

Regular Meeting of the Mt. Pleasant City Commission
Monday, April 28, 2025
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Proclamation in support of Memorial Workers Day (April 28, 2025).
2. Introduction of Treasurer Melissa Garcia by Finance Director Lauren Pavlowski.
3. Introduction of Water Plant Operator Chloe Huettig by Director of Public Works Jason Moore.
4. Introduction of Street Maintenance Specialist Colton Jacobs by Director of Public Works Jason Moore.
5. Presentation recognizing 2025 Mt. Pleasant Citizens' Academy participants by Director of Planning & Community Development Director Manuela Powidayko.
6. Presentation on EPIC MRA workplace climate survey.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

7. First Quarter Investment Report.

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.

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8. Minutes of the Planning Commission (March 2025).
9. E-mail from Jamie Pierson regarding parking concerns at Pullen and Ganiard Schools.
10. Notice of Temporary Traffic Control Order #2-2025.
11. Notice of Temporary Traffic Control Order #3-2025.
12. Notice of Temporary Traffic Control Order #4-2025.

CONSENT ITEMS:

13. Approval of minutes from the regular meeting held April 14, 2025.
14. Approval of minutes from the closed session(s) held April 14, 2025.
15. Consider investing \$2,000,000 of the Cash and Cash Equivalent funds from the Huntington Account into the Investments held by Meeder.
16. Consider appointment of City Treasurer Melissa Garcia.
17. Consider approval of the sole source purchase of four fire hydrants from East Jordan Company – formerly East Jordan Iron Works – for \$28,516.
18. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

NEW BUSINESS:

19. Resolution to purchase, acquire and construct improvements to the water supply system and to publish notice of intent to issue revenue bonds.
20. Presentation on the 2050 Master Plan Updates by Director of Planning & Community Development Director Manuela Powidayko.
21. Consider appointments to the various boards and commissions as recommended by the Appointments Committee.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

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

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PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

22. Discussion on draft ordinance of usage of motorized bikes and scooters on City owned trails.
23. Discussion on 2026-2031 Capital Improvement Plan.

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

APRIL 28, 2025

Proclamations and Presentations:

6. Presentation on EPIC MRA workplace climate survey.
 - a. EPIC MRA will provide the City Commission with information related to the workplace climate survey. They will be available for questions and to receive feedback from the City Commission.

Receipt of Petitions and Communications:

10. Notice of Temporary Traffic Control Order #2-2025.
 - a. TCO #2-2025 places no parking signs on the north side of Locust Street from Arnold to the alley.
11. Notice of Temporary Traffic Control Order #3-2025.
 - a. TCO #3-2025 places a 25 mph speed limit sign on Trenton Drive westbound west of Isabella Road.
12. Notice of Temporary Traffic Control Order #4-2025.
 - a. TCO #4-2025 places no parking signs on the north side of Illinois Street between Brown and Elizabeth.

Consent Items:

16. Consider appointment of City Treasurer Melissa Garcia.
 - a. The City Commission is asked to appointment Melissa Garcia to the position of City Treasurer. Melissa comes to us from the City of Midland where she served as the Water Services Manager. Prior to this Melissa worked as the Deputy Treasurer for the City of Saginaw.
17. Consider approval of the sole source purchase of four fire hydrants from East Jordan Company – formerly East Jordan Iron Works – for \$28,516.
 - a. Staff is asking that the City Commission approve a purchase of four (4) fire hydrants from the East Jordan Company. These hydrants have been selected due to their proven reliability, durability, and compliance with our system specifications.

Public Hearings:

New Business:

19. Resolution to purchase, acquire and construct improvements to the water supply system and to publish notice of intent to issue revenue bonds
 - a. In 2023 the City Commission authorized staff to work with Fishbeck Engineering on an application for the Drinking Water State Revolving Fund (DWSRF) program for upgrades

at the Water Treatment Plant. Such upgrades include replacement of various water plant components, distribution system work, work on the City's water source wells, and additional capacity for raw water storage. The project was broken into two phases with the anticipated cost of the first phase being \$10.48 million. The DWSRF program has pledged \$2.6 million in principal forgiveness. Note that these numbers are subject to change. The City Commission will be made aware of the final numbers prior to officially accepting the deal.

At the April 14, 2025 meeting, the City Commission approved contracts for Dickinson Wright to provide bond counsel. Bond counsel is now recommending that the City intends to issue revenue bonds not to exceed \$18 million under the authority of Michigan's Act 94 . The \$18 million allows a generous gap between anticipated costs and what final bids for this work come in at. Roger Swets of Dickinson Wright will be at the meeting to answer any questions that the City Commission may have regarding the proposal.

- i. Recommended Action: A motion to approve the attached Resolution authorizing the notice of intent to issue revenue bonds.

20. Presentation on the 2050 Master Plan Updates by Director of Planning & Community Development Director Manuela Powidayko.

- a. Staff with the assistance of our consultants at Progressive AE, will present the proposed updates to the 2050 Master Plan. The Planning Commission took action to advance the consideration of this update to the City Commission at their April 3rd meeting. The City Commission will be asked to approve the proposed update for release to the public and for a 63-day review and comment period.
 - i. Recommended Action: A motion to approve the proposed 2050 Master Plan update to be released for a 63-day review and comment period.

Work Session:

22. Discussion on draft ordinance of usage of motorized bikes and scooters on City owned trails.

- a. Staff has prepared a draft ordinance based on feedback that was provided at the last work session on this topic on March 24th. The City Commission is asked to provide feedback on this proposed ordinance.

23. Discussion on 2026-2031 Capital Improvement Plan.

- a. Finance Director Lauren Pavlowski will present the proposed 2026-2031 Capital Improvement Plan. The City Commission is asked to provide feedback and ask questions after the presentation.

Closed Session:

PROCLAMATION

WHEREAS, on April 28th, 1971, the Occupational Safety and Health Act (OSHA) went into effect, promising every worker the right to a safe job, and

WHEREAS, every year on April 28th, communities and worksites around the world honor friends, family members, and colleagues who have been killed or injured on the job; and

WHEREAS, the U.S. Department of Labor, and the Federal Bureau of Labor Statistics estimates that Michiganders have died while on the job at an average rate of 147 people per year over the last decade; and

WHEREAS, the 2024 National Census of Fatal Occupational Injuries found a worker died every 99 minutes from a work-related injury; and

WHEREAS, it is appropriate to honor the memory of the courageous and dedicated members of Michigan's labor force who have been injured or disabled or have died as a result of workplace accidents; and

WHEREAS, we remember those who have died in workplace catastrophes, suffered occupational-related diseases, or have been injured due to dangerous conditions; and

WHEREAS, recognition of the integrity of Michigan's workforce and its achievements on behalf of the economic growth of our state is necessary; and

WHEREAS, the Mount Pleasant City Commission wishes to pay tribute to the workers who have died or been injured or disabled in workplace accidents. We honor the contributions of Michigan's workforce and call for increased workplace safety; and

WHEREAS, the Mount Pleasant City Commission renews our efforts to seek stronger workplace safety and health protections, better standards and enforcement, and fair and just compensation, and we rededicate ourselves to improving safety and health in every city workplace.

NOW, THEREFORE, I, Boomer Wingard, Mayor of the City of Mount Pleasant, on behalf of the City Commission, do hereby proclaim April 28, 2025, as

WORKERS MEMORIAL DAY

in Mount Pleasant, Michigan, and urge all citizens to recognize and honor the contributions of Michigan's workforce and call for increased workplace safety standards.

In Witness Whereof, I have hereunto set my hand and Great Seal of the City of Mount Pleasant, Michigan, this 28nd day of April 2025.

Boomer Wingard, Mayor
City of Mount Pleasant

Memorandum



TO: Aaron Desentz
City Manager

FROM: Manuela Powidayko
Director of Planning & Community Development

DATE: April 28, 2025

SUBJECT: 2025 Citizens' Academy recognition

The 2025 Citizens' Academy concluded on Tuesday, April 15. The 18 participants have had an inside look at municipal government at the City, including presentations from staff and tours of City facilities. You will recall that the academy includes seven, two-and-a-half hour sessions, with dinner served prior to each session.

2025 participants included:

Amanda Brake	Donald Smith	Liberty Lundy
Blake Cahill	Grace VanDeMark	Mary Diepstra
Brad Hull	Josh Simon	Ranay Kade
Brian Wisniewski	Kaylan Rauch	Sarah Prielipp
Brittany Smith	Kyle Schafer	Shar Rappuhn
Caroline Roberts	Lauren Cahill	Sharon Wisniewski

These participants should be commended for their interest in local government and their active participation over the course of the program.

The tenth annual Citizens' Academy is scheduled to begin in February 2026.

REQUESTED ACTION:

Recognize the participants at the April 28, 2025 City Commission meeting.

Memorandum



TO: Aaron Desentz, City Manager

FROM: Lauren Pavlowski, Finance Director

DATE: April 15th, 2025

SUBJECT: Investment Report

Attached please find the 2025 1st Quarter Investment Report. The investment portfolio for all funds, less the pension and OPEB plans and WRRF bond proceeds, has a cost basis of \$31.5 million. The investment portfolio earned a weighted average yield of 3.60%, which is down from the previous quarter by 0.41% from the weighted average yield of 4.01%.

Requested Action:

Include the Investment Report for March 31st, 2025, with the April 28th City Commission Petitions and Communications.



MEEDER PUBLIC FUNDS ADVISORY

City of Mt. Pleasant Q1 2025 Portfolio Review

PRESENTED BY

MIKE KLOACK

DIRECTOR, ADVISORY SERVICES

APRIL 14, 2025



Current Portfolio

City of Mt. Pleasant portfolio as of 03/31/2025



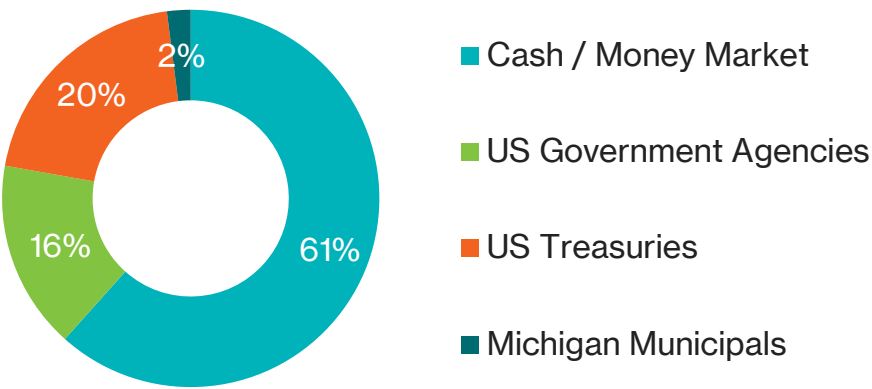
Your Portfolio

Cash	\$19,180,578
Securities	<u>\$12,415,000</u>
Total	\$31,595,578

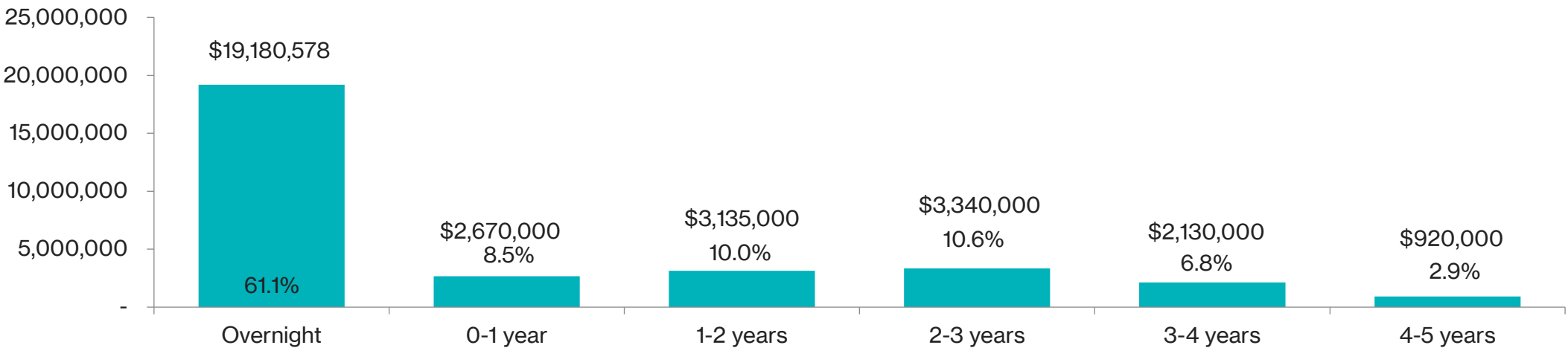
Your Securities

Weighted Average Maturity*	0.85 years
Weighted Average Yield*	3.60%

Your Asset Allocation



Your Maturity Distribution



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

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

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Past performance does not guarantee future results. Opinions and forecasts are all subject to change at any time, based on market and other conditions, and should not be construed as a recommendation of any specific security. Investing in securities involves inherent risks, including the risk that you can lose the value of your investment. Any forecast, projection, or prediction of the market, the economy, economic trends, and fixed-income markets are based upon current opinion as of the date of issue and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Meeder Public Funds, Inc. cannot and does not claim to be able to accurately predict the future investment performance of any individual security or of any asset class. There is no assurance that the investment process will consistently lead to successful results. The investment return and principal value of an investment will fluctuate, thus an investor's shares, or units, when redeemed, may be worth more or less than their original cost.

**Meeder Investment
Management**

6125 Memorial Drive
Dublin, OH 43017

866.633.3371



With you. For you.

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
March 6, 2025**

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

Present: Devenney, Friedrich, Haveles, Irwin, Kingsworthy, Liesch, Ortman, Putnam-Farley

Absent:

Staff: Manuela Powidayko

- II. Approval of the Agenda:**

Motion by Friedrich support by Irwin to approve the agenda.

Motion approved unanimously.

- III. Approval of the Minutes:**

A. February 6, 2025 Regular Minutes

Motion by Friedrich support by Haveles to approve the minutes from the February 6, 2025 regular meeting as presented.

Motion approved unanimously.

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

Commissioner Haveles reported that the ZBA did not meet in February.

- V. Communications:**

Powidayko reported that there were no communications.

- VI. Public Hearings:**

A. SUP-25-03 and SPR-25-03 – 1203 S Mission St – Brew Horizons, LLC – Request for Special Use Permit for drive-through restaurant (7-Brew Coffee Drive-Thru Coffee)

Powidayko introduced SUP-25-03 and SPR-25-03, a request for Special Use Permit for drive-through restaurant (7-Brew Coffee Drive-Thru Coffee).

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 drive-through restaurants.

Powidayko reviewed the site plan and the applicant's design process under close coordination with city staff to reach a site plan that is closer to compliance with zoning.

Powidayko reviewed the three ZBA variance requests that were still needed (case number 24-02) to accommodate the project and its approval outcome following the ZBA's decision at their meeting on December 18, 2024.

Powidayko closed her presentation with a recommendation to approve SUP-25-03 and SPR-25-03 subject to conditions.

Discussion took place.

Powidayko invited the applicant up to present their case.

Dennis Proto, owner of Brew Horizons, LLC and John Schebaum, PE from BFA, Inc. on behalf of Brew Horizons, LLC, was on hand to address the board and answer any questions.

Discussion took place.

Ortman opened the public comment.

Anja Mueller, 1147 Eastwood Dr spoke in opposition of SUP-25-03 and SPR-25-03 for it being solely a drive-through establishment and not including dine-in options. Mueller did not see the proposed project providing in person engagement opportunities, and concluded that the city should encourage more walkability.

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 supported by Haveles, to approve SUP-25-03 and SPR-25-03, subject to the following conditions:

1. The applicant shall submit a revised site plan showing:

- a. Screening in the form of a wall, hedge or fence at the east property line, screening the drive-through lanes from the adjacent multiple-family apartment building;
 - b. An additional receptacle for recyclable materials within the dumpster enclosure.
2. The applicant shall submit a revised landscaping plan showing a brick wall or evergreen hedge to screen the staff parking from Frontage in compliance with screening requirements;
3. The applicant must resubmit a lighting plan showing compliance with Section § 96.13 LIGHTING STANDARDS of the Mt. Pleasant, Michigan City Code to receive final administrative approval.
4. The applicant shall conduct any repairs to the sidewalk that is necessary to ensure their good condition along Mission St.
5. The applicant shall comply with the additional requirements of Public Safety and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Irwin, Kingsworthy, Liesch, Ortman, Putnam-Farley

Nays:

Motion approved unanimously.

VII. Site Plan Reviews:

A. None

VIII. Public Comments:

Ortman 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. Annual Report

Each year, in accordance with State Law, the Planning Commission issues a report on its activities during the previous year. Powidayko reviewed the new items that have been added to this year's annual report, which include:

- Information about pre-application meetings held in 2024;

- An expanded project activity section to list work session items, their outcome and next steps;
- A new “Special Projects” section to highlight additional work from the Department such as research projects in partnership with CMU;
- An expanded the “Development Activity” section with more information about what kinds of developments have been approved;
- 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.

Motion by Haveles, support by Friedrich, to approve the 2024 Planning Commission Annual Report as presented.

X. Staff Report:

A. Introduction to new Planning Commission member: Rachel Putnam-Farley

New Planning Commissioner Putnam-Farley introduced herself.

Powidayko noted there is still one vacant seat and encouraged the public to apply via the city’s website.

Powidayko also reported back on the previously scheduled joint work session with the City Commission at their March 10, 2025 meeting. Powidayko informed the Planning Commission that the joint work session has been canceled at this time until further notice and that the Central Christian Academy (CCA) Board of Education will continue to explore project alternatives.

Powidayko reported that three winners have been selected for the 2024 Community Improvement Awards, and that the announcement will be made at the City Commission March 10, 2025 meeting.

XI. Adjournment:

Motion by Friedrich, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:31 p.m.

From: [Lemorie, Katy](#)
To: [Lemorie, Katy](#)
Subject: RE: TCO - Comment
Date: Tuesday, April 22, 2025 11:33:00 AM

From: Jamie Pierson <jpierson@mt-pleasant.net>
Sent: Tuesday, April 22, 2025 9:14 AM
To: Tewari, Stacie <stewari@mt-pleasant.org>
Subject: RE: Parking

STOP. THINK. READ. THINK AGAIN. EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I wish I had a better recommendation, I would say at Pullen, the new no parking signs now make it more unsafe for the kids because now they have to cross another street to get to the school. An extra street crossing can be dangerous. For Ganiard, there is just no room to expand, but at least it is in a less traveled area. At Pullen, that place is extremely busy with the Hospital being right down the street. I do recommend that place be looked at during drop off and pick up times. It is very crazy, no parking and can be dangerous for kids.

Parents are just frustrated and need parking.

Thanks again for your time!



From: Tewari, Stacie <stewari@mt-pleasant.org>
Sent: Tuesday, April 22, 2025 8:32 AM
To: Jamie Pierson <jpierson@mt-pleasant.net>
Subject: RE: Parking

Do you have any specific concerns or recommendations for either site? Or do you just want me to pass along that you are getting complaints about parking at those 2 schools?

Thank you.

Stacie Tewari, P.E., LEED® AP

City Engineer
City of Mt. Pleasant – Division of Public Works
320 W. Broadway St.
Mt. Pleasant, MI 48858
Phone: (989) 779-5404
Fax: (989) 772-6250
www.mt-pleasant.org



From: Jamie Pierson <jpierson@mt-pleasant.net>

Sent: Monday, April 21, 2025 4:18 PM

To: Tewari, Stacie <stewari@mt-pleasant.org>

Subject: Parking

STOP. THINK. READ. THINK AGAIN. EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

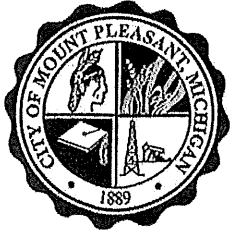
I have had several phone calls complaining about no parking available for schools. Especially Pullen Elementary. Is this a good email for them to send complaints too? There is never enough parking for that school, you should really check it out for yourself and see what solutions you can come up with. That school needs help with parking.

Thank you!



Jamie Pierson
Member Services Director

work: (989) 772-2396
fax: (989) 773-2656
website: www.mt-pleasant.net



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO.

2-2025

Issued By: Steve Tewari
Traffic Engineer

Date: 2/27/25

Signs/work by: [Signature]
Street Department

Date: 4-16-25

Filed/ Attested: _____
City Clerk

Date: _____

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

Content: Place no parking signs on the north side of Locust Street from Arnold to the alley.



City of Mt. Pleasant, Michigan
Traffic Control Order

TRAFFIC CONTROL ORDER NO. 3-2025

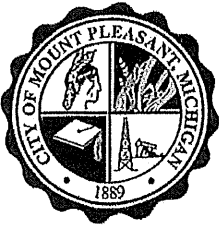
Issued By: Steve Lewin Date: 9/26/2024
Traffic Engineer

Signs/work by: Mr. [Signature] Date: A-21-25
Street Department

Filed/ Attested: _____ Date: _____
City Clerk

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

Content: Place a 25 mph speed limit sign on Trenton Drive westbound west of Isabella Road.



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO. 4-2025

Issued By: Steve Tervand Date: 9/26/2024
Traffic Engineer

Signs/work by: [Signature] Date: 4-21-25
Street Department

Filed/ Attested: _____ Date: _____
City Clerk

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

Content: Place no parking signs on the north side of Illinois Street between Brown and Elizabeth.

Minutes of the regular meeting of the City Commission held Monday, April 14, 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 & John Zang

Commissioners Absent: None

Others Present: City Manager Aaron Desentz, Interim City Clerk Marilyn Wixson and
City Attorney Michael Homier

Proclamations and Presentations

City Engineer Stacie Tewari introduced Engineering Technician Robert Frick.

Public Relations Director Darcy Orlik introduced Graphic Designer Madison Craven.

Additions/Deletions to Agenda

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

Public Input on Agenda Items

Bill Gerstenlauer, 1514 E. Gaylord, asked for information on the Placer.ai work previously
done.

Receipt of Petitions and Communications

Received the following petitions and communications:

3. Monthly report on police related citizen complaints received.
4. Airport Joint Operations and Management Board, December, 2024 Meeting Minutes.

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

5. Minutes of the regular meeting of the City Commission held March 24, 2025.
6. Minutes of the closed session of the City Commission held March 24, 2025.
7. Proposed 2026-2031 Capital Improvement Plan and set a public hearing for May 27,
2025 at 7:00 p.m. on same.
8. Bid of Tancor Company of Midland, MI for 2025 Downtown Masonry Wall Repairs
Project in the amount of \$131,000 and a budget amendment of \$23,000.

9. Bid of McGuirk Sand-Gravel, Inc. of Mt. Pleasant, MI for 2025 City Hall Driveway Reconfiguration Project in the amount of \$79,564.
 10. Purchase of 2025 truck-mounted sewer jetter from Fredrickson Supply of Walker, MI in the amount of \$178,978 and a budget amendment in the amount of \$20,000.
 11. Budget amendment in the amount of \$7,000 for the Planning Department and \$7,000 for Parks and Public Spaces Department to cover expenses related to a summer internship program.
 12. Renewal of Placer.ai contract in the amount of \$18,000 and approve a budget amendment for same.
 13. Bid of Fisher Transportation of Mt. Pleasant, MI for 2025 Street Sweepings Disposal in the amount of \$32.34 per ton and a total bid amount of \$32,340.00.
 14. Bid of Dickinson Wright of Saginaw, MI for bond counsel services in an amount not-to-exceed \$34,280.
 15. Bid of Bendzinski & Co. of Grosse Pointe, MI for Municipal Financial Advising Services in an amount not-to-exceed \$15,000.
 16. Payrolls and Warrants dated April 3, 2025 totaling \$546,692.47.
- Motion unanimously adopted.

Manager Desentz gave a presentation on the proposed 2026 Goals and Objectives.

Moved by Commissioner Zang and seconded by Commissioner Alsager to table consideration of the proposed 2026 Goals and Objectives until the Commission could have a work session on to get a better understanding of the items.

AYES: Commissioner Zang

NAYS: Commissioners Alsager, Busch, Eke, Perschbacher, Rollins & Wingard

ABSENT: None

Motion denied.

Moved by Commissioner Busch and seconded by Commissioner Rollins to adopt the proposed 2026 goals and objectives and direct staff to bring forward additional actionable items as this is being worked on.

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

NAYS: Commissioner Zang

ABSENT: None

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Busch to authorize Vice Mayor Maureen Eke as the authorized signatory for the 2025 Sister City exchange program.
Motion unanimously adopted.

City Engineer Stacie Tewari gave a presentation on the Retaining Wall Replacement Project.

Moved by Commissioner Busch and seconded by Vice Mayor Eke to authorize the engineering design and construction engineering services contract for the 2026 City Hall Retaining Wall Replacement project in a not-to-exceed amount of \$113,955 to Williams & Works of Grand Rapids and approve a budget amendment of \$62,036 from the General Fund. Motion unanimously adopted.

Moved by Vice Mayor Eke and seconded by Commissioner Alsager to authorize the Mayor and Interim City Clerk to sign the 3-year contract with Precise Tax Assessment LLC of Rodney, MI beginning May 1, 2025 and running through April 30, 2028 at a cost of \$9,083.33 per month until April 30, 2026 and CPI increase not-to-exceed 6% for years 2 and 3. Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Vice Mayor Eke to appoint Seth Lattimore, CAE, PPE, MAAO R-9289 Assessor of Record and appoint Bradley White as Deputy Assessor. Motion unanimously adopted.

Mayor Wingard made the following appointments to fill vacancies to City standing and special committees.

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

Charter Committee
John Zang

Property Committee
John Zang

Moved by Commissioner Alsager and seconded by Vice Mayor Eke to make the following appointment as recommended by the Appointments Committee.

Parks & Recreation Commission
Jennifer Jones

Term Expires:
12/31/2027

Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Alsager commented that she is very thankful for getting to participate in the Sister City exchange program with Okaya and is very appreciative of the customs training the participants received. She also commented that she enjoyed the Central Michigan International Film Festival and that it will be returning to February as it has been in the past.

Commissioner Busch announced that Central Michigan University is hosting an Asian Specific American Heritage Month from March 15 – April 15; CMU is always offering great events like this. She also announced there is a special election on May 6th to vote on a school millage renewal. Unitarian Universalist Fellowship of Central Michigan is holding a Community

Conversation about School Funding on Wednesday beginning at 6 p.m. She also announced applications for the Community Garden are now open on-line. The deadline for applications in May 4th.

Public Comment on Agenda and Non-Agenda Items

Cynthia Kilmer, 219 N. Lansing commented that she is excited for those going to Japan. She brought gifts to donate to give to our Sister City of Okaya.

Alice Ciccu, 419 S. Fancher, asked what steps, if any, the City is taking to prepare for uncertain times. Failing to plan is planning to fail.

The Commission recessed at 8:31 p.m. and went into a closed session at 8:42 p.m.

Moved by Commissioner Perschbacher and seconded by Commissioner Rollins to enter into Closed Session pursuant to subsection 8(h) of the Open Meetings Act to consider material subject to attorney-client privilege; and 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 & Zang

NAYS: None

ABSENT: None

Motion carried.

Closed session ended at 9:32 p.m. A separate set of minutes was taken for the closed session.

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to ratify the Contracts between the City and the Mt. Pleasant Patrol Officers Association Affiliated with the Police Officers Association of Michigan (POAM) and Mt. Pleasant Sergeants Association Affiliated with the Command Officers Association of Michigan (COAM). Motion unanimously adopted.

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to adjourn the meeting at 9:55 p.m. Motion unanimously adopted.

Boomer Wingard, Mayor

Marilyn Wixson, Interim City Clerk

Memorandum



TO: Aaron Desentz, City Manager

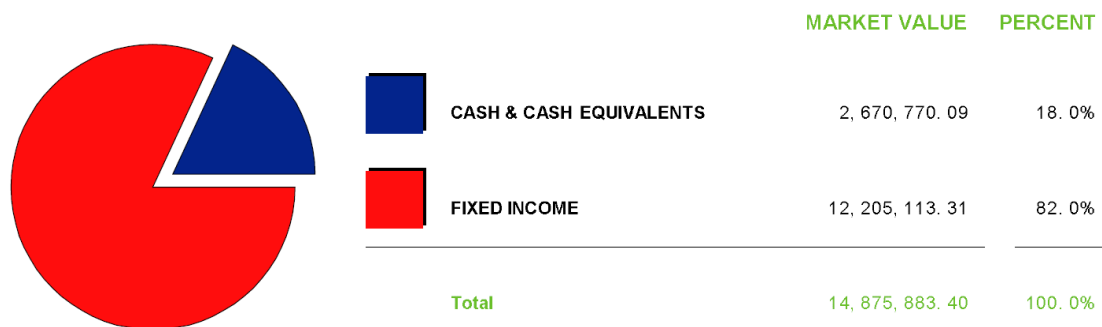
FROM: Lauren Pavlowski, Finance Director

DATE: April 22nd, 2025

SUBJECT: Invest Cash Balance at Huntington Bank with Meeder

The City of Mt. Pleasant maintains an investment account with Huntington Bank in connection with its investment advisory relationship with Meeder Investment Management, which has been in place since 2019. As of the most recent reporting period, the City's investment portfolio managed by Meeder includes \$12,205,113.31 in fixed income securities and \$2,670,770.09 in cash and cash equivalents held at Huntington Bank. The current investments are generating a weighted average yield of 3.60%, with a weighted average maturity of less than one year.

ASSET ALLOCATION SUMMARY



Meeder has recommended increasing the City’s investment allocation by converting a large portion of the \$2,670,770.09 in cash and cash equivalents into additional investment holdings. This strategy is intended to enhance the interest-earning potential of the City's assets currently managed by Meeder. The proposed transaction will not affect the City’s overall fund balances, cash on hand, or its ability to meet current and future financial obligations. Additionally, it will not require any new funding and will remain fully compliant with the City’s Investment Policy and Public Act 20 (P.A. 20) investment guidelines. By implementing this recommendation, the City would increase interest earnings, supporting funding for future projects.

Requested Action:

City Commission is requested to invest \$2,000,000 of the Cash and Cash Equivalent funds from the Huntington Account into the Investments held by Meeder, leaving a cash amount of \$670,770.09 with Huntington and increasing the investments to \$14,205,113.31 based on the March 2025 statement.

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: April 9, 2025
SUBJECT: Approve Sole Source Purchase of Fire Hydrants

Request

The City Commission is requested to approve the sole source purchase of four fire hydrants from East Jordan Company – formerly East Jordan Iron Works – for \$28,516.

Reason

Fire hydrants are replaced when needed due to age, damage, leaks, or when they no longer meet modern fire protection standards. All fire hydrants in the city were produced by East Jordan. These hydrants have been selected due to their proven reliability, durability, and compliance with our system specifications.

Staying with the same fire hydrant supplier can ensure consistency in hydrant design, maintenance, and compatibility. Consistent thread patterns and hose coupling types across hydrants from the same manufacturer can prevent connection issues during emergency operations.

East Jordan provided a quote of \$28,516, including delivery, for four hydrants.

Recommendation

I recommend the City Commission approve the purchase of four fire hydrants from East Jordan Company for \$28,516. Funds are available in the Water Distribution budget.

04/17/2025

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 04/04/2025 - 04/17/2025

Check Date	Vendor Name	Description	Amount
04/17/2025	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS HR FEB 2025	2,580.00
04/17/2025	21ST CENTURY MEDIA - MICHIGAN	NEWSPAPER PUBLICATIONS MAR 25	1,972.90
04/17/2025	AARON DESENTZ	REIMBURSEMENT INTERNET CITY MAN	143.00
04/17/2025	AIDAN MCCARTHY	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	45.00
04/17/2025	AIRGAS USA, LLC	SUPPLIES- STREETS	95.18
04/17/2025	AKTIVOV LLC	ANNUAL MAINTENANCE AND SUPPORT	14,700.00
04/17/2025	ALBAUGH EXCAVATING	REIMB FOR PERMIT FEES NOT NEEDED	30.00
04/17/2025	ALEXANDER MATTHEWS	REIMBURSEMENT - PHONE MAR	100.00
04/17/2025	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #EA825	70.43
04/17/2025	BEN DVORAK	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	70.00
04/17/2025	BILL BRICKNER	REIMBURSEMENT MILEAGE FEB-APR 2025	27.30
04/17/2025	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS - AIRPORT ANSWERING SVC -	230.62
04/17/2025	C & O SPORTSWEAR	SUPPLIES RECREATION SOCCER	4,819.65
04/17/2025	CDW GOVERNMENT, INC	SUPPLIES - DPS	3,169.81
04/17/2025	CENTRAL CONCRETE INC	SUPPLIES - STREETS	2,989.99
04/17/2025	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING - CLERK	2,479.35
04/17/2025	CHARTER TOWNSHIP OF UNION	UTILITIES - 03911 AIRPORT	387.92
04/17/2025	CINTAS CORP	WTP CLEANING SUPPLIES/FIRST AID	57.57
04/17/2025	CITY TREASURER - UTILITIES	CITY HALL WATER/SEWER DUE APRIL 15	3,512.45
04/11/2025	COCM	COOR CONFERENCE BRIAN K	285.00
04/17/2025	CONSUMERS ENERGY	UTILITIES DUE APRIL 21	72,150.37
04/17/2025	COYNE OIL CORPORATION	FUEL	9,223.97
04/17/2025	CULLIGAN	CONTRACT SVCS	73.73
04/17/2025	DAVID MCCLAIN	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	60.00
04/17/2025	DAWN WINKELMAN	REIMBURSEMENT METER READER MILEAGE	41.30
04/17/2025	DENALI CONSTRUCTION & ENGINEERING	CONTRACT SVCS- CITY HALL	257.50
04/17/2025	DEVIN NELSON	REIMBURSEMENT- CDL ENDORSEMENT	30.00
04/17/2025	DINGES FIRE COMPANY	SUPPLIES - FIRE DEPT	1,110.42
04/17/2025	DTE ENERGY	UTILITIES DUE APRIL 15 25	14,787.51
04/17/2025	ELIZA FABER	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	30.00
04/17/2025	EVAN BRADLEY	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	50.00
04/17/2025	FERGUSON ENTERPRISES 3325	SUPPLIES - WATER DEPT	850.70
04/17/2025	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE	193.20
04/17/2025	GILL-ROY'S HARDWARE	SUPPLIES- DPS	156.68
04/17/2025	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS - PARKS	4,165.72
04/17/2025	HIRERIGHT	CONTRACT SVCS - MAR 2025	265.22
04/17/2025	HYDROCORP, INC.	CROSS CONNECTION INSPECTIONS/REPORTING	4,829.50
04/17/2025	IDEXX DISTRIBUTION, INC.	CHEMICALS WATER	8,131.78
04/17/2025	JOSEPH BRYANT	REIMB MILEAGE FOR CONFERENCE	246.80
04/17/2025	JP NIXON CONSULTING	TRAINING- DPS	500.00
04/17/2025	KAYA FLAHERTY	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	65.00
04/17/2025	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT - UNIT #521 WRRF	1,689.00
04/17/2025	LAURA BIGARD	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	45.00
04/17/2025	LETAVIS ENTERPRISES INC.	CAR WASHES MAR 25	229.50
04/17/2025	LISA MYERS	REIMB MILEAGE FOR CONFERENCE	232.06
04/17/2025	LUCAS SZELAG	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	30.00
04/17/2025	MACALLISTER RENTALS	EQUIP RENTAL - AIRPORT	3,028.00
04/17/2025	MARK KARIMI	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	15.00
04/17/2025	MCLAREN CENTRAL MICHIGAN	HEALTH STEPS JAN TO JUNE 2024	19,983.00
04/17/2025	MEAD & HUNT	CONTRACT SVCS - MAR 2025	2,721.75
04/17/2025	METRON-FARNIER, LLC	SUPPLIES- METER	4,235.49
04/17/2025	MICAH SPRINGER	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	30.00
04/17/2025	MICHIGAN MUNICIPAL LEAGUE	CONTRACT SVCS - ONSITE TRAINING	1,800.00
04/17/2025	MIDDLE MICHIGAN DEVELOP CORP	CONTRACT PARTNERSHIP 2025	28,800.00
04/17/2025	MID-MICHIGAN INDUSTRIES	RECYCLING AT DPS	94.05
04/17/2025	MISSION COMMUNICATIONS, LLC	SUPPLIES - WRRF	1,064.82
04/17/2025	MRWA	MEMBER REGISTRATION	380.00
04/17/2025	MUNICIPAL EMERGENCY SERVICES INC.	SUPPLIES - FIRE DEPT	40,458.00

04/17/2025	MYMICHIGAN HEALTH	CONTRACT SVCS HR NEW HIRE	1,000.00
04/17/2025	NAKOTA AGARDY	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	30.00
04/17/2025	NCL OF WISCONSIN	SUPPLIES - WRRF	1,668.21
04/17/2025	NYE UNIFORM COMPANY	UNIFORMS - DPS	235.44
04/17/2025	ODP BUSINESS SOLUTIONS LLC	SUPPLIES- HR	310.40
04/17/2025	OLIVIERI BUILDERS	REFUND FOR OVERPAYMENT OF PERMIT FEES	110.00
04/17/2025	PURE PLUMBING LLC	CONTRACT SVCS - CITY HALL	198.00
04/17/2025	PURITY CYLINDER GASES INC	CYLINDER RENTAL WATER DEPT	51.30
04/17/2025	PVS TECHNOLOGIES, INC	CHEMICALS WATER	10,110.68
04/17/2025	RCL CONSTRUCTION CO. INC	CONTRACT SVCS WRRF IMPROVEMENTS THRU MAR	932,941.93
04/17/2025	REGINA LAWRENCE	METER READER MILEAGE FEB-MAR	71.40
04/17/2025	RS CONTRACTING AND IRRIGATION	REFUND FOR WATER METER AND INSTALLATION	645.00
04/17/2025	RYLEIGH FOSTER	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	30.00
04/17/2025	SAFETY SERVICES INC.	SUPPLIES- WRRF	495.01
04/17/2025	SAM MEASE	CONTRACT SVCS - YOUTH SOCCER REF THRU AP	30.00
04/17/2025	SHAR RAPPUHN	REIMBURSEMENT FOR LUNCH -COAM AND POAM M	108.05
04/17/2025	STATE OF MICHIGAN	CONTRACT SVCS POLICE ENDING SOR REG DATE	30.00
04/17/2025	STATE OF MICHIGAN	CONTRACT SVCS MDOT00249, 591:ACT51, STAT	66.29
04/17/2025	STERICYCLE, INC.	PAPER SHREDDING AT CITY HALL	374.03
04/17/2025	SUPERIOR GROUND COVER INC.	SUPPLIES FOR PARKS	13,065.00
04/17/2025	T.H. EIFERT, LLC	PREV MAINTENANCE AGREEMENT FEE - CITY HA	9,107.00
04/17/2025	TERMINAL SUPPLY CO	SUPPLIES - STREETS	1,808.66
04/17/2025	TRAVIS WELSH	REIMBURSEMENT - PHONE APRIL	49.99
04/11/2025	TYJORMAC MOUNT PLEASANT LLC	FIRE SUPPRESSION GRANT 2025 TYJORMAC	42,500.00
04/17/2025	UNIFIRST CORPORATION	MOTOR POOL MATS	84.66
04/17/2025	VANCE OUTDOORS, INC.	POLICE TRAINING SUPPLIES	5,040.00
04/17/2025	VARTEC LLC	CONTRACT SVCS - DPS	4,956.00
04/17/2025	WINDEMULLER	CONTRACT SVCS WATER DEPT	5,614.06
04/17/2025	WRIGHT EXPRESS FINANCIAL SERVICES	CITY CREDIT CARD PAYMENT	105,746.49
04/17/2025	YEO & YEO TECHNOLOGY	AGREEMENT VEEAM CLOUD- APRIL BILL	900.00
Bank COMM COMMON CASH			
COMM TOTALS:			
Total of 413 Checks:			1,502,945.33
Less 1 Void Checks:			<u>105,746.49</u>
Total of 392 Disbursements:			1,397,198.84

Memorandum



TO: Aaron Desentz, City Manager

FROM: Lauren Pavlowski, Finance Director

DATE: April 24th, 2025

SUBJECT: Notice of Intent to Issue Revenue Bonds

At the April 14, 2025, City Commission meeting, contracts for Bond Counsel and Municipal Financial Advisory Services were awarded to Dickinson Wright PLLC and Bendzinski & Co., respectively. These professional services were solicited through a Request for Proposals (RFP) process initiated in support of the Water Plant Improvement Project and its corresponding project timeline.

In 2023, Fishbeck developed a comprehensive project plan for the City's application to the Drinking Water State Revolving Fund (DWSRF) Program. The City was awarded DWSRF funding for Phase I of the project in late 2024. Subsequently, in October 2024, the City Commission approved a professional services agreement with Fishbeck for design and construction engineering services related to Phase I. Based on the schedule provided by Fishbeck, it is critical that the City initiate work with Dickinson Wright and Bendzinski to ensure timely financing and to meet key deadlines outlined in the proposal.

The estimated bonding requirement for Phase I of the Water Plant Improvement Project is \$10,480,000. This phase includes significant improvements to the City's Water Supply System, such as upgrades to the water treatment plant, replacement of lead and galvanized service lines in compliance with state regulations, and the restoration of impacted streets and sidewalks. Given that the project cost estimates are subject to market fluctuations and inflation, Dickinson Wright has recommended that the City preserve the ability to bond additional funds, while committing to issue bonds only for the amount ultimately needed.

To finance these improvements, the City intends to issue revenue bonds not to exceed \$18 million under the authority of Michigan's Act 94. A resolution has been prepared to support this financing strategy, with the following key provisions:

1. **Improvements:** Authorization for the design, acquisition, and construction of improvements to the City's water system, including service line replacements and associated infrastructure restoration.
2. **Bond Financing:** Authorization to issue revenue bonds in an amount not to exceed \$18 million to finance the identified improvements.
3. **Notice of Intent:** Publication of a Notice of Intent to issue bonds, as required by state law.
4. **Use of City Funds:** Provision allowing the City to advance costs from available funds, with the intent to reimburse itself from future bond proceeds.
5. **Tax Code Compliance:** Assurance that the resolution complies with federal tax regulations concerning bond reimbursement.
6. **Bond Counsel:** Confirmation that Dickinson Wright PLLC will serve as Bond Counsel, responsible for preparing the necessary legal documentation related to bond issuance.

Requested Action:

Please include the following resolution, prepared by Roger Swets, for consideration on the April 28th City Commission agenda.

**CITY OF MT. PLEASANT
Isabella County, Michigan**

RESOLUTION NO. _____

**RESOLUTION TO PURCHASE, ACQUIRE AND CONSTRUCT
IMPROVEMENTS TO THE WATER SUPPLY SYSTEM AND TO
PUBLISH NOTICE OF INTENT TO ISSUE REVENUE BONDS**

Minutes of a regular meeting of the City Commission of the City of Mt. Pleasant, Isabella County, Michigan, held at the City Hall, on _____, 2025, at _____ p.m., local time.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City Commission deems it to be in the best interests of the City of Mt. Pleasant (the "City") to design, purchase, acquire and construct certain improvements to the City's Water Supply System, including without limitation, improvements to the water treatment plant, including without limitation, aeration tank rehabilitation, recarbonation tank rehabilitation, filter rehabilitation, chemical tank lining, SCADA system upgrade and replacement of electrical switchgear, together with all necessary equipment, utilities, and site improvements; replacement of service lines, including without limitation, the replacement of lead, galvanized and other water service lines throughout the City to comply with the Michigan Department of Environment, Great Lakes, and Energy's Lead and Copper Rules; the restoration of streets, sidewalks, rights-of-way and easements affected by the improvements and related facilities, as well as all work, equipment, and appurtenances necessary or incidental to these improvements and such other improvements to the Water Supply System as the City may determine to make (the "Improvements"), and to finance the Improvements by the issuance of bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended ("Act 94"); and

WHEREAS, pursuant to Section 33 of Act 94, it is necessary to publish a Notice of Intent to Issue Bonds for the Improvements; and

WHEREAS, the City may proceed with the Improvements prior to the issuance of the bonds; and

WHEREAS, the City may incur substantial capital expenditures for the Improvements prior to the issuance of the bonds, and desires to be reimbursed for such expenditures from the proceeds of the bonds.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Commission determines to design, purchase, acquire, and construct the Improvements and to pay the cost through the issuance of one or more series of revenue bonds pursuant to Act 94 for the Improvements in an amount not to exceed \$18,000,000 (the “Bonds”).

2. A Notice of Intent to issue the Bonds be published in accordance with Section 33 of Act 94, and the Clerk of the City is authorized and directed to publish the Notice of Intent to Issue Bonds in a newspaper of general circulation in the City, which Notice shall be substantially in the form on the attached Exhibit A, with such changes as may be approved by the City Manager of the City.

3. The City may proceed to acquire and construct the Improvements using available funds of the City from the Water Supply Fund, which is a fund for the Water Supply System of the City, and other funds of the City.

4. At such time as the City issues the Bonds for the long-term financing of the Improvements, the City shall be reimbursed for its expenditures for the Improvements out of the proceeds of the Bonds.

5. This resolution and the expression of intent to seek reimbursement from future proceeds of the Bonds is intended to satisfy the requirements of Section 150 of the Internal Revenue Code of 1986, as amended.

6. The firm of Dickinson Wright PLLC is hereby employed as bond counsel to the City to prepare the documents for the issuance of the Bonds for financing acquisition of the Improvements and the officers of the City are authorized to enter into an engagement letter with bond counsel with fees as shown in the reports of the City’s municipal advisor.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

YEAS: _____

NAYS: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

Marilyn Wixson, Interim Clerk

CERTIFICATION

I certify that the foregoing is a true and complete copy of a Resolution adopted by the City Commission of the City of Mt. Pleasant, Isabella County, Michigan, at a regular meeting held on _____, 2025, and that public notice of that meeting was given pursuant to Act 267, Public Acts of Michigan, 1976, as amended.

_____, 2025

Marilyn Wixson, Interim Clerk

[NOTE TO PUBLISHER – PUBLICATION MUST BE 1/4 PAGE SIZE]

EXHIBIT A

**NOTICE OF INTENT TO ISSUE
WATER SUPPLY SYSTEM REVENUE BONDS
TO THE ELECTORS OF THE CITY OF MT. PLEASANT**

PLEASE TAKE NOTICE that the City Commission of the City of Mt. Pleasant (the “City”) intends to issue bonds, in one or more series, in an amount of not to exceed \$18,000,000 (the “Bonds”).

The Bonds shall be issued to pay the cost to design, purchase, acquire and construct improvements to the City’s Water Supply System, including without limitation, improvements to the water treatment plant, including without limitation, aeration tank rehabilitation, recarbonation tank rehabilitation, filter rehabilitation, chemical tank lining, SCADA system upgrade and replacement of electrical switchgear, together with all necessary equipment, utilities, and site improvements; replacement of service lines, including without limitation, the replacement of lead, galvanized and other water service lines throughout the City to comply with the Michigan Department of Environment, Great Lakes, and Energy’s Lead and Copper Rules; the restoration of streets, sidewalks, rights-of-way and easements affected by the improvements and related facilities, as well as all work, equipment, and appurtenances necessary or incidental to these improvements and such other improvements to the Water Supply System as the City may determine to make, and to pay the costs of issuing the Bonds and capitalized interest, if any.

The Bonds of this issue shall mature within the maximum terms permitted by law with interest on the unpaid balance at a rate not to exceed the maximum rate permitted by law payable over not more than forty (40) years from the date of issuance of the Bonds. The Bonds shall be issued pursuant to Act 94, Public Acts of Michigan, 1933, as amended.

SOURCE OF PAYMENT

The principal of and interest on the Bonds shall be payable from the net revenues derived from the operation of the Water Supply System. In addition, the Bonds may be secured by the full faith and credit of the City as limited by applicable constitutional, statutory and charter limitations on the taxing power of the City. In addition, the Bonds may be secured by a pledge of the state revenue sharing payments that the City is eligible to receive from the State of Michigan.

RIGHT OF REFERENDUM

The Bonds will be issued without a vote of the electors approving such Bonds, unless, within 45 days from the date of publication of this Notice of Intent, a petition requesting a referendum, signed by not less than 10% or 15,000 of the registered electors residing within the limits of the City, whichever is lesser, shall have been filed with the Clerk of the City or other recording officer of the City requesting a referendum upon the question of the issuance of the Bonds. If such a petition is filed, the Bonds shall not be issued until approved by the vote of a

majority of the electors residing within the City qualified to vote and voting thereon at a general or special election.

This Notice is published pursuant to the requirements of Section 33 of Act 94.

Marilyn Wixson, Interim Clerk

Memorandum



TO: City Commission

FROM: Manuela Powidayko
Director of Planning & Community Development

DATE: April 28, 2025

SUBJECT: 2050 Master Plan Update

Progressive Companies and city staff have completed the draft of the update to the 2050 Master Plan. The entire updated document is available for review on the project website, www.mt-pleasant.org/masterplan. The 2050 Master Plan Update releases new population trends and focuses on the incorporation of the Mission Street Improvement Plan, approved by the project's Steering Committee and the Mission/Pickard DDA in late 2024/early 2025. The Plan aims to revitalize Mission Street overtime, through roadway improvements, zoning updates and strategic investments.

The 2050 Master Plan Update will also reflect the results of the latest Parks and Recreation outreach efforts and include edits to all its Books to reflect accomplished goals, such as the Town Center reconstruction in Downtown.

On April 3, 2025 the Mt. Pleasant Planning Commission took action to advance a draft Master Plan Update for review by the City Commission. The request in front of the City Commission is to approve the draft plan for review. If approved, Commission's action will initiate a 63-day day public review and comment period, that ends with a public hearing at Planning Commission. A final version of the plan will then come back to City Commission for final action following adoption by the Planning Commission.

63 Day Review Period

The Michigan Planning Enabling Act, Act 33 of 2008 provides specific requirements for the adoption of updates to a master plan. One such requirement is that the City Commission releases the proposed amendments to certain specified local and regional entities for review and comment for a period of 42 days. However, staff recommends that the City Commission provides the more extended review period of 63 days (required when the community is adopting a new plan) due to the revisions made in the Demographics section and due to the incorporation of the Mission Street Improvement Plan having resulted in updates spread across multiple books.

REQUESTED ACTION:

Approve the proposed 2050 Master Plan Update to be released for a 63-day review and comment period.

ATTACHMENTS:

- Progressive Companies memorandum with a list of proposed updates
- Presentation Slides

To: Mt. Pleasant City Commission

From: Jason Ball, AICP
Senior Planner

Date: April 17, 2025

Re: Update to City of Mt. Pleasant Master Plan

The impetus for the update to the City of Mt. Pleasant's Master Plan was the Mission Street Improvement Plan and the community engagement conducted during that effort. However, because the plan was being updated, the City took advantage of opportunities to update other portions of the plan to reflect progress on goals and other changes since the plan was adopted in 2020. This memorandum summarizes the proposed changes to the Master Plan document included in the proposed update the City Commission is considering. A detailed list of changes to the plan is provided at the end of this Memorandum. Any changes to the plan not identified were minor in nature and did not substantively affect the plan.

- New letter from the City Manager and updates to Book 0 (Executive Summary) to reflect changes throughout the plan.
- Created a "Mixed Use Regional Corridor" Future Land Use Classification for Mission Street between Blue Grass Road and Preston Street. This designation gives southern Mission Street its own classification and provides a pathway for additional zoning changes to support new development in line with the results of the Mission Street Improvement Plan.
- Updated Book 2, which is focused on transportation and mobility, to reflect the results of the Mission Street Improvement Plan. This included updating the future transportation map to remove several proposed roundabouts on Mission Street and inserting a new Citywide Non-Motorized Framework map.
- Replaced the former section addressing Mission Street with content from the Mission Street Improvement Plan. The new content provides greater flexibility to support redevelopment and provides a vision for roadway improvements that is feasible within the existing right-of-way.
- Updated the *Town Center Vision Plan* and *Town and Gown* to reflect recent projects that have been accomplished and to further strengthen connections between Downtown, Island Park and Central Michigan University.
- Book 4 was updated to provide the required 5-year update to the City's Parks and Recreation Plan per Michigan Department of Natural Resources requirements. This update was driven by the Parks and Recreation Department, with Progressive Companies providing support for document formatting and design.
- All goals and objectives in Book 5 were reviewed to ensure their accuracy and to reflect progress made since the current plan was adopted in 2020. Objective 1.9 was added to integrate the Mission Street Improvement Plan.
- The Parks and Recreation Plan engagement section was updated to include summarizing engagement completed as part of the Parks and Recreation Plan update.
- The Demographic section is new, with updated data and figures.

Following is a comprehensive summary of all changes included in the proposed Master Plan update.

Formatting and Consistency Edits

- The Acknowledgement page in each Book was updated to reflect current officials and staff.
- Table of Contents and Figure and Table references were updated to ensure consistent numbering throughout the document.

Book 0

- New letter from the City Manager.
- Updates to *Frequent Updates with Public Input, Parks and Recreation Plan* and *Mission Street Corridor* in the *Purpose of a Master Plan* section.
- Updates to the *2020 Master Plan* to include information about the *2025 Update*.
- Changes to Objective 2.3 and addition of Objective 1.9 to reflect the Mission Street Improvement Plan.
- Updates to Objectives 3.4; 3.8, 5.1 and 5.5 to clarify and simplify language.

Book 1

- Updated Table 1.1 to reflect the addition of the Mixed-Use Regional Corridor Future Land Use Classification.
- New Mixed-Use Regional Corridor Future Land Use Classification description.
- Updated Future Land Use Map to reflect the new Mixed-Use Regional Corridor designation for southern Mission Street.
- Update to Table 1.2 to reflect Mixed-Use Regional Corridor Future Land Use designation.
- Remove reference to zoning restrictions under “*Residential Buildings*” and treat items as design considerations
- Updated “Walkable Housing” section to make it broader in scope and add clear zoning objectives.
- New section titled “*Amend the CD-4 District to Provide Greater Development Potential*”.
- New section titled “*Create a CD-6 Regional Corridor Mixed Use District*”.
- Edits to *Frontage Area* on page 27 to reflect Mission Street Improvement Plan recommendations.

Book 2

- Updated the following sections to reflect the Mission Street Improvement Plan:
 - Citywide Circulation to replace multiple roundabouts with the Blue Grass Roundabout and update to the Broomfield US-127 Ramps;
 - Future Transportation Plan Map;
 - Roadway and Intersection typologies ;
 - New Non-Motorized Framework Map (page 17).
- Moved the *Access Management* section so it comes before *Connected and Autonomous Vehicles*.

Book 3

- Updated the Pedestrian Shed map to reflect new Future Land Use Map and accurate buffer distances.
- Replaced *Mission Street* Section with content from the *Mission in Motion* summary report from the Mission Street Improvement Plan (pages 4 – 16).
- Updated *Town Center Vision Plan* to reflect recent improvements and introduce concept for strengthening the connection between Downtown and Island Park.
- Updated *Town and Gown* section to reflect recent improvements and introduce redevelopment concept for strengthening the connection between Downtown and CMU at Bellows St.
- Updated *Economic Development Action Plan* to include strategies that align with new findings from the updated *Demographics* chapter (Book 5), such as the increase in long-term residents and high increases in rent prices.

Book 4

- Updates to tables and figures throughout the Book to reflect new dates and a 5-year plan for parks and recreation effective in 2025.

Book 5

- Updates were made to the following objectives. The overall summary objective text was not changed for most, rather, bullet points and descriptions were updated to reflect the Mission Street Improvement Plan, projects completed since 2020, and to clarify intent.
 - 1.4: Property maintenance code was adopted.
 - 1.7: PILOT Program was adopted and overnight parking on city streets are allowed.
 - 1.9: New objective per Mission Street Improvement Plan.

- 2.3: Objective re-written to reflect the Mission Street Improvement Plan.
- 2.4: New bullet added to advance trail project connecting Nelson Park to the Dog Park.
- 2.5: Removed bullet regarding bicycle route signage.
- 2.6: New bullet added to expand scope of public transit to include passenger rail.
- 2.8: New bullet added to enable creation of private parking garages.
- 3.4: New bullet added to engage property owners along Mission Street to redevelop or repurpose vacant property.
- 3.7: Edit bullet regarding connections between downtown and island park for clarity.
- 3.8: Edit bullet to include “south” to encourage incremental development throughout the city.
- 5.1: Updated objective to include a marketing plan and establishing a marketing budget.
- 5.2: Updated objective to include development of a city-wide economic development plan.
- 5.3: Edited for clarity.
- 5.5: Edited for clarity and a new bullet added to fund neighborhood-based projects.
- 5.7: Removed town center bullet to reflect project completeness.
- New Section added summarizing 2025 Park and Recreation Engagement (page 46)
- New *Demographics* Section with new data and charts, with the exception of the *Housing Target Market Analysis Summary*, which remains unchanged.





AGENDA

1. Master plan update process
2. Summary of plan updates
3. Discussion

MISSION STREET IMPROVEMENT PLAN PROCESS

2024

1. **March:** PC + DDA Joint Meeting (MDOT new data/feasibility presentation)
2. **April:** MEDC RRC TA grant awarded; Walking Audit & Steering Committee Formation
3. **April-May:** Community Survey and Analysis of Corridor Conditions
4. **June/July:** State of the Corridor Presentations to Planning Commission, DDA, and City Commission.
5. **September:** Community Open House and Pop-Up Events at Farmers Market & CMU
6. **October:** Community Survey #2
7. **December:** Steering Committee Approval

2025

1. **January:** DDA Approval
2. **February:** Planning Commission Presentation



Master Plan Update Process

1. Notice of Intent to Plan sent to adjacent jurisdictions.
2. **Planning Commission takes action to submit the plan to City Commission.**
3. **Parks and Recreation takes action to submit the plan to City Commission.**
4. City Commission either approves the plan for distribution and review, or does not approve and submits comments back to Planning Commission.
5. Plan distributed to adjacent jurisdictions for review and comment.
6. 63-day review and comment period.
7. Public hearing held at Planning Commission to review comments (if any) & adoption of resolution.
8. **Parks and Recreation Commission public hearing & adoption of resolution**
9. City Commission takes final action on the plan.

MICHIGAN PLANNING ENABLING ACT Art 33 of 2008

AN ACT to codify the laws regarding and to provide for county, township, city, and village planning; to provide for the creation, organization, powers, and duties of local planning commissions; to provide for the powers and duties of certain state and local governmental officers and agencies; to provide for the regulation and subdivision of land; and to repeal acts and parts of acts.

History: 2008, Act 33, I.E. Supp. 1, 2008.

The People of the State of Michigan enact:

ARTICLE I GENERAL PROVISIONS

125.3801 Short title.

Sec. 1. This act shall be known and may be cited as the "Michigan planning enabling act".

History: 2008, Act 33, I.E. Supp. 1, 2008.

125.3803 Definitions.

Sec. 3. As used in this act:

(a) "Chief administrative official" means the manager or other highest non-elected administrative official of a city or village.

(b) "Chief elected official" means the mayor of a city, the president of a village, the supervisor of a township, or, subject to section 5, the chairperson of the county board of commissioners of a county.

(c) "County board of commissioners", subject to section 5, means the elected county board of commissioners, except that, as used in sections 39 and 41, county board of commissioners means 1 of the following:

(i) A committee of the county board of commissioners, if the county board of commissioners delegates its powers and duties under this act to the committee.

(ii) The regional planning commission for the region in which the county is located, if the county board of commissioners delegates its powers and duties under this act to the regional planning commission.

(d) "Ex officio member", in reference to a planning commission, means a member, with full voting rights unless otherwise provided by charter, who serves on the planning commission by virtue of holding another office, for the term of that other office.

(e) "Legislative body" means the county board of commissioners of a county, the board of trustees of a township, or the council or other elected governing body of a city or village.

(f) "Local unit of government" or "local unit" means a county or municipality.

(g) "Master plan" means either of the following:

(i) As provided in section 81(1), any plan adopted or amended before September 1, 2008 under a planning act repealed under section 85.

(ii) Any plan adopted or amended under this act. This includes, but is not limited to, a plan prepared by a planning commission authorized by this act and used to satisfy the requirement of section 208(1) of the Michigan zoning enabling act, 2006 PA 110, MCL 125.3203, regardless of whether it is entitled a master plan, basic plan, county plan, development plan, guide plan, land use plan, municipal plan, township plan, plan, or any other term.

(h) "Municipality" or "municipal" means or refers to a city, village, or township.

(i) "Planning commission" means either of the following, as applicable:

(i) A planning commission created pursuant to section 11(1).

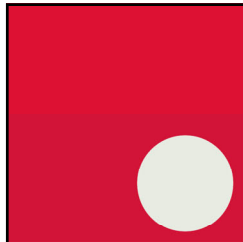
(ii) A planning commission retained pursuant to section 81(2) or (3), subject to the limitations on the application of this act provided in section 81(2) and (3).

(j) "Planning jurisdiction" for a county, city, or village refers to the area encompassed by the legal boundaries of that county, city, or village, subject to section 31(1). Planning jurisdiction for a township refers to the area encompassed by the legal boundaries of that township outside of the areas of incorporated villages and cities, subject to section 31(1).

(k) "Population" means the population according to the most recent federal decennial census or according to a special census conducted under section 7 of the Glenn Steil state revenue sharing act of 1971, 1971 PA 140, MCL 141.907, whichever is the more recent.

(l) "Public transportation agency" means a governmental entity that operates or is authorized to operate.

Revised: Thursday, April 11, 2020 Page 1 Michigan Compiled Laws Complete Through PA 2 of 2020
Courtesy of www.legislature.mi.gov



Plan Updates

BOOK 0

- Updated acknowledgements page (all books)
- New letter from City Manager.
- Updates to text in the *Purpose of a Master Plan* section (page 3).
- New text summarizing the 2020 Master Plan and 2025 update (page 9).
- Updates to objectives to clarify and simplify language (more detail in Book 5).

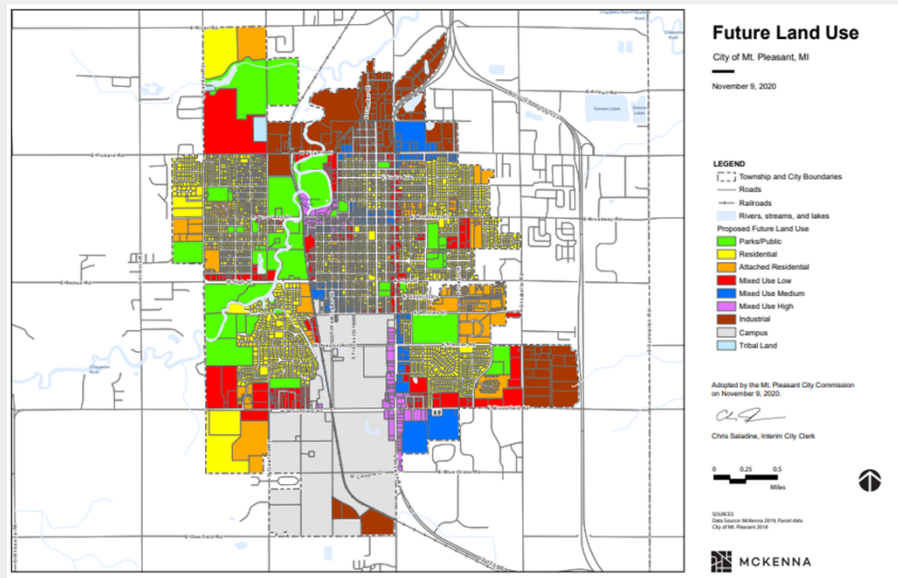


BOOK 1

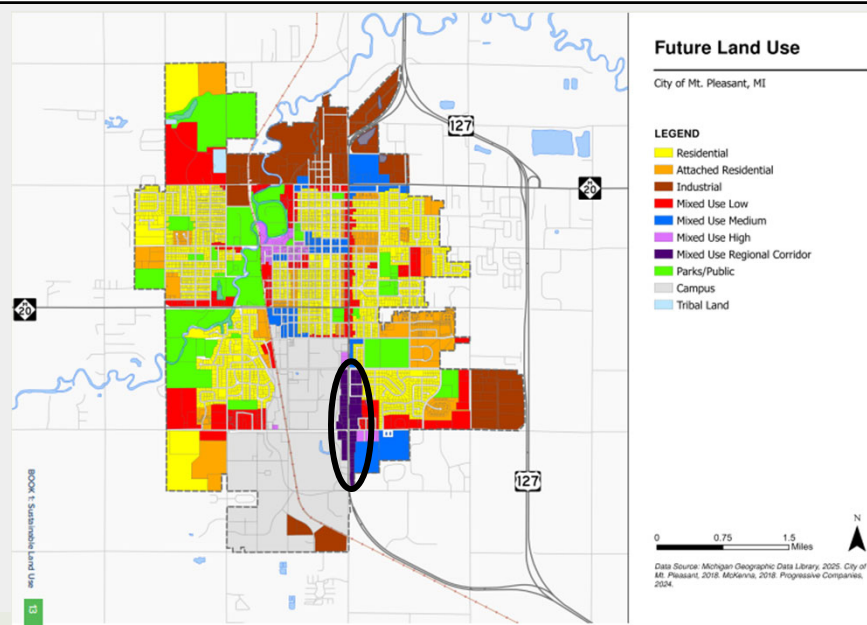
- Addition of Mixed-Use Regional Corridor to map and Future Land Use Classifications.
- Updates to the zoning plan:
 - Replaced “restrictions” with “design considerations” in Residential Buildings Section (page 22)
 - Separated concepts of walkable housing from CD-4.
 - New CD-4 Amendments section.
 - New CD-6 recommendation.



Current Map



Proposed Map



MIXED USE REGIONAL CORRIDOR

- Applies to southern Mission Street (south of Preston).
- Emphasis on access management and improving safety to support redevelopment.
- Permits building setbacks (no build-to line)
- Parking behind front face of the building.

MIXED-USE REGIONAL CORRIDOR

Intent. To encourage redevelopment, reuse and infill development at the Southern Mission Street Corridor. This district should accommodate office, commercial, residential, and multifamily buildings.

Description. This district consists of higher density Mixed Use areas with an emphasis on regional commercial development. Its current state is highly automobile-oriented with many driveways, parking lots, and businesses that focus on providing access to vehicles. In the future, this area should evolve to balance vehicular access with access for pedestrians and bicycle users in a manner that encourages re-investment and ensures continued vibrancy.

Appropriate Land Uses. All uses in CD-5. Other uses that further the intent of this land use designation.

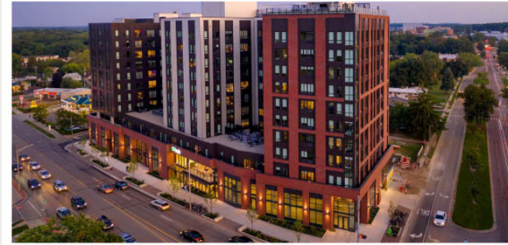
Corresponding Zoning District(s). New Zoning District Required.

Connectivity. This area will connect through high-quality access management that minimizes the number of conflict points between all road users. Mission Street should have large sidewalks, street trees, pedestrian lighting and shared use pathways where possible to create clear separation between non-motorized users and vehicles. Connectivity and access in the corridor is a priority that must be balanced with safety and access for non-motorized users. Commercial, multi-family, and high-intensity development will connect to neighborhoods, the CMU campus and the surrounding region.

Building Location. Buildings will be oriented toward the street and setback at a distance that provides for adequate separation of pedestrians from vehicles and appropriate on-site circulation. Large parking lots or expansive private green spaces should not separate buildings from the street, however civic and publicly-accessible spaces are encouraged.

Building Design. Building design will create attractive street frontages with prominent main entrances, street-facing glazed windows and pedestrian-scale lighting. Variation in facade design is encouraged to provide for a visually appealing view along the corridor.

Parking. Parking is located behind the front face of the building. Parking structures are permitted.



BOOK 1: Sustainable Land Use 9

Current Plan



WALKABLE HOUSING: IMPLEMENTING CD-4

Students at Central Michigan University who live off-campus typically live a commuter lifestyle. Many of these students live in apartment complexes located in Union Township, as well as within many of the areas recently designated as CD-4 General Urban District within the city limits. The Master Plan supports the development of mixed-use walkable neighborhoods close to campus. "Walkable housing" will reduce traffic congestion and improve pedestrian safety within Mt. Pleasant. It will also reduce the need for commuter parking lots on the CMU campus and for car trips generated by students moving cars between classes on multiple occasions each day.

The vision for the CD-4 General Urban District is to provide an attractive alternative to commuter oriented housing in the form of walkable mixed-use neighborhoods similar to those that surround the University of Michigan's Central Campus in Ann Arbor, Michigan State University's Main Campus in East Lansing, and Eastern Michigan University's campus in Ypsilanti.

Neighborhoods such as these provide a mix of housing choices and retail establishments all within walking distance of campus. When more such housing options become available in the future in Mt. Pleasant (within the newly designated CD-4 General Urban District), it is reasonable to assume that Central Michigan University students might begin to choose accordingly, thus reducing traffic congestion within the City.

Mt. Pleasant has walkable neighborhoods that rival any college town in the state. But there are also vast areas within the City limits that are out of pedestrian range. Fortunately, many of those have been re-designated CD-4 General Urban District in the recent zoning update.

The CD-4 General Urban zone permits for a mix of housing types, including "Missing Middle", which includes options such as small, urban apartment buildings, rowhouses, bungalow courts, fourplexes, and duplexes (among others). Missing Middle housing options have become unavailable in the form of new construction in recent decades, during which time the construction of single-family housing and apartment complexes has continued. The stipulations corresponding to the CD-4 General Urban zoning category in Mt. Pleasant, including allowable Missing-Middle housing and mixed-use buildings, should—assuming future development conforms—succeed in rendering the corresponding areas more walkable to support the City's vision.

Proposed Plan



AMEND THE CD-4 DISTRICT TO PROVIDE GREATER REDEVELOPMENT POTENTIAL

The CD-4 district provides reasonable regulations for development, but there are minor amendments that would enhance opportunities for redevelopment consistent with community character. These amendments may be applied just along Mission Street through an overlay designation, or to all CD-4 areas within the City of Mt. Pleasant.

- Permit buildings up to three stories. If these buildings are permitted, additional height or yard setback or screening/buffering standards relative to adjacent residential properties could be adopted.
- Change setback standards to be measured from curb to building face/development area and prescribe use of the setback area, such as:
 - 7-foot parkway/buffer area between curb & sidewalk
 - 5-foot sidewalk
 - 6-foot planting strip between sidewalk and site design/building elements
- Remove density limitations for new developments.
- Remove the lot width maximum and consider reducing the 60% frontage build out requirement for large lots. Rather than requiring minimum building frontage, consider limiting parking area relative to building area.
- Remove the one principal building per lot restriction to accommodate phased development.

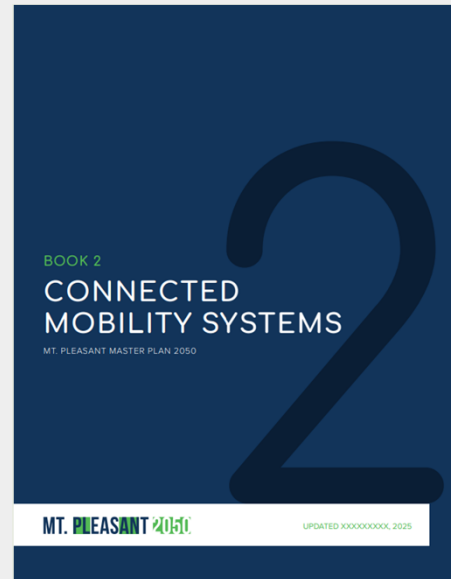


Figure 13: Phased Development

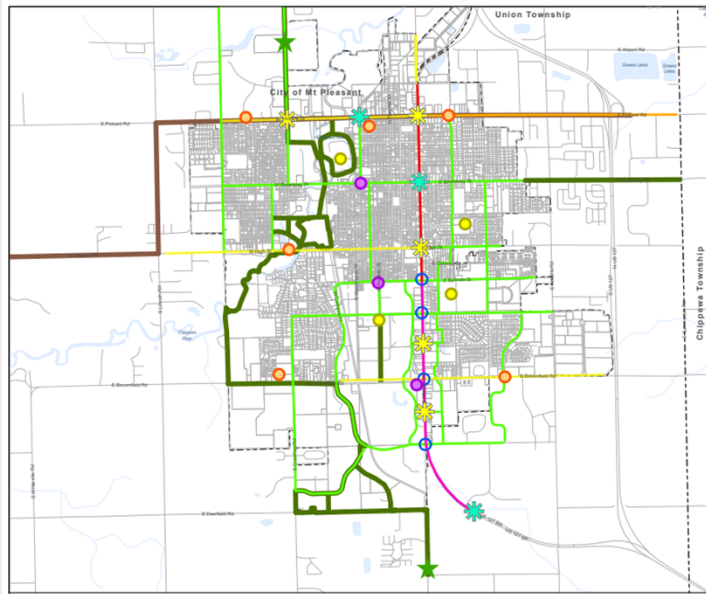
BOOK 1: Sustainable Land Use 23

BOOK 2

- Updated several sections to reflect the Mission Street Improvement Plan.
- Move the Access Management Section so it is not the last thing in the book.



Current Map



Future Transportation Plan

City of Mt. Pleasant, MI

January 30, 2020

LEGEND

Neighborhood Center Typologies

- Civic Centers
- Mixed Use
- Public Space

Intersection Typologies

- Multimodal Intersection
- Multimodal Gateway
- Roundabout
- Regional Trail Gateway

Street Typology

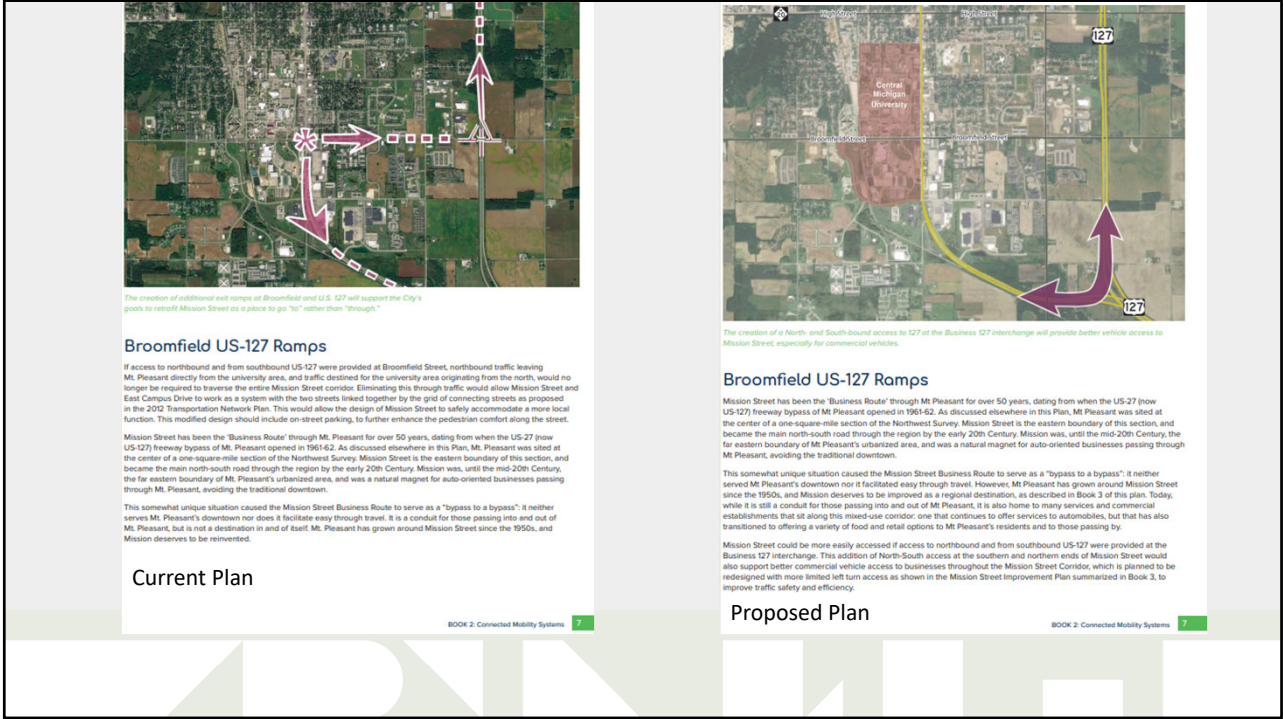
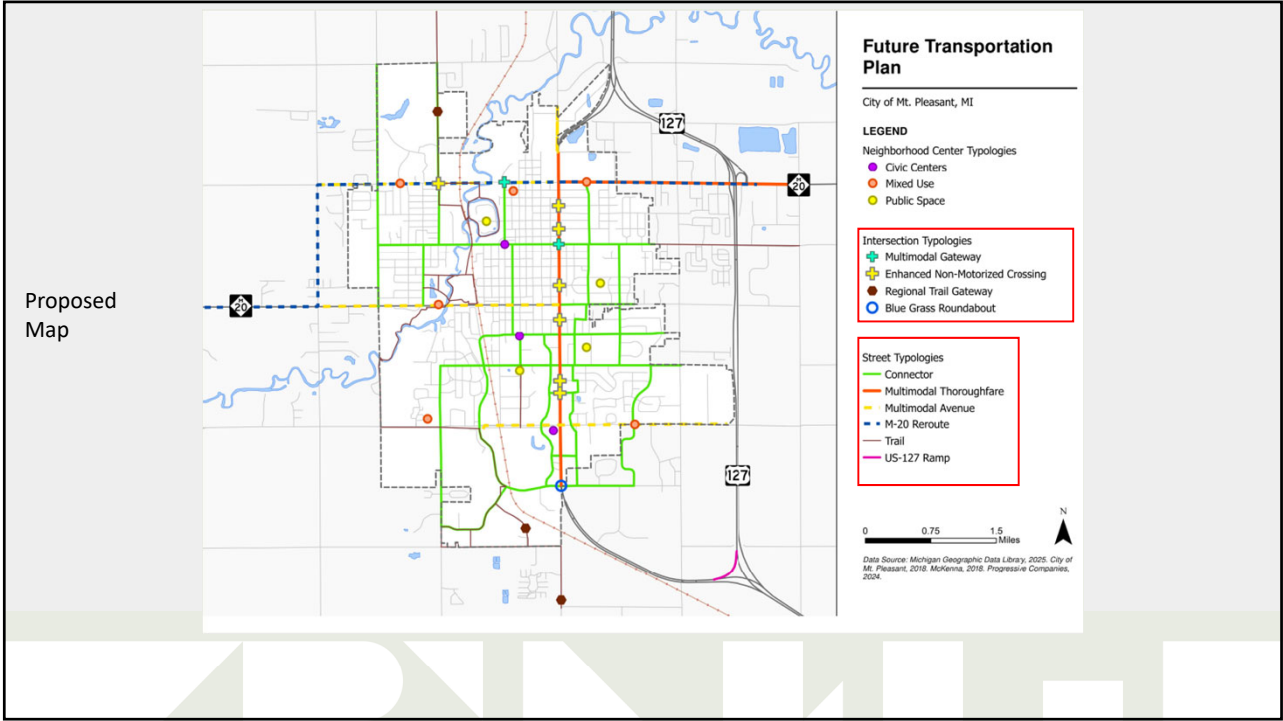
- Modern Boulevard
- Thoroughfare Retrofit
- Multimodal Thoroughfare
- Multimodal Avenue
- Connector
- Reroute M-20
- Trail

- Rivers, streams, and lakes

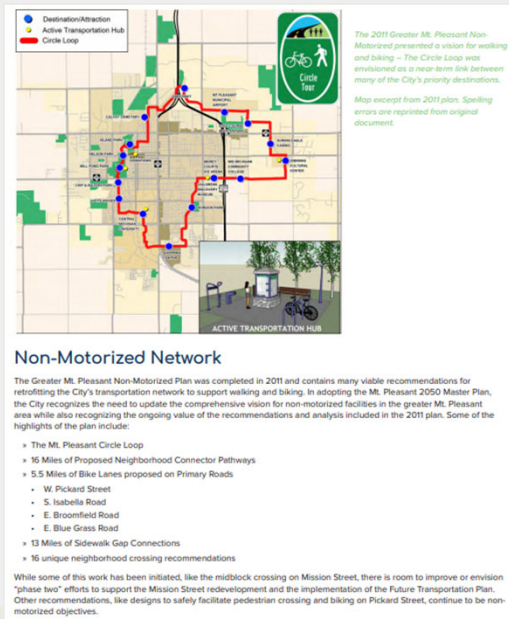


SOURCES:
Bentley Source: Michigan Center for Geographic Information, Version 17a
Data Source: City of Mt. Pleasant, 2019

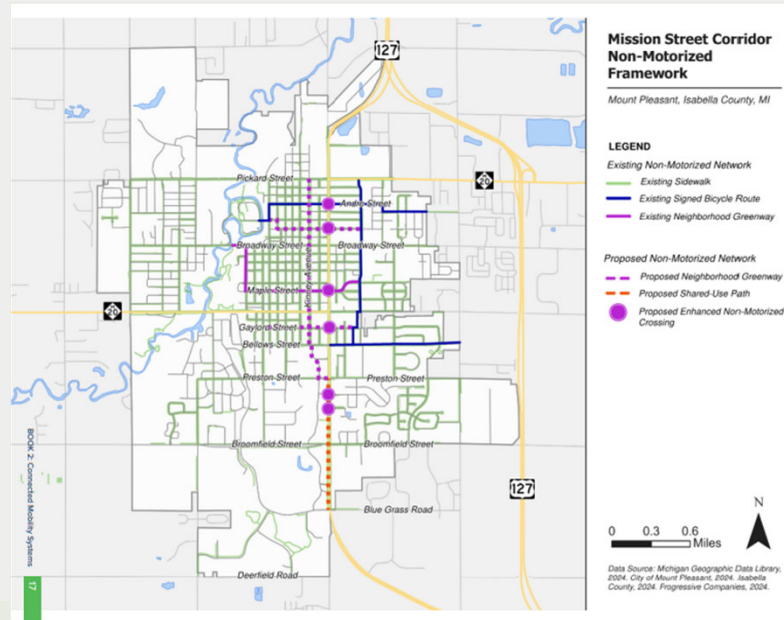
MCKENNA



Current Plan

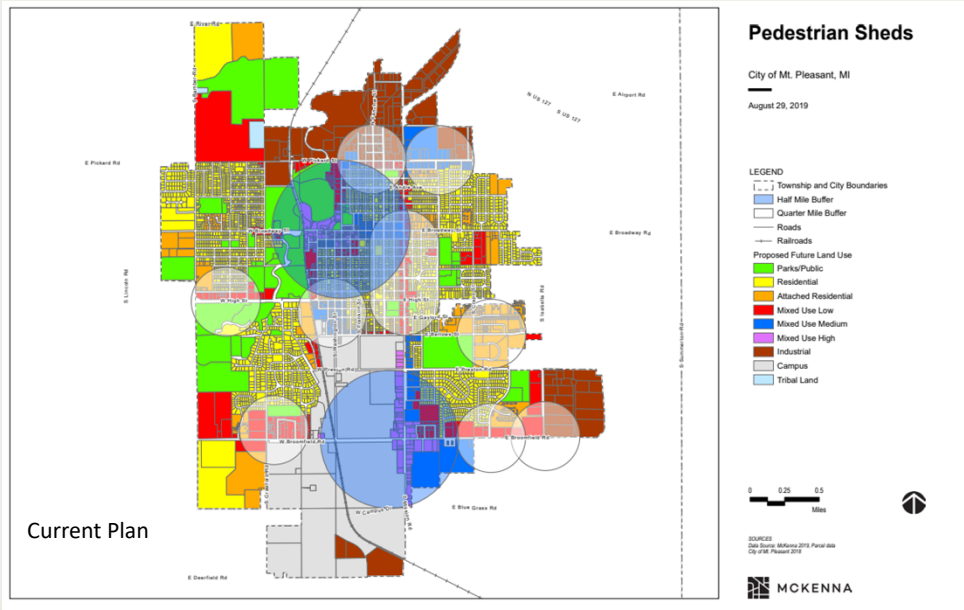
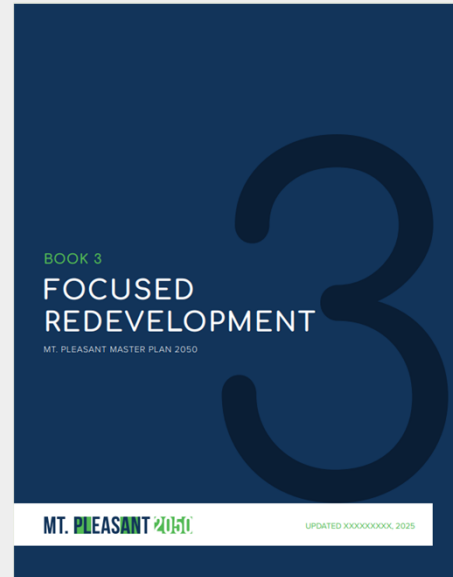


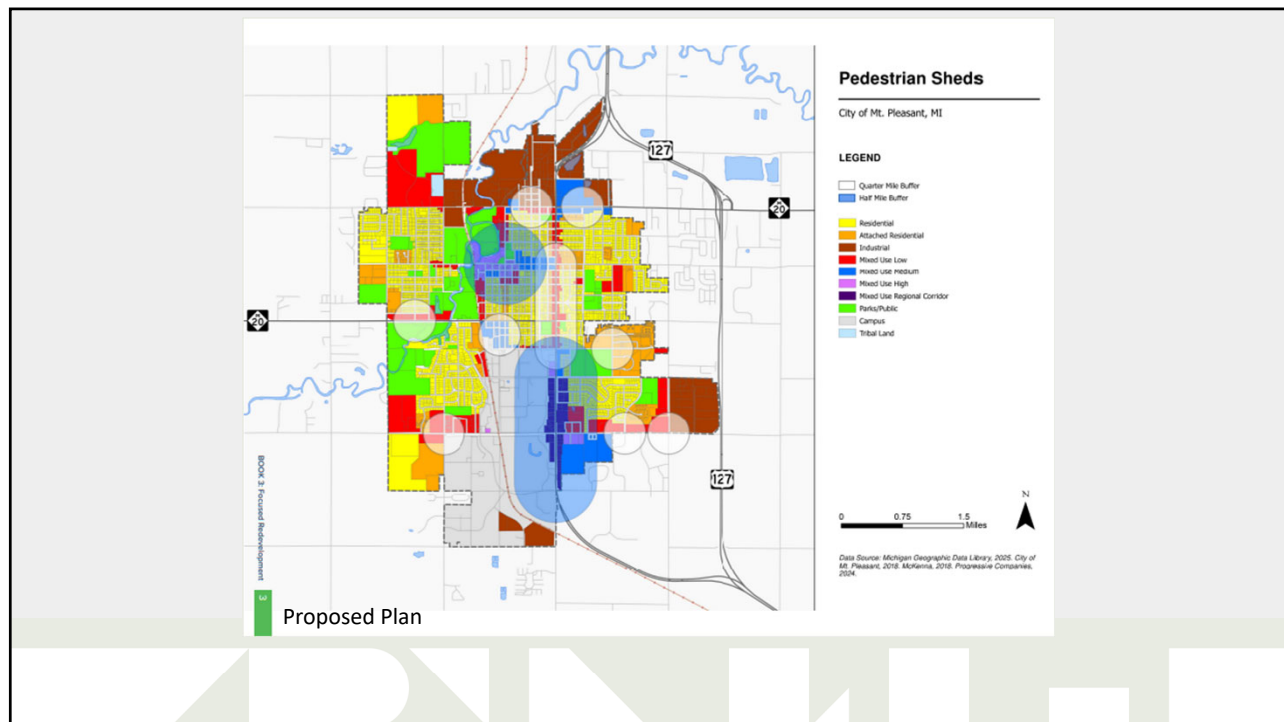
Proposed Plan



BOOK 3

- Updated pedestrian shed map.
- New Mission Street Section based on Mission In Motion report.
- Updated Town Center Vision Plan
- Updated Town and Gown Section
- Updated Economic Development Action Plan Section to align with new Demographic findings.







Downtown

Current Plan

Town Center Vision Plan

The downtown Mt. Pleasant block defined by Mosher Street, North Main Street, and West Broadway Street (and its immediate surroundings) was the topic that received the most attention during the public engagement process. There was discussion regarding the future of the existing Town Center parking lot located within the block as well as the existing apartment tower located to its west. Additionally, it was recognized that the tower's foreground along Mosher Street was in need of a specific vision if the tower was to be retained. Finally, there was an expressed desire to strengthen connections between Downtown, City Hall, and Island Park.

BOOK 3: Focused Redevelopment 15



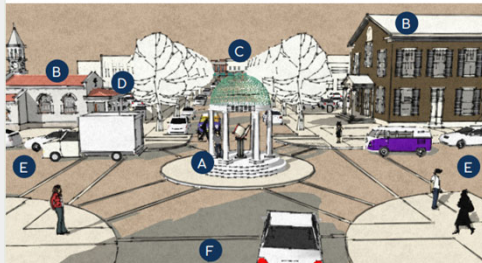
Downtown

Proposed Plan

Town Center Vision Plan

The downtown Mt. Pleasant block defined by Mosher Street, North Main Street, and West Broadway Street (and its immediate surroundings) was the topic that received the most attention during the initial public engagement process during the development of the 2020 Master Plan. The main goals for the redesign of the existing Town Center parking lot and open space were followed as the City secured State and Federal funding to complete the project in 2024. However, the public had also expressed a desire to strengthen connections between Downtown, City Hall, and Island Park, therefore the drawing on the following page presents an option for extending Oak Street and creating a new vehicular entrance to Island Park from Broadway.

20 MT. PLEASANT 2050 - City of Mt. Pleasant, Michigan



Accordingly, the intersection at South University Avenue and East Illinois Street presents an opportunity to celebrate two important civic connections and initiate dialogue between downtown Mt. Pleasant and two existing Mt. Pleasant institutions. Hence, this intersection is envisioned as the location for a new terminus, a civic sculpture with vertical characteristics located at its epicenter, providing reciprocal gesture to each of Central Michigan University and Sacred Heart Catholic Church.

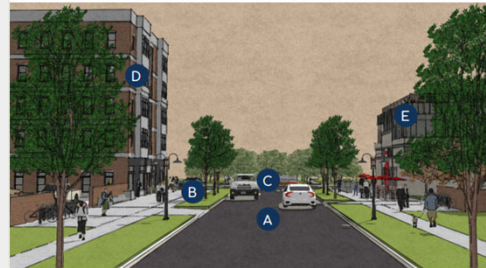
Additionally, the parcels surrounding this intersection should ideally be zoned (or continue to be zoned) for civic uses in order to emphasize the symbolic importance of this particular location.

ILLUSTRATION KEY

- 1 Proposed sculpture / terminus
- 2 Proposed civic building
- 3 Existing terminus at commercial center (Broadway Street)
- 4 Existing / new screened parking
- 5 Lafayette Street
- 6 South University Avenue

Current Plan

BOOK 3: Focused Redevelopment 19



Accordingly, this intersection at South University Avenue and East Illinois Street presents an opportunity to strengthen dialogue between downtown Mt. Pleasant and CMC campus. Hence, the two sites that abut such intersection are envisioned as priority redevelopment sites, which could help achieve the future land use goal of a middle-intensity, mixed-use area that is walkable and pedestrian friendly.

ILLUSTRATION KEY

- 1 South University Avenue
- 2 East Illinois Street
- 3 Existing DMU signage
- 4 Conceptual Mixed-Use Development
- 5 Conceptual Existing Building Renovation

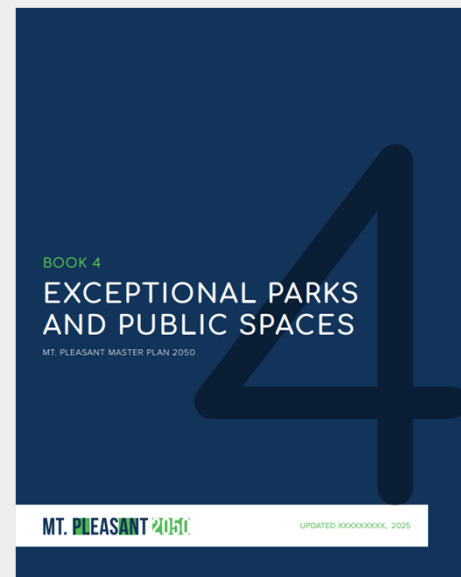
Proposed Plan

BOOK 3: Focused Redevelopment 23

<p>OPPORTUNITY: EMPHASIZE AND ENCOURAGE REDEVELOPMENT AND REHABILITATION OF EXISTING SPACES AND STRUCTURES</p> <p>Strategies:</p> <ul style="list-style-type: none"> Continue to invest in capital infrastructure projects: <ul style="list-style-type: none"> Mission Street connector streets Commercial district alley maintenance Downtown parking lots Broadway Street reconstruction west of Main Streetscape improvements Focus efforts to reduce the vacant and under-utilized properties downtown Invest in downtown: <ul style="list-style-type: none"> Facade improvement assistance including facade rendering grants and no-interest improvement loans Fire safety program to encourage investment in more upper-story residential units Address downtown infrastructure issues Address parking allocation issues Promote the use of Redevelopment Liquor Licenses where appropriate Recognize the importance of CMU to the economy of Mt. Pleasant and continue to explore opportunities to work together on challenges and opportunities for both: <ul style="list-style-type: none"> Engage with faculty, staff, and students to increase the awareness of opportunities to participate in community activities and invest in the success of the community Emphasize student engagement in the U. S. Census in order to include the student population in Mt. Pleasant's Census count Recognize challenges facing the retail sector and explore resources to assist business owners with addressing these challenges: <ul style="list-style-type: none"> Partner with property owners to cost share with infrastructure costs, parking, etc. Work with developers to explore available alternatives which help control development costs in order to keep lease rates competitive for the Mt. Pleasant market Prioritize infill over greenfield development opportunities and address potential barriers that might exist Promote the City's identified Priority Development sites on a national, state, and local level in conjunction with Middle Michigan Development Corporation (MMDC) <ul style="list-style-type: none"> Create a development plan for the Mt. Pleasant Center property and market it for potential development as appropriate Implement the Mission Street Corridor study, as addressed in the Master Plan, which will guide future design considerations that prioritize the corridor's importance as a business corridor and not just a transportation corridor Engage all stakeholders when planning development strategies Continue to offer assistance when appropriate to close gaps in project financing, including the use of Brownfield TIF for qualified projects Promote walkability and bikeability in new project designs 	<p>OPPORTUNITY: EMPHASIZE AND ENCOURAGE REDEVELOPMENT AND REHABILITATION OF EXISTING SPACES AND STRUCTURES</p> <p>Strategies:</p> <ul style="list-style-type: none"> Continue to invest in capital infrastructure projects: <ul style="list-style-type: none"> Mission Street connector streets Commercial district alley maintenance Downtown parking lots Broadway Street reconstruction west of Main Streetscape improvements Focus efforts to reduce the vacant and under-utilized properties downtown Invest in downtown: <ul style="list-style-type: none"> Facade improvement assistance including facade rendering grants and no-interest improvement loans Fire safety program to encourage investment in more upper-story residential units Address downtown infrastructure issues Promote the use of Redevelopment Liquor Licenses where appropriate Recognize the importance of CMU to the economy of Mt. 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Pleasant market Prioritize infill over greenfield development opportunities and address potential barriers that might exist Promote the City's identified Priority Development sites on a national, state, and local level in conjunction with Middle Michigan Development Corporation (MMDC) <ul style="list-style-type: none"> Implement the Mission Street Corridor study, as addressed in the Master Plan, which will guide future design considerations that prioritize the corridor's importance as a business corridor and not just a transportation corridor Engage all stakeholders when planning development strategies Continue to offer assistance when appropriate to close gaps in project financing, including the use of Brownfield TIF for qualified projects Promote walkability and bikeability in new project designs Promote the changing demographics in Mt. Pleasant, which is attracting more long-term residents, especially within the "family-formation" age group (30-45 year olds)
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BOOK 4

- Updates to most tables and figures and some text to reflect a new 5-year Parks and Recreation Plan.



BOOK 5

- New Section summarizing 2025 Parks and Recreation Plan update engagement (page 46)
- Updates to goals & objectives to reflect completed projects, the Mission Street Improvement Plan, and to provide clarity.
- Updated Demographics section.



Figure 5.2: Central Michigan University Enrollment Change, 2014 - 2024.

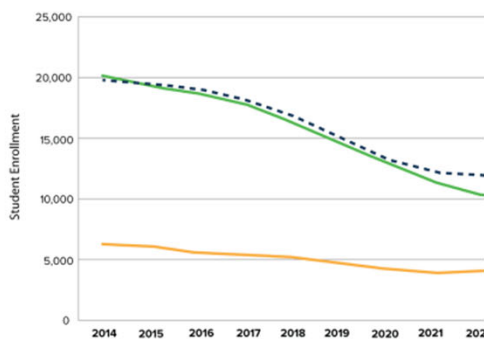
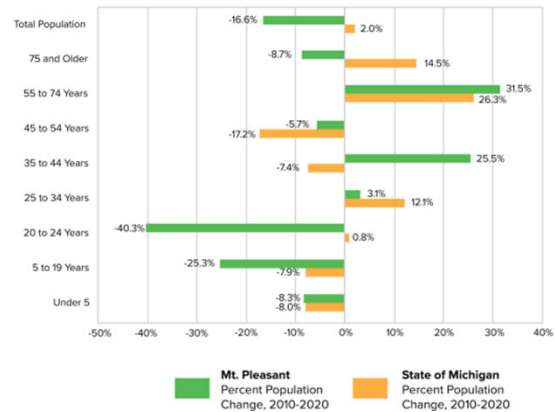


Figure 5.3: Mt. Pleasant Age Demographics Change, 2010 - 2020.



Commuting

Mt. Pleasant is an employment hub for the surrounding region. The city is home to over 14,000 jobs, and more than 12,000 people commute to Mt. Pleasant for work every day. In terms of industry, there are more jobs in nearly every industry than there are workers in that industry in Mt. Pleasant, but the gap between workers and industry is most pronounced in the city's two largest employment industries, Educational Services and Health Care, meaning that most Education and Health Care workers do not live within the city limits and are commuting to MP for work every day. The gap is less pronounced for industries such as Accommodations and Food Services, where fewer people commute to the city for jobs.



On a Typical Work Day...

12,118 employees come into Mt. Pleasant for work

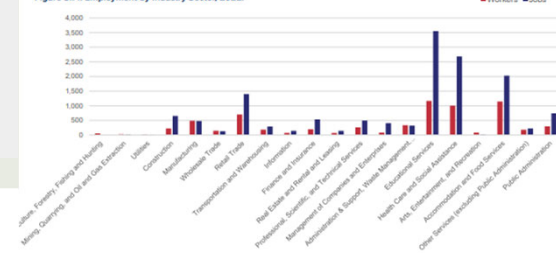
4,590 Mt. Pleasant residents travel outside the City for work

2,166 Mt. Pleasant residents work in the City

Source: U.S. Census Bureau On the Map Data Portal, 2014

As noted in Figure 5.13, a large portion of Mt. Pleasant's workforce is employed in Educational, Health, and Social Service jobs. This, along with the community's large commuter workforce implies that many people working at Central Michigan University, McLaren Central Michigan Hospital, and other large employers live outside the City, as displayed below in Figure 5.14 when comparing workers to jobs in the area.

Figure 5.14: Employment by Industry Sector, 2022.



2021 Housing Gaps Analysis

In 2021 the Michigan State Housing Development Authority (MSHDA) completed housing gap analyses for all regions of the state, with information for each market within each region. The analysis showed a gap of 79 owner units and 731 rental units in the Mt. Pleasant Market. This is a similar result to the 2016 Target Market analysis that showed significant opportunities for construction of new housing to meet demand in Mt. Pleasant.

This identification of a "gap" in available housing units is supported by low vacancy rates and increasing rental costs, all of which are part of a national trend reflected by shortage of available housing units. Demand for the Midland housing market, which is the closest city to Mt. Pleasant compares favorably.

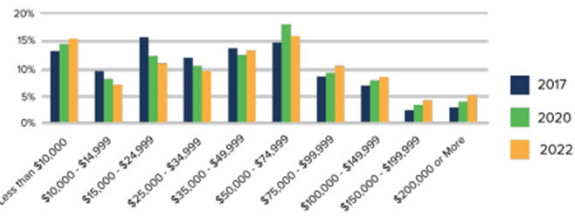
Table 5.5: Housing Target Market Analysis Area Demand, 2021.

Market Demand	Owner Units	Renter Units	Total
Mt. Pleasant	79	731	810
Midland-South, North, and Central	403	452	882

Midland 2020 Population: 42,518

Mt. Pleasant 2020 Population: 21,688

Figure 5.12: Average Household Income Distribution



Discussion

Proposed Improvements





THANK YOU

We welcome your feedback,
insights and inquiries.



Saturday, February 8, 2025

CITY OF MOUNT PLEASANT

Application for Board or Commission Appointment

In accordance with the City Charter, Michigan Constitution, and U.S. Constitution, an individual must be a registered voter in the City of Mt. Pleasant. By submitting this application you affirm that you meet this requirement. Limited exceptions for certain boards exist as indicated on the attached listing. For a complete description of each board and commission please see attached listing. ***Applications will be kept on file for three calendar years.***

Please note that all information submitted in this application is public information and subject to disclosure.

Name: Fabian Martinez

Date: Saturday, February 8, 2025 16:20

Residence:
602 W Broomfield St Apt A Mount Pleasant, Michigan 48858

Telephone: 4068802290

E-mail FabianM94@protonmail.com

Please check all that apply:

I rent property

Boards or Commissions in which you are interested. You may list more than one. Please list preferences in order. If your first choice is unavailable we may contact you for service on another board.

Planning Commission

Why are you interested in this particular board or boards?

I am interested in serving on the Planning Commission because I believe in the importance of informed and strategic development to meet the needs of city residents. As a political science graduate with a focus on comparative studies, I have a strong understanding of differing policies and long term planning, which is necessary for city development.

Ultimately, I want to help Mount Pleasant develop in a way that enhances the quality of life for all residents and brings forward the character of the city that makes it an excellent place to live.

Please list any community service and/or prior board or commission service, including the name of the board and term of service.

My prior community service was in:
-Census Numeration 2020

-Poll worker 2014, 2015

What experience or training do you have which might be of special value on this board or commission (i.e. education, job experience, length of residency, life in another community, etc.)?

My education at the University of Montana involved policy interpretation and analysis. I also have lived across the United States and have seen the benefits of excellent planning and the consequences of poor implementation of plans.

Please list three personal or business references, including contact information. (Please note if applying for the Principal Shopping District Board, one reference should be the name of business nominating/supporting your appointment.)

Katie Mitchell, Assistant Manager, Starbucks, Marquette, Michigan
Voice: (317) 755-7899; Email: Nikec214@gmail.com

Ramona Grey, Ph.D., Professor, University of Montana, Missoula, Montana
Voice: (406) 243-2794; Email: ramona.grey@mso.umt.edu

Dexter Tiff Roberts, Ph.D., Academic Department Chair, University of Montana, Missoula, Montana
Voice: (406) 880-6090; Email: dexter1.roberts@umontana.edu

Based on the board you are applying for, please check the appropriate box or boxes to indicate whether you have the stated experience or professional expertise that may be needed to fill a specific skillset. Please note these are desired qualifications. Some boards and commissions are a mix of citizens with certain qualifications and others are citizens representing the general public. Even if you do not have the desired experience or expertise, you are urged to apply for consideration as the community is well served by citizens with diverse backgrounds.

A small, low-resolution image of a form with multiple rows and columns, likely a checklist or application form. The text is too small to read, but it appears to be a structured document with various input fields and checkboxes.



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: April 16, 2025
TO: Aaron Desentz, City Manager
FROM: Paul Lauria, Director of Public Safety
SUBJECT: Park Trails and eBikes Ordinance Draft

On March 24, 2025, the City Commission held a Work Session to discuss the potential implementation of speed limits and other safety measures aimed at enhancing safety along pathways within the city's park system.

During the session, the use of bicycles and eBikes was a central topic of discussion. As a result, staff were directed to develop a draft ordinance to regulate bicycle and eBike usage. Attached to this memorandum is the proposed ordinance, prepared by city staff in collaboration with the City Attorney.

This draft ordinance updates Mount Pleasant's traffic code to regulate both bicycles and electric bicycles. It defines electric bicycle classes, outlines where each type can ride (e.g., trails, roads), enforces standard traffic laws, and includes safety requirements (e.g., lights, brakes, signals). It also prohibits class 2 and 3 e-bikes on certain trails. Violations are treated as civil infractions with fines up to \$50.

Please take the time to review the draft ordinance in advance of the upcoming Work Session and come prepared with any questions or comments. Your preparation will help ensure a productive and efficient discussion, allowing us to keep this matter progressing smoothly. I look forward to our discussion.

**CITY COMMISSION
CITY OF MOUNT PLEASANT
ISABELLA COUNTY, MICHIGAN**

ORDINANCE NO. 25-____

**AN ORDINANCE TO AMEND TITLE VII: TRAFFIC CODE, CHAPTER 72 OF THE
CITY'S CODE OF ORDINANCES ENTITLED "BICYCLES"**

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF MOUNT PLEASANT:

Section 1. Amendment of Title VII: Traffic Code, Chapter 72: Bicycles.

Chapter 72: Bicycles of the City Code of Ordinances is hereby amended in its entirety to read as follows:

“Chapter 72: Bicycles and Electronic Bicycles.

GENERAL PROVISIONS

§ 72.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BICYCLE. Any device propelled by human power upon which any person may ride, having two or three wheels in a tandem or tricycle arrangement, all of which are over 14 inches in diameter.

ELECTRIC BICYCLE. Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

(A) The device is equipped with all of the following:

1. A seat or saddle for use by the rider.
2. Fully operable pedals for human propulsion.
3. An electric motor of not greater than 750 watts.

(B) The device falls within one of the following categories:

1. *Class 1 electric bicycle.* As used in this subparagraph, "class 1 electric bicycle" means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

2. *Class 2 electric bicycle.* As used in this subparagraph, "class 2 electric bicycle" means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.

3. *Class 3 electric bicycle.* As used in this subparagraph, "class 3 electric bicycle" means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

§ 72.02 TRAFFIC LAWS APPLY TO PERSONS RIDING BICYCLES AND ELECTRIC BICYCLES.

Each person riding a bicycle or electric bicycle upon a roadway shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by the laws of this state declaring rules of the road applicable to vehicles or by the traffic regulations of the city applicable to vehicles or by the traffic regulations of the city applicable to the driver of a vehicle, except as to special regulations in this chapter pertaining to bicycles and electric bicycles, and except as to those provisions of laws and regulations which, by their nature, can have no application.

§ 72.03 RESPONSIBILITY OF PARENTS AND GUARDIANS.

No parent of any child, nor guardian of any ward, shall authorize or knowingly permit any such child or ward to violate any of the provisions of this chapter.

OPERATING REGULATIONS

§ 72.15 OBEDIENCE TO TRAFFIC-CONTROL DEVICES.

(A) Each person operating a bicycle or electric bicycle shall obey the instructions of official traffic-control signals, signs, and other control devices applicable to vehicles, unless otherwise directed by a police officer.

(B) Whenever authorized signs are erected indicating that no right or left or "U" turn is permitted, no person operating a bicycle or electric bicycle shall disobey the direction of any sign, except where such person dismounts from the bicycle or electric bicycle to make any such turn, in which event such person shall then obey the regulations applicable to pedestrians.

§ 72.16 RIDING ON SEAT; NUMBER OF RIDERS.

(A) No person propelling a bicycle or electric bicycle shall ride other than astride a permanent and regular seat attached thereto.

(B) No bicycle or electric bicycle shall be used to carry more persons at one time than the number for which it is designed and equipped.

§ 72.17 RIDING ON ROADWAYS AND BICYCLE PATHS.

(A) Each person operating a bicycle or electric bicycle upon a roadway shall ride as near to the right-hand side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.

(B) No person riding a bicycle or electric bicycle upon a street or highway shall ride more than two abreast, except on paths or parts of roadways set aside for the exclusive use of bicycles and electric bicycles.

(C) Whenever a usable path for bicycles and electric bicycles has been provided adjacent to a street or highway, bicycle and electric bicycle riders shall use such path and shall not use the street or highway.

(D) Only bicycles and class 1 electric bicycles are permitted to operate on linear paved trails located within the City, unless otherwise regulated. Class 2 and class 3 electric bicycles are prohibited.

(E) Only bicycles are permitted to operate on nonmotorized, natural surface trails.

(F) Bicycles and electric bicycles are permitted to operate on motorized, natural surface trails within the City.

§ 72.18 SPEED.

No person shall operate a bicycle or electric bicycle at a speed greater than is reasonable and prudent under the condition then existing or as otherwise detailed herein or by state law.

§ 72.19 EMERGING FROM ALLEY OR DRIVEWAY.

Individuals operating a bicycle or electric bicycle shall at all times operate said bicycle or electric bicycle with due care and caution. The operator of a bicycle or electric bicycle, emerging from an alley, driveway, or building, shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on said sidewalk or sidewalk area and upon entering the roadway, shall yield the right-of-way to all vehicles approaching on said roadway.

§ 72.20 CLINGING TO VEHICLES.

No person operating a bicycle or electric bicycle shall attach the same or himself/herself to any vehicle upon a roadway.

§ 72.21 CARRYING ARTICLES.

No person operating a bicycle or electric bicycle shall carry any package, bundle, or article which prevents the rider from keeping both hands upon the handle bars.

§ 72.22 PARKING.

No person shall park a bicycle or electric bicycle upon a street other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or electric

bicycle or against a building or at the curb, in such manner as to afford the least obstruction to pedestrian traffic.

§ 72.23 RIDING ON SIDEWALKS.

(A) The Director of Public Safety or his/her designee is authorized to erect signs on any sidewalk, street, or roadway prohibiting the riding of bicycles or electric bicycles thereon by any person, and when such signs are in place, no person shall disobey the same.

(B) Whenever any person is riding a bicycle or electric bicycles upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

§ 72.24 LAMPS AND OTHER EQUIPMENT ON BICYCLES AND ELECTRIC BICYCLES.

(A) Each bicycle and electric bicycle when in use at night-time shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear of a type which shall be visible from all distances from 100 feet to 600 feet to the rear when directly in front of lawful lower beams of headlamps on a motor vehicle. A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the red reflector.

(B) No person shall operate a bicycle or electric bicycle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet except that a bicycle or electric bicycle shall not be equipped with nor shall any person use upon a bicycle or electric bicycle any siren or whistle.

(C) Every bicycle and electric bicycle shall be equipped with a brake which will enable the operator to make the braked wheels skid on dry, level, clean pavement.

RENTALS

§ 72.35 RENTAL AGENCIES.

A bicycle or electric bicycle rental agency shall not rent or offer any bicycle or electric bicycle for rent unless such bicycle or electric bicycle is equipped with the lamps and other equipment required in this chapter.

§ 72.99 PENALTY.

Any person violating any of the provisions of this chapter shall be held responsible for a municipal civil infraction and prosecuted in accordance with the Municipal Civil Infractions Ordinance. The fine for violation of a municipal civil infraction under this chapter shall not exceed \$50. Any minor who violates any provision of this chapter shall be dealt with by the juvenile division of the probate court or as prescribed by the laws of the state.”

Section 2. Repealer. This Ordinance expressly repeals all City ordinances and parts of ordinances in conflict with this Ordinance.

Section 3. Severability. If any provision of this Ordinance is declared invalid for any reason, that declaration does not affect the validity of all other sections of this Ordinance.

Section 4. Effective Date. This Ordinance takes effect 30 days after its adoption.

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DRAFT



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Capital Improvement Plan
2026-2031

Presentation Overview

- Updates on the 2025 Projects
- 2026 Projects by Department
- Changes From Prior Plan
- Summary of 2027-2031 Projects
- CIP Next Steps

Characteristics of CIP Project

- Original Construction or Substantial Improvement
- Equipment with an estimated useful life of ten (10) years or more
- At least \$20,000
- Projects spanning several years

Sources for Planning

- City Commission Goals
- Master Plan
- Parks & Recreation Master Plan
- Tax Capture District Plans
- Paser Ratings
- Sidewalk/Alley Inventory

Cash Flow Projections (pages 3-9)

Key Considerations

- Affordability
- Reserve Needs
- Grants/Donations

2025 Project Updates

- Buildings
 - Parking Lot Resurface
 - Roofing Project
 - Apparatus Bay Concrete Approach
- Downtown
 - Improvements Project
 - Parking Lot Resurface
- Parks
 - Medium Sized Project
 - Playground Equipment & Universal Access
- Streets
 - Overlays; Sidewalk Replacements; Asphalt Crack Sealing; Pavement Markings
 - Galvanized Water Service Replacement
 - Downtown Masonry Wall Repair
- Public Works
 - Sweeper and Sewer Debris Drying Beds
- Airport
 - Runway Rehab Design
 - Snow Removal Equipment
- WRRF
 - Boiler #2
 - Distribution System Replacements
 - Filter Actuator & Flow Meter Replacements
 - Lime Removal
 - Meter Replacements (paired with Water Project)
- Water
 - Oak Street Lift Station Generator
 - Watson Lift Station Upgrade
 - Plant Improvements, Replacements, and Upgrades
 - Scum Pump Replacement
 - Nelson Park Electrical Upgrades

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Buildings \$1,466,000

2026 Projects	Page	Amount	Funding
Windows & Doors Replacement (City Hall)	18	\$66,000	CI/PD
Retaining Wall (City Hall)	14	\$1,400,000	CI/PD



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City Clerks \$120,000

2026 Projects	Page	Amount	Funding
Election Equipment Replacement	20	\$120,000	CI/PD



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Downtown \$296,000

2026 Projects	Page	Amount	Funding
Alleyway Renovations	22	\$266,000	CI/SA
Downtown Improvement Program	24	30,000	CI



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Parks \$2,949,000

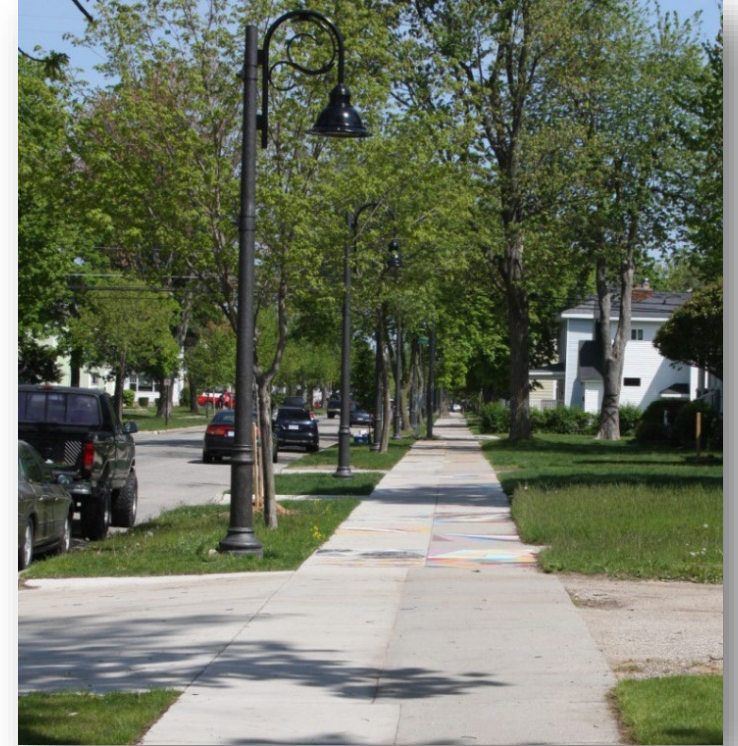
2026 Projects	Page	Amount	Funding
Chippewa River Bank Protection	34	\$610,000	CI/GR
Medium Size Project	36	54,000	CI/GR
Mid-Michigan/GKB Pathway Connections	38	2,100,000	CI/GR/DO
Playground Equipment & Unv Access	42	40,000	CI/GR/DO
Renv of Park Roads, Lots & Trails	44	145,000	CI/GR



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Public Works \$329,000

2026 Projects	Page	Amount	Funding
Sidewalk Replacement	48	\$150,000	MS
Storm Sewer Collection System Improvement	50	179,000	SS



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Airport \$3,430,000

2026 Projects	Page	Amount	Funding
Runway 9/27 Rehabilitation	54	\$3,200,000	FG/SG/AF
Snow Removal Equipment	55	230,000	FG/SG/AF



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Local Street \$0

2026 Projects	Page	Amount	Funding
Resurfacing/Reconstruction	58	\$0	LS



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Major Street \$2,107,000

2026 Projects	Page	Amount	Funding
Resurfacing/Reconstruction	63	\$2,107,000	MS



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Water \$568,000

2026 Projects	Page	Amount	Funding
Chemical Feed Pump Replacement	67	\$40,000	WPR
Distribution System Replacement	70	60,000	WDR
Meter Replacement	76	348,000	WDR
Source Water Equipment Replacement	79	120,000	WPR



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Water Resource Recovery Facility

\$797,000

2026 Projects	Page	Amount	Funding
Facility Improvements	82	\$275,000	WRRF
Lift Station Improvements	84	74,000	WRRC
Meter Replacement	86	348,000	WRRC
Reconstruction and Relining	87	100,000	WRRC



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Future Years 2027-2031

Ongoing

- Street reconstruction
- Sidewalk replacement
- Pedestrian lighting
- Mission Street safety & investment
- Parking lots
- Riverbank protection
- Sewer lines
- Water lines
- Plant replacements
- Downtown infrastructure
- Parks & trail maintenance
- Alley infrastructure
- Building maintenance

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Future Years 2027-2031

Projects

- Downtown streetscape
- Generator replacement
- Vehicle Storage Shelter
- Airport lighting transformers
- Mid-Michigan/GKB Pathway Connection
- Airport runway rehab
- Airport snow removal equipment

Notes on projects

- Mid-Michigan/GKB Pathway Connections in 2026 & 2028
- Street and Storm Sewer Funding
- Water Projects & Phase II Bonding

Not in the 6 Years

- Table 6 – Projects considered but not planned in the next six years

Next Steps

- | | |
|--|-------------|
| • Work Session (tonight) | April 28 |
| • Presentation at Planning Commission | May 1 |
| • 2 nd Work Session (if needed) | May 12 |
| • Public Hearing | May 27 |
| • Required Adoption | June 9 |
| • 2026 Operating Budget Submitted | September 8 |

April 28th Work Session

- City Commission Questions?