Program to assist homeowners with building improvements. This work is done through the leadership of the Fire Department. The Planning, Engineering and

		Parks Departments continue to partner with CMU for class projects that have a good impact on community development.
5.6	<p>Improve environmental services and regulations in City, particularly recycling opportunities.</p> <ul style="list-style-type: none"> <li>» Consider the formation of a climate change task force and development of a climate change action plan.</li> <li>» Continue to expand the type of materials accepted by the City recycling program.</li> <li>» Evaluate City operations to identify opportunities reduce environmental impact.</li> </ul>	<p>The Water Resource Recovery staff partnered with CMU to pilot receiving food waste into the anaerobic digesters. Through the success of the pilot study, plans to construct a food waste receiving station became feasible. The WRRF (Water Resource Recovery Facility) team participated in a Next Cycle I2P3 challenge track through which \$500,000 in funding from EGLE (Environment, Great Lakes, and Energy) was pledged to move forward with the project. This, along with a \$300,000 grant from the Saginaw Chippewa Indian Tribe, will allow the Food Waste Receiving Station to be constructed at the end Phase 2 of the WRRF Plant Upgrade.</p>
5.7	<p>Continue to develop public facilities to serve the needs of City residents and visitors.</p> <ul style="list-style-type: none"> <li>» Develop a plan for the creation of an improved civic space at Town Center.</li> </ul>	<p>The City was awarded a \$1 million grant through the MEDC's Revitalization and Placemaking Grant (RAP) program, helping support the almost \$2.3 million town center project. Such project was developed in-house by the Downtown, Engineering, Parks and Recreation, and Planning Departments and was completed in 2024. The new civic space includes a universal accessible design with public restroom and a larger green space to better accommodate public gatherings, events, and recreational activities. Additional parking spaces, including electrical vehicle charging stations, will help support local businesses.</p>

Minutes of the regular meeting of the City Commission held Monday, February 24, 2025, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Wingard called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Boomer Wingard and Vice Mayor Maureen Eke; Commissioners Mary Alsager; Liz Busch; Amy Perschbacher & Grace Rollins

Commissioners Absent: None

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

#### Proclamations and Presentations

City Engineer Stacie Tewari gave a presentation on the City Hall parking lot driveway entrance.

#### Additions/Deletions to Agenda

Moved by Commissioner Alsager and seconded by Commissioner Rollins to add Item #17 "Recommendation of an appointment to the Planning Commission", to the agenda. Motion unanimously adopted.

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to approve the Agenda as amended. Motion unanimously adopted.

#### Public Input on Agenda Items

Bill Gerstenlauer, 1514 E. Gaylord, questioned the Commission if Item #9 on the Agenda was for commercial or residential dumpster service.

Andrew Brockman, 2402 Joseph Dr., expressed his support for the TIFA and his desire for special consideration for those businesses that have been waiting for months for the façade improvement and fire suppression grants to return.

Elizabeth Brockman, 1117 Wendrow Way; Sid Smith, 108 S. University and Ken Storm, 120 S. University expressed their support for the TIFA, their desire for the district to continue and capture funds.

Isabella County Commissioners Frank Engler and Steve Swaney expressed their concerns with financial matters with respect to County funding related to the district again capturing funding.

### Receipt of Petitions and Communications

Received the following petitions and communications:

2. Report on second 2025 deer cull.

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

3. Minutes of the regular meeting of the City Commission held February 10, 2025.
  4. Award Professional Services Contract to Fishbeck of Traverse City, Michigan, in the amount of \$159,000 to design a food waste receiving station at the Water Resource Recovery Facility (WRRF).
  5. Revised Permanent Easement for Consumers Energy Electrical Facilities for City Hall Driveway Entrance Reconfiguration, 320 W. Broadway St.
  6. Bid of MAK Enterprises of Mt. Pleasant, Michigan for the 2025 Lime Residuals Removal at a cost of \$28.00 per cubic yard, with a total project cost not-to-exceed \$429,000.
  7. Bid of M & M Pavement Marking, Inc. of Grand Blanc, Michigan for the 2025 Pavement Marking Project in the amount of \$42,736.
  8. Amendment to the Professional Engineering Services Agreement with Mead and Hunt in the amount of \$8,810 to include procurement of a wheel loader for the Mt. Pleasant Regional Airport, and authorize the City Manager to sign the amendment.
  9. Three-year dumpster service contract with Granger for Public Safety, Streets and Parks Departments.
  10. Payrolls and Warrants dated February 11 & 20, 2025 all totaling \$4,358,694.93.
- Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to appoint John Zang to fill the vacant City Commission seat as recommended by the Appointments Committee. Motion unanimously adopted.

Moved by Commissioner Busch and seconded by Commissioner Alsager to approve contract with EPIC-MRA of Lansing, Michigan in the amount of \$6,450.00 for City Employee Climate Survey Project. Motion unanimously adopted.

Discussion on resident difficulty with refuse and recycling carts during snow events. No action taken.

Moved by Vice Mayor Eke and seconded by Commissioner Busch to approve purchase of computer replacements due to Windows 11 upgrade from MI Deal partners CDW-G of Vernon Hills, Illinois, in the amount of \$100,000 and a budget amendment in the amount of \$69,400. Motion unanimously adopted.

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to award contract for the 2025 Mill & Overlay Project to Central Asphalt, Inc. of Mt. Pleasant, Michigan in the amount of \$1,414,545.00. Motion unanimously adopted.



Moved by Commissioner Alsager and seconded by Commissioner Busch to approve a budget amendment of \$346,180.00 to cover costs of 2025 Mill & Overlay Project. Motion unanimously adopted.

Discussion on City Manager Review packet. No action taken.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to make the following appointment to boards and commissions as recommended by the Appointments Committee.

Planning Commission

Term Exp

Rachel Putnam-Farley

12/31/2027

Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Vice Mayor Eke announced that February is Black History Month and that there are free events available at CMU.

Commissioner Perschbacher commented that she recently attended the Advanced Elected Official's Academy presented by MML and is seeking additional information and feedback from other municipalities that have had significant changes in the top of their organizations.

Mayor Wingard commented that he attended the Isabella County Council of Governments meeting last week. The next meeting is scheduled for March 19<sup>th</sup>. He is hoping to have more commitment on behalf of the City in the future and was surprised by the lack of attendance on behalf of the City previously.

Public Comment on Agenda and Non-Agenda Items

Frank Engler, on behalf of the Conservation District, provided the following event information: Hazardous Waste and Electronic Waste Collection dates are June 14 and September 13; Tire Collection is scheduled for May 10 and October 4. More information is available at [www.isabellacounservatordistrict.org](http://www.isabellacounservatordistrict.org).

Cynthia Kilmer, 219 N. Lansing St., expressed her appreciation for the MPFD and continued her negative feedback regarding the MPPD.

Joe Carreon, 219 N. Arnold St., asked the City to take steps to have the bicycle network added to google maps.

The Commission recessed at 8:25 p.m. and returned at 8:35 p.m.

WORK SESSION: TIFA discussion.

Manager Desentz gave a presentation and discussion ensued.

The Commission recessed at 9:09 p.m. and returned at 9:14 p.m.

Moved by Vice Mayor Eke and seconded by Commissioner Alsager to enter into Closed Session pursuant to subsection 8(c) of the Open Meetings Act for strategy and negotiation sessions connected with negotiation of a collective bargaining agreement.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

Closed session ended at 9:44 p.m. A separate set of minutes was taken for the closed session.

Moved by Vice Mayor Eke and seconded by Commissioner Alsager to adjourn the meeting at 9:44 p.m. Motion unanimously adopted.

---

Boomer Wingard, Mayor

---

Heather Bouck, City Clerk



SEMI-ANNUAL TWO PERCENT ALLOCATION CITY OF MT. PLEASANT  
REQUESTS  
SPRING 2025

<u>DEPARTMENT/PROJECT NAME</u>	<u>AMOUNT</u>	<u>PRIORITY</u>
<i>Airport</i>		
Airport Operational Funding	\$80,000.00	C
AWOS relocation	\$35,000.00	C
<i>Community Services</i>		
Partners Empowering All Kids	\$115,000.00	C
<i>Police</i>		
Emergency Services Team and Youth Academy Van	\$80,640.00	C
<i>Public Works</i>		
Annual Roadway Pavement Markings	\$35,000.00	L
Kinney Street Mill and Overlay	\$290,000.00	M
Lime Disposal	\$215,000.00	H
Sanitary Sewer Relining	\$100,000.00	M
Sewer Pipeline Inspection Camera	\$57,615.00	M
Sidewalk and Streetscape on Broadway	\$190,900.00	L
<b>Total Requested</b>	<b>\$1,199,155.00</b>	

# Overview

**Project Name**

Airport operational funding

**Total Requested**

\$80,000.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

Critical

**Reoccurring Need?**

This Request is Reoccurring

# Applicant Information

**Applicant Name**

[bbrickner@mt-pleasant.org](mailto:bbrickner@mt-pleasant.org)

**Applicant Email**

Bill Brickner

**Organization**

Mt. Pleasant Airport

**Address**

5453 E. Airport Rd

Mt. Pleasant , 48858

**Phone Number**

9897722965

# Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway

Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

# Project Partners

**Partnered With**

Union Township

**Authorizers**

Mark Stuhldreher [mstuhldreher@uniontownshipmi.com](mailto:mstuhldreher@uniontownshipmi.com)

**Status**

Review

**Address**

2010 S Lincoln Road

Mount Pleasant, Michigan 48858

**Phone**

989-772-4600

**Fax**

989-773-1988

Partnered With

Isabella County

Authorizers

[nfrost@isabellacounty.org](mailto:nfrost@isabellacounty.org)

Erik Rodriguez [erodriguez@sagchip.org](mailto:erodriguez@sagchip.org)

Christopher Graham [cgraham@sagchip.org](mailto:cgraham@sagchip.org)

Status

Review

Address

200 N. Main Street  
Mount Pleasant, Michigan 48858

Phone

989 772-0911

Fax

Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

Project Description

This funding is to provide funds to support basic operations of the airport. Appropriate staffing levels to cover operational needs have, in the past, been covered in part by using airport fund balance. Staffing at the airport ensures that appropriate staff is available 7 days per week to service aircraft.

In order to provide the necessary funds for basic operations of the Mt. Pleasant Reginal Airport, the city has had to contribute \$81,600 per year from the general fund. The Saginaw Chippewa Tribe has provided funding for airport operations on a regular basis. Without on going funding from Tribal 2\$ allocations, the services at the airport could not be maintained.

Benefit Description

The airport is an economic driver for economic development and business growth. The Mt. Pleasant Reginal Airport is a major gateway to the Tribal community's casino and resort operations. Many entertainers appreciate the convenience and service they experience at the airport when coming in to preform at the resort. The ability to provide essential service to the Tribal community's visitors and business associates may be affected without adequate funding. A recent study by MDOT indicated the economic benefit to the surrounding area is \$8 million per year.

Funding Requirements

A partnership to share oversite and management with partners including Isabella County, Union Township, MMDC, and the Saginaw Chippewa Indian Tribe has recently been instituted. This partnership provides \$17,000 annually towards operations of the airport.

Description of Reoccurring Need

Project Timeline

Not Entered

Budget Items

Name	Cost	Quantity	Total	Category
Airport operational funding	\$80,000.00	1	\$80,000.00	Transportation

Name	Cost	Quantity	Total	Category
AmountRequested	\$80,000.00			

Matching Funds

Name	Cost	Quantity	Total
Airport Fuel Revenue	\$150,000.00	1	\$150,000.00
Airport Rentals	\$50,000.00	1	\$50,000.00
Call outs	\$14,000.00	1	\$14,000.00
Contribution from general fund	\$82,000.00	1	\$82,000.00
AmountMatched	\$296,000.00		

Budget Summary

Amount Requested

\$80,000.00

Amount Matched

\$296,000.00

Total Amount

\$376,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**

AWOS relocation

**Total Requested**

\$35,000.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

Critical

**Reoccurring Need?**

Not Reoccurring

# Applicant Information

**Applicant Name**

[bbrickner@mt-pleasant.org](mailto:bbrickner@mt-pleasant.org)

**Applicant Email**

Bill Brickner

**Organization**

Mt. Pleasant Airport

**Address**

5453 E. Airport Rd

Mt. Pleasant , 48858

**Phone Number**

9897722965

# Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway

Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

# Project Partners

**Partnered With**

Union Township

**Authorizers**

Mark Stuhldreher [mstuhldreher@uniontownshipmi.com](mailto:mstuhldreher@uniontownshipmi.com)

**Status**

Review

**Address**

2010 S Lincoln Road

Mount Pleasant, Michigan 48858

**Phone**

989-772-4600

**Fax**

989-773-1988

Partnered With

Isabella County

Authorizers

[nfrost@isabellacounty.org](mailto:nfrost@isabellacounty.org)

Erik Rodriguez [erodriguez@sagchip.org](mailto:erodriguez@sagchip.org)

Christopher Graham [cgraham@sagchip.org](mailto:cgraham@sagchip.org)

Status

Review

Address

200 N. Main Street  
Mount Pleasant, Michigan 48858

Phone

989 772-0911

Fax

Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

Project Description

The current AWOS (automated weather observation system) is using outdated technology and we are no longer able to get replacement parts for it. We have worked with MDOT Aeronautics to secure funding from the State of Michigan to replace the AWOS, however the FAA has new regulations for a clear area around the AWOS. If left in it's current location we would have to clear approx. 6 acres of wooded wetland and mitigate the wetland areas at a cost of 100's of thousands of dollars. We have selected a location for the new AWOS that does not involve any clearing or disturbance of wetlands, but need funds to relocate the infrastructure.

Benefit Description

The AWOS (automated weather observation system) is a critical instrument used by pilots for safe landing and takeoffs at the Mt. Pleasant Reginal Airport. The system provides pilots current weather conditions, cloud ceiling heights, wind speeds and direction, visibility, and an altimeter reading. All of this information is also disseminated out for use on many of the weather apps. found on cell phones. With the type of aircraft the utilizes the airport, this equipment is vital to safe operations. Relocating the AWOS is a more cost effective environmentally friendly way to do the much needed upgrade to the system.

Funding Requirements

The State of Michigan is paying \$120,000 for the system upgrade to the AWOS (automated weather observation system), and we contract with MDOT Aeronautic for maintenance and inspection of the equipment. \$35,000 is a one time request to relocate the AWOS to an area free of obstructions.

Project Timeline

We plan to relocate the AWOS in 2025 upon coordination with MDOT Aero.

Budget Items

Name	Cost	Quantity	Total	Category
AWOS relocation	\$35,000.00	1	\$35,000.00	Transportation
AmountRequested	\$35,000.00			



## Matching Funds

Name	Cost	Quantity	Total
AWOS Upgrade	\$120,000.00	1	\$120,000.00
AmountMatched	\$120,000.00		

## Budget Summary

### Amount Requested

\$35,000.00

### Amount Matched

\$120,000.00

### Total Amount

\$155,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**

Emergency Services Team and Youth Academy Van

**Total Requested**

\$80,640.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

Critical

**Reoccurring Need?**

Not Reoccurring

# Applicant Information

**Applicant Name**

[plauria@mt-pleasant.org](mailto:plauria@mt-pleasant.org)

**Applicant Email**

Paul Lauria

**Organization**

Mt. Pleasant Police and Fire Department

**Address**

804 E. High St

Mount Pleasant , 48858

**Phone Number**

9893304378

# Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway

Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

# Categories

- Education
- Safety/Security
- Transportation

# Project Description

The Emergency Services Team (EST) is a multijurisdictional unit consisting of officers from the Mt. Pleasant Police Department, Saginaw Chippewa Tribal Police Department, and the Central Michigan University Police Department. The EST responds and manages high risk critical incidents throughout Isabella County.

The EST utilizes the transport van when responding to high risk critical incidents with its 16 member tactical team. When responding to a critical incident the team uses is a 2003 Dodge Ram 1500 rear wheel drive transport van. The van is 22 years old, beyond it's service life and unreliable causing logistical problems when the EST is needed. The van is out of service permanently do to a costly electrical repair that is needed.

This project is for the replacement of the Emergency Services Team (EST) Personnel Van. If funded, a 1-Ton, 4 Wheel Drive Chevrolet Express Cargo Van would be purchased. This van would also be up-fitted with all the necessary equipment.

## Benefit Description

EST responds to critical, high-risk incidents throughout all of Isabella County. The goal of every incident is to resolve it peacefully and to save lives. Part of that is accomplished first by members of the EST arriving on scene efficiently, safely and with all the equipment they may need. The vehicle would enhance our abilities to get to scenes in any weather or terrain in rural areas of the county. The enhanced stability and load capabilities of a one-ton vehicle that carries 12 members plus their equipment would be a significant improvement over our current van. When fully loaded with personnel and equipment the weight exceeds 3500 pounds. In addition, this vehicle would allow for the towing of a specialized equipment trailer that the current van is unable to tow due to weight capacity limitations.

In addition to the EST use, this van would also be used during the Annual Youth Police Academy to transport cadets. Cadets are brought to numerous different locations throughout the Youth Academy and having safe and reliable transportation is very important. At the start of the Fall Semester for CMU the van would also serve as our civil unrest (riot) gear equipment carrier that can be deployed in a moment's notice if need be.

## Funding Requirements

Routine maintenance, repairs and upkeep will be split among the participating EST police agencies as the need arises.

## Project Timeline

The van would be ordered immediately if funding was granted. Thank you for your consideration.

## Budget Items

Name	Cost	Quantity	Total	Category
2025 Chevrolet 3500 Van	\$58,000.00	1	\$58,000.00	Safety/Security
Upfit and Conversions	\$22,640.00	1	\$22,640.00	Safety/Security
AmountRequested	\$80,640.00			

## Matching Funds

Name	Cost	Quantity	Total
No Matching Funds items have been added.			
AmountMatched	\$0.00		

## Budget Summary

### Amount Requested

\$80,640.00

### Amount Matched

\$0.00

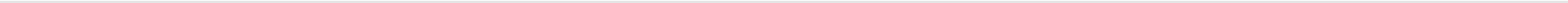
### Total Amount

\$80,640.00

# Uploaded Files

Name
<a href="#">Van Pricing and Specs</a>
<a href="#">Upfit and Conversions Pricing</a>

There are no comments to display.



# Overview

**Project Name**

Partners Empowering All Kids (PEAK)

**Total Requested**

\$115,000.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

Critical

**Reoccurring Need?**

This Request is Reoccurring

## Applicant Information

**Applicant Name**

[pbiscorner@mt-pleasant.org](mailto:pbiscorner@mt-pleasant.org)

**Applicant Email**

Phil Biscorner

**Organization**

City of Mt. Pleasant

**Address**

320 West Broadway

Mt. Pleasant , 48858

**Phone Number**

989-779-5328

## Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway

Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

## Categories

- Education
- Peak
- Safety/Security

## Project Description

The PEAK program stands for Partners Empowering All Kids and is a partnership between the City of Mt. Pleasant, Mt. Pleasant Public Schools, Saginaw Chippewa Indian Tribe, and United Way of Gratiot and Isabella Counties. PEAK has worked collaboratively with the Saginaw Chippewa Indian Tribe and United Way of Gratiot and Isabella Counties on multiple special events. Events such as PEAK’s Super Summer Showcase is preceded by a “penny war” that the program uses to raise funds for United Way in order to teach children about community service and helping those in need. In addition, the PEAK program holds an annual community service day – held in partnership with the Saginaw Chippewa Indian Tribe and Central Michigan University’s Office of Native American Programs – that brings children, families and the community together in order to provide food and other household necessities for those in need in the Mt. Pleasant community. The PEAK program has put a renewed focus on enrichment opportunities through collaborative efforts, unique

community partnerships and the importance and understanding of cultural diversity. PEAK is entering its 24th year of operation and has become a staple for children’s services that the community and school system relies on to keep area children safe, educated and enriched.

The PEAK After-School program operates at all five Mount Pleasant Public School elementary schools (Fancher, Ganiard, McGuire, Pullen, Vowles) – serving area children grades K-5. The PEAK Summer Camp program operates for 10 weeks during the summer at elementary schools based on availability from 7:30 AM to 5:30 PM.

PEAK provides mentorship and enrichment programming for 200 elementary school students every day after school and for 350 students daily during PEAK Summer Camp through educational, recreational, physical and social-based programming in collaboration with Mt. Pleasant Discovery Museum, Central Michigan University’s recreational, educational and athletics programs, Potter Park Zoo, The Jump Station, Therapy Dogs International and many other area businesses and organizations. We have also been successful in implementing Native American cultural programming into our summer curriculum through SCIT music and arts presentations and teachings. The goal of this programming is to increase cultural awareness of the community’s Native American population. An increased focus has also been put on MPPS involvement from principals, teachers and other administrative staff in areas of hiring, program development and expectations in order to lay a foundation for continued program growth and strength.

In addition to the general education students, PEAK also staffs Special Needs Assistants at each site in order to provide the same high-quality programming for students with educational, emotional and physical disabilities. It’s very important to the program and to the community that we are able to meet the needs of every child, regardless of their limitations. Inclusivity of all children is a major component of the PEAK program.

The PEAK staff consists of roughly 50 highly-qualified individuals, most of which are CMU students majoring in general education, special education, recreation and other related fields. Another major component of the PEAK program is not simply to have staff, but to have qualified and trained staff who are capable of providing the children in the program with the care they need and deserve. In order to achieve this high-level of training and qualified staff, PEAK partners with the Children and Family Enrichment Child Advocacy Center of Isabella County, Michigan Department of Health and Human Services and other agencies to achieve the highest level of training possible.

One of the goals of the PEAK program is to ensure that every child is able to participate, regardless of their ability to pay. Scholarship assistance is available to ensure that every child has the opportunity to participate in the program and enjoy all the benefits – regardless of their ability to pay.

---

## Benefit Description

While there are literally thousands of studies and statistics and testimonials to support the long-term benefits of quality after-school and summer programming for children, the simple answer to why PEAK is so important is that there are a great number of area children who simply do not have a place to go after school. For those who do have a place to go, many times that place is not safe and/or conducive to educational, physical and social growth. PEAK is able to provide students of all walks of life and backgrounds the opportunity to grow in ways that will set them up for future success by means of quality programming, positive role models and a safe and enriching environment. Quite simply, without the PEAK program, hundreds of children would have no place to go after school and would be put in dangerous positions and situations that would compromise their safety and the safety of others. PEAK provides the program participants, their parents and the community as a whole with a sense of security, knowing that their children are well cared for in an environment that will help develop good educational and social habits to ensure future growth and success.

In addition to the school day and summer camp curriculum, PEAK also puts a strong focus on teaching children the importance of community and of giving back. Each summer, special events such as Community Service Day, Super Summer Showcase and the Penny War highlight the relationship with United Way and the community by having children generate monetary funds and thousands of food items and school supplies that they then give back to those who are in need. We feel that this is a benefit to the children by teaching to them the importance of giving back to those in need, while meeting critical needs in the community.

The increased focus on MPPS involvement will also help ensure that the PEAK program serves as an extension of what teachers are trying to accomplish during the school day. Consistent communication with teachers and parents of the children enrolled in the PEAK program allows PEAK to put a focus on and meet the most challenging aspects of the school curriculum. PEAK offers one-on-one tutoring and homework help that can be targeted to specific areas of the school day that children find most challenging. Through the relationship with CMU, PEAK hires CMU students in education, recreation and other related fields so that they can gain real-life experience to better prepare them for both their professional and personal life after graduation.

The PEAK program has been working with members and organizations of the Tribe on implementing Native American cultural components into our summer programming. We aim to increase cultural awareness and understanding of our local cultures in order to create more accepting, understanding and culturally-educated students. Cultural diversity is a part of the Mt. Pleasant community that we are blessed to have and we feel this should be celebrated by working directly with the Tribe and their affiliated organizations to

create fun, engaging and culturally enriching opportunities for both the Tribe and our PEAK students.

Next summer we are planning a field trip to the Ziibiwing Center for our Summer Camp PEAK sites. We are looking forward to going to visit new and existing exhibits and learning about history and traditions from the Anishinabe people. Through these experiences we hope increase the knowledge of the youth of our city and expose them to different cultural components and opportunities that are present right in Mt. Pleasant. If awarded, a portion of this grant will be used in order for us to attend this field trip and other field trips similar to it.

## Funding Requirements

The 21st Century Grant that awarded in 2000 only covered the first five years of operation. Since then, the program has relied heavily on funding from outside sources in order to keep program fees low, without having to sacrifice the quality of care being offered to local school children. The Saginaw Chippewa Indian Tribe has been instrumental in allowing this program to exist in a manner that allows children of all economic and social backgrounds to participate – regardless of their ability to pay.

Historically, one-half of the PEAK program budget came in the form of Tribal 2% funds. Tribal support is extremely important to the overall quality and long-term health of the PEAK program and all the children and families it serves and over time, efforts have been made to control expenses program-wide. The remaining PEAK budget is made up of program fees, and support from entities such as United Way have provided the remaining funding needs. Program fees are kept at a minimum and are based on family income and a family’s ability to pay. Over \$60,000 is made available annually in form of scholarship assistance to ensure that every child is able to participate in PEAK – regardless of their ability to pay. It has been the goal of PEAK to increase the amount of revenue generated from the PEAK K-5 program through fundraising and other available grants while decreasing the portion requested form the Saginaw Chippewa Indian Tribe. Without the continued support of the Saginaw Chippewa Indian Tribe through 2% allocations, the PEAK program would need to undergo a comprehensive evaluation in order to determine if this is a program that is economically feasible. Therefore, the PEAK program is requesting approximately 30 percent of the total funds needed to continue to provide the K-5 grade PEAK program to children and families in the community as it currently exists.

## Description of Reoccurring Need

The project is a yearly program and is ongoing.

## Project Timeline

The project is a yearly program and is ongoing.

## Budget Items

Name	Cost	Quantity	Total	Category
Spring Request	\$115,000.00	1	\$115,000.00	Peak
AmountRequested	\$115,000.00			

## Matching Funds

Name	Cost	Quantity	Total
City yearly match	\$549,670.00	1	\$549,670.00
AmountMatched	\$549,670.00		

## Budget Summary

Amount Requested  
\$115,000.00

Amount Matched  
\$549,670.00

## Total Amount

\$664,670.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.



# Overview

**Project Name**

Lime Disposal

**Total Requested**

\$215,000.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

High

**Reoccurring Need?**

Not Reoccurring

# Applicant Information

**Applicant Name**

[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**

Jason Moore

**Organization**

City of MtPleasant

**Address**

320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**

9897795405

# Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

# Categories

- Environmental
- Infrastructure

# Project Description

The water treatment plant softens water using a chemical precipitation process. Lime residual is produced as part of this treatment process. This is a required and ongoing project.

# Benefit Description

This is a project that must be completed to ensure continued ability to produce softened drinking water. Lime residual removal is required every 3-5 years depending on the amount produced per year. Additional funding would allow us to remove an amount in 2026 to make up for the lack of removal caused by increased costs realized since 2019.

# Funding Requirements

This project is a part of an ongoing Asset Management Program that is funded by the Capitol Improvement Planning process. The city was previously awarded a 2% grant in 2021 for lime residual removal.

## Project Timeline

Summer 2026

## Budget Items

Name	Cost	Quantity	Total	Category
Lime Disposal	\$215,000.00	1	\$215,000.00	Infrastructure
AmountRequested	\$215,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Lime Disposal	\$215,000.00	1	\$215,000.00
AmountMatched	\$215,000.00		

## Budget Summary

### Amount Requested

\$215,000.00

### Amount Matched

\$215,000.00

### Total Amount

\$430,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Annual Roadway Pavement Markings

**Total Requested**  
\$35,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Low

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Infrastructure
- Transportation

# Project Description

Annually, the city contracts for pavement marking on major streets including long-line markings, crosswalks, centerline, bike lane symbols, railroad crossings, and school crossings. The paint is applied on a 2-3 year cycle depending on condition, with high traffic majors streets painted every year. Parking lot lines on-street and in the parks are repainted as needed.

The \$35,000 in 2% grant funds would pay for the 2025 pavement marking contract which would cover markings of approximately 1/3 of the city’s major streets. The cost estimate is based on the bid total for the 2024 pavement marking contract.

## Benefit Description

Pavement markings increase visibility of pedestrian crossings, promote roadway safety, improve efficiency, provide guidance for pedestrians and drivers, and reduce the risk of accidents.

## Funding Requirements

Not Entered

## Project Timeline

Summer 2025

## Budget Items

Name	Cost	Quantity	Total	Category
Pavement Markings	\$35,000.00	1	\$35,000.00	Safety/Security
AmountRequested	\$35,000.00			

## Matching Funds

Name	Cost	Quantity	Total
No Matching Funds items have been added.			
AmountMatched	\$0.00		

## Budget Summary

### Amount Requested

\$35,000.00

### Amount Matched

\$0.00

### Total Amount

\$35,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**

Kinney Street Mill and Overlay

**Total Requested**

\$290,000.00

(amount based on the Itemized Budget total)

**Applicant Project Priority**

Medium

**Reoccurring Need?**

Not Reoccurring

# Applicant Information

**Applicant Name**

[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**

Jason Moore

**Organization**

City of MtPleasant

**Address**

320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**

9897795405

# Organization Information

**Primary Organization**

City of Mt. Pleasant

**Authorizers**

[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**

Review

**Address**

320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**

(989) 779-5300

**Fax**

# Categories

- Infrastructure
- Transportation

# Project Description

The city’s engineering department utilizes an in-depth process to develop our capital plan for the maintenance of our street network. It involves regular evaluation of the street surface to determine the right “mix of fixes” to maintain the system as effectively as possible. Generally, our mix of fixes includes crack sealing, thin overlays, mill and overlays, and full reconstructs. We strive to schedule these projects at the most effective point in a street segment's maintenance curve to get the highest return on investment in terms of service life that we can.

Our streets spend most of their useful life in a cycle of mill/overlays and thin overlays since these are far more effective treatments on a dollar/year basis than full reconstructs. Reconstruction is around 50x more expensive than overlays. However, we have streets in the city that have had their curb pans overlayed causing issues with being able to stay in the overlay cycle. In the past contractors have been unwilling to mill streets that have overlayed curb pans due to constructability issues. They have been

concerned about damaging the milling machine by striking the concrete curb or having drainage issues after leaving asphalt in the curb. Recently our engineering team worked with our local asphalt contractor to produce a set of specifications that we think will allow us to do a mill and overlay project on these street segments. This project, if funded, would be a proof of concept and allow us to program our capital improvement plan more effectively in the future utilizing this new "fix".

## Benefit Description

With the recent, significant, decrease in funding for our street network from the state of Michigan, we must find more cost-effective treatments to maintain our streets. This project would help us greatly in that effort.

## Funding Requirements

The City's overlay program is ongoing with projects of various size and location happening normally every year.

## Project Timeline

Summer of 2026

## Budget Items

Name	Cost	Quantity	Total	Category
Mill and Overlay of Kinney from Michigan to Pickard	\$290,000.00	1	\$290,000.00	Infrastructure
AmountRequested	\$290,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Other overlays planned for 2026	\$421,000.00	1	\$421,000.00
AmountMatched	\$421,000.00		

## Budget Summary

### Amount Requested

\$290,000.00

### Amount Matched

\$421,000.00

### Total Amount

\$711,000.00

## Uploaded Files

Name
<a href="#">KinneyEstimate20240826_2025-03-06.pdf</a>

There are no comments to display.

# Overview

**Project Name**  
Sanitary Sewer Relining

**Total Requested**  
\$100,000.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Medium

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Environmental
- Infrastructure

# Project Description

Every other year the city funds a project to reline the sanitary sewer pipes in our collection system that are in the worst condition based on video inspections, age and material of pipes.

# Benefit Description

The relining process is far less invasive than installing new pipe and substantially more cost effective. Once the new liner is installed, we essentially have a new pipe and water infiltration, and exfiltration is substantially reduced.

# Funding Requirements

N/A

## Project Timeline

Summer of 2026

## Budget Items

Name	Cost	Quantity	Total	Category
Sanitary Sewer Relining (lft)	\$50.00	2000	\$100,000.00	Infrastructure
AmountRequested	\$100,000.00			

## Matching Funds

Name	Cost	Quantity	Total
Sanitary Sewer Relining (lft)	\$50.00	2000	\$100,000.00
AmountMatched	\$100,000.00		

## Budget Summary

### Amount Requested

\$100,000.00

### Amount Matched

\$100,000.00

### Total Amount

\$200,000.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.



# Overview

**Project Name**  
Sewer Pipeline Inspection Camera

**Total Requested**  
\$57,615.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Medium

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Environmental
- Infrastructure

# Project Description

This request is for the purchase of a new sewer camera for completing routine and emergency pipeline inspections.

# Benefit Description

Regular inspections and assessments are essential for effectively prioritizing capital projects concerning the city's sanitary and storm sewer collection systems. Without direct visibility into the condition of the pipes, we must resort to less accurate indicators, such as pipe age and material.

During emergencies, the pipeline inspection camera proves invaluable and saves time in identifying issues. This proactive approach

protects properties from potential flood damage by enabling timely resolution before sewer backups exacerbate the situation.

The initial support from SCIT in procuring our first sewer camera for pipeline inspections in 2004 was instrumental. Since then, we have used the system extensively to evaluate miles of sewer pipe and deployed it in numerous emergency situations. However, with the current equipment demanding significant upkeep and lagging behind advancements in technology, it is necessary to upgrade to a new system.

## Funding Requirements

Equipment maintenance will be managed within the motor pool operational budget.

## Project Timeline

Not Entered

## Budget Items

Name	Cost	Quantity	Total	Category
Sewer Camera and Required Accessories	\$57,615.00	1	\$57,615.00	Infrastructure
AmountRequested	\$57,615.00			

## Matching Funds

Name	Cost	Quantity	Total
Sewer Camera and Required Accessories	\$57,615.00	1	\$57,615.00
AmountMatched	\$57,615.00		

## Budget Summary

### Amount Requested

\$57,615.00

### Amount Matched

\$57,615.00

### Total Amount

\$115,230.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Overview

**Project Name**  
Sidewalk and Streetscape on Broadway

**Total Requested**  
\$190,900.00  
(amount based on the Itemized Budget total)

**Applicant Project Priority**  
Low

**Reoccurring Need?**  
Not Reoccurring

# Applicant Information

**Applicant Name**  
[jmoore@mt-pleasant.org](mailto:jmoore@mt-pleasant.org)

**Applicant Email**  
Jason Moore

**Organization**  
City of MtPleasant

**Address**  
320 W Broadway St  
MOUNT PLEASANT , 48858

**Phone Number**  
9897795405

# Organization Information

**Primary Organization**  
City of Mt. Pleasant

**Authorizers**  
[adesentz@mt-pleasant.org](mailto:adesentz@mt-pleasant.org)

**Status**  
Review

**Address**  
320 W. Broadway  
Mount Pleasant, Michigan 48858

**Phone**  
(989) 779-5300

**Fax**

# Categories

- Infrastructure
- Safety/Security

# Project Description

The city will be replacing retaining walls that run along the north side of Broadway Street in front of city hall. We would like to replace the broken sidewalk and streetscape elements when we build this project.

# Benefit Description

For a number of years, the city has been updating streetscapes along streets in the downtown as reconstruction happens. Broadway to the east of this location has already been refurbished. Doing this work during the construction of the retaining walls will be a more cost-effective time to do the work as contractors will already be mobilized.

# Funding Requirements

Not Entered

## Project Timeline

2026

## Budget Items

Name	Cost	Quantity	Total	Category
Streetscape	\$149,000.00	1	\$149,000.00	Infrastructure
Sidewalk Replacement	\$41,900.00	1	\$41,900.00	Infrastructure
AmountRequested	\$190,900.00			

## Matching Funds

Name	Cost	Quantity	Total
Retaining Walls	\$1,000,000.00	1	\$1,000,000.00
AmountMatched	\$1,000,000.00		

## Budget Summary

### Amount Requested

\$190,900.00

### Amount Matched

\$1,000,000.00

### Total Amount

\$1,190,900.00

## Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

# Memorandum



TO: Aaron Desentz, City Manager  
FROM: Jason Moore, DPW Director  
DATE: February 21, 2025  
SUBJECT: Approved Road Salt Advanced Commitment for 2025-2026

## Request

The City Commission is requested to approve an advanced commitment of 500 tons of road salt through the MiDeal Program.

## Reason

The City procures road salt through the State of Michigan's MiDeal Extended Purchasing Program. To secure the best pricing, MiDeal participants must submit an advanced reservation early in the year for the following winter season. Pricing for the 2025-2026 season will be established after the state receives bids in August and awards the contract.

The state is accepting advanced reservations beginning March 12. We are seeking approval to reserve 500 tons as a seasonal backup quantity for 2026, as we have sufficient quantity on hand for the start of the 2025-2026 winter season. Funds for this purchase will be included in the 2026 operating budget.

## Recommendation

I recommend that the City Commission approve an advanced commitment of 500 tons of road salt through the State of Michigan's MiDeal Extended Purchasing Program.



## 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:** February 24, 2025  
**TO:** Aaron Desentz, City Manager  
Lauren Pavlowski, Finance Director  
**FROM:** Paul Lauria, Director of Public Safety  
**SUBJECT:** Vehicle Purchases

The 2025 Police Operating Budget has \$143,780 allocated for the replacement of three (3) police department vehicles. Two (2) vehicles are used by uniformed patrol and one (1) is used by the second Youth Services Unit (YSU) Officer. The vehicles needing replacement are as follows:

2020 Ford Interceptor (Patrol) - 90,000 miles. Engine and hybrid battery need replacement.

2016 Chevrolet Tahoe (Patrol) - will be removed from patrol and used by the Public Information/Court Officer.

2009 Ford Fusion (YSU) - 100,000 miles. Numerous mechanical issues, rusty and past its useful service life.

In trying to find vehicles that are immediately available for purchase, we contacted Berger Chevrolet in Grand Rapids who is the MiDeal contract holder for police vehicles in Michigan. MiDeal consistently has the lowest cost available for police package vehicles. We were told that Berger currently has three (3) 2025 Chevrolet Tahoe's available for purchase on a first come first serve basis. The vehicles meet all the specifications for police use and are available for delivery in May 2025. We received a per vehicle quote of \$53,773 per vehicle. The total cost for all three (3) vehicles would be \$161,319.

I am recommending that the current YSU consumer-level vehicle be replaced with a police package Tahoe because of the heavy-duty components these types of vehicles come with and the amount of storage/room that they have. We currently have a Tahoe that is outfitted with all the emergency equipment, gear, supplies and



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

---

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



specialized equipment that may be needed on any given day. We have been pleased with the level of dependability and safety these larger vehicles offer, especially during times when students are being transported to and from school, sporting events, and or other school activities.

I am recommending the City Commission approve the purchase of three (3) Chevrolet Police Package Tahoe's from Berger Chevrolet in the amount of \$161,319. I am requesting a budget amendment from \$143,780 to \$161,319 (an additional \$17,540) to complete this purchase. Attached to this memorandum is the "Bid Sheet" completed by Berger Chevrolet.



## BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$53,773.00

Vehicle Description:

Number of units 1

Year 2025

Make Chevrolet

\$53,773.00

Model Tahoe 4wd  
Police package  
Berger 11 specs

Vendor:

Berger Chevrolet Inc.

Bid Prepared For :

Address 2525 28th Street S.E.

City of Mt Pleasant

Grand Rapids, MI 49512

Phone (616) 575-9629

Fax (616) 988-9178

Price includes title fee and delivery to. Price based on  
Municipal discount in the State of Michigan.

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 2/24/2025

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Jason Moore, Director

DATE: February 25, 2025

SUBJECT: Award Contract for 2025 Well Rehabilitation Project – Wells 17 & 20 and Approve Budget Amendment

## Request

The City Commission is requested to award the contract for the 2025 Well Rehabilitation Project – Wells 17 & 20 to Peerless-Midwest for \$115,476., and a budget amendment of \$65,000.

## Reason

The 2025 Well Rehabilitation Project is part of the continuing well maintenance program included in the City's Capital Improvement Plan. The city utilizes the Ranney (horizontal) collector well and six groundwater wells to provide source water for residents. Over time, these wells can produce less water for many reasons, such as clogging, sediment buildup, or mechanical failure, resulting in lower water levels, increased pumping costs, and structural integrity issues. A well rehabilitation project typically includes video assessment of the well to diagnosis issues, inspection and repairs or replacement of pumps and equipment, cleaning, pre- and post-rehabilitation pump tests to measure improvements, and final documentation of the rehabilitation process, test results, and future maintenance recommendations.

Originally, the rehabilitation of these two wells was planned for separate years, in 2025 and 2026. However, due to source water challenges and the potential phasing of DWSRF projects, it was determined that completing both projects this year would be more efficient. This will require a budget amendment but will help ensure the continued reliability of the city's water supply.

On Tuesday, February 25, 2025, the following bids were received.

Bidder	Well 17 Bid	Well 20 Bid	Total Bid
Peerless-Midwest, Ionia	\$46,687.00	\$68,789.00	\$115,476.00
Northern Pump & Well, Lansing	\$68,085.00	\$168,483.25	\$236,568.25

Peerless-Midwest is the low bidder. The City has contracted with Peerless-Midwest on previous well projects, and they have proven to be a skilled and experienced company.

## Recommendation

I recommend the City Commission award the 2025 Well Rehabilitation Project – Wells 17 & 20 to Peerless-Midwest for \$115,476, and a budget amendment of \$65,000. Funds are available in the Water Plant Reserve.

03/06/2025

CHECK REGISTER FOR CITY OF MT PLEASANT  
CHECK DATE FROM 02/21/2025 - 03/06/2025

Check Date	Vendor Name	Description	Amount
03/06/2025	AARON DESENTZ	REIMBURSEMENT INTERNET JAN TO FEB 25	142.99
03/06/2025	AIRWAY OXYGEN, INC.	CONTRACT SVCS - DPS	30.00
03/06/2025	AK ATHLETIC EQUIPMENT INC	SUPPLIES- DPS	80.00
03/06/2025	ALMA BOLT COMPANY	SUPPLIES - STREETS	1,890.00
03/06/2025	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #NA034	134.86
03/06/2025	AMERICAN LEGAL	CONTRACT SVCS - FEBRUARY 2025 S-43 EDITI	405.30
03/06/2025	ANGIE MCCANN	REIMBURSEMENT MILEAGE THRU FEB 2025	13.30
03/06/2025	AUSTIN PAHL	REIMBURSEMENT - TRAINING	175.00
03/06/2025	AUTOZONE, INC.	SUPPLIES - DPS	155.38
03/06/2025	AVFUEL CORPORATION	INVOICES/CREDITS THRU FEB 25	27,700.55
03/06/2025	BILL BRICKNER	REIMBURSEMENT MILEAGE FEB 25	176.00
03/06/2025	BLOCK ELECTRIC COMPANY	CONTRACT SVCS- CITY HALL	1,820.00
03/06/2025	BLUESTONE PSYCH	OFFICER EVALUATION	3,080.00
03/06/2025	BRAD DOEPKER	REIMBURSEMENT - TRAINING MEALS JAN 25	56.00
03/06/2025	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS - AIRPORT ANSWERING SVC -	142.86
03/06/2025	CDW GOVERNMENT, INC	SUPPLIES- FINANCE	1,412.81
03/06/2025	CITY TREASURER - UTILITIES	CITY HALL WATER/SEWER DUE FEB 18 25	1,032.60
03/06/2025	CLARK HILL P.L.C.	CONTRACT SVCS	15,825.50
03/06/2025	CLAYTON MOLYNEAUX	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	60.00
03/06/2025	COYNE OIL CORPORATION	FUEL FOR CEMETERY	1,729.52
03/06/2025	CUMMINS SALES AND SERVICE	CONTRACT SVCS	769.76
03/06/2025	DAWN WINKELMAN	REIMBURSEMENT METER READER MILEAGE FEB 2	41.23
03/06/2025	DORNBOS SIGN & SAFETY, INC.	SUPPLIES - DPS	282.48
03/06/2025	DTE ENERGY	UTILITIES DUE MARCH 17 25	20,036.11
03/06/2025	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE PREMIUMS - MAR 25	1,238.04
03/06/2025	FISHBECK - ENGINEERS/ARCHITECTS/	PROFESSIONAL SERVICES THROUGH FEB 2025	78,063.92
03/06/2025	FISHER SCIENTIFIC	SUPPLIES - WATER PLANT	301.59
03/06/2025	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS - CITY CLERK, PLANNING AND	6,765.00
03/06/2025	GILL-ROY'S HARDWARE	SUPPLIES - DPS	110.14
03/06/2025	GRAYMONT WESTERN LIME INC.	SUPPLIES- CHEMICALS WATER PLANT	9,833.30
03/06/2025	HAVILAND PRODUCTS COMPANY	CHEMICALS WRRF	3,010.00
03/06/2025	HEATHER BOUCK	REIMBURSEMENT PARKING MEETING CMU	213.24
03/06/2025	HIRERIGHT	CONTRACT SVCS - BACKGROUND SCREENING	9.45
03/06/2025	IDEXX DISTRIBUTION, INC.	CHEMICALS WATER - WATER PLANT	108.95
03/06/2025	ISABELLA CAT CLINIC	CONTRACT SVCS CODE ENF SPAY/NEUTER	844.30
03/06/2025	ISABELLA COUNTY SPORTSMANS CLUB	MT PLEASANT DPS SPONSORED MEMBERSHIPS SI	1,160.00
03/06/2025	ISSUE MEDIA GROUP	ONE YEAR SPONSERSHIP UNDERWRITING NEWSLE	2,500.00
03/06/2025	JOSH LOUDENSLAGER	REIMBURSEMENT - EVALUATION	316.40
03/06/2025	KAMDEN WILLIAMS	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	30.00
03/06/2025	KOPY KORNER	2024 MT PLEASANT ANNUAL REPORT	614.00
03/06/2025	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT - UNIT #GB12702	250.00
03/06/2025	KURT ADAMS	REIMBURSEMENT PROTECTIVE FOOTWEAR	305.96
03/06/2025	LAURA BIGARD	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	90.00
03/06/2025	LILLY PIERCE	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	60.00
03/06/2025	MACQUEEN EMERGENCY	CONTRACT SVCS FIRE	387.97
03/06/2025	MARKSMANSHIP TRAINING CENTER	TRAINING CONTAINMENT TEAM	500.00
03/06/2025	MASON NASH	REIMBURSEMENT TRAINING	28.00
03/06/2025	MELISSA WANINK	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	75.00
03/06/2025	MID MICHIGAN AREA CABLE	VIDEO PRODUCTION - Q4 FRANCHISE FEE 202	30,658.43
03/06/2025	MIKA MEYERS	CONTRACT SVCS TAX TRIBUNALS THROUGH JAN	1,550.00
03/06/2025	NCL OF WISCONSIN	CHEMICALS WATER	196.17
03/06/2025	NOLAN CASZATT	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	60.00
03/06/2025	NYE UNIFORM COMPANY	UNIFORMS - DPS FEB 25	623.47
03/06/2025	ODP BUSINESS SOLUTIONS LLC	SUPPLIES- PAPER FOR FINANCE	88.98
03/06/2025	OMARI BOOKER	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	60.00
03/06/2025	PENNY LEW	REIMBURSEMENT MILEAGE FEB 25	16.10
03/06/2025	PHOENIX SAFETY OUTFITTERS	UNIFORMS FIRE	450.00
03/06/2025	POLYDYNE INC.	CHEMICALS WATER PLANT	768.51
03/06/2025	PURE PLUMBING LLC	CONTRACT SVCS - CITY HALL	1,273.00
03/06/2025	PVS TECHNOLOGIES, INC	CHEMICALS WATER WRRF	9,839.60
03/06/2025	R & T MURPHY TRUCKING, LLC	SNOW REMOVAL -STREETS	2,365.50

03/06/2025	REGINA LAWRENCE	REIMBURSEMENT METER MILEAGE	66.50
03/06/2025	RENT-RITE OF MT PLEASANT	RENTAL PORTABLE RESTROOM LINCOLN RD	307.84
03/06/2025	ROBERT FRICK	REIMBURSEMENT PROTECTIVE FOOTWEAR 2025	100.00
03/06/2025	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - FEB 2025	5,945.36
02/26/2025	RONDA HAINES	PETTY CASH BAG TAG REFUND REFRESH	1,514.85
03/06/2025	SINGLESOURCE LCS	SUPPLIES - PARKS	769.50
03/06/2025	STATE OF MICHIGAN	CONTRACT SVCS MDOT00249, 591:ACT51, STAT	621.18
03/06/2025	STATE OF MICHIGAN	INSPECTION AT WRRF	305.00
03/06/2025	STERICYCLE, INC.	PAPER SHREDDING AT CITY HALL	438.05
03/06/2025	STU'S ELECTRIC	SUPPLIES - WATER PLANT	148.62
03/06/2025	SUMMIT FIRE PROTECTION	CONTRACT SVCS ANNUAL MONITORING	728.00
03/06/2025	SUMMIT FIRE PROTECTION	CONTRACT SVCS - DPS ANNUAL INSPECTION ON	604.00
03/06/2025	SUN BADGE COMPANY	SUPPLIES - DPS	887.50
02/21/2025	SUNRISE ASSESSING SERVICES, LLC	ASSESSING SVCS - REISSUING CHECK FOR JAN	8,575.00
03/06/2025	T.H. EIFERT, LLC	CONTRACT SVCS - DPS	2,527.15
03/06/2025	THOMAS HOHLBEIN	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	60.00
03/06/2025	TRACE ANALYTICAL LABORATORIES, INC.	WRRF - SAMPLES - Q1 2025	1,439.00
03/06/2025	UNIFIRST CORPORATION	MOTOR POOL MATS	169.12
03/06/2025	VORTEX OPTICS	SUPPLIES- DPS	677.98
03/06/2025	XPERT ELECTRIC	CONTRACT SVCS - WATER PLANT	7,057.00
03/06/2025	YEO & YEO TECHNOLOGY	MONTHLY AGREEMENT	932.00
Bank COMM COMMON CASH			
COMM TOTALS:			
Total of 82 Checks:			265,830.92
Less 0 Void Checks:			0.00
Total of 82 Disbursements:			265,830.92
Bank TAX TAX COLLECTION			
02/28/2025	DLC Rentals LLC	2024 Win Tax Refund 17-000-07406-00	548.51
03/06/2025	MOGG CLIFFORD MICHAEL JR	2024 Sum Tax Refund 17-000-15526-00	837.52
TAX TOTALS:			
Total of 2 Checks:			1,386.03
Less 0 Void Checks:			0.00
Total of 2 Disbursements:			1,386.03
REPORT TOTALS:			
Total of 84 Checks:			267,216.95
Less 0 Void Checks:			0.00
Total of 84 Disbursements:			267,216.95

# Memorandum



TO: Aaron Desentz, City Manager

FROM: Michelle Sponseller, Downtown Development Director

DATE: October 31, 2024

SUBJECT: Request for Fire Suppression and Façade Improvement Funding Allocation for TyJorMac, LLC (120 South University) and Request for Work Session

## **Background**

Staff seeks approval from the City Commission to allocate \$42,500 in funding to support TyJorMac, LLC's redevelopment project at 120 South University in downtown. This investment will transform a long-neglected property into a functional mixed-use space with additional housing units, modernized safety features, and an improved façade. TyJorMac, LLC is committing \$350,000 to this redevelopment, underscoring a strong commitment to downtown's future.

This funding would directly support the addition of new residential units, generate increased economic activity, and enhance the area's appeal through visual and historic preservation improvements, including fire suppression installation and exterior upgrades. However, both the Downtown Façade Improvement and Fire Suppression programs are currently depleted, making this allocation necessary for the project's success.

The recent City Commission action to provide \$90,000 for redevelopment at 200 East Broadway has generated interest in similar projects, creating momentum for ongoing financial assistance to support downtown property owners with redevelopment ambitions.

## **Request for City Commission Work Session**

To address the ongoing and anticipated demand for redevelopment support, we recommend that the City Commission consider scheduling a work session to explore options for establishing an annual budget allocation dedicated to façade improvement and fire suppression incentives. This session would provide an opportunity to assess the benefits of these incentives, determine appropriate funding levels, and discuss how best to structure these programs to foster long-term downtown revitalization.

## **Recommended Action**

1. Approve the allocation of \$42,500 from the general fund to support the redevelopment of 120 South University for TyJorMac, LLC.
2. Consider scheduling a City Commission work session to discuss establishing an annual funding allocation for façade improvement and fire suppression programs to encourage ongoing redevelopment efforts in downtown Mt. Pleasant.