

# Regular Meeting of the Mt. Pleasant City Commission

Monday, January 13, 2025

7:00 p.m.

## AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

ADMINISTER OATH OF OFFICE TO CITY COMMISSIONERS BUSCH, EKE, AND PERSCHBACHER:

ELECTION OF MAYOR AND VICE MAYOR:

SET TIME AND DAY OF REGULAR MEETINGS:

PROCLAMATIONS AND PRESENTATIONS:

1. Proclamation in support of Peacemaking Recognition Day (January 20, 2025).
2. Introduction of Finance Director Lauren Pavlowski by City Manager Aaron Desentz.
3. Introduce and swear in Mt. Pleasant Police Officer Andrea Ream by Assistant Chief of Police Brandon Bliss.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

4. 2024 Report on review of medical and adult-use marihuana ordinances.
5. Minutes of the Traffic Control Committee (September).

*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.*

- 6. Minutes of the Airport Joint Operations and Management Board (October).
- 7. Minutes of the Planning Commission (November).
- 8. Monthly report on police related citizen complaints received.
- 9. Listing of payrolls and warrants from December 10, 2024 through January 12, 2025.

CONSENT ITEMS:

- 10. Approval of minutes from the regular meeting held December 9, 2024.
- 11. Approval of minutes from the special meeting held December 30, 2024.
- 12. Consider resolution in support of making temporary traffic control order No. 2-2024 a permanent traffic control order.
- 13. Consider resolution in support of making Temporary Traffic Control Order No. 3-2024 a permanent traffic control order.

PUBLIC HEARINGS:

NEW BUSINESS:

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

RECESS:

CLOSED SESSION:

ADJOURNMENT:

*All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.*

TO: MAYOR AND CITY COMMISSION

JANUARY 13, 2025

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: ADMINISTER OATH OF OFFICE AND ELECTION OF MAYOR AND VICE  
MAYOR

Administer Oath of Office

As the meeting begins, City Clerk Heather Bouck will administer the oath of office to newly-elected members.

Article II, Section 15 of the City Charter indicates that the City Clerk will preside at the beginning of the meeting until the Mayor is elected. After the Mayor is elected, the remainder of the meeting will be conducted by the Mayor.

Election of Mayor and Vice Mayor

The election will be conducted in accordance with the procedure outlined in Chapter 30.09 of the Code of Ordinances:

- Nominations
  - Called for from the chair
  - No seconds necessary
  - Closed after all nominations are made
- Voting
  - Voice vote for each Commissioner nominated
  - Candidates will be voted on in order nominated
  - One vote per commissioner per election
- Election
  - Position shall be filled by the nominee who receives a majority (4) votes
  - If there is a tie or no one receives a majority, voting continues until a candidate has a majority or a candidate withdraws

## **Resolution to Set Date and Time of Regular City Commission Meetings**

NOW, THEREFORE, BE IT RESOLVED, that the City Commission shall meet during 2025 on the second and fourth Mondays of each month, at 7:00 p.m. (except for May in which the second meeting of the month will be held on the fourth Tuesday of the month, in October in which the first meeting of the month will be held on the second Tuesday of the month and December in which the second meeting of the month will be held on the third Monday of the month) in the City Commission Room, City Hall, 320 W. Broadway beginning January 27, 2024.

## **2025 CITY COMMISSION CALENDAR**

*\*Regular meetings of the City Commission begin at 7:00 pm in the Commission Chambers, City Hall-320 W. Broadway Street.*

### **January**

13 Inaugural Meeting  
27 Regular Meeting

### **March**

10 Regular Meeting  
24 Regular Meeting

### **May**

12 Regular Meeting  
27 Regular Meeting—*Moved due to holiday*

### **July**

14 Regular Meeting  
28 Regular Meeting

### **September**

8 Regular Meeting  
22 Regular Meeting

### **November**

10 Regular Meeting  
24 Regular Meeting

### **February**

10 Regular Meeting  
24 Regular Meeting

### **April**

14 Regular Meeting  
28 Regular Meeting

### **June**

09 Regular Meeting  
23 Regular Meeting

### **August**

11 Regular Meeting  
25 Regular Meeting

### **October**

14 Regular Meeting—*Moved due to holiday*  
27 Regular Meeting

### **December**

8 Regular Meeting  
15 Regular Meeting—*Moved due to holiday*

# PROCLAMATION

WHEREAS, Peacemaking is an action, activity, event, or way of life which reduces or leads to a reduction of violence and contributes to a more cooperative and just way in which we live together; and

WHEREAS, Peacemaking is a lifelong process that begins with ourselves; and

WHEREAS, We live in a time when violence, hatred, and crime dominate the public media, and these attitudes are pervasive in our and our children's world view through television, movies, toys, popular music, videos and video games; and

WHEREAS, We would all prefer to live in peace in our physical and social environments in a way which honors and respects others and their differences as well as ourselves; and

WHEREAS, Our youth have an inherent idealism to make this a better community, country and world in which to live;

NOW, THEREFORE, I, Mayor of the City of Mount Pleasant, do hereby proclaim January 20, 2025

## PEACEMAKING RECOGNITION DAY

in Mount Pleasant and affirm that the peacemaking efforts of its youth are valued and appreciated in that these efforts contribute significantly to the quality of life in Mount Pleasant, and

FURTHER, The City Commission supports the non-violent resolution of misunderstandings and conflicts whenever and however they occur, as demonstrated by the life of Martin Luther King, Jr.

In Witness Whereof, I hereunto set my hand and the Great Seal of the City of Mount Pleasant, Michigan, this 13<sup>th</sup> day of January, 2025.

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Mayor  
City of Mount Pleasant, Michigan

# Memorandum



TO: Aaron Desentz  
City Manager

FROM: Heather Bouck  
City Clerk/Deputy Assessor

DATE: December 30, 2024

SUBJECT: Report on Medical and Adult-Use Marihuana Ordinances

In accordance with Sections 112.07 and 115.08 of the Code of Ordinances, staff are required to submit a report to the City Commission regarding marihuana ordinance implementation in December of each year. In accordance with the current Ordinances, please see the Marihuana Report for the calendar year 2024 below.

## MEDICAL MARIHUANA FACILITIES

The City Commission adopted medical marihuana ordinances on June 11, 2018. The City began accepting applications for medical marihuana facilities on October 1, 2018. The ordinances allow the following medical marihuana facility types and depicts the current number of licenses issued:

Facility type	Maximum number permitted	Conditional authorizations	Final authorizations	Available licenses
Provisioning Center	Unlimited	0	3	Unlimited
Grower – Class A	Unlimited	0	0	Unlimited
Grower – Class B or C	Unlimited		4	Unlimited
Processor	Unlimited	0	0	Unlimited
Secure Transporter	Unlimited	0	0	Unlimited
Safety Compliance	Unlimited	0	0	Unlimited

# Memorandum



## ADULT-USE MARIHUANA ESTABLISHMENTS

The City Commission adopted adult-use marihuana ordinances on September 9, 2019. The City began accepting applications for adult-use marihuana establishments on January 6, 2020. The chart below depicts the allowable adult-use facility types as well as the number of licenses issued.

Establishment type	Maximum number permitted	Conditional authorizations	Final authorizations	Available licenses
Retailer	Unlimited	3	11	Unlimited
Grower – Class A	Unlimited	0	1	Unlimited
Grower – Class B or C	Unlimited	0	5	Unlimited
Microbusiness	Unlimited	0	0	Unlimited
Processor	Unlimited	0	2	Unlimited
Secure Transporter	Unlimited	0	0	Unlimited
Safety Compliance	Unlimited	0	0	Unlimited

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

There have been no nuisance type issues raised with retail stores. There were two “smash and grab” incidents where the vandals break a window, run in and grab as much as they can and quickly exit. There were many such incidents statewide and the individuals responsible have been identified.

There have been a few complaints about the large growing facility in the City as to odor and the complaints are specific to this facility. Complaints have been addressed via Code Enforcement.

Below are photographs of the three new retail locations opened in 2024:



1901 S Mission St



2207 S Mission St



1322 E Pickard

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

**Present: Stacie Tewari, Jason Moore, Michelle Sponseller, Manuela Powidayko, Micheal Williams**

**Thursday, September 26, 2024 at 8:30 a.m. – Microsoft Teams**

- Approve minutes from the July 25th meeting
  - Approved, no comments.
- Consider adding “No Parking” signs on north side of E. Illinois between Brown and Elizabeth
  - Approved, no comments. Stacie to prepare TCO.
- Consider adding one 25 mph speed limit sign each on Trenton off Isabella, Chippewa Way and Heritage Way to address speeding from cut-throughs
  - TCC approved adding a speed limit sign on Trenton westbound near Isabella Road. This is a wide, straight roadway coming off of a higher speed limit county road.
  - TCC denied adding other speed limit signs. Statutory 25 mph speed limit in this entire residential area.
- Consider adding “No Parking” signs on west side of Adams between Broadway and High
  - In September 2024, city engineering had the road markings shifted 2’ west to allow more room for parking on the east side of the roadway, so cars will not be parked over the white line. Parking has not been allowed previously on the west side, but signs only exist in the first block south of Broadway. TCO to clarify the no parking and add more signs. Also replace the faded signs.
  - Approved, no comments. Stacie to prepare TCO.



## **AIRPORT JOINT OPERATIONS AND MANAGEMENT BOARD**

Meeting Minutes

**Thursday, October 17, 2024**

**3:30 p.m. – 5:00 p.m.**

**Airport Terminal Building**

I. Call to Order

Chairman Nanney called the meeting to order at 3:56 p.m.

II. Roll Call

Member	Present
Samantha Chippeway	Yes
Aaron Desentz	Yes
James McBryde	Yes
Rodney Nanney	Yes
Tim Nieporte	No (excused)

Staff present: Bill Brickner, Jason Moore

III. Approval of the Agenda

Motion by McBryde, support by Chippeway, to approve agenda

Motion passed unanimously

IV. Public Input on Agenda Items

None

V. Approval of Meeting Minutes – September 2024 – Attachment

Motion by McBryde, support by Desentz, to approve the minutes as written

Motion passed unanimously

VI. New Business

- a. What are the activities or essential capabilities that currently differentiate the Mt. Pleasant Municipal Airport from others, or that give the airport a unique and sustainable winning position in the marketplace?

Airport's dedicated staff makes us unique, feasibility study will direct us further

VII. Old Business

- a. Airport improvements feasibility study – update

Will contact Mead & Hunt for update

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

VIII. Airport Manager's Report – September – Attachment

a. Airport projects update

Final project walk-thru scheduled October 21

IX. Announcements on Airport Related Issues and Concerns

a. New Airport sign

Motion by McBryde, support by Chippeway, to recommend new airport sign of "Mt. Pleasant Regional Airport (Owned and Operated by the City of Mt. Pleasant)"

Motion passed unanimously

X. Public Comment on Non-Agenda Items

None

XI. Adjournment

Chairman Nanney adjourned the meeting at 4:06 p.m.

**Mt. Pleasant Planning Commission  
Minutes of the Regular Meeting  
November 7, 2024**

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

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

Absent: None

Staff: Manuela Powidayko, Susan Tham

**II. Approval of the Agenda:**

A request to amend agenda order was made by Andy Theisen, the applicant for agenda item “SPR-24-07 (Amendment Request, associated with SUP-24-08) – 222 N Mission St – Konwinski Construction Inc. – Automobile dealership request for newly proposed lighting,” to have the Site Plan Review section precede the Public Hearing items, with SPR-24-07 amendment coming first.

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

Motion approved unanimously.

**III. Approval of the Minutes:**

**A. October 3, 2024 Regular Minutes**

Motion by Ortman, support by Friedrich to approve the minutes from the October 3, 2024 regular meeting as presented.

Motion approved unanimously.

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

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

**V. Communications:**

Powidayko reported that there were three communications for this meeting. Two were in opposition of the Rezoning for a private school. One was in opposition of the Rezoning of Corner of Crawford and Broomfield Roads and private school. Five communications from the previous regular meeting are included in this packet due to

their relevance. One was an invitation to the Southwest Association of Neighbors (SWAN) meeting. Four were in opposition of the Rezoning of Corner of Crawford and Broomfield Roads. All communications were placed at the Planning Commission's dais.

## **VI. Site Plan Review**

### **A. SPR-24-07 (Amendment Request, associated with SUP-24-08) – 222 N. Mission St – Konwinski Construction Inc. – Automobile dealership request for newly proposed lighting.**

Powidayko stated that the applicant Konwinski Construction Inc. (Andrew Theisen) received approval at the June 6, 2024 Planning Commission meeting for the expansion of the existing automobile dealership Graff Cadillac Buick located at 116 N Mission St to the corner lot located at 222 N Mission. The applicant is now proposing new site lighting, which is subject to § 96.13 Lighting Standards set forth on Chapter 96 Nuisances of the Mt Pleasant City Code.

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 presented the site plan review for the proposed new site lighting.

Powidayko closed her presentation with recommendation to approve the amendment to SPR-24-07.

Chair Hoenig invited the applicant up to present their case.

Andy Theisen was on hand to answer any questions.

There were no questions.

Motion by Friedrich, support by Haveles to approve the amendment to SPR-24-07 to allow the proposed outdoor light fixtures at 222 N Mission St.

Discussion took place.

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

Nays: None

Motion passed unanimously.

**B. SPR-23-22 (Amendment Request, associated with SUP-23-16) – 914 E Pickard – Haze MP LLC – Adult-Use Marihuana Retail Establishment request for building addition.**

Powidayko stated that the applicant Haze MP LLC received approval at the January 4, 2024 Planning Commission meeting for an Adult-Use Marihuana Retailer at 914 E Pickard Street. The applicant is now proposing to enclose the existing drive-through canopy to expand the retailer footprint and modify the site flow layout.

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 presented the site plan review for the proposed new building enclosure and site flow layout modification.

Powidayko closed her presentation with recommendation to approve the amendment to SPR-23-22 subject to conditions.

Chair Hoenig invited the applicant up to present their case.

John D. Gumma was virtually present to answer any questions and informed the Commissioners that if the amendment request is approved, the applicant will proceed with engineered drawings and start construction. Gumma provided information about proposed enlargement meeting the style of the existing building, with masonry walls but larger windows.

There were no questions.

Discussion took place.

Motion by Ortman, support by Haveles to approve the amendment to SPR-23-22 to allow the enclosure of the existing drive-through canopy and site flow modification through a lane reduction at the east property line from 21 to 14-feet at 914 E Pickard, subject to the following conditions:

1. The applicant shall comply with the minimum façade openings and façade glazing requirements set forth on table 154.405.A District standards: CD-4 general urban character district, under “Building Standards”;
2. The applicant shall install “One Way” and “One Way Do Not Enter” signs at the north and south ends of the 16’ and 14’ drives (4 total), placed in the corresponding direction.

Discussion took place.

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

Nays: None

Motion passed unanimously.

## **VII. Public Hearings:**

**A. Z-24-01 – Tax Parcels 17-000-17-300-00, 17-000-17-303-00, 17-000-17-304-00, 17-000-17-305-00, 17-000-17-306-00 – City request to rezone the properties from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone), respectively.**

Powidayko introduced Z-24-01, a City request to rezone the five properties located southwest of Crawford and Broomfield from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone), respectively.

Powidayko reviewed the criteria for this rezoning application.

Powidayko closed her presentation with the requested action to recommend that the City Commission rezone the five properties as presented.

Discussion took place.

Commissioner Kingsworthy asked if the parties involved in the PRD have approved and signed off on the PRD dissolution agreement. Powidayko confirmed that all signatures from property owners involved, as well as the City were collected.

Commissioner Friedrich asked if CMU has indicated what they would like to do with the property. Powidayko said that the City's contact on the matter has been CMU's Facilities Manager, and that no plans with the property have been shared with the City thus far.

Chair Hoenig opened the public comment.

Amy Durfee, 5360 S Meridian Rd, a member of the Central Christian Academy school board, spoke in support of the proposed private school, emphasizing the value of additional educational choices for families in the community and cited her own experience as a parent. Durfee shared of the school's focus on outdoor education being a reason why this piece of property is appealing for the school. Durfee believes the school would attract more families to our community.

Mary Senter, 1209 Tomah Dr, spoke in opposition to the proposed development, sharing her concerns about empty storefronts, which she believes contribute to a sense of blight and a depressed community. Senter also expressed concern that adding private schools would divert students and funding from public schools, suggesting that could potentially lower property values. Senter emphasized that a strong public education system is what attracts families and urged the commissioners to reject the proposals.

Renee Papelian, 1408 North Dr, spoke in support of the proposed school, emphasizing that a variety of educational options, including private, charter, and public schools, strengthens a community by catering to different learning styles and values. Papelian highlighted the benefits of educational diversity, noting that it encourages innovation, improves overall education, and provides families with choices that best suit their children's needs. This will attract parents, which will attract employers because people will stay for the strong educational choices.

Marja Nothstine, 1361 S Crawford St, spoke in opposition of the proposed zoning change for a proposed private school, arguing that the southwest corner of the city is the only remaining large parcel of land suitable for new home sites without major demolition, and should be prioritized for housing. Nothstine reiterated that the proposed Civic zoning would deviate from the city's Master Plan future land use map and urged the Planning Commission to zone it for housing.

Adam Reid, 6801 Hovey Rd in Rosebush, the lead pastor at Central Church, spoke in support of the proposed private school, sharing a story about a newly local family whose child struggled in the Mount Pleasant public school and was seeking alternative educational options. Reid believes the proposed school could strengthen the public school system by promoting accountability and competition. Reid believes by offering families educational options, they will be encouraged to stay in Mount Pleasant, rather than leaving the community for better school choices.

Pat Cwiek, 1122 Country Way, spoke in support of the proposed private school. Cwiek shared her personal experience of raising children in the area and the challenges they faced with the current public school configuration, and shared how smaller schools like the proposed one could provide more personalized education and

better support for students. Cwiek also noted that the school could attract and keep quality professionals to the community, particularly those in fields like healthcare and academia, by offering educational choices for their children.

Lisa Wendland, 1044 Essex Dr, Weidman, and former Central Michigan University (CMU) faculty, spoke in support for the proposed Christian school. Wendland believes this school will attract families with school age children, which could lead to demand for local business owners and new businesses to fill the empty store fronts. Wendland stated entrepreneurs and business owners themselves want to invest in their children, and without the opportunity they are looking for, they will not stay. Wendland shared that during her time at CMU, her commuting coworkers did not plan to bring their children to schools in the area, which was disheartening as she had moved into the area herself. Wendland expressed excitement for more options coming to the community.

Debra McGilsky, 311 Kane St, spoke in support of the proposed Christian private school. McGilsky, who taught at and retired from CMU, affirmed the reason she and her family moved to Mount Pleasant in 1989 was because there was the option of a Christian private school at that time for their daughter. McGilsky strongly emphasized the need for various options, noted that while not everyone will want it, knowing the option is there is important. McGilsky reiterated she is a live example of someone who moved and stayed because of that option.

Haley Pote, 119 E Broadway St, spoke in opposition of the proposed private school. Pote stated her and her partner, current City Commissioner Boomer Wingard, are at a time where they are considering buying a house, having children, and that they are both looking for a strong public-school system. Pote believes any new schools, private, that are put into this city, will take away from the public school and they will have to leave. However, Pote acknowledged that the City, the Planning Commission and the City Commission are not here to make decisions on school options. Pote expressed that they want to stay in Mt Pleasant, but does not think the private school option is the way to go.

Sara Sroufe, resident at 1400 W Broomfield St, located directly across from the proposed school, spoke to bring attention to traffic flow and safety concerns within the vicinity of the proposed school, particularly given the presence of teenage drivers and the speed of vehicles on West Broomfield Street. Sroufe urged the Planning Commission to reconsider the traffic assessment, suggesting improvements such as adding a turning lane, reducing speed limits, or other measures to enhance safety, especially with the potential increase in foot and bike traffic.



Ron Ives, 5346 E Deerfield Rd, pastor at one of the supporting churches, spoke in support of the proposed Christian private school. Ives shared the sentiment of wanting strong public schools, and shared that the goal of starting Central Christian Academy was to provide an additional choice for parents, as not all children learn in the same environment. Ives brought up that First Baptist had a school for years in Mount Pleasant and public schools continued to thrive at that time.

Charla Riley, 7280 Deweigan Ln, spoke in support of the proposed private Christian school and providing options for our children. Riley spoke from experience about the academic benefits of smaller class sizes, which allowed for more attention and helped her excel academically, compared to her time in public schools, where they kept putting her the next math class when she failed the one before. Riley is currently considering homeschooling her daughter, as she does not wish to enroll her into the public school, and reiterated her excitement for a Christian private school choice on top of what currently exists.

Tim Maness, 110 Plumtree Ln, a dues paying member of the Southwest Association of Neighbors (SWAN), spoke in support of the rezoning, stating it would allow some development at this property, and that the communication from SWAN in the packet is not a unanimous SWAN opinion.

Airlia Partlo, 1322 W Broomfield, property manager, former public school teacher, with children enrolled at Sacred Heart, spoke in opposition to the location of the proposed school. Partlo believes while school choice should be allowed, she sees options outside of city limits for it, and that building a subdivision of housing would be a better use of the property to address the housing crisis and for taxing purposes.

Kathy Bebee, 4875 Rivers Edge Trail, spoke in support of the proposed private Christian school. Bebee reiterated that Tim Bebee did on two previous occasions propose to do housing projects on the subject property, and those proposals were turned down. Bebee shared that in her experience as a parent, she was able to engage with private school teachers about her children more easily than with the public schools, and that she wants parents to be able to make the choice to enroll their children to schools they can trust.

Dave Wendland, 1044 Essex Dr, spoke in support of the proposed private school, sharing he believes it wouldn't harm public schools, as many are already overcrowded, and that additional options would benefit families like his. Wendland mentioned he graduated high school when he was 19, to support the original data in the packet, which initially included 19 in its K-12 age range.

Dennis Egan, 1603 E Bellows, spoke in support of the proposed private Christian school, and emphasized the importance of having diverse educational options. Egan highlighted the positive experiences his family has had with both private and public schools, advocating for the availability of a school environment where faith is openly respected.

Linda McGuire, 201 E Grand Ave, a long-time educator and homeschooling parent, spoke in support of the proposed school. McGuire had the choices of public school and homeschooling for her children, believes that having options builds the community, and is in support of giving parents choice.

Jennifer Nickel, 3465 S Loomis Rd, a long-time educator and homeschool parent, spoke in support of the proposed private school. Nickel shared she has met about 150 other families, spanning from Farwell to Ithaca, who homeschool and would put their child in a Christian school in Mt Pleasant. Nickel continued, stating families would be in town buying gas, groceries and other commodities, which are all taxable. Nickel stated some families moved out of our area to send their children to Christian schools and that the Central Christian Academy (the proposed private school) is what Nickel wants, something that families want, and something that kids need.

Dave Durfee, 5360 S Meridian Rd, a former public school teacher and parent, spoke in support for the new Christian school, emphasizing that it would provide additional educational options for families, not replace existing ones. Durfee believes in having choice and the success in providing choice can spread and attract new people into our community.

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.

Kingsworthy shared from his experience he does not believe private schools have negative impacts on public schools. Kingsworthy mentioned he observed collaborations between staff and students of private and public schools, sometimes friendly competition in sports.

Irwin shared his observation on the tax issue, stating CMU does not pay any taxes, but we would not be a town without CMU. Irwin also stated he has never heard issues about Sacred Heart being a detriment to Mount Pleasant High School.

Haveles expressed appreciation for the people who came to speak and their care for the community. Haveles explained his vote was not an indictment of public schools and that the Planning Commission is trying to vote to enable an additional option to children in the area (more students).

Nicholas asked the question about how much of a tax base we are going to lose for rezoning the one parcel to Civic Zone, and emphasized how many people are looking to have housing and affordable housing in the community.

Kingsworthy asked to confirm that the new zoning would allow houses to be built.

Nicholas added to clarify if it would only be affordable housing.

Friedrich and Hoenig clarified it will be zoned CD-4 which allows any type of housing, not only affordable housing, just like other areas in the city which are zoned CD-4.

Haveles added that he hopes there will be more housing in the community and that Mt Pleasant needs that middle housing.

Hoenig added that under the PRD, nothing has been developed in that piece of property during her 16-17 years in the community and said that maybe something will actually be developed after the rezoning.

Devenney added that apartments were built in the rezoning area but most of the area has been left undeveloped.

Ortman clarified that the rezoning is not just for immediate construction of school but will in the long term increase the tax base and bring overall economic development with more tax growth than loss.

Friedrich asked Powidayko how much the City gets from that property today.

Powidayko provided the tax information currently collected for all jurisdictions (parcel where the school development is being proposed pays a total of \$3,652 annually whereas West Point Village, which is developed with housing, has paid over \$445,000 annually).

Discussion took place about the Planning Commission's role, which is to recommend land rezoning, not meaning that the Planning Commission dictates the specific type of development that takes place, other than approving site plans later when developments are proposed.

Motion by Liesch, support by Haveles to recommend that the City Commission rezone the five properties located southwest of Crawford and Broomfield, from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone).

Discussion took place.

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

Nays: None

Motion passed unanimously.

**B. TC-24-02 – A proposed ordinance to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules.**

Powidayko presented the proposed amendment to Table 154.405.A of the zoning ordinance as it relates to SD-U University Special District rules. This proposed text amendment complements the proposed rezoning above.

Powidayko closed her presentation with the requested action to recommend that the City Commission adopt Text Change 24-02.

Discussion took place.

Irwin asked what kind of residential uses would be allowed under the CD-3 designation.

Powidayko replied that it would mostly be single-family and duplexes with a Special Use Permit.

Chair Hoenig opened the public comment.

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

There being no one else who wished to speak, public comment was closed and chair Hoenig opened for discussion.

Motion by Friedrich, support by Haveles to recommend that the City Commission adopt Text Change 24-02.

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

Nays: None

Motion approved unanimously.

**VIII. Public Comments:**

Chair Hoenig opened the public comment.

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

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

**IX. New Business:**

A. None

**X. Other:**

**A. Staff Report**

Powidayko reviewed the two administrative site plan reviews: one site plan from October, and one site plan update from September. The first was the approval of SPR-24-21 for the installation of solar panels over the roof of the existing building at 110 E Broadway. The second was the approval of a site plan update associated with SPR-24-08, at 222 N Mission St, for the removal of the existing on-site tree and replacement with a new tree in compliance with landscaping requirements of the Zoning Ordinance.

**C. Adjournment:**

Motion by Liesch, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned at 9:07 p.m.

01/09/2025

CHECK REGISTER FOR CITY OF MT  
CHECK DATE FROM 12/10/2024 - 01/10/2

Check Date Vendor Name

Bank COMM COMMON CASH

12/12/2024	ANGIE MCCANN
12/12/2024	BILL BRICKNER
12/12/2024	CHRISTINE WITMER
12/12/2024	HEATHER BOUCK
12/12/2024	TENLEY GOOD
12/12/2024	ACME SPORTS INC
12/12/2024	AIMEE MURPHY
12/12/2024	ALLIED FIRE SALES & SERVICE LLC
12/12/2024	ALMA BOLT COMPANY
12/12/2024	ALMA TIRE SERVICE INC
12/12/2024	APEX SOFTWARE
12/12/2024	AUTO SOLUTIONS
12/12/2024	AUTOZONE, INC.
12/12/2024	BANDIT INDUSTRIES, INC
12/12/2024	BEN KROPF
12/12/2024	C & O SPORTSWEAR
12/12/2024	CABLE CONSORTIUM
12/12/2024	CDW GOVERNMENT, INC
12/12/2024	CENTRAL ASPHALT, INC
12/12/2024	CENTRAL MICH UNIV - MAILROOM
12/12/2024	CHARTER TOWNSHIP OF UNION
12/12/2024	CHRISTINE WITMER
12/12/2024	COYNE OIL CORPORATION
12/12/2024	DAWN WINKELMAN
12/12/2024	ELECTIONSOURCE
12/12/2024	FIDELITY SECURITY LIFE INSURANCE CO
12/12/2024	FISHBECK - ENGINEERS/ARCHITECTS/
12/12/2024	FLEX ADMINISTRATORS
12/12/2024	GEORGE INSTRUMENT COMPANY
12/12/2024	GILL-ROY'S HARDWARE
12/12/2024	HAVILAND PRODUCTS COMPANY
12/12/2024	HIRERIGHT
12/12/2024	HOLLAND SUPPLY, INC.
12/12/2024	INFOSEND, INC
12/12/2024	ISABELLA COUNTY
12/12/2024	JARED BOUMAN
12/12/2024	JASON MOORE
12/12/2024	JC CUSTOM WOODWORKS

12/12/2024	KAMDEN WILLIAMS
12/12/2024	KONECRANES INC
12/12/2024	KRAPOHL FORD LINCOLN MERC
12/12/2024	LATITUDE MEDIA LLC WCZY/WMMI
12/12/2024	LETAVIS ENTERPRISES INC.
12/12/2024	LILLY PIERCE
12/12/2024	MANNIK SMITH GROUP
12/12/2024	MELISSA WANINK
12/12/2024	METRON-FARNIER, LLC
12/12/2024	MI MUNI RISK MGMT AUTHORITY
12/12/2024	MICHIGAN STATE POLICE
12/12/2024	MID-MICHIGAN INDUSTRIES
12/12/2024	MIKA MEYERS
12/12/2024	MILE HIGH SHOOTING ACCESSORIES
12/12/2024	NCL OF WISCONSIN
12/12/2024	NOAH MCGUIRE
12/12/2024	NOLAN CASZATT
12/12/2024	NYE UNIFORM COMPANY
12/12/2024	O'NEIL & DUSO PLLC
12/12/2024	ODP BUSINESS SOLUTIONS LLC
12/12/2024	ON DUTY GEAR, LLC
12/12/2024	PRO COMM, INC
12/12/2024	R & T MURPHY TRUCKING, LLC
12/12/2024	ROMANOW BUILDING SERVICES
12/12/2024	SHARON HALL
12/12/2024	SHOWTISS FARMS
12/12/2024	SUMMIT FIRE PROTECTION
12/12/2024	SUNRISE ASSESSING SERVICES, LLC
12/12/2024	T.H. EIFERT, LLC
12/12/2024	THE ISABELLA CORPORATION
12/12/2024	TROJAN TECHNOLOGIES
12/12/2024	UNIFIRST CORPORATION
12/12/2024	ZACHARY GRIFFITH
12/15/2024	CITY TREASURER - UTILITIES
12/27/2024	AARON DESENTZ
12/27/2024	CHRISTINE WITMER
12/27/2024	MICHELLE SPONSELLER
12/27/2024	21ST CENTURY MEDIA - MICHIGAN
12/27/2024	AIRGAS USA, LLC
12/27/2024	AK ATHLETIC EQUIPMENT INC
12/27/2024	ALEXANDER MATTHEWS
12/27/2024	ALMA TIRE SERVICE INC
12/27/2024	AMERICAN LEGAL
12/27/2024	ARMOURERS CHOICE

12/27/2024	AVFUEL CORPORATION
12/27/2024	BERRY DUNN
12/27/2024	BLYSTONE & BAILEY
12/27/2024	BOUND TREE MEDICAL, LLC
12/27/2024	CARCAJOU RESILIENCE GROUP LLC
12/27/2024	CDW GOVERNMENT, INC
12/27/2024	CENTRAL CONCRETE INC
12/27/2024	CENTURYLINK
12/27/2024	CHRIS LEONARD
12/27/2024	CLARK HILL P.L.C.
12/27/2024	CORE TECHNOLOGY CORPORATION
12/27/2024	D. CLARE SERVICES
12/27/2024	DAVID FREMIN
12/27/2024	DENALI CONSTRUCTION & ENGINEERING
12/27/2024	FLEX ADMINISTRATORS
12/27/2024	FOSTER, SWIFT, COLLINS & SMITH, P.C
12/27/2024	FREDRICKSON SUPPLY, LLC
12/27/2024	GALLS, LLC
12/27/2024	GRAYMONT WESTERN LIME INC.
12/27/2024	GREENTREE COOPERATIVE GROCERY
12/27/2024	HAVILAND PRODUCTS COMPANY
12/27/2024	HERITAGE COLLISION CENTER LLC
12/27/2024	HOLLAND SUPPLY, INC.
12/27/2024	HYDROCORP, INC.
12/27/2024	ISABELLA COUNTY
12/27/2024	ISABELLA COUNTY
12/27/2024	JARED BOUMAN
12/27/2024	JENNIFER HEITMAN
12/27/2024	JPW TECHNOLOGIES
12/27/2024	JUSTIN NAU
12/27/2024	KAWKAWLIN ROOFING COMPANY
12/27/2024	KYLE KEEHBAUCH
12/27/2024	LAKESHORE CONSTRUCTION
12/27/2024	LASER ENCORE
12/27/2024	LEXIPOL, LLC
12/27/2024	MANER COSTERISAN
12/27/2024	MANNIK SMITH GROUP
12/27/2024	MCLAREN CORPORATE SERVICES
12/27/2024	MEAD & HUNT
12/27/2024	MID AMERICA METER, INC
12/27/2024	MIDLAND DAILY NEWS
12/27/2024	MIKA MEYERS
12/27/2024	MOREY'S LOGO
12/27/2024	MT PLEASANT HEATING



12/27/2024	NBS COMMERCIAL INTERIORS
12/27/2024	NCL OF WISCONSIN
12/27/2024	O'NEIL & DUSO PLLC
12/27/2024	ODP BUSINESS SOLUTIONS LLC
12/27/2024	PHOENIX SAFETY OUTFITTERS
12/27/2024	RCL CONSTRUCTION CO. INC
12/27/2024	RENT-RITE, INC - ALMA
12/27/2024	ROBERT W LAMSON, PHD
12/27/2024	RYAN DUKES
12/27/2024	SCOTT HALTINER
12/27/2024	STATE OF MICHIGAN
12/27/2024	T.H. EIFERT, LLC
12/27/2024	TERRY'S CYCLE & SPORTS
12/27/2024	THE MORNING SUN
12/27/2024	TODD HUNT
12/27/2024	UNIFIRST CORPORATION
12/27/2024	VFIS
12/27/2024	WILLIAMS & WORKS
12/27/2024	YEO & YEO TECHNOLOGY
01/06/2025	RONDA HAINES
01/09/2025	ANGIE MCCANN
01/09/2025	BILL BRICKNER
01/09/2025	JANENE CHISEK
01/09/2025	LAURA FOX
01/09/2025	PHILIP BISCORNER
01/09/2025	TRAVIS WELSH
01/09/2025	DTE ENERGY
01/09/2025	REPUBLIC SERVICES #239
01/09/2025	ENVIROLITE SPECIALTY FOAM
01/09/2025	ALEXANDER MATTHEWS
01/09/2025	ALMA TIRE SERVICE INC
01/09/2025	AUTOZONE, INC.
01/09/2025	AVFUEL CORPORATION
01/09/2025	BRAXTON GOMEZ
01/09/2025	BROWN & BROWN INSURANCE SERVICES
01/09/2025	CDW GOVERNMENT, INC
01/09/2025	CENTRAL MICHIGAN HEALTH DEPT
01/09/2025	CHARTER TOWNSHIP OF UNION
01/09/2025	CINTAS CORP
01/09/2025	COYNE OIL CORPORATION
01/09/2025	CUMMINS SALES AND SERVICE
01/09/2025	DAWN WINKELMAN
01/09/2025	FISHBECK - ENGINEERS/ARCHITECTS/
01/09/2025	FRONT LINE SERVICES, INC

01/09/2025	GALLS, LLC
01/09/2025	GILL-ROY'S HARDWARE
01/09/2025	HAVILAND PRODUCTS COMPANY
01/09/2025	HURST MECHANICAL
01/09/2025	IDEXX DISTRIBUTION, INC.
01/09/2025	INFOSEND, INC
01/09/2025	ISABELLA COUNTY
01/09/2025	KIMBERLY MONROE
01/09/2025	KINGS DISPOSAL
01/09/2025	LETAVIS ENTERPRISES INC.
01/09/2025	MACQUEEN EMERGENCY
01/09/2025	MASON NASH
01/09/2025	MID MICHIGAN AREA CABLE
01/09/2025	MISS DIG SYSTEM, INC.
01/09/2025	MOREY'S LOGO
01/09/2025	MT PLEASANT HEATING
01/09/2025	MUNICIPAL EMERGENCY SERVICES INC.
01/09/2025	MWEA
01/09/2025	NCL OF WISCONSIN
01/09/2025	NYE UNIFORM COMPANY
01/09/2025	OTIS ELEVATOR COMPANY
01/09/2025	PHOENIX SAFETY OUTFITTERS
01/09/2025	PLEASANT GRAPHICS, INC
01/09/2025	PRO COMM, INC
01/09/2025	PVS TECHNOLOGIES, INC
01/09/2025	ROMANOW BUILDING SERVICES
01/09/2025	SHARE CORPORATION
01/09/2025	STATE OF MICHIGAN
01/09/2025	STATE OF MICHIGAN
01/09/2025	STERICYCLE, INC.
01/09/2025	SUMMIT FIRE PROTECTION
01/09/2025	THIELEN TURF IRRIGATION, INC
01/09/2025	UNIFIRST CORPORATION
01/09/2025	USABUEBOOK
01/09/2025	VERMONT SYSTEMS, INC
01/09/2025	YEO & YEO TECHNOLOGY

COMM TOTALS:

Total of 206 Checks:

Less 2 Void Checks:

Total of 204 Disbursements:

Bank TAX TAX COLLECTION

12/27/2024 CORELOGIC

12/27/2024	MT PLEASANT ABSTRACT AND TITLE
12/27/2024	UNITED APTS-MMI LLC
12/27/2024	WEST CAMPUS VILLAGE-WEST LLC
12/27/2024	WEST CAMPUS VILLAGE-WEST LLC

TAX TOTALS:

Total of 5 Checks:

Less 0 Void Checks:

Total of 5 Disbursements:

REPORT TOTALS:

Total of 211 Checks:

Less 2 Void Checks:

Total of 209 Disbursements:

PLEASANT

025

Description	Amount
REIMBURSEMENT MILEAGE THRU 11/29/2024	10.05
REIMBURSEMENT CELL PHONE OCT/NOV	50.00
REIMBURSEMENT CELL PHONE NOVEMBER 2024	50.00
REIMBURSEMENT MILEAGE - NOVEMBER 2024	337.62
REIMBURSEMENT - SHIPPING OF COMPUTER UPO	102.94
POLICE TRAINING SUPPLIES - GLOCK,SIGHTS	2,474.50
REIMBURSEMENT - CELL PHONE OCT 2024	100.00
SUPPLIES - ORANGE FOLDING CONES	613.00
SUPPLIES - BLADE/NUTS	274.51
SUPPLIES/VEHICLE MAINT - FIRE (CODE) 202	307.37
CONTRACT SVCS ASSESSOR SKETCHING SFTWR	520.00
CONTRACT SVCS - TOW BILL	625.00
SUPPLIES - BATTERIES	21.32
SUPPLIES - NACD S/L PTO	2,116.91
YOUTH BASKETBALL REFEREE THRU 12/5/2024	15.00
SUPPLIES RECREATION - WINTER CHALLENGE	1,321.00
3RD QUARRTER FRANCHISE FEE - JULY - SEPT	15,692.98
SUPPLIES - MONITOR DPW (BOW)	2,615.27
SUPPLIES - TOP MIX	139.07
POSTAGE/HANDLING - 10/28 - 11/29/2024	1,202.75
WINTER TAXES - E BROOMFIELD RD	86.91
PETTY CASH ESTABLISHMENT - UB BAG/TAG RE	1,000.00
FUEL - THROUGH 11/30/2024	8,346.14
REIMBURSEMENT METER READER MILEAGE NOVEM	31.36
CONTRACT SVCS - ELECTION BALLOTS/TESTING	3,264.50
OPTICAL INSURANCE PREMIUMS - DECEMBER 20	1,278.60
CONTRACTSVCS - WRRF IMPROVEMENTS THRU 11	45,414.70
FSA ADMINISTRATIVE FEE - NOVEMBER 2024	218.40
SUPPLIES - WATER DEPARTMENT	3,238.38
SUPPLIES - DOWEL	26.48
CHEMICALS WRRF - SODA ASH	4,874.00
CONTRACT SVCS - BACKGROUND SCREENING SER	91.60
SUPPLIES - GRAVE BOARD	1,952.06
CONTRACT SVCS SHUT OFF NOTICES/STATEMENT	6,680.18
SPECIAL DRAIN TAX ASSESSMENT 2024 - POTT	105.76
REIMBURSEMENT SAFETY FOOTWEAR	100.00
MILEAGE REIMBURSMENT 10/1 TO 11/30/2024	207.03
TUMBLERS & ENGRAVING	467.20

YOUTH BASKETBALL REFEREE THRU 12/5/2024	60.00
SUPPLIES - MAY 2024 INSPECTIION WTP	1,590.00
SUPPLIES/VEHICLE MAINT - UNIT #496	94.27
CONTRACT SVCS - DICKEN CHRISTMAS CELE 12	5,500.00
CAR WASHES - POLICE (47) OCTOBER 2024	235.00
YOUTH BASKETBALL REFEREE THRU 12/5/2024	45.00
CONTRACT SVCS - 401.2400149.000 LANDFILL	4,104.50
YOUTH BASKETBALL REFEREE THRU 12/5/2024	30.00
METER REPLACEMENT - AUGUST 2023	37,710.52
POLICY TERM 7/1/24 THRU 7/1/25 R0001194/	71,029.75
CONTRACT SVCS - TOKEN FE 10/1 TO 12/31/2	165.00
RECYCLING AT CURB SIDE RECYCLING	8,822.28
CONTRACT SVCS TAX TRIBUNALS - WESTPOINT	2,450.00
SUPPLIES - POLICE FIREARMS	9,118.95
CHEMICALS WATER PLANT	355.76
YOUTH BASKETBALL REFEREE THRU 12/5/2024	30.00
YOUTH BASKETBALL REFEREE THRU 12/5/2024	45.00
UNIFORMS - POLICE - EISENBERGER	429.29
PROSECUTORIAL SVCS RETAINER	7,941.70
SUPPLIES - PAPER	119.52
UNIFORMS - T BURROWS	2,583.96
CONTRACT SVCS - 2024 TAHOE 225	5,460.00
CONTRACT SVCS - LEAF REMOVAL	2,147.63
CONTRACT SVCS - JANITORIAL - NOVEMBER 20	5,945.36
REIMBURSEMENT MILEAGE-WATER METER READER	19.77
FARMERS MKT TOKEN REIMB THRU 12/3/2024	96.00
CONTRACT SVCS - WATER DEPT ALARM	249.00
ASSESSING SVCS - JANUARY 2025	8,575.00
CONTRACT SVCS - DPS	154.00
CONTRACT SVCS - EXTERIOR PLUMBING FOR DI	23,250.00
SUPPLIES WRRF	950.50
MOTOR POOL MATS & SUPPLIES	79.17
REIMBURSEMENT - SAFETY FOOTWEAR	95.39
STREETS WATER/SEWER DUE OCT/NOV	5,194.49
REIMBURSEMENT PHONE NOV-DEC 2024	142.99
REIMBURSEMENT CELL PHONE DECEMBER	50.00
REIMBURSEMENT - COBRA DEC TO JAN 2025	1,362.72
532011 NEWSPAPER PUBLICATIONS NOVEMBER	1,852.68
CYLINDER LEASE RENEWAL JAN TO SEPT 2025	195.46
DEFENSE TACTIC TRAINING ROOM	13,994.61
REIMBURSEMENT - MILEAGE DECEMBER 2024	182.24
SUPPLIES/VEHICLE MAINT - POLICE - #063X3	744.00
CONTRACT SVCS - MP CODE OF ORD - DECEMBE	515.30
BALLISTIC SHIELD INSTRUCT COURSE	500.00

INVOICES/CREDITS THRU 12/09/2024	19,520.97
PROGRAM ASSESSMENT PARKS AND REC 2024	5,917.00
BANK RECONCILIATION SERVICES	4,040.15
SUPPLIES FIRE	231.07
DEFENSE TACTICS TRAINING	550.00
ADO ACROBAT	1,282.93
SUPPLIES-PEASTONE	205.91
COMMUNICATIONS DUE DEC 2024	10.97
REIMB - TUITION	1,455.00
CONTRACT SVCS THRU NOV 2024	1,539.00
CONTRACT SVCS POLICE ANNUAL CORE MAINT	1,854.00
CONTRACT SVCS CEMETERY	410.00
REIMBURSEMENT - PROTECTIVE FOOTWEAR	100.00
CONTRACT SVCS	240.00
FSA ADMINISTRATIVE FEE	150.00
CONTRACT SVCS -	1,092.00
SUPPLIES MOTOR POOL	847.92
UNIFORMS - POLICE	175.49
SUPPLIES- QUICKLIME DEC	9,350.58
REIMBURSEMENT FOR TRASH TAGS	1,197.00
CHEMICALS WRRF	3,281.00
REPAIR AND LABOR ON VEHICLE	3,500.00
T&J CABLES	184.01
CROSS CONNECTION INSPECTIONS/REPORTING	4,829.50
SPECIAL DRAIN TAX ASSESSMENT 2024 - POTT	50.76
CONTRACT SVCS - BUILDING INSPECTIONS	55.00
REIMBURSEMENT CELL PHONE NOVEMBER	50.00
REIMBURSEMENT- PROTECTIVE FOOTWEAR	100.00
POCKET PRO REPAIR	406.75
REIMBURSEMENT- TRAINING	302.56
SKYLIGHT REPLACEMENT	8,250.00
REIMBURSEMENT SAFETY FOOTWEAR	100.00
CONTRACT SVCS SIDEWALK REPLACEMENT	11,201.34
CHRISTMAS MARKET LASER SHOW 2024	8,500.00
CONTRACT SVCS FIRE	2,631.60
ACCOUNTING SUPPORT NOV 2024	8,421.50
CONTRACT SVCS M3460002 FORMER LAND FILL	9,653.93
PHYSICAL EXAM	203.00
CONTRACT SVCS	12,817.45
SUPPLIES WATER	134.57
CONTRACT SVCS - 00058444 HR	663.04
CONTRACT SVCS YORKSHIRE COMMONS	4,400.00
POLICE LOGO REPAIR ON CRUISER	410.00
CONTRACT SVCS HEATING FOR WATER PLANT	370.00

SUPPLIES	8,499.10
CHEMICALS WATER	1,744.02
PROSECUTORIAL SVCS RETAINER DECEMBER	7,941.70
SUPPLIES-	83.52
UNIFORMS FIRE	44.11
CONTRACT SVCS WRRF IMPROVEMENTS THRU 11/	2,207,114.70
PORTABLE RESTROOM RENTAL	307.84
CONTRACT SVCS - EVAL FF	495.00
REIMBURSEMENT MILEAGE NOV 2024	225.12
REIMBURSEMENT PROTECTIVE FOOTWEAR 2024	100.00
CONTRACT SVCS MDOT00249, 591:ACT51, STAT	2,963.28
CONTRACT SVCS - THERMOSTAT	582.88
REPAIR POLICE BIKES	167.99
SUBSCRIPTION MORNING SUN 2025	1,953.00
CHRISTMAS LIVE MUSIC PERFORMANCE	200.00
SUPPLIES	156.00
VFIS INSURANCE RENEWAL	1,608.00
CONTRACT SVCS CITY HALL RETAINING WALL	996.00
CLOUD CONNECT DECEMBER	900.00
UB PETTY CASH	1,931.35
REIMBURSEMENT MILEAGE THRU DECEMBER	11.39
REIMBURSEMENT MILEAGE	74.12
METER READER MILEAGE FOR DEC 2024	7.50
METER READER MILEAGE FOR DECEMBER	12.13
REIMBURSEMENT PHONE NOV AND DEC	100.00
REIMBURSEMENT - MILEAGE OCT TO DEC	37.45
UTILITIES DUE JAN 10	18,581.75
CONTRACT SVCS DECEMBER	25,244.16
TRAINING SUPPLIES POLICE	1,915.00
REIMBURSEMENT - PHONE BILL	50.00
SUPPLIES/VEHICLE MAINT - POLICE - # 21 J	142.43
SUPPLIES	19.56
SUPPLIES-MONTHLY EQUIPMENT RENTAL	20.00
REIMBURSEMENT - TRAVEL DEC	82.00
ADMIN COSTS-GVSN AGENCY FEE	13,125.00
SUPPLIES-ADOBE ACRO	74.80
CONTRACT SVCS HR NEW HIRE HEITMAN	173.00
UTILITIES - AIRPORT	369.44
WRRF CLEANING SUPPLIES/FIRST AID	55.37
FUEL	8,277.28
CONTRACT SVCS	908.42
REIMBURSEMENT METER READER MILEAGE	46.90
SERVICES WWRF IMPROV THROUGH DEC 24	54,644.85
CONTRACT SVCS FIRE	6,400.39

UNIFORMS - POLICE	420.29
SUPPLIES- POLICE	14.27
CHEMICALS WRRF	6,119.50
CONTRACT SVCS WRRF	828.67
CHEMICALS WATER	10,482.52
POSTAGE DEPOSIT	4,528.16
BUILDING INS	645.00
PETTY CASH RUNNING BALANCE	245.69
DUMPSTER 4 YD	95.00
CAR WASHES	145.00
CONTRACT SVCS FIRE	1,130.00
TRAVEL REIMBURSEMENT TRAINING NASH	82.00
VIDEO PRODUCTION - COMMISSION AND ZONIN	450.00
MEMBERSHIP FEE AND MAINTENANCE 2025	2,046.11
GRAPHICS DPS VEHICLE	1,850.00
CONTRACT SVCS DOG PARK	640.00
SUPPLIES FIRE DEPT	25,746.00
2025 JOINT EXPO AND OPERATOR DAYS	960.00
CHEMICALS WATER	1,218.53
UNIFORMS - POLICE	1,081.95
WATER PLANT ELEVATOR MAINTENANCE	5,418.72
UNIFORMS FIRE	316.84
SUPPLIES - BUSINESS CARDS	55.00
CONTRACT SVCS DPS	19.08
CHEMICALS WATER	9,637.54
CONTRACT SVCS - JANITORIAL - DECEMBER	6,689.62
SUPPLIES WATER	190.75
LAND APPLICATION FEE	11,366.20
CONTRACT SRVS	612.85
PAPER SHREDDING AT CITY HALL	378.58
CONTRACT SVCS-SPRINKLER	327.00
CONTRACT SVCS - MAIN ST DWTN	241.50
MOTOR POOL MATS	234.00
SUPPLIES WRRF	194.33
CONTRACT SVCS RECREATION	14,116.79
BASIC MAINT RENEWAL	8,464.00

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2,946,253.44

768.80

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2,945,484.64

REFUND TAX OVERPAYMENT CORELOGIC	313.84
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2024 Win Tax Refund 17-000-00603-00	2,526.03
2024 Sum Tax Refund 17-000-10309-00	2,407.14
2024 Sum Tax Refund 17-000-01075-00	13,807.55
2024 Sum Tax Refund 17-000-01083-00	29,315.96

48,370.52

0.00

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48,370.52

2,994,623.96

768.80

2,993,855.16

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v





DATE: January 1, 2025  
TO: Aaron Desentz, City Manager  
FROM: Paul Lauria, Director of Public Safety  
SUBJECT: Citizen Complaint Update

Minutes of the regular meeting of the City Commission held Monday, December 9, 2024, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

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

Commissioners Absent: None

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

#### Proclamations and Presentations

City Manager Desentz introduced Lauren Baker as the City's Grant Coordinator.

Fire Chief Doug Lobsinger introduced and swore in Chase Nelson, Paid On-Call Firefighter.

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

#### Public Input on Agenda Items

Francis Lichtman, 1212 Tomah; Tim Caldwell, 1340 Glenn; Beth Odykirk, 1338 Tomah; Charlotte Ford, 1211 Forrest; Marja Nothstine, 1361 S. Crawford; Jim Dealing, 906 Glen; Nichol Grams, 4478 Crawford Rd spoke in opposition to the zoning map amendments.

Ron Ives, 5346 E. Deerfield Rd. and Jim Maness, 110 Plumtree Ln spoke in support of the zoning map amendments.

#### Receipt of Petitions and Communications

Received the following petitions and communications:

3. Monthly report on police related citizen complaints received.
4. Letter to City Commission from John Zang.

Moved by Commissioner 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 November 25, 2024.
6. Resolution approving charitable gaming license for Sleepy Dog Books Foundation.
7. Resolution Amending 2024 Operating Budget as follows:

WHEREAS, Article VII, Section 10, authorizes the City Commission to amend the annual operating budget by resolution, and

WHEREAS, the 2024 operating budget was originally adopted by resolution, On November 13, 2023 and

WHEREAS, the activities of the City since the budget was adopted have been such as to necessitate an amendment at this time

NOW THEREFORE, BE IT RESOLVED, that the following revenue and expenditure appropriations be approved and the 2024 operating budget be amended, effective immediately.

	ESTIMATED (A)			
	Fund Balance <u>January 1</u>	2024 <u>Revenue</u>	2024 <u>Expenditures</u>	Fund Balance <u>December 31</u>
<b><u>GOVERNMENTAL FUNDS</u></b>				
<b>GENERAL FUND</b>				
Unassigned	\$6,888,595	\$16,693,899		
Legislative Division			1,024,196	
Finance Division			2,362,160	
Public Safety Division			7,215,805	
Community Services Division			4,818,075	
Public Works Division			526,172	
Total Unassigned	6,888,595	16,693,899	15,946,408	7,636,086
Assigned for Fire truck replacement	2,596,937			2,596,937
Assigned for Economic Initiatives	721,088			721,088
Assigned for Projects/Programs	897,287			897,287
Assigned for subsequent year budget	69,030			69,030
Restricted	895,560			895,560
Committed for Special Assessments	312,851			312,851
Committed for Capital Projects	2,240,961			2,240,961
Non-spendable	671,228			671,228
Total General Fund	\$15,293,537	\$16,693,899	\$15,946,408	\$16,041,028
<b>SPECIAL REVENUE FUNDS</b>				
<b>MAJOR STREET FUND</b>				
Restricted	1,407,152	1,377,784	1,379,050	1,405,885
Total Major Street Fund	1,407,152	1,377,784	1,379,050	1,405,885
<b>LOCAL STREET FUND</b>				
Unassigned				
Restricted	1,289,434	\$1,436,832	\$999,082	\$1,727,184
Non-spendable	100,000			100,000
Total Local Street Fund	1,389,434	1,436,832	999,082	1,827,184
<b>Total Governmental Funds</b>				
<b>Appropriated Budget</b>	<b>\$18,090,123</b>	<b>\$19,508,515</b>	<b>\$18,324,541</b>	<b>\$19,274,097</b>

	<u>Working Capital December 31</u>	<u>Sources of Working Capital</u>	<u>Uses of Working Capital</u>	<u>Working Capital December 31</u>
<b><u>Component Units</u></b>				
MISSION STREET DDA FUND				
Assigned	\$154,73	\$344,218	\$71,753	\$427,200
TAX INCREMENT FIN AUTH FUND				
Total TIFA	440,379	61,432	177,621	\$324,190
BROWNFIELD REDEVELOPMENT FUND				
Total Brownfield	20,829	50,470	4,250	\$67,049
<b>Total Component Unit Funds</b>				
<b>Informational Summaries</b>	<b>\$615,944</b>	<b>\$456,120</b>	<b>\$253,624</b>	<b>\$818,439</b>

	<u>Working Capital December 31</u>	<u>Sources of Working Capital</u>	<u>Uses of Working Capital</u>	<u>Working Capital December 31</u>
<b><u>PROPRIETARY FUNDS</u></b>				
<b>Enterprise Funds</b>				
RECREATION FUND				
Net investment in capital	27,395			
Restricted for Unspent donation	10,401			
Unrestricted	632,627			
Total Recreation Fund	670,423	1,081,084	1,057,045	694,462
LAND DEVELOPMENT FUND				
Restricted	50,000	0	0	50,000
Unassigned	5,384,210	11,804	1,304	5,394,710
Total Land Development	5,434,210	11,804	1,304	5,444,710
AIRPORT FUND				
Assigned	704,768			
Restricted	212,527			
Unassigned	237,795			
Total Airport	1,155,090	630,714	390,500	1,395,304
WATER RESOURCE RECOVERY FUND				
Assigned	7,572,365			
Restricted	300,000			
Unassigned	5,311,092			
Total Water Resource Recovery Fund	13,183,457	22,672,847	25,741,410	10,114,894
WATER FUND				
Assigned	5,704,531			
Restricted	25,000			



Unassigned	3,672,183			
Total Water	9,401,714	3,834,401	2,697,456	10,538,659
SOLID WASTE FUND				
Restricted	202,880			
Unassigned	816,758			
Total Solid Waste	1,019,638	597,228	538,921	1,077,945
<b><u>Internal Service Funds</u></b>				
MOTOR POOL FUND				
Unassigned	2,301,046	711,784	437,050	2,575,780
SELF INSURANCE FUND	633,703	2,622,400	3,101,159	154,944
<b>Total Proprietary Funds</b>				
<b>Informational Summaries</b>	<b>\$33,799,281</b>	<b>\$32,162,263</b>	<b>\$33,964,845</b>	<b>\$31,996,698</b>

8. Commitment of American Rescue Plan Act (ARPA) funds to revenue replacement.
  9. Cancel the City Commission meeting scheduled December 16, 2024.
  10. Authorize Deputy Financial Services Director Christine Witmer to approve the issuance of payrolls and warrants from December 10, 2024 through January 13, 2025.
  11. Set first meeting of 2025 for Monday, January 13, 2025 at 7:00 p.m.
  12. Warrants and Payrolls dated November 27th all totaling \$525,255.
- Motion unanimously adopted.

Planning & Community Development Director Manuela Powidayko gave a presentation on the proposed Zoning Map Amendment.

A Public Hearing was held on proposed rezoning of parcels 17-000-17-300-00, 17-000-17-303-00, 17-000-17-304-00, 17-000-17-305-00, 17-000-17-306-00, located at the southwest corner of Crawford and Broomfield, from PRD (Planned Residential Development) to CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), CD-4 (General Urban Character District), SD-U (Special District University), CD-4 (General Urban Character District with the Residential/Dwelling Use Restriction), and CZ (Civic Zone), respectively.

Tim Caldwell, 1340 Glen, clarified the ownership of the parcels in questions and the zoning.

Gisel Moffit, 1101 Watson; Mary Senter, 1209 Tomah; Norma Bailey, 222 E Andre; John Zang, 623 Hopkins; Joe Carreon, 109 N. Arnold; Ray Davies, 1338 S. Crawford all expressed their opposition/concerns about the project.

Tim Beebe, 2257 E. Broomfield; Adam Reid, 6801 Hovey; Larry Mitchell, 622 N. Fancher; Tim Maness, 110 Plumtree; Renee Papelian, 1408 North Dr.; Amy Loomis, 6858 N. Littlefield Rd, and Susan Renauld, 523 E. Gaylord spoke in support of the project.

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

Moved by Commissioner Chapman and seconded by Commissioner Rollins to approve the proposed rezoning.

AYES: Commissioners Alsager, Chapman & Perschbacher

NAYS: Commissioners Busch, Eke, Rollins & Wingard

ABSENT: None

Motion denied.

Planning & Community Development Director Manuela Powidayko gave a presentation on the proposed Ordinance to amend Table 154.405.A.

A Public Hearing was held on proposed Ordinance to amend Table 154.405.A of the Zoning Ordinance of the City of Mt. Pleasant as it relates to SD-U University Special District Rules.

John Zang, 623 Hopkins, thanked the Commission. There being no additional public comment or communications, the Mayor closed the public hearing.

Moved by Commissioner Chapman and seconded by Commissioner Wingard to deny the proposed Ordinance to amend Table 154.405.A as it relates to SD-U University Special District Rules of the Mount Pleasant Zoning Ordinances.  
Motion unanimously adopted.

Moved by Commissioner Wingard and seconded by Commissioner Eke to approve the Resolution approving the final 2025 Operating Budget and setting the millage rate for 2025 as follows:

WHEREAS, Article VII, Section 9, authorizes the City Commission to adopt by resolution the annual operating budget for the next fiscal year, and

WHEREAS, Article VII, Section 9, provides that the necessary tax upon real and personal property shall be provided for in the same resolution, and

WHEREAS, the following funds are created and amounts appropriated for each fund for the purpose of carrying out the various activities of the City of Mt. Pleasant during the year beginning January 1, 2025 and ending December 31, 2025;

NOW THEREFORE, BE IT RESOLVED, that the following revenue and expenditure appropriations be approved and the 2025 operating budget be approved:

	Fund Balance	2025	2025	ESTIMATED (A)
	<u>January 1</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Fund Balance</u>
				<u>December 31</u>
<b><u>GOVERNMENTAL FUNDS</u></b>				
<b><u>GENERAL FUND</u></b>				
Unassigned	\$6,093,782	\$16,512,130		
Legislative Division			1,574,410	
Finance Division			2,603,160	
Public Safety Division			8,197,650	
Community Services Division			3,214,590	
Public Works Division			855,970	
Amount from Fund Balance			0	
Total Unassigned	6,093,782	\$16,512,130	\$16,445,780	\$6,160,132

Assigned for Next Year's Budget Assigned				
For Economic Initiatives	721,088	0	0	721,088
Assigned for Projects/Programs	4,515,208	201,950	74,250	4,642,908
Restricted	980,657	12,500	156,440	836,717
Committed for Special Assessments	335,718	72,500	72,500	335,718
Committed for Neighborhoods	44,556	400	0	44,956
Committed for Capital Projects	2,947,721	2,104,220	2,346,070	2,705,871
Non-spendable	671,227	0	0	671,227
Total General Fund	\$16,309,957	\$18,903,700	\$19,095,040	\$16,118,617
<b>SPECIAL REVENUE FUNDS</b>				
MAJOR STREET FUND				
Restricted	\$1,079,322	1,979,880	2,106,150	\$953,052
Total Major Street Fund	1,079,322	1,979,880	2,106,150	953,052
LOCAL STREET FUND				
Restricted	895,921	1,486,270	1,812,930	\$569,261
Total Local Street Fund OPIOID SETTLEMENT FUND	895,921	1,486,270	1,812,930	569,261
Restricted	35,043	0	0	35,043
DOWNTOWN SPECIAL ASSESSMENT				
Restricted from Special Assessment	128,346	105,320	112,250	121,416
<b>Total Governmental Funds</b>				
<b>Appropriated Budget</b>	<b>\$18,448,589</b>	<b>\$22,475,170</b>	<b>\$23,126,370</b>	<b>\$17,797,389</b>

FURTHER, BE IT RESOLVED, that the following informational summaries be approved for the Debt Service, Component Units, and Proprietary Funds for the year beginning January 1, 2025 and ending December 31, 2025.

	Working Capital <u>December 31</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>
BROWNFIELD REDEVELOPMENT FUND				
Assigned	14,194	53,520	53,520	14,194
Unassigned	358	300	0	658
Total Brownfield	14,552	53,820	53,520	14,852
Total Component Units Informational Summaries				
	\$1,788,432	\$427,820	\$244,820	\$1,971,432

	Working	Sources of	Uses of	Working
	Capital	Working	Working	Capital
	<u>December 31</u>	<u>Capital</u>	<u>Capital</u>	<u>December 31</u>
<b><u>PROPRIETARY FUNDS</u></b>				
<b>Enterprise Funds</b>				
RECREATION FUND				
Assigned for PEAK	954,910	553,550	866,010	642,450
Assigned for Recreation	107,574	712,780	683,710	136,644
Total Recreation Fund	1,062,484	1,266,330	1,549,720	779,094
LAND DEVELOPMENT FUND				
Restricted	\$50,000	0	0	\$50,000
Unassigned	13,341	96,380	92,360	17,361
Total Land Development	63,341	96,380	92,360	67,361
AIRPORT FUND				
Restricted	245,046	80,000	101,450	223,596
Unassigned	125,067	862,210	949,610	37,667
Total Airport	370,113	942,210	1,051,060	261,263
WATER RESOURCE RECOVERY FUND				
Assigned	2,439,138	150,000	98,570	2,490,568
Restricted	300,000	16,637,400	16,637,400	300,000
Unassigned	3,452,870	3,675,760	2,929,700	4,198,930
Total Water Resource Recovery Fund	6,192,008	20,463,160	19,665,670	6,989,498
WATER FUND				
Assigned	944,163	729,000	769,490	903,673
Restricted	25,000	0	0	25,000
Unassigned	2,345,713	3,239,940	3,557,940	2,027,713
Total Water	3,314,876	3,968,940	4,327,430	2,956,386
SOLID WASTE FUND				
Restricted	200,000	0	0	200,000
Unassigned	656,538	112,270	276,470	492,338
Total Solid Waste	856,538	112,270	276,470	692,338
<b><u>Internal Service Funds</u></b>				
MOTOR POOL FUND				
Unassigned	799,709	880,400	940,970	739,139
SELF INSURANCE FUND	347,759	2,955,700	3,169,000	134,459
<b>Total Proprietary Funds</b>				
<b>Informational Summaries</b>	<b>\$13,006,828</b>	<b>\$30,685,390</b>	<b>\$31,072,680</b>	<b>\$12,619,538</b>

WHEREAS, it is expected that the appropriations and working capital uses require that the City of Mt. Pleasant raise amounts totaling \$54,468,870 to finance all municipal operations during the fiscal year, and

WHEREAS, all funds, except the General Fund, Major Street Fund, Special Assessment Fund, Downtown Special Assessment Fund, Recreation Storm Sewer, will generate moneys sufficient for the appropriations

NOW, THEREFORE, BE IT RESOLVED, that the following tax millages and levies be approved, but the Commission reserves the right to review the rates in Spring, 2025 and consider adjustments based on changed conditions.

	Property Tax	Other	
	Levy	Sources	Millage
General Fund			
Operating	\$ 6,682,985	\$10,296,840	12.230
Fire and Police Pension	1,103,813	-	2.020
Capital Projects	\$ 819,663	-	1.500
Total General Fund	\$ 8,606,460	\$ 10,296,840	15.750
Storm Sewer	282,394	-	0.500
Total Millage			16.250

Motion unanimously adopted.

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

WHEREAS, various Ordinances of the City requires fees to be set by resolution,  
WHEREAS, the City Commission adopted fee/charges policy guidelines in July 2017,  
WHEREAS, fees are reviewed annually and changes are proposed with the operating budget,  
NOW, THEREFORE, BE IT RESOLVED that the following fees are consistent with the policy guidelines and are set to begin on January 1, 2025,

Division of Public Works 2025 Fee Schedule Updates				
Proposed Fee			Current Fee	Proposed
Permits				
Storm Sewer Connection (Code Ch 51)				
Catch Basin Connection		each	\$30	\$50
Manhole Connection		each	30	50
Direct Connection to Main-Sump (Code Ch 51)				
Pump discharge lines only		each	30	50
Water Service Connection (Code Ch 51)				
		each	25	30
Sanitary Sewer Connection (Code Ch 52)				
Direct connection		each	85	100*
Indirect connection		each	30	
Sanitary Sewer Capacity Charge (Code Ch 51)				
Based on number of units		unit	1,000	1,500

Street and Alley Opening (Code Ch 98)				
	Paved surface	sum	30	50**
	Gravel surface	sum	25	
Curb Openings/Drive Approaches (Code Ch 98)				
	Curb opening	each	25	30
	Drive approach	each	25	30
Sidewalk Construction (Code Ch 98)				
	Removal and Replacement	each	25	30
	New construction	each	25	30
Penalties				
	Penalty for work done without a request for inspection		100	200
Water				
Hydrant Meter				
	Hydrant Meter Cost if not returned		1,000	4,000
	Deposit		0	500
	Rental/Week		0	50
Water Meters				
	Size:	Type:		
	5/8"	Disc	175	375
	1"	Disc	275	605
	1.5"	Disc	500	840
	2"	Compound	1,830	1,250
	3"	Compound	2,300	2,100
	4"	Compound	3,740	3,200
	6"	Compound	6,640	6,000
Division of Public Works 2025 Fee Schedule Updates				

Motion unanimously adopted.

Moved by Commissioner Busch and seconded by Commissioner Wingard to approve the bid of UME-Gerber Life for 2025 stop loss coverage insurance at the rate of \$63.21 per month for single coverage and \$153.73 for family coverage with a deductible of \$175,000. Motion unanimously adopted.

The Commission had a discussion on City Manager Evaluation Process. No action was taken.

#### Announcements on City-Related Issues and New Business

Commissioner Chapman commented that the City holiday celebration went very well. He thanked staff for their efforts.

Commissioner Eke announced that December 10<sup>th</sup> is International Human Rights Day.

#### Public Comment on Agenda and Non-Agenda Items

Cynthia Kilmer, 219 N. Lansing, continued to express her discontent with the Mt Pleasant Police Department.

Marja Nothstine of 1361 S. Crawford encouraged the City Commission not to ignore the “no wheels” in Veits Woods.

Moved by Commissioner Chapman and seconded by Commissioner Rollins to adjourn the meeting at 10:16 p.m. Motion unanimously adopted.

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Amy Perschbacher, Mayor

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Heather Bouck, City Clerk

Minutes of the special meeting of the City Commission held Monday, December 30, 2024 at 7:00 p.m. in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

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

Commissioners Absent: Liz Busch & Bryan Chapman

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

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

Rod Taylor and Angie Stoneham of Maner Costerisan gave a presentation of the amendment to the 2024 Operating Budget.

Moved by Commissioner Eke and seconded by Commissioner Rollins to approve the amended 2024 Operating Budget as presented.

WHEREAS, Article VII, Section 10, authorizes the City Commission to amend the annual operating budget by resolution, and

WHEREAS, the 2024 operating budget was originally adopted by resolution on November 23, 2023 and

WHEREAS, the activities of the City since the budget was adopted have been such as to necessitate an amendment at this time,

NOW THEREFORE, BE IT RESOLVED, that the following revenue and expenditure appropriations be approved and the 2024 operating budget be amended, effective immediately.



	ESTIMATED (A) Fund Balance	2024 Revenue	2024 Expenditures	Fund Balance December 31
	<u>January 1</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>December 31</u>
<b><u>GOVERNMENTAL FUNDS</u></b>				
<b>GENERAL FUND</b>				
Unassigned	\$6,888,595	\$19,520,110		
Legislative Division			1,273,030	
Finance Division			2,634,575	
Public Safety Division			8,251,540	
Community Services Division			5,600,340	
Public Works Division			754,380	
Total Unassigned	6,888,595	19,520,110	18,513,865	7,894,840
Assigned for Fire truck replacement	2,596,937			2,596,937
Assigned for Economic Initiatives	721,088			721,088
Assigned for Projects/Programs	897,287			897,287
Assigned for subsequent year budget	69,030			69,030
Restricted	895,560			895,560
Committed for Special Assessments	312,851			312,851
Committed for Capital Projects	2,240,961			2,240,961
Non-spendable	671,228			671,228
Total General Fund	\$15,293,537	\$19,520,110	\$18,513,865	\$16,299,782
<b>SPECIAL REVENUE FUNDS</b>				
<b>MAJOR STREET FUND</b>				
Total Major Street Fund	1,407,152	1,979,880	2,217,270	1,169,762
<b>LOCAL STREET FUND</b>				
Total Local Street Fund	883,789	1,437,660	1,368,450	952,999
<b>STORM SEWER FUND</b>				
Restricted	78,615	384,000	328,200	134,415
OPIOID FUND	15,443	19,600	0	35,043
<b>DOWNTOWN SPECIAL ASSESSMENT</b>				
Restricted from Special Assessment	154,736	105,320	131,710	128,346
<b>Total Governmental Funds</b>				
<b>Appropriated Budget</b>	<b>\$17,833,272</b>	<b>\$23,446,570</b>	<b>\$22,559,495</b>	<b>\$18,720,347</b>

	Working Capital <u>December 31</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>
<b><u>Component Units</u></b>				
MISSION STREET DDA FUND				
Assigned	\$1,614,204	\$415,510	\$261,340	\$1,768,374
TAX INCREMENT FIN AUTH FUND				
Total TIFA	440,379	300	122,120	\$318,559
BROWNFIELD REDEVELOPMENT FUND				
Total Brownfield	20,829	53,820	53,520	\$21,129
<b>Total Component Unit Funds</b>				
<b>Informational Summaries</b>	<b>\$2,075,412</b>	<b>\$469,630</b>	<b>\$436,980</b>	<b>\$2,108,062</b>

	Working Capital <u>December 31</u>	Sources of Working Capital <u>Capital</u>	Uses of Working Capital <u>Capital</u>	Working Capital <u>December 31</u>
<b><u>PROPRIETARY FUNDS</u></b>				
<b>Enterprise Funds</b>				
RECREATION FUND				
Net investment in capital	27,395			
Restricted for Unspent donation	10,401			
Assigned for PEAK	0			
Restricted for Recreation	0			
Unrestricted	632,627			
Total Recreation Fund	670,423	1,342,225	1,394,250	618,398
LAND DEVELOPMENT FUND				
Restricted	50,000	0	0	50,000
Unassigned	5,384,210	88,395	14,880	5,457,725
Total Land Development	5,434,210	88,395	14,880	5,507,725
AIRPORT FUND				
Assigned	704,768			
Restricted	212,527			
Unassigned	237,795			
Total Airport	1,155,090	3,174,385	3,563,160	766,315
WATER RESOURCE RECOVERY FUND				
Assigned	7,572,365			
Restricted	300,000			
Unassigned	5,311,092			

Total Water Resource Recovery Fund	13,183,457	13,081,645	22,705,710	3,559,392
WATER FUND				
Assigned	5,704,531			
Restricted	25,000			
Unassigned	3,672,183			
Total Water	9,401,714	3,942,340	5,078,370	8,265,684
SOLID WASTE FUND				
Restricted	202,880			
Unassigned	816,758			
Total Solid Waste	1,019,638	656,720	837,235	839,123
<b><u>Internal Service Funds</u></b>				
MOTOR POOL FUND				
Unassigned	2,301,046	846,330	848,700	2,298,676
SELF INSURANCE FUND	633,703	2,930,100	3,328,900	234,903
<b>Total Proprietary Funds</b>				
<b>Informational Summaries</b>	<b>\$33,799,281</b>	<b>\$26,062,140</b>	<b>\$37,771,205</b>	<b>\$22,090,216</b>

Motion unanimously adopted.

#### Announcements on City-Related Issues and New Business

Commissioner Wingard announced the passing of former President Jimmy Carter at the age of 100. Flags at half mast.

Mayor Perschbacher wished everyone a wonderful and safe New Year.

Commissioner Eke thanked City Manager and staff for their work and thanked fellow Commissioners for the respect shown to one another. She wished everyone Happy Holidays and peace in the new year.

#### Public Comment on Agenda and Non-Agenda Items

Cynthia Kilmer, 219 N. Lansing, expressed her appreciation for the comments on former President Carter and provided her thoughts on police television shows.

Moved by Commissioner Eke and seconded by Commissioner Rollins to adjourn the meeting at 7:18 p.m. Motion unanimously adopted.

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Amy Perschbacher, Mayor

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Heather Bouck, City Clerk



City of Mt. Pleasant, Michigan  
Traffic Control Order

TRAFFIC CONTROL ORDER NO.

2-2024

Issued By: Steve Tewari  
Traffic Engineer

Date: 7/25/24

Signs/work by: [Signature]  
Street Department

Date: 9-12-24

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 one "No Overnight Parking" sign at each entrance to town center (2 total). Lot 10 and Lot 3 to be combined into one lot named "Town Center". Entire lot to be no overnight parking.

WHEREAS, under the date of July 25, 2024 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 2-2024:

Place one “No Overnight Parking” sign at each entrance to town center (2 total). Lot 10 and Lot 3 to be combined into one lot named “Town Center”. Entire lot to be overnight parking.

WHEREAS, said temporary traffic control order expired 90 days from the date the work was performed by the Street Department (December 10, 2024).

WHEREAS the City Commission has authority to extend the temporary traffic control order past the 90 threshold.

NOW, THEREFORE, BE IT RESOLVED, that Temporary Traffic Control Order 2-2024 be extended to January 13, 2025; and

BE IT FURTHER RESOLVED that the City Commission approves making temporary traffic control order No. 2-2024 a permanent traffic control order.



City of Mt. Pleasant, Michigan  
Traffic Control Order

TRAFFIC CONTROL ORDER NO.

3-2024

Issued By: Steve Towns  
Traffic Engineer

Date: 7/25/24

Signs/work by: MP  
Street Department

Date: 9-12-24

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 south side of Cherry Street between Arnold and Mission.

WHEREAS, under the date of July 25, 2024 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 3-2024:

Place no parking signs on the south side of Cherry Street between Arnold and Mission.

WHEREAS, said temporary traffic control order expired 90 days from the date the work was performed by the Street Department (December 10, 2024).

WHEREAS the City Commission has authority to extend the temporary traffic control order past the 90 threshold.

NOW, THEREFORE, BE IT RESOLVED, that Temporary Traffic Control Order 3-2024 be extended to January 13, 2025; and

BE IT FURTHER RESOLVED that the City Commission approves making temporary traffic control order No. 3-2024 a permanent traffic control order.