

Regular Meeting of the Mt. Pleasant City Commission

Monday, March 9, 2026

7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. 2025 Community Improvement Awards Presentation by Manuela Powidayko.
2. Saginaw Chippewa Indian Tribe Presentation on the Michigan Indian Industrial Boarding School property.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

3. Monthly report on police related citizen complaints.
4. Request for Municipal Investment in the Humane Animal Treatment Society (HATS) Community Cat Trap-Neuter-Return (TNR) Fund.
5. Minutes of the Traffic Control Committee regular meeting (October).
6. Resignation of Rachel Putnam-Farley from the Planning Commission.
7. Letters received from residents regarding Economic Development.
8. Receive City requests for Saginaw Chippewa Indian Tribe 2% allocations.

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

City Commission Agenda

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CONSENT ITEMS:

9. Approval of minutes from the regular meeting held February 23, 2026.
10. Consider approval of an advanced commitment of 900 tons of road salt through the State of Michigan's MiDeal Purchasing Program.
11. Consider recommendation from the Planning Commission to reappoint Commissioner Haveles as the representative of the Planning Commission to the Zoning Board of Appeals.
12. Consider awarding the contract for the 2026 Sewer Relining Project to Inland Waters Pollution Control, of Detroit, for \$98,066.
13. Consider awarding the 2026 Sidewalk Replacement Project bid to H & H Concrete, of Clare, for \$240,066, and budget amendments of \$56,556 in the capital improvement fund and \$52,427 in the sidewalk replacement fund.
14. Consider awarding the contract for the 2026 Well #19 Rehabilitation Project to Peerless-Midwest for \$99,631, and a budget amendment for the same.
15. Consider approval of the purchase of a 2026 Exmark Lazer Z Zero Turn Mower from Hoffman's Equipment, of Saginaw, for \$68,399, 2026 Kawasaki Mule SX and a 2026 Polaris Ranger 570 from Central Motor Sports, of Mt. Pleasant, for \$30,834, and a budget amendment of \$25,000.
16. Consider setting a public hearing for March 23, 2026, for the proposed changes to amend Chapter 93 of the Mount Pleasant City Code to adopt the 2021 edition of the International Fire Code as amended.
17. Approval of Payrolls & Warrants.

PUBLIC HEARINGS:

NEW BUSINESS:

18. Consider approval of Resolution establishing income & asset levels for poverty exemptions to 2026 property tax assessments.

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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ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

19. Work session on tenant rights committee.

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

MARCH 09, 2026

Proclamations and Presentations:

2. Saginaw Chippewa Indian Tribe Presentation on the Michigan Indian Industrial Boarding School property.
 - a. On 03/09/2026 the City Commission will receive a presentation from representatives of the Saginaw Chippewa Indian Tribe (SCIT). The presentation will focus on the Michigan Indian Industrial Boarding School (MIIBS) property and the Tribe's plans for the future of the property.

Receipt of Petitions and Communications:

8. Receive City requests for Saginaw Chippewa Indian Tribe 2% allocations.
 - a. In your packet you will find all the City's proposed requests for funding through the Saginaw Chippewa Indian Tribe 2% Grant Program. At our next City Commission meeting (March 23rd), the City Commission will be asked to rank their top five (5) projects. From there, the projects and those rankings will be sent to the Tribe for consideration.

Consent Items:

10. Consider approval of an advanced commitment of 900 tons of road salt through the State of Michigan's MiDeal Purchasing Program.
 - a. Staff is recommending approval for the advance purchase of road salt through the State's usual purchasing program. This year's advance commitment is greater than previous years due to the increased use of salt in 2025 and 2026.
12. Consider awarding the contract for the 2026 Sewer Relining Project to Inland Waters Pollution Control, of Detroit, for \$98,066.
 - a. Staff is recommending that a contract for sewer relining be awarded to Inland Waters Pollution Control. The relining of sewers extends the useful life of this infrastructure and prevents sewer leaks. The bidder is neither local nor a unionized workforce.
13. Consider awarding the 2026 Sidewalk Replacement Project bid to H & H Concrete, of Clare, for \$240,066, and budget amendments of \$56,556 in the capital improvement fund and \$52,427 in the sidewalk replacement fund.
 - a. Staff is recommending that the 2026 sidewalk replacement project be awarded to H&H Concrete. The bidder is neither local nor a unionized workforce. An alternative bid was received for work to take place at the Public Safety Building for necessary repairs to the apparatus bays. Another bid was also sought for ramps at the Bellows and Sweeney intersections. Staff believes that the pricing of this bid is justifies moving forward with the additional projects. Funding is available for the additional work in the respectively noted funds.
14. Consider awarding the contract for the 2026 Well #19 Rehabilitation Project to Peerless-Midwest for \$99,631, and a budget amendment for the same.

- a. Well #19 is a critical asset to the City's water treatment system. The well serves as the primary backup for the Ranney Well. The Ranney is scheduled for rehabilitation in 2027/2028. Ahead of this, staff is recommending the rehabilitation of Well #19 which has been showing some significant issues. The rehabilitation needed will address several ongoing issues. Staff is recommending the authorization of this work to be completed by Peerless Midwest for \$99,631 and a budget amendment for the same. Funds are available in the City's Water Plant Reserve Fund. The bidder is neither local nor a unionized workforce.
15. Consider approval of the purchase of a 2026 Exmark Lazer Z Zero Turn Mower from Hoffman's Equipment, of Saginaw, for \$68,399, 2026 Kawasaki Mule SX and a 2026 Polaris Ranger 570 from Central Motor Sports, of Mt. Pleasant, for \$30,834, and a budget amendment of \$25,000.
 - a. Staff is recommending the purchase of three (3) different pieces of equipment. This comes after staff has completed a review of motor pool equipment/assets and determined that different units would offer greater benefit to operations. The units are being purchased through a MiDeal type purchase plan which allows the City the ability to purchase at the lowest contracted rate. A budget amendment is required for this purchase, and funds are available in the City's Motor Pool Fund.
 16. Consider setting a public hearing for March 23, 2026, for the proposed changes to amend Chapter 93 of the Mount Pleasant City Code to adopt the 2021 edition of the International Fire Code as amended.
 - a. Staff has worked with City Attorney Mike Homier to draft the proposed amendment to the City's ordinances. The proposed amendment adopts the 2021 International Fire Code but omits Appendix M as was the stated intent of the City Commission. This business item sets a public hearing for March 23rd ahead of a potential adoption.

Public Hearings:

New Business:

18. Consider approval of Resolution establishing income & asset levels for poverty exemptions to 2026 property tax assessments.
 - a. At the 02/09/2026 City Commission meeting, action was taken to approve the Resolution which establishes the poverty guidelines which must be met for a property owner to claim a Poverty exemption from Property Tax Assessment. Follow up conversation at the 02/23/2026 City Commission meeting revealed some further interest in potentially amending the guidelines. The guidelines for poverty exemptions are provided by the federal government. A local municipality can adopt guidelines that are higher than the provided threshold, but not guidelines that are lower.

In your packet you will find several materials related to this action. Bulletin 17 of 2025 provides clarification on poverty exemptions as provided by the Michigan State Tax Commission. I have also included as much information on income levels in the City of Mt. Pleasant that I could find using Placer.ai data derived from the US Census. City Attorney Mike Homier has provided a memo outlining the authority that the City Commission has related to this decision. Lastly, Mayor Wingard has provided information on this topic as well.

The attached Resolution allows the City to establish guidelines as it sees fit. In your packet you will find a copy of the Resolution that was adopted at the last meeting as well as a Resolution that allows the City Commission to consider new amounts should it wish.

It is worth considering that in 2025, two (2) properties located in the City of Mt. Pleasant went to tax foreclosure auction. Isabella County offers a deferment program in which property owners can attend a show cause hearing to explain the circumstances of why they were late in paying taxes and request more time to address their tax bill which can be granted. The County also provides information from other agencies that can assist homeowners such as the Michigan Department of Health and Human Services (DHHS). Our friends at the County also wanted me to note that disabled veterans are granted an exemption under another program which helps to alleviate that vulnerable population.

Lastly, consideration of the impact on exempting more property owners from taxes can have an impact on our General Fund revenues. While one (1) request for a Poverty Exemption was granted in 2025, increasing the guidelines could mean that more homeowners are exempt and taxes would not be collected. The data available does not connect income levels with homeownership, nor do we have information on how any change will impact tax collections.

The City Commission has two options to consider:

- a. Do nothing: The City Commission could do nothing and allow the previously adopted Poverty Exemption guidelines to stand. A copy of these are in your packet for reference.
- b. Amend the guidelines: A Resolution with blank figures has been added to your packet. The City Commission could determine what levels it wishes to adopt for the Poverty Exemption. Keep in mind that it cannot be LESS THAN the previously adopted federal guidelines.

Work Session:

19. Work session on tenant rights committee.

- a. At the 02/23/2026 meeting, the City Commission discussed the concept of a Tenant Rights Committee. General feedback from the work session included:
 - i. The Committee's role in being an advisory board to the Commission
 - ii. The Committee would provide information to the Commission and community on various topics of interest for renters.
 - iii. The use of current programs to address tenant complaints/concerns.

Public Safety Director Paul Lauria has provided a memo outlining recommendations for the structure and composition of the proposed Tenant Rights Committee. The Commission asked that staff provide recommendations on who the City Commission might consider for such a committee. This information is in the Director's memo.

Closed Session:

Memorandum



TO: Aaron Desentz
City Manager

FROM: Manuela Powidayko
Director of Planning & Community Development

DATE: March 9, 2026

SUBJECT: 2025 Community Improvement Awards

Since 1979, the Planning Commission has presented a Community Improvement Award for residential and commercial projects. The mixed-use category was added at a later date. These awards are a way for the Planning Commission to acknowledge property owners for investment in our community.

Projects that were completed during calendar year 2025 were eligible for consideration for the following three categories:

1. Residential
2. Commercial
3. Mixed-Use

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

<u>Category</u>	<u>Address</u>	<u>Owner</u>
Residential	111 Maxwell	Christine Fowler Rev Living Trust
Commercial	1217 N Mission St	Wilson Steel Fab & Machine
Mixed Use	500 S Mission	Premier Central MI MedSpa

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

Requested Action:

The Mayor present the awards at the March 9, 2026 City Commission meeting.

Attachment:

- 2025 Community Improvement Award Nominees (Voting Sheets)

2025 Community Improvement Award Nominees Residential Category: Number of Candidates = 6

Please vote for one winner

	BEFORE	AFTER
<p><input type="checkbox"/> Vote</p> <p>903 E Michigan Owner: Jacob & Chelsey McGillis</p> <p><i>Replace garage roof rafters, 11 windows in home, doors, and reshingle house roof. New siding, soffit, and fascia.</i></p>	 <p style="font-size: small;">17-000-01867-00 06/13/2023</p> <p>(Staff Photo February 2023)</p>	 <p>(Google Street View July 2025)</p>
<p><input type="checkbox"/> Vote</p> <p>1016 S Franklin Owner: Donald & Beth Ann Zieman Trust</p> <p><i>Rebuild existing deck and make minor repair on the framing.</i></p>	 <p style="font-size: small;">17-000-10406-00 06/12/2023</p> <p>(Staff Photo June 2023)</p>	 <p>(Google Street View July 2025)</p>
<p><input type="checkbox"/> Vote</p> <p>111 Maxwell Owner: Christine Fowler Rev Liv Trust</p> <p><i>Reroof, window replacement (8), new additional 20'x8' covered deck</i></p>	 <p style="font-size: small;">17-000-08403-00 10/27/2022</p> <p>(Staff Photo October 2022)</p>	 <p style="font-size: small;">17-000-08403-00 08/28/2025</p> <p>(Staff Photo August 2025)</p>

***** MORE CANDIDATES ON THE NEXT PAGE →**

Vote

913 W Michigan
Owner:
Norman Curtiss III

Fire restoration/full remodel



(Staff Photo October 2024)



(Staff Photo January 2025)

Vote

308 Maxwell
Owner: Daniel & Lori
Knollenberg

Siding Replacement



(Staff Photo October 2021)



Vote

510 S Franklin
Owner: Joseph &
Jennifer
McDonald

Reside house & extend front porch over bay window



(Staff photo January 2023)



(Staff photo October 2025)

2025 Community Improvement Award Nominees Commercial Category: Number of Candidates = 2

Please vote for one winner

	BEFORE	AFTER
<p><input type="checkbox"/> Vote</p> <p>1217 N Mission St Owner: Wilson DL Properties LLC</p> <p><i>Remove roof, replace with steel structure, raise roof from 14' to 24' side walls.</i></p>	 <p>(Google Maps Sept 2015)</p>	 <p>(Google Maps July 2025)</p>
<p><input type="checkbox"/> Vote</p> <p>914 E Pickard St Owner: 914 LLC</p> <p><i>Alteration to existing building for Marijuana Retailer under Special Use Permit 23-16 & Site Plan Review 23-22</i></p>	 <p><small>17-000-17903-00</small> (Staff Photo December 2024)</p>	 <p><small>12/19/2024 17-000-17903-00</small> <small>09/08/2025</small> (Staff Photo September 2025)</p>

2025 Community Improvement Award Nominees
Mixed-Use Category: Number of Candidates = 2

	BEFORE	AFTER
<input type="checkbox"/> Vote 500 S Mission Owner: CHDL Real Estate Partners LLC <i>Demo and exterior repairs (roofing, signage, windows, siding repairs, painting, and new railing).</i>	 <p>(Staff Photo May 2021)</p>	
<input type="checkbox"/> Vote 120 S University & 111 E Michigan Owner: 914 LLC <i>Alteration to existing building for Marijuana Retailer under Special Use Permit 23-16 & Site Plan Review 23-22</i>	 <p>(Google Maps August 2023)</p>	



Subject: Proposal for Municipal Investment in the HATS Community Cat (TNR) Fund

To the Honorable City Commissioners of Mt. Pleasant,

On behalf of the Humane Animal Treatment Society (HATS), I am writing to bring your attention to a critical public health and animal welfare issue within our city: the rising community cat population. As we approach the spring "kitten season," HATS is seeking a partnership with the City of Mt. Pleasant to bolster our Trap-Neuter-Return (TNR) efforts, ensuring we can continue to manage these populations effectively and humanely.

The Impact of HATS in 2025

Our on-site Health Clinic has been instrumental in decreasing the feral cat population in Mt. Pleasant and surrounding Isabella County. In 2025 alone, HATS provided **over 113 spay/neuter surgeries** specifically for community cats. This represented a direct investment of **\$9,040** by our organization into the community's welfare.

The Funding Gap

While HATS operates under a county contract, that funding only accounts for **24% of our total operating budget** and is strictly allocated to portions of direct animal care for homeless pets that are brought to the shelter. It does not support our vital community outreach programs, such as the **Community Cat Fund**, which relies entirely on dwindling private donations.

Currently, our Community Cat Fund is nearing depletion. Without a new influx of support, we face the difficult reality of having to reduce our TNR volume exactly when the need is highest.

The Proposal: A Strategic Investment in Public Health and Fiscal Responsibility

We are asking the City Commission to invest **\$7,875** into the Community Cat Fund to cover a minimum of **75 spay/neuter surgeries** for cats within the City of Mt. Pleasant. This investment provides the following benefits to our city:

- **Nuisance Abatement:** Sterilization virtually eliminates the "nuisance" behaviors that lead to resident complaints, such as spraying, fighting, roaming, and late-night yowling.
- **Public Safety:** Every cat in this program will be vaccinated against Rabies, providing a critical layer of protection for our neighborhoods.
- **Breaking the Cycle:** With "kitten season" approaching, these 75 surgeries will prevent the birth of hundreds of unwanted kittens this year alone, stopping the exponential growth that otherwise drains city resources.



By investing in TNR now, the city helps prevent the exponential growth of colonies that would otherwise place a much heavier financial and operational burden on local animal control and shelter resources in the future.

Next Steps

We would welcome the opportunity to provide additional data or to schedule a time to discuss this proposal in person during an upcoming commission meeting. Thank you for your time and for your dedication to making Mt. Pleasant a safe and humane community for all its inhabitants.

Sincerely,

A handwritten signature in black ink that reads "Sera Henry". The signature is written in a cursive, flowing style.

Sera Henry
Executive Director
Hats.executivedirector@gmail.com
989-775-0830 ext.9

Traffic Control Committee Minutes

Present: Stacie Tewari, Jason Moore, Matt Weaver

Thursday, October 23, 2025 at 8:30 a.m. – **Microsoft Teams**

- Approve June 25, 2025 meeting minutes
 - Approved, no comments
- Discuss relocating radar speed sign to Fessenden Avenue between Adams and Bradley due to reported increase in speeding vehicles, especially during school drop-off/pick-up hours
 - Will move the speed radar sign from High Street to Fessenden now (October 2025)
 - Next May or June (2026), move the 2 speed radar signs from Fessenden and Brown to Washington north of High and Michigan west of Mission
 - Matt to send Stacie data collected from the signs in previous locations for review

From: [Wingard, Boomer](#)
To: [Desentz, Aaron](#); [Lemorie, Katy](#)
Subject: Fw: City Planning Commission Update
Date: Monday, March 2, 2026 8:16:49 AM

Hey team,

We will want to add this to the receipt of petitions and communications.

Thank you,

Boomer

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: Rachel Farley <rpfarley16@gmail.com>
Sent: Saturday, February 28, 2026 7:25:24 PM
To: Wingard, Boomer <bwingard@mt-pleasant.org>
Cc: Powidayko Alberici Souza, Manuela <mpowidayko@mt-pleasant.org>
Subject: City Planning Commission Update

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

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Mayor Boomer Wingard
City of Mt. Pleasant
320 W. Broadway St.
Mt. Pleasant, MI 48858

February 28, 2026,

Dear Mayor Wingard

I am writing to formally resign from my position as a City Planning Commissioner for the City of Mt. Pleasant, effective immediately.

Serving Mt. Pleasant in this capacity has been a profound honor. I have truly valued working with committed fellow commissioners, city staff, and thoughtful members of our community.

At this time, my family requires my full attention, and I must step down from my role. Although this was a difficult decision, I believe it's the right one so the Planning

Commission continues to benefit from a commissioner who can fully dedicate themselves.

While I am stepping back for now, my commitment to our community remains. I care deeply about Mt. Pleasant's future and look forward to staying involved in civic life in ways that align with my availability. I hope that, when the time is right, I may again contribute to our city's planning and development.

Thank you for the opportunity to serve.

Sincerely,

Rachel Farley

Luke has been monumental to my personal development since the day I met him. I walked into MMDC looking for an internship and Luke greeted me and welcomed me with nothing but high standards and excitement. From the same time I started, he took me under his wing and I slowly got introduced to the entire downtown Mount Pleasant. He is the reason why downtown Mount Pleasant has hope. He is genuine and really cares about the people, the community, and even the MMDC office as he packed his life up and moved across the street from it. Luke hasn't been here for a long time but the work he's done here in our community and the amount of hours he puts in that nobody sees to help the people of mount pleasant are undeniable. Luke taught me how to network, and brought me into rooms that I never thought I'd be able to go into. I'm not sure if MMDC wouldn't be the same without luke. It has been a year since I worked at MMDC and till this day Luke checks in on me and tells me about opportunities he thinks would help me. There is NOBODY that is a better fit for that job than Luke and even-though he has stayed down for a while, i think the city owes it to the people to hire him in that position. You talk about people that genuinely care, there's nobody that cares and will do anything it takes to start ACTION. He is very very proactive and he is always looking to take action and help people. That's what you guys need here in mount pleasant I. not people who are going to talk about things and never take action. The greatest conquerors in the world took action!

Oumar Conde
CMU Student
Former MMDC Intern

From: [comment comment](#)
To: [Deserz, Aaron](#)
Cc: [Lemorie, Katy](#)
Subject: FW: Downtown Merchant Support
Date: Monday, March 2, 2026 3:46:31 PM
Attachments: [Outlook-vp12ol3.png](#)

Katy Lemorie

Assistant to the City Manager
City of Mt. Pleasant
320 W. Broadway Street
Mt. Pleasant, MI 48858
Phone: (989) 779-5323
www.mt-pleasant.org



From: Amy Powell <apowell@artreachcenter.org>
Sent: Monday, February 23, 2026 8:45 PM
To: comment comment <comment@mt-pleasant.org>
Subject: Downtown Merchant Support

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 evening,

Please allow this to serve comments to the City Commissioners regarding leadership for the Downtown Merchants. I've been consistently attending Merchant Meetings since late 2016. My understanding is that the Merchant Meetings were a recent launch at that time, after another DBA (maybe not the exact name) dissolved. During the past, almost, ten years I've been one of the very few regular faces around the table for these meetings and I have a history of how they have evolved and grown since Luke Castle stepped into the role of leading. The meetings were very poorly attended at many points in the past and the very few that were well attended, were around the topic of parking (the bane of all of our existence I have to imagine) OR when Commissioners attended the meetings. Since Luke has taken over, I have seen a huge increase in attendance and participation at the Merchant Meetings. Additionally, he is active in promoting collaboration, visiting with the businesses downtown and promoting events in our great downtown. I'm very concerned, as a local business, with over 45 years of roots in downtown, how the leadership will continue. How is the City planning to support, bolster and encourage additional business in downtown? Our downtown is important to all of the faces around the table at the Merchant Meetings and we can only continue to add strength if there is consistent and invested leadership. Please consider the role of this critical position, for the survival of the downtown businesses.

Sincerely, Amy Powell

[Donate NOW](#)

Amy C. Powell (she/her), M.A.

Executive Director

Art Reach of Mid Michigan

989-773-3689

www.ArtReachCenter.org

<p>2026 Supporters</p>	<p>Monet</p> <p>Bandit Industries · Central Michigan University Graff of Mt. Pleasant · Isabella Community Credit Union Krapohl Ford · Migizi Economic Development Co Rose Prasad · Saginaw Chippewa Indian Tribe Soaring Eagle Casino & Resort</p>	<p>Shakespeare</p> <p>Meet Mt. Pleasant</p> <p>Local. Growing. Staying.</p>	<p>Beethoven</p> <p>Mike & Dianne Morey</p>
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From: [comment comment](#)
To: [Desentz, Aaron](#)
Cc: [Lemorie, Katy](#)
Subject: RE: MMDC and Luke Castle
Date: Monday, March 2, 2026 3:46:47 PM

Katy Lemorie

Assistant to the City Manager
City of Mt. Pleasant
320 W. Broadway Street
Mt. Pleasant, MI 48858
Phone: (989) 779-5323
www.mt-pleasant.org



From: Jeff Howell <jhowell76@gmail.com>
Sent: Tuesday, February 24, 2026 7:32 PM
To: comment comment <comment@mt-pleasant.org>
Subject: MMDC and Luke Castle

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 evening.

I'm a city resident who lives at 315 S Pine. We have lived in Mt P for 5 years. Both my wife and I worked in the city for years before that and we are very invested at Thrive Church. So we have been involved in the community for at least 12 years.

While my career doesn't happen to cross paths with MMDC, I heard about them after I joined the Friends of the Broadway board. Soon after that, Luke Castle came and visited a few meetings and finally joined the board.

I personally had meals with him in many occasions and got to know him personally. Despite that, however, I was extremely impressed with the passion and enthusiasm he brought to the city. He genuinely cares about growing business and relationships here to help make this community a better place.

He worked tirelessly to not only make a name for MMDC, but for the city. While there are

always two sides to every story, the way the leadership at MMDC just dismissed Luke wasn't right. He was making a very positive impression and bringing the Mount Pleasant business community together.

If we lose Luke, we lose an irreplaceable asset. I don't know what the politics are or if there is a way to keep Luke Castle involved with building the business community and helping make Mt Pleasant a better place, but we need to at least make an effort.

Thank you for your time.

Best,

Jeff Howell

c. [612 759 8398](tel:6127598398)

Sent from my iPhone

Support for Luke Castle and Downtown Leadership Continuity

To the Mount Pleasant City Commission,

My name is Brian Dempsey, and I am the owner of The Gaming Cantina in downtown Mount Pleasant. I am writing to express my support for Luke Castle and to share my perspective as a downtown business owner who has directly experienced the impact of his work.

During his time with the Middle Michigan Development Corporation, Luke played an active and visible role in strengthening our downtown business community. He consistently facilitated Merchant Meetings that created space for communication, coordination, and shared problem-solving among business owners. These meetings were not simply informational—they fostered collaboration, alignment, and a sense of collective momentum that is critical for a healthy downtown district.

As a small business owner, relationship-driven leadership matters. Luke was accessible, responsive, and invested in understanding the operational realities we face. His engagement was practical and action-oriented. He worked to connect businesses with resources, encouraged participation in downtown initiatives, and helped ensure that merchant voices were part of broader development conversations.

Downtown Mount Pleasant depends on continuity, trust, and coordinated leadership. Sudden changes in that structure create uncertainty for businesses that rely on strategic planning, consistent communication, and long-term economic development efforts. I believe it is important for the City Commission to clearly articulate the plan for continued merchant engagement and downtown support moving forward.

Specifically:

- How will regular merchant coordination continue?
- Who will serve as the primary point of contact and advocate for downtown businesses?
- What measures are being implemented to preserve the collaborative momentum that has been built?

Luke is not only a professional who served this role—he is also a resident of downtown Mount Pleasant, deeply invested in the success of this community. His work demonstrated commitment to both the economic vitality and relational fabric of our downtown district.

I respectfully encourage the Commission to prioritize continuity, transparent communication, and strong, relationship-centered leadership as decisions are made about the future of downtown support.

Thank you for your time and for your service to our community.

Sincerely,
Brian Dempsey
Owner, The Gaming Cantina
Downtown Mount Pleasant

SEMI-ANNUAL TWO PERCENT ALLOCATION CITY OF MT.
 PLEASANT REQUESTS
 SPRING 2026



<u>DEPARTMENT/PROJECT NAME</u>	<u>AMOUNT</u>	<u>PRIORITY</u>
<i>Airport</i>		
Runway rehab project	\$100,000.00	C
Operations	\$80,000.00	C
<i>Community Services</i>		
Partners Empowering All Kids	\$99,000.00	C
<i>Public Works</i>		
Brush Chipping Program	\$25,000.00	H
Former Landfill	\$50,000.00	C
Town Center Fire Pit Gathering Area	\$81,249.00	L
1303 N Franklin Former Landfill Remediation	\$50,000.00	C
Sidewalk and Streetscape replacement on Broadway Street	\$196,504.50	H
<i>Water</i>		
Lime Disposal	\$215,000.00	H
Condition Assessment of Water Main	\$40,000.00	H
<i>Water Recovery</i>		
Sewer Relining	\$100,000.00	M
Total Requested	\$955,504.50	

Overview

Project Name

Partners Empowering All Kids (PEAK)

Total Requested

\$75,000 After School Program

\$24,000 Summer Program

Applicant Project Priority

Critical

Reoccurring Need

Reoccurring Yearly

Applicant Information

Applicant Name

Phil Biscorner

Applicant Email

pbiscorner@mt-pleasant.org

Organization

City of Mt. Pleasant Parks and Recreation Department

Address

320 W. Broadway

Mt. Pleasant, 48858

Phone Number

989-779-5328

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

adesentz@mt-pleasant.org

Status

Review

Address

320 W. Broadway

Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Education
- PEAK
- Safety/Security

- Project Description

The **Partners Empowering All Kids (P.E.A.K.)** program is a long-standing partnership between the City of Mt. Pleasant, Mt. Pleasant Public Schools, the Saginaw Chippewa Indian Tribe, and United Way of Gratiot and Isabella Counties. Now entering its **24th year**, the program provides school-age children with safe, structured opportunities outside the classroom while supporting working families through reliable after-school and summer programming.

P.E.A.K. operates an **after-school program at all five Mt. Pleasant Public Schools elementary schools**—Fancher, Ganiard, McGuire, Pullen, and Vowles—serving students in junior kindergarten through fifth grade. The **Summer Camp program** operates for eight weeks each year from 7:30 a.m. to 5:30 p.m., providing consistent care and enrichment throughout the summer months.

In **2025**, P.E.A.K. served **287 students during Summer Camp and 393 students through the After-School program**. To ensure equitable access, **77 summer scholarships and 131 after-school scholarships** were awarded. Summer participants received **breakfast and lunch daily**, while after-school participants received a **healthy snack each day**.

P.E.A.K. offers a variety of **educational, recreational, and social enrichment activities** that promote teamwork, physical activity, and personal growth. The program expands learning through strong partnerships with community organizations and **Central Michigan University**. CMU's **Strings Explorer program** introduced participants to violin, viola, and cello instruction at no cost to families, with instrument rental scholarships available. Additionally, approximately **125 CMU student-athletes volunteered throughout the year**, supporting programming and serving as mentors.

The program also incorporates **Native American cultural programming in collaboration with the Saginaw Chippewa Indian Tribe**, including music, arts, and cultural teachings that promote understanding of the Anishinaabe culture and traditions.

P.E.A.K. received significant community investment in 2025, including **\$147,500 from the Saginaw Chippewa Indian Tribe through its Spring and Fall 2% distributions**. This support helped offset staffing and scholarship costs and allowed field trips to be offered at no additional cost to families. Mt. Pleasant Public Schools also sponsored program fees for children needing additional academic support, benefiting **47 summer participants and 41 after-school students**.

Program improvements during the year included obtaining a **new childcare license at Mount Pleasant Middle School to expand summer capacity**, implementing **online registration to simplify enrollment**, and providing **at least 16 hours of professional development training for all staff members**. Continued licensing compliance also allows the program to accept **Michigan Department of Health and Human Services childcare payments**, increasing accessibility for families.

Supported by a team of approximately **50 trained staff members and numerous CMU volunteers**, P.E.A.K. continues to provide high-quality youth programming that strengthens families and supports the well-being of the Mt. Pleasant community.

- Benefit Description

Quality after-school and summer programs play a vital role in supporting youth development and providing families with reliable childcare during non-school hours. P.E.A.K. helps fill a critical gap in the Mt. Pleasant community by providing **safe, structured programming during after-school hours and throughout the summer**.

Participants benefit from a supportive environment that promotes **academic enrichment, physical activity, creativity, and positive social development**. Through mentorship and structured activities, students develop important life skills such as teamwork, responsibility, and confidence.

The program also supports families by providing **affordable childcare options and scholarship assistance**, ensuring that children from all economic backgrounds have access to enrichment opportunities. Nutritional support provided through daily meals during the summer and snacks during the school year further contributes to the health and well-being of participating youth.

P.E.A.K. also emphasizes **community engagement and civic responsibility**. Annual initiatives such as Community Service Day, the Super Summer Showcase, and the Penny War fundraising campaign encourage students to give back by raising funds and collecting essential items for families in need. These experiences help participants develop empathy and a lifelong commitment to community service.

Through collaboration with Mt. Pleasant Public Schools, P.E.A.K. reinforces academic learning by offering **homework assistance, tutoring, and targeted educational support** for students who may need additional help in math or reading.

The program also fosters **cultural awareness and inclusion** through partnerships with the Saginaw Chippewa Indian Tribe. Cultural presentations and planned experiences, including visits to the **Ziibiwing Center of Anishinabe Culture & Lifeways**, help students learn about the traditions and history of the Anishinaabe people while strengthening understanding within the broader community.

By combining youth enrichment, mentorship, cultural education, and reliable childcare services, the P.E.A.K. program provides meaningful and lasting benefits for children, families, and the Mt. Pleasant community.

- Funding Requirements

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

Historically, one-half of the PEAK program budget came in the form of Tribal 2% funds. Tribal support is extremely important to the overall quality and long-term health of the PEAK program and all the children and families it serves and over time, efforts have been made to control expenses program wide. The remaining PEAK budget is made up of program fees, and support from entities such as United Way have provided the remaining funding needs. Program fees are kept at a minimum and are based on family income and a family's ability to pay. Over \$60,000 is made available annually in form of scholarship assistance to ensure that every child is able to participate in PEAK – regardless of their ability to pay.

It has been the goal of PEAK to increase the amount of revenue generated from the PEAK JK-5 program through fundraising and other available grants while decreasing the portion requested from the Saginaw Chippewa Indian Tribe. Without the continued support of the Saginaw Chippewa Indian Tribe through 2% allocations, the PEAK program would need to undergo a comprehensive evaluation in order to determine if this is a program that is economically feasible. Therefore, the PEAK program is requesting approximately 30 percent of the total funds needed to continue to provide the JK-5 grade PEAK program to children and families in the community as it currently exists.

- Project Timeline

The project is a yearly program and is ongoing.

- Budget Items

Matching Funds

Budget Summary

Amount Requested

\$24,000 for Summer
\$75,000 for After School

Amount Matched

\$246,702.00 (After School Program) – City
\$194,858.00 (Summer Program) - City

Total Amount

\$598,060.00

Total to be Requested from Tribal 2% Fall 2025	\$ 115,000 (Received \$57,500)
Total to be Requested from Tribal 2% Spring 2026	\$ 99,000

Overview

Project Name

Sidewalk and Streetscape on Broadway

Total Requested

\$196,504.50

(amount based on the Itemized Budget total)

Applicant Project Priority

High

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

adesentz@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

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Categories

- Infrastructure
 - Safety/Security
-

Project Description

The City of Mount Pleasant will replace the failing historic retaining walls along the south side of City Hall, which border the north side of Broadway Street. These century-old concrete walls—ranging from 2 to 12 feet in height—show severe cracking, spalling, heaving, and leaning that have caused the adjacent public sidewalk to crack, settle, and fail, creating safety hazards for pedestrians.

In coordination with the wall replacement (fully funded by the City at approximately \$1,000,000+), the project includes complete replacement of the damaged sidewalk and targeted streetscape upgrades on the north side of Broadway directly in front of City Hall. Work is scheduled for summer 2026 to deliver a safe, accessible, and visually cohesive public space consistent with recent downtown improvements.

Benefit Description

For many years, the City has strategically updated downtown streetscapes during major reconstruction projects to enhance safety, accessibility, and the overall appeal of the central business district. The section of Broadway Street east of this location has already been fully refurbished with modern streetscape elements.

Completing the sidewalk replacement and streetscape improvements at the same time as the City Hall retaining wall project will be far more cost-effective and efficient. Contractors and equipment will already be mobilized on site, reducing duplication of traffic control, mobilization costs, and public inconvenience.

This project will deliver multiple community benefits:

Public safety and accessibility: Elimination of tripping hazards and settlement issues on the failing sidewalk, plus improved ADA-compliant pedestrian access.

Downtown vitality: A cleaner, more attractive streetscape that complements surrounding improvements and supports local businesses, tourism, and community events.

Long-term cost savings: Reduced future maintenance needs and maximized value from the City's substantial investment in the adjacent retaining walls.

By addressing these issues now, the project strengthens pedestrian safety and enhances the heart of Mount Pleasant's downtown for residents and visitors alike.

Funding Requirements

This is a one-time capital improvement project with no anticipated future funding requirements or remediation needs. Once completed, the new sidewalk and streetscape elements will require only routine annual maintenance, which will be fully covered through the City's standard Public Works and Street Fund operating budgets.

The requested \$196,504.50 in Tribal 2% funding will support the sidewalk replacement and streetscape components, enabling the City to fully leverage its \$1,173,092.40 investment in the retaining wall replacement. Coordinating the work eliminates the need for a separate, more expensive sidewalk project in the future and ensures maximum public benefit from this coordinated infrastructure effort.

Project Timeline

2026

Budget Items

Name	Cost	Quantity	Total	Category
Streetscape	\$143,203.10	1	\$143,203.10	Infrastructure
Sidewalk Replacement	\$53,301.40	1	\$53,301.40	Safety/Security
AmountRequested	\$196,504.50			

Matching Funds

Name	Cost	Quantity	Total
Retaining Walls	\$1,173,092.40	1	\$1,173,092.40
AmountMatched	\$1,173,092.40		

Budget Summary

Amount Requested

\$196,504.50

Amount Matched

\$1,173,092.40

Total Amount

\$1,369,596.90

Uploaded Files

Name
Area Picture
StreetscapeSidewalkBidTab_2026-03-02.pdf

There are no comments to display.

Overview

Project Name

Sanitary Sewer Relining

Total Requested

\$100,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Medium

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

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320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

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Authorizers

adesentz@mt-pleasant.org

Status

Review

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Mount Pleasant, Michigan 48858

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Categories

- Environmental
 - Infrastructure
-

Project Description

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

Benefit Description

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

Funding Requirements

Not Entered

Project Timeline

2026

Budget Items

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

Matching Funds

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

Budget Summary

Amount Requested

\$100,000.00

Amount Matched

\$100,000.00

Total Amount

\$200,000.00

Uploaded Files

Name
SewerRelining_2026-02-27.pdf

There are no comments to display.

Overview

Project Name

Runway Rehab.

Total Requested

\$100,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Critical

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

bbrickner@mt-pleasant.org

Applicant Email

Bill Brickner

Organization

Mt. Pleasant Airport

Address

5453 E. Airport Rd

Mt. Pleasant , 48858

Phone Number

9897722965

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

adesentz@mt-pleasant.org

Status

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Project Partners

Partnered With

Union Township

Authorizers

Mark Stuhldreher mstuhldreher@uniontownshipmi.com

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989-772-4600

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989-773-1988

Partnered With

Isabella County

Authorizers

bsmith@isabellacounty.org

Christopher Graham cgraham@sagchip.org

Status

Review

Address

200 N. Main Street
Mount Pleasant, Michigan 48858

Phone

989 772-0911

Fax

Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

Project Description

This funding is for the rehabilitation of runway 9/27. For 5 years we have had our CIP that runway 9/27 would be rehabbed in 2026 by means of a mill and overlay. The FAA is now requiring the airport to reconstruct the runway should we use federal dollars on the project. The qualifying area for federal funds would reduce the runway from 5,000' x 100' to 4,700' x 75', should we wish to keep the runway the same length and width the added cost would be on us locally. The overall cost of the project has gone up from 3.2 million for a rehab to over 10 million with 4 million of that being the local share. Upon geotechnical work and runway investigation it is our recommendation to preform a mill and overlay project at local cost to keep the runway operational and safe for the next 5 to 10 years while we build up funds for a reconstruction project. We are also looking into a slurry seal for the top course of pavement as a possible rehab. for the runway.

Benefit Description

The airport is a driver for economic development and business growth. The Mt. Pleasant Airport is a major gateway to the Tribal community's casino and resort operations. The funding would help to ensure safe airport operations by having safe and reliable infrastructure. Entertainers and patrons alike, appreciate the convenience and service they experience at the airport when coming to visit or preform at the resort. Runways and Taxiways are the most important features for safe travel to and from the airport.

Funding Requirements

The funding request is for \$100,000 for runway 9/27 rehab. Additional requests maybe made in the future for runway reconstruction.

Project Timeline

Fall of 2026 to spring of 2027 depending on the most cost effective way of rehab.

Budget Items

Name	Cost	Quantity	Total	Category
Runway Rehab.	\$100,000.00	1	\$100,000.00	Transportation
AmountRequested	\$100,000.00			

Matching Funds

Name	Cost	Quantity	Total
Runway Rehab.	\$200,000.00	1	\$200,000.00
AmountMatched	\$200,000.00		

Budget Summary

Amount Requested

\$100,000.00

Amount Matched

\$200,000.00

Total Amount

\$300,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name

Lime Disposal

Total Requested

\$215,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

High

Recurring Need?

Not Recurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

adesentz@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Environmental
 - Infrastructure
-

Project Description

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

Benefit Description

This is a project that must be completed to ensure continued ability to produce softened drinking water. Lime residual removal is required every 3-5 years depending on the amount produced per year. Additional funding would allow us to remove an amount in 2027 to make up for the lack of removal caused by increased costs realized since 2019.

Funding Requirements

Not Entered

Project Timeline

2027

Budget Items

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

Matching Funds

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

Budget Summary

Amount Requested

\$215,000.00

Amount Matched

\$215,000.00

Total Amount

\$430,000.00

Uploaded Files

Name
Lime 2025-09-03

There are no comments to display.

Overview

Project Name

Town Center Fire Pit Gathering Area

Total Requested

\$81,249.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Low

Recurring Need?

Not Recurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

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Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

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Categories

- Park Improvements
-

Project Description

The City of Mt. Pleasant is proposing the construction of a permanent, ADA-accessible natural gas fire pit gathering space at Town Center. The project will address seasonal declines in foot traffic, support local businesses, and create an inclusive, family-friendly destination that can be enjoyed year-round by residents and visitors alike. Serving the city's 21,000 residents, Central Michigan University students, the Saginaw Chippewa Indian Tribe, and regional visitors, the fire pit will provide a safe, welcoming space for all ages and abilities. By activating downtown in colder months and fostering social connection, the project is expected to enhance community life, strengthen local identity, and generate economic growth for surrounding businesses.

Benefit Description

1. Fostering Year-Round Community Gathering and Inclusion:

The fire pit area will serve as a welcoming, all-season gathering space that encourages spontaneous and programmed interactions among residents, students, visitors, and intergenerational groups. Designed with accessibility in mind, it will promote social connection across diverse backgrounds and abilities - aligning with Mt. Pleasant's vision of inclusive public spaces that bring together all community members.

2. Stimulating Economic Activity and Place-Based Development:

By enhancing the vibrancy and appeal of the downtown core, the project will draw more residents and visitors to nearby businesses and support Mt. Pleasant's broader place-based economic development goals. It can also act as a catalyst for securing future grants or philanthropic investments in infrastructure, arts, and public space initiatives by demonstrating successful, community-centered project outcomes.

3. Enhancing Public Safety and Activation of Public Space:

By drawing consistent foot traffic into the downtown area during evenings and colder months, the fire pit will help create a more active, visible, and safe public environment. This increased presence of community members contributes to "eyes on the street" which helps deter loitering, vandalism, or other illicit activity. This kind of positive space activation not only improves the perception of safety but also supports efforts to reduce isolation, especially for residents who may feel less engaged in colder seasons.

Funding Requirements

Will not need future funding from sources outside of the City of Mt. Pleasant.

Project Timeline

Summer 2026

Budget Items

Name	Cost	Quantity	Total	Category
Stamped Concrete	\$35,000.00	1	\$35,000.00	Park Improvements
Utilities & Permits	\$7,300.00	1	\$7,300.00	Park Improvements
Landscape Lighting	\$3,200.00	1	\$3,200.00	Park Improvements
5' Fire Pit and Natural Stone Wall w/ Backing	\$13,649.00	1	\$13,649.00	Park Improvements
Irrigation	\$3,600.00	1	\$3,600.00	Park Improvements
Landscaping	\$6,500.00	1	\$6,500.00	Park Improvements
Insurance and Bonds	\$12,000.00	1	\$12,000.00	Park Improvements
AmountRequested	\$81,249.00			

Matching Funds

Name	Cost	Quantity	Total
Mt. Pleasant Area Community Foundation	\$14,388.00	1	\$14,388.00
Mt. Pleasant Area Convention and Visitors Bureau	\$21,863.00	1	\$21,863.00
AmountMatched	\$36,251.00		

Budget Summary

Amount Requested

\$81,249.00

Amount Matched

\$36,251.00

Total Amount

\$117,500.00

Uploaded Files

Name
2026FirePitLayoutConcept_2026-03-02.pdf

There are no comments to display.

Overview

Project Name

Condition Assessment of Water Main

Total Requested

\$40,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

High

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

adesentz@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

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Categories

- Infrastructure
-

Project Description

The City of Mt. Pleasant seeks funding to assess the condition of critical water mains using advanced acoustic technology. This non-invasive method evaluates pipe integrity without affecting water quality, as no equipment enters the pipes. It is applicable to various pipe materials, including cast iron, ductile iron, steel, asbestos cement, and concrete-composite.

Acoustic sensors are placed on existing fittings like hydrants or valves, or directly on the pipe, spaced 100 to 700 feet apart based on pipe size. If needed, small excavations provide access. The process detects leaks by analyzing noise data under operating pressure and assesses pipe condition by measuring sound velocity, which slows as pipes degrade. Detailed assessments use additional sound points to refine measurements.

Data analysis calculates pipe wall thickness by comparing sound velocity to original pipe specifications or assumptions if records are

unavailable. A calibration test on a newer pipe ensures accuracy. An optional analysis can estimate remaining pipe life. Conducted with the city's engineering team and a water infrastructure consultant, this project supports reliable water supply per Michigan Department of Environment, Great Lakes, and Energy (EGLE) standards.

Benefit Description

This acoustic condition assessment will enhance the reliability and safety of the city's drinking water system by identifying degradation, leaks, and structural weaknesses before failures occur. It minimizes water loss, reduces service disruptions, and ensures compliance with water quality standards. The results will inform the capital improvement plan for prioritized, cost-effective repairs or replacements, supporting long-term sustainability, public health, and efficient resource use for the Mt. Pleasant community and surrounding areas.

Funding Requirements

Future funding requirements will depend on assessment findings, potentially identifying mains needing repair or replacement. The city will pursue additional sources like state grants and local budgets for any critical interventions.

Project Timeline

2026

Budget Items

Name	Cost	Quantity	Total	Category
Acoustic Assessment Services	\$40,000.00	1	\$40,000.00	Infrastructure
AmountRequested	\$40,000.00			

Matching Funds

Name	Cost	Quantity	Total
Acoustic Assessment Services	\$45,000.00	1	\$45,000.00
AmountMatched	\$45,000.00		

Budget Summary

Amount Requested

\$40,000.00

Amount Matched

\$45,000.00

Total Amount

\$85,000.00

Uploaded Files

Name
ePulseTechnologyDescription_2026-02-27.pdf

There are no comments to display.

Overview

Project Name

Brush Chipping Program

Total Requested

\$25,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

High

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

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Organization Information

Primary Organization

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Status

Review

Address

320 W. Broadway
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Categories

- Environmental
-

Project Description

The City of Mount Pleasant provides a valuable no-fee brush chipping program as a service to residents, offering free curbside chipping of eligible brush to help manage yard waste and promote community cleanliness.

The program began as a pilot in the summer of 2017, funded in part by the Saginaw Chippewa Indian Tribe (SCIT) 2% grant program. In that initial phase, the City offered free curbside brush chipping to the first 400 residents who applied, using funds designated for storm-related brush collection. A total of 276 residents applied before the pilot was discontinued early due to the June flood event, with those funds redirected to a city-wide flood-damaged item collection on July 1.

Benefit Description

Supported by SCIT 2% funding in 2017, 2018, and 2020, the City successfully relaunched and sustained the no-fee program, providing free brush chipping services to as many residents as possible until allocated funds were depleted in those grant cycles. In non-grant years, the program has been maintained through the City's solid waste fund, ensuring ongoing availability.

The no-fee brush chipping service has continued successfully since 2018 and remains an active offering today. Recent examples include limited seasonal no-fee periods, such as up to 30 minutes of free service for 150 households during targeted weeks in spring and fall (e.g., in 2024 and 2025), often focused on storm or seasonal debris clearance. The City also maintains a year-round fee-based brush chipping option for additional or ineligible brush, with the no-fee component providing targeted, accessible support when funded.

Renewed Tribal 2% funding would enable the City to sustain this popular program in the upcoming cycle, continuing to offer free brush chipping services city-wide to residents without cost barriers, while supplementing existing solid waste fund support. This would help maintain environmental stewardship and equitable access to waste management services for the Mount Pleasant community.

Funding Requirements

Funding for the no-fee brush chipping program has historically been provided from the City's Solid Waste Fund balance, supplemented by prior SCIT 2% grants in select years. Recent changes to solid waste and recycling services—transitioning residential collection to a third-party contractor—have substantially reduced revenues into the fund while lowering related expenditures. The fund's remaining reserves are currently being drawn down, and this program may not be maintained without alternative funding sources, the long-term sustainability of the no-fee program will be at risk. Renewed Tribal 2% funding would help bridge this gap, ensuring the program can continue providing accessible, cost-free brush chipping services to Mount Pleasant residents and maintaining environmental benefits in the community.

Project Timeline

2026

Budget Items

Name	Cost	Quantity	Total	Category
No-fee Brush Chipping	\$25,000.00	1	\$25,000.00	Environmental
AmountRequested	\$25,000.00			

Matching Funds

Name	Cost	Quantity	Total
No-fee Brush Chipping	\$25,000.00	1	\$25,000.00
AmountMatched	\$25,000.00		

Budget Summary

Amount Requested

\$25,000.00

Amount Matched

\$25,000.00

Total Amount

\$50,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name

Operations

Total Requested

\$80,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Critical

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

bbrickner@mt-pleasant.org

Applicant Email

Bill Brickner

Organization

Mt. Pleasant Airport

Address

5453 E. Airport Rd

Mt. Pleasant , 48858

Phone Number

9897722965

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

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Status

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Project Partners

Partnered With

Union Township

Authorizers

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Partnered With

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Status

Review

Address

200 N. Main Street
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Categories

- Economic development
- Infrastructure
- Safety/Security
- Transportation

Project Description

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

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

Benefit Description

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

Funding Requirements

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

Project Timeline

Not Entered

Budget Items

Name	Cost	Quantity	Total	Category
Operations	\$80,000.00	1	\$80,000.00	Transportation
AmountRequested	\$80,000.00			

Matching Funds

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

Budget Summary

Amount Requested

\$80,000.00

Amount Matched

\$296,000.00

Total Amount

\$376,000.00

Uploaded Files

Name
No files have been uploaded.

There are no comments to display.

Overview

Project Name

1303 N Franklin Former Landfill Remediation

Total Requested

\$50,000.00

(amount based on the Itemized Budget total)

Applicant Project Priority

Critical

Reoccurring Need?

Not Reoccurring

Applicant Information

Applicant Name

jmoore@mt-pleasant.org

Applicant Email

Jason Moore

Organization

City of MtPleasant

Address

320 W Broadway St
MOUNT PLEASANT , 48858

Phone Number

9897795405

Organization Information

Primary Organization

City of Mt. Pleasant

Authorizers

adesentz@mt-pleasant.org

Status

Review

Address

320 W. Broadway
Mount Pleasant, Michigan 48858

Phone

(989) 779-5300

Fax

Categories

- Environmental
-

Project Description

This request is for funding to continue work at 1303 N Franklin Street (a City-owned property). We would continue work according to the advisement of our environmental consultant and the Michigan Department of Environment Great Lakes and Energy (EGLE). We are expecting to be able to begin remediation activities once the site assessment has been completed. This funding would be used for the eventual remediation project.

Community landfills were common throughout the state and country for several decades for the disposal of local trash. This former landfill was operated until 1975 for placement of general refuse from residents and business owners throughout the community. In the early 1980s, the landfill was closed and capped with clean fill material, as appropriate with the regulatory requirements applicable at the time. The City is working in conjunction with the State and Federal regulatory agencies to evaluate the environmental condition of the former landfill.

Previous funding awarded during the 2020-2024 two-percent processes have allowed for further characterization of the site and refinement of the Conceptual Site Model (CSM). Deep wells were installed in the spring of 2022 and have been sampled. The environmental consultant compiled data and put together a report of work done. It was determined that another deep well outside the landfill area should be installed and water tested to verify that the clay layer found during prior work is sufficient to eliminate the drinking water pathway. This work has been completed.

A focused feasibility study to determine the final remediation project that will be needed is currently under way at the site.

Benefit Description

The retired municipal landfill at 1303 N Franklin was utilized by Mt. Pleasant and the surrounding area from some time in the 1950s to 1975 when it was closed. Shortly after closure, the area had a clay cap placed over it to limit the rainwater entering the landfill area.

Funding for this project will allow for future work at the site in accordance with the advisement of our environmental consultant and the Michigan Department of Environment Great Lakes and Energy (EGLE).

Funding Requirements

Future funding requirements are unknown and will depend on the type of remediation that may be required.

Project Timeline

2026-2027

Budget Items

Name	Cost	Quantity	Total	Category
Remediation	\$50,000.00	1	\$50,000.00	Environmental
AmountRequested	\$50,000.00			

Matching Funds

Name	Cost	Quantity	Total
Remediation	\$50,000.00	1	\$50,000.00
AmountMatched	\$50,000.00		

Budget Summary

Amount Requested

\$50,000.00

Amount Matched

\$50,000.00

Total Amount

\$100,000.00

Uploaded Files

Name
Latest Site Report

There are no comments to display.

Minutes of the regular meeting of the City Commission held Monday, February 23, 2026, 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 & Vice Mayor Maureen Eke;
Commissioners Mary Alsager, Hanna Demerath, Amy Perschbacher, Grace Rollins & Ryon Skalitzky

Commissioners Absent: None

Others Present: City Manager Aaron Desentz and City Clerk Holly Schmeltzer

Additions/Deletions to Agenda

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

Public Input on Agenda Items

Joseph Carreon, 109 N. Arnold, spoke in favor of the private school option on the Crawford and Broomfield rezoning proposal.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. Letter from resident regarding allowable height of fences in Industrial Zoning Districts.
2. Petition letters from residents in strong support of a new private Christian school in Mt. Pleasant.

Moved by Commissioner Skalitzky and seconded by Commissioner Demerath to move Agenda Item #8 to New Business. Motion unanimously adopted.

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

3. Minutes of the regular meeting of the City Commission held February 9, 2026.
4. Set a special meeting for discussion on goals and objectives for Monday, April 6, 2026 at 6:00 p.m. at the Department of Public Safety.
5. Purchase of a 2026 Chevrolet Tahoe Police Pursuit Vehicle from Berger Chevrolet of Grand Rapids, Michigan for \$55,574.
6. Purchase of a Chevrolet 2500 Silverado from Berger Chevrolet of Grand Rapids, Michigan, including all necessary upfitting, in an amount not to exceed \$85,000.

7. Updates to the internal process for handling proclamation requests, including the implementation of a standardized submission method for members of the public.
8. Removed from Consent Calendar.
9. Amendment to the Professional Engineering Services Agreement with Fleis & Vandenbrink of Grand Blanc, Michigan in the amount of \$29,250 and authorize the City Manager to sign the amendment.
10. Purchase of RMS data conversion services from CentralSquare in the amount of \$105,000 and authorize acceptance of reimbursement in the amount of \$52,500 from Central Michigan University, and approve the reallocation of \$52,500 within the 2026 Police Department Budget to fund the City's portion of the cost.
11. Payrolls & Warrants dated February 19, 2026 totaling \$228,620.38.

Motion unanimously adopted.

A Public Hearing was held on Resolution #5 Special Assessment District #1-26 for the Principal Shopping District. A petition was received signed by several downtown business owners in opposition to the special assessment. There being no public comments or additional communications, the Mayor closed the public hearing.

Moved by Commissioner Skalitzky and seconded by Commissioner Alsager to approve Resolution #5 for Principal Shopping District Special Assessment #1-26.

PRINCIPAL SHOPPING DISTRICT 1-2026
RESOLUTION NO. 5

WHEREAS, the City Commission has met after due and legal notice and reviewed the special assessment roll to provide for funding for the Principal Shopping District, in the City, Special Assessment District No. 1-2026;

WHEREAS, after hearing all persons interested therein and after carefully reviewing the special assessment roll, the City Commission deems said special assessment roll to be fair, just and equitable and that each of the assessments contained thereon are in accordance with the benefits to be derived by each parcel of land assessed;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll as prepared by the City Assessor, in the amount of \$104,700 per year for each year including 2026 and 2027, is hereby confirmed.
2. Said special assessment roll will be two annual installments, each of which will be billed semiannually. The billings will be on July 1 and December 1 of each year 2026 and 2027.
3. No interest will be charged on the unbilled balance of said special assessment roll.
4. The City Clerk is directed to attach his warrant to a certified copy of this resolution within ten (10) days after its adoption requesting the Assessor to spread and the Treasurer to collect the sums and amounts as directed by the Commission.
5. The City Clerk is directed to endorse the date of confirmation on the roll.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are rescinded.

Motion unanimously adopted.

Moved by Mayor Wingard and seconded by Commissioner Skalitzky to table discussion on poverty exemptions until March 9 for additional discussion. Motion unanimously adopted.

Moved by Commissioner Perschbacher and seconded by Vice Mayor Eke to award the contract for 2026 Nelson Park Mill & Overlay/Thin Overlay Project to TBD Construction of Zeeland, Michigan in the amount of \$64,626.

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

NAYS: Skalitzky

ABSENT: None

Motion carried.

Announcements on City-Related Issues and New Business

Commissioner Perschbacher asked that residents help keep the City clean by picking up trash on sidewalks and trails whenever possible.

Commissioner Skalitzky also mentioned that residents can do their part by keeping street drains clear when they are able.

Public Comment on Agenda and Non-Agenda Items

E-mail communications were received from Brian Dempsey, 1609 E. High St. and Oumar Conde, 3400 E. Deerfield Rd., in support of Luke Castle.

Rachael Agardy, 415 E. Chippewa St., spoke regarding the public parking lots on Arnold and Maple Streets. She voiced concerns about people parking on the sidewalk and too close to the fire hydrant, and she requested additional 15 minute parking signs.

Mary Hutter, 1021 Glen Ave.; Seth Triezenberg, 1021 Glen Ave.; Dev Waz, host of Comedy Slam at the Broadway Theatre; and Bruce Trevorow, 4684 Autumn Ln., spoke in support of Luke Castle and the work he has done to assist local businesses. They asked that other options for downtown development be considered instead of supporting Middle Michigan Development Corporation.

Joseph Carreon, 109 N. Arnold, read sidewalk regulations and asked that they be enforced.

Marth Nothstine, 1361 S. Crawford, spoke against including the petitions in the meeting packet related to the Crawford and Broomfield rezoning proposal.

Ashley Petrash, 114 N. Lansing St., spoke regarding the poverty exemption.

The Commission recessed at 8:30 pm. and returned to open session at 8:40 pm.

WORK SESSION: TENANTS RIGHTS COMMITTEE

Discussion ensued.

Mayor Wingard adjourned the meeting at 9:45 pm.

Boomer Wingard, Mayor

Holly Schmeltzer, City Clerk

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: February 25, 2026
SUBJECT: Approved Road Salt Advanced Commitment for 2026-2027

Request

The City Commission is requested to approve an advanced commitment of 900 tons of road salt through the State of Michigan's MiDeal purchasing program.

Reason

The City procures road salt through the state's Michigan Delivering Extended Agreements Locally (MiDeal). The MiDeal program allows local governments, school districts, and non-profit organizations to "piggyback" on the State of Michigan's pre-negotiated contracts. Members of the MiDeal program receive the same high-volume discounts the state receives.

To secure the best road salt pricing, the state requires MiDeal participants to submit an advanced reservation early in the year for the following winter season. Pricing for the 2026-2027 season will be established after the state receives bids in August and awards the contract.

The state is accepting advanced reservations beginning March 11. For the past several years, we have requested a seasonal backup quantity only. However, the icy conditions this winter have depleted most of our salt inventory and we do not have a sufficient supply on hand for the start of the 2026-2027 winter season. We are seeking approval to reserve a total of 900 tons of road salt; 400 tons for early delivery (fall 2026) and 500 tons as a seasonal backup quantity for 2027.

Funds for the fall 2026 delivery are available in the 2026 Local and Major Streets budget. The seasonal backup purchase will be included in the 2027 Local and Major Streets budget.

Recommendation

I recommend that the City Commission approve an advanced commitment of 900 tons of road salt through the State of Michigan's MiDeal Purchasing Program.

Memorandum

Mt. Pleasant
[meet here]

TO: Aaron Desentz, City Manager
FROM: Manuela Powidayko
Director of Planning and Community Development
DATE: March 9, 2026
SUBJECT: Consider recommendation from the Planning Commission for representative to the Zoning Board of Appeals

The Planning Commission annually recommends one representative for appointment to the Zoning Board of Appeals. The City Commission makes the appointment based on the Planning Commission recommendation for a one-year renewable term. Commissioner Haveles is currently the representative of the Zoning Board of Appeals.

At the Planning Commission February 5, 2026 Regular Meeting, Commissioner Haveles was nominated as the Planning Commission representative to the Zoning Board of Appeals.

REQUESTED ACTION: Consider Planning Commission recommendation of Yannis Haveles as the Planning Commission representative to the Zoning Board of Appeals for 2026.

ATTACHMENTS:

1. DRAFT Planning Commission Minutes from the February 5, 2026 Regular Meeting

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
February 5, 2026**

I. Powidayko called the meeting to order at 7:00 p.m.

Present: Devenney, Friedrich, Kingsworthy, Martinez, Ortman
Absent: Farley, Haveles (entered late at 7:23 p.m.)

Staff: Manuela Powidayko, Kayleigh Cullen

II. Election of Officers:

Powidayko reviewed the election procedures for electing officers and opened nominations for Chair. Commissioner Friedrich nominated Commissioner Ortman. There being no other nominations, nominations were closed and there was a majority vote to elect Commissioner Ortman as Chair.

Powidayko then opened nominations for Vice Chair. Commissioner Friedrich nominated Commissioner Devenney. There being no other nominations, nominations were closed and there was a majority vote to elect Commissioner Devenney as Vice Chair.

III. Approval of the Agenda:

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

Motion approved unanimously.

IV. Approval of the Minutes:

A. December 4, 2025, Regular Minutes

Motion by Friedrich, support by Devenney to approve the minutes from the December 4, 2025, regular meeting as presented.

Motion approved unanimously.

B. December 4, 2025, Work Session Minutes

Motion by Friedrich, support by Devenney to approve the minutes from the December 4, 2025, work session as presented.

Motion approved unanimously.

V. Zoning Board of Appeals report for October:

Powidayko reported that the Zoning Board of Appeals did not meet in December 2025 or January 2026.

VI. Communications:

Powidayko reported on the APA MAP 2026 Official Training Opportunity Brochure received.

Powidayko reported on the receipt of a Notice of Intent to Prepare a Master Plan from the Chippewa Township Planning Commission.

Powidayko reported on one email letter in opposition of SUP-26-01 for a short-term rental.

Powidayko reported on 275 individual petition letters received in support of a new private Christian school in Mt. Pleasant related to the Crawford/Broomfield Rezoning.

VII. Public Hearings:

A. SUP-26-01 – 1009 S Kinney Ave – Sashko Janev – A request for a Special Use Permit for a short-term rental.

Powidayko introduced SUP-26-01, a request for a Special use Permit for a short-term rental.

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

Powidayko reviewed photos showing the current conditions of the property.

Powidayko reviewed Special Use Conditions regarding short-term rentals.

Powidayko noted to the Planning Commissioners of the received communication.

Powidayko closed her presentation with a recommendation to approve SUP-26-01 subject to conditions.

Discussion took place.

Kingsworthy inquired how staff evaluates such requests in relation to the Master Plan, specifically whether a short-term rental is considered comparable to alternative uses, such as listing the property for sale.

Powidayko stated that staff reviews the Master Plan goals as part of the SUP evaluation, more particularly the Future Land Use Map, which is included in the staff report and provided to the Planning Commission at the meeting. If the proposed use is inconsistent with the Plan's vision, staff may recommend that the Planning Commission considers additional conditions under the SUP or suggest a policy change to ensure future alignment while remaining compliant with the zoning ordinance.

Kingsworthy clarified that this request does essentially meet goals that are stated in the Master Plan.

Powidayko confirmed it does meet goals in the Master Plan.

Ortman invited the applicant up to present their case.

Sashko Janev of 1825 Oakland Dr. was available to address the board and answer any questions.

Discussion took place.

Ortman opened the public comment.

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

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

Discussion took place.

Motion by Friedrich seconded by Devenney that SUP-26-01 be approved upon the condition that the applicant shall plant one street tree along the right-of-way in front of the subject parcel, in compliance with the Zoning Ordinance and the Division of Public Works standards.

Martinez entered the meeting at 7:23 p.m.

Motion passed unanimously.

VIII. Public Comments:

Ortman opened the public comment.

Marja Nothstine, 1361 S Crawford, spoke negatively about city employees and in opposition of renters and proposed untaxed business on Broomfield and Crawford.

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

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

IX. New Business:

A. Recommend a Planning Commission Representative to the Zoning Board of Appeals

Chairman Ortman opened nominations for the crossover member to the ZBA.

Commissioner Friedrich nominated Commissioner Haveles. There being no other nomination, nominations were closed and there was a majority vote to recommend to the City Commission that Commissioner Haveles be the Crossover Planning Commission Member to the Zoning Board of Appeals.

B. Community Improvement Award Nominees

Powidayko provided a quick summary regarding the history of the City's Community Improvement Awards and its process and procedures. Powidayko informed the Planning Commission of the survey that was included on the dais, which included six nominees in the Residential Category, two in the Commercial Category, and two in the Mixed-Use Category. Powidayko expects the Planning Commission votes by EOD February 12th.

X. Staff Report

A. Administrative Approvals – Staff reviewed and approved the following site plans administratively:

- **SPR-25-24-** – 215 N Main – Konwinski Construction Inc. – a 444 square foot single-story addition for Boge Wybenga & Bradley (Accountant) at 215 N Main Street.

XI. Adjourn:

Motion by Haveles, supported by Friedrich to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:33 p.m.

Memorandum



TO: Aaron Desentz, City Manager
FROM: Stacie Tewari, City Engineer
DATE: February 18, 2026
SUBJECT: Award Contract for 2026 Sewer Relining Project

Request

The City Commission is requested to award the contract for the 2026 Sewer Relining Project to Inland Waters Pollution Control, of Detroit, for \$98,066.

Reason

Cured-in-place pipe sewer relining is a low-impact method of repairing sewers that are in poor condition. This method is used primarily when excavation of the sanitary or storm sewer is impossible or where it is less expensive to reline the sewer when no street construction is planned.

On February 17, 2026, the following bids were received.

Bidder	Bid Amount
Inland Waters Pollution Control – Detroit, MI	\$114,462.00
Insituform Technologies USA – Chesterfield, MO	\$115,893.75
D.V.M. Utilities, Inc. – Sterling Heights, MI	\$121,697.25
Monchilov Sewer Service, LLC – Reese, MI	\$123,365.85
Corby Energy Services – Belleville, MI	\$125,300.00
Visu-Sewer, LLC – Pewaukee, WI	\$137,482.50
Pamar Enterprises, Inc. – New Haven, MI	\$154,828.00
GFL Environmental Services – Byron Center, MI	\$165,562.00

Inland Waters Pollution Control is the low bidder. However, their bid exceeds the budgeted amount of \$100,000. We removed and rescheduled a small section of sewer relining on Clayton Street between Douglas and Washington, which reduces the contract award amount to \$98,066 to remain within budget.

The city has previously contracted with Inland Waters Pollution Control, and they have completed prior sewer relining projects satisfactorily and according to the required specifications.

Recommendation

I recommend the City Commission award the contract for the 2026 Sewer Relining Project to Inland Waters Pollution Control for \$98,066. Funds are available in the Water Resource Recovery Collection Reserve.

Memorandum



TO: Aaron Desentz, City Manager
FROM: Stacie Tewari, City Engineer
DATE: February 5, 2026
SUBJECT: Award 2026 Sidewalk Replacement Contract and Approve Budget Amendment

Request

The City Commission is requested to award the 2026 Sidewalk Replacement Project bid to H & H Concrete, of Clare, for \$240,066, and budget amendments of \$56,556 in the capital improvement fund and \$52,427 in the sidewalk replacement fund.

Reason

The 2026 Sidewalk Replacement Project includes complaint locations, as well as sidewalk sections that need to be replaced due to conditions found during our PASER review process. The project includes replacement of the concrete pavement at the Fire Department apparatus bays, north side, due to poor condition. The project also includes installation of new sidewalk at Island and Mill Pond Parks to improve accessibility in the parks.

An alternate bid was included to add sidewalk ramps at the Bellows and Sweeney intersection where they don't currently exist to allow accessible pedestrian travel on the north side of Bellows and crossing Bellows at Sweeney.

The following bids were received on January 27, 2026.

Bids Received

Item	H & H Concrete Clare	Lakeshore Const. Mt. Pleasant	Isabella Corp. Mt. Pleasant
Division I: Sidewalk Replacement	\$134,254.75	\$146,069.55	\$164,700.85
Division II: DPS Approach and Drive	\$56,555.75	\$53,403.30	\$69,762.82
Division III: Island Park & Mill Pond Park	\$33,195.40	\$35,810.10	\$40,240.00
Total Base Bid:	\$224,005.90	\$235,282.95	\$274,703.67
Alternate Bid: Add sidewalk ramps at Bellows/Sweeney	\$15,359.70	\$18,295.00	\$19,854.50
Total Bid:	\$239,365.60	\$253,577.95	\$294,558.17

Project Budget, Costs, and Amendment Summary

	Budget	Bid Amount
Division I		
Sidewalk Replacement	\$100,400.00	\$134,254.75
Bid Alternate – Add Sidewalk Ramps at Bellows/Sweeney Intersection		\$15,359.70
Proposed Additional Sidewalk Replacement – Settled Sidewalk at SE corner of Preston/Washington		\$700.15
Proposed Budget Amendment for CMU Reimbursement	\$48,426.21	
Proposed Budget amendment for Bid Alternate and Preston/Washington Sidewalk	\$4,000.00	
<u>Additional Cost:</u>		
Tree Removal by Tree Removal Contractor (Estimated)		\$1,445.00
Stump Grinding by City Streets Department (Estimated)		\$700.00
Amended Division I Subtotal	\$152,826.21	\$152,459.60
Division II		
DPS Fire Apparatus Bay	\$0.00	\$56,555.75
Proposed Division II Budget Amendment	\$56,556.00	
Division III		
New Accessible Sidewalk at Mill Pond and Island Parks	\$40,000	\$33,195.40
Amended Project Total	\$249,382.21	\$242,210.75

Sidewalks are funded in the General Fund with a corresponding transfer from Local and Major Streets budgets. Central Michigan University (CMU) has agreed to reimburse the City \$48,426.21 for the cost of sidewalks that are replaced to CMU specifications (wider sidewalks with a thicker cross section). With the CMU reimbursement, additional funds are available in the original sidewalk replacement budget. We are proposing to approve the bid alternate for the Bellows/Sweeney accessible ramps and add additional sidewalk replacement work for a settled sidewalk ramp at Preston/Washington to the project. A budget amendment of \$48,427 will be required for the CMU reimbursement amount and \$4,000 for the bid alternate and Preston/Washington sidewalk ramp work for a total of \$52,427.

Memorandum



Concrete replacement at the DPS fire apparatus bays was originally budgeted in 2025 but removed with amendments due to an issue with the oil separator that required repair before the concrete could be replaced. The funds were not included with the approved 2026 Operating Budget. Therefore, approval of a budget amendment of \$56,556 is required to replace the DPS concrete approach and drive and include it with this contract.

H & H Concrete is the low bidder. The city has previously contracted with H&H, and they have completed prior sidewalk projects satisfactorily and according to the required specifications.

Recommendation

I recommend the City Commission award the 2026 Sidewalk Replacement Project contract to H & H Concrete for a total amount of \$240,066, with a budget amendment of \$56,556 in the capital improvement fund and \$52,427 in the sidewalk replacement fund.

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, Director
DATE: February 18, 2026
SUBJECT: Award Contract for 2026 Well #19 Rehabilitation Project and Approve Budget Amendment

Request

The City Commission is requested to award the contract for the 2026 Well #19 Rehabilitation Project to Peerless-Midwest for \$99,631, and a budget amendment for the same.

Reason

The 2026 Well #19 Rehabilitation Project is part of the continuing well maintenance program included in the City's Capital Improvement Plan. The city utilizes the Ranney (horizontal) collector well and six groundwater wells to provide source water for residents. Over time, these wells can produce less water for many reasons, such as clogging, sediment buildup, or mechanical failure, resulting in lower water levels, increased pumping costs, and structural integrity issues. A typical well rehabilitation project includes the following:

- Video diagnostic of the well's condition
- Inspection, repairs or replacement of pumps and equipment
- Well cleaning
- Pre- and post-rehabilitation pump tests to measure improvements
- Final test results and future maintenance recommendations.

Rehabilitation of Well #19 is a critical priority for this fiscal year. Well #19 is the primary backup source for the Ranney Well, which is scheduled for full rehabilitation and shutdown in 2027-28 as part of the water plant DWSRF Phase II improvements. Well #19 must be fully operational before the Ranney is taken offline to maintain reliability of the city's water supply.

Recent testing indicates that Well #19 has lost 70% of its original capacity. To ensure the city can meet water demands during the Ranney Well outage, rehabilitation of Well #19 this year is essential. Well #18 is available as a functional backup. However, Well #19 is the preferred option for the following reasons:

- Water Chemistry: Alternative backup wells have significantly higher hardness levels than Well #19.
- Operational Costs: Relying on higher-hardness alternatives would substantially increase chemical treatment costs required to meet finished water standards.
- Efficiency: Rehabilitating Well #19 is the most cost-effective approach to maintaining both water quality and operational efficiency.

On Tuesday, February 17, 2026, the following bids were received.

Bidder	Bid Amount
Peerless-Midwest – Ionia, MI	\$99,631.00
Northern Pump & Well – Lansing, MI	\$144,850.13
Adams Water Services – Howell, MI	\$218,304.00

Peerless-Midwest is the low bidder. This project was included in the CIP, but not in the 2026 Operating Budget. Therefore, approval of a budget amendment of \$99,631 is required to proceed with the project.

The full condition of the Well #19's internal components cannot be fully determined until the project is underway and the equipment is removed. If the inner workings are found to be in good condition, the project will likely be lower than the full bid amount of \$99,631. The additional funds will only be utilized if key component replacements are required.

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

Recommendation

I recommend the City Commission award the 2026 Well #19 Rehabilitation Project to Peerless-Midwest for \$99,631, and a budget amendment for the same. Funds are available in the Water Plant Reserve.

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: February 26, 2026
SUBJECT: Approve Equipment Purchases and Budget Amendment

Request

The City Commission is requested to approve the purchase of a 2026 Exmark Lazer Z Zero Turn Mower from Hoffman's Equipment, of Saginaw, for \$68,399, 2026 Kawasaki Mule SX and a 2026 Polaris Ranger 570 from Central Motor Sports, of Mt. Pleasant, for \$30,834, and a budget amendment of \$25,000.

Reason

As part of the Motor Pool Capital Replacement Plan, three pieces of Parks Department equipment are scheduled for replacement this year: two 2019 John Deere Gators and a 2019 Toro Groundsmaster 10-foot mower.

Following a comprehensive review, Parks staff determined that replacing the existing units with identical models would not provide the best value or operational benefit. Staff recommend the following equipment to improve efficiency, safety, and the overall quality of outdoor maintenance operations.

Current Equipment	Proposed Replacement & Price	Vendor	Primary Benefits
2019 John Deere Gator TX	Kawasaki Mule SX \$10,418.91	Central Motor Sports Mt. Pleasant	Compact footprint, ideal for narrow trail access, higher ground clearance for improved performance in mud and snow
2019 John Deere Gator HPX615E	Polaris Ranger 570 \$20,414.97		Higher horsepower, higher payload capacity, superior suspension and maneuverability
2019 Toro Groundsmaster 10' Mower	Exmark Lazer Z 12' Zero-Turn Mower \$68,399.00	Hoffman's Power Equipment, Saginaw	Specialized high-productivity zero-turn mower designed for maximum speed and efficiency; wing decks fold up reducing its width for easier trailering and transport

For comparison, replacement John Deere Gators would cost approximately \$10,500 for the TX model and \$21,350 for the HPX 615E model.

Central Motor Sports and Hoffman's Power Equipment provided pricing through the Sourcewell cooperative purchasing contract. Similar to MiDeal, Sourcewell leverages the purchasing power of more than 50,000 organizations to provide

better pricing than any single agency could achieve alone. Hoffman's quote for the new zero-turn mower is \$5,601 less than the budgeted amount of \$74,000.

Although all three units are scheduled for replacement this year under the Motor Pool Replacement Plan, only the mower replacement is funded in the 2026 Motor Pool budget. Funding for the two utility vehicles was inadvertently omitted. Therefore, City Commission approval of a budget amendment for \$25,000 is required to proceed with those purchases.

Recommendation

I recommend the City Commission approve the purchase of a 2026 Exmark Lazer Z Zero-Turn Mower from Hoffman's Power Equipment for \$68,399; a 2026 Kawasaki Mule SX and a 2026 Polaris Ranger 570 from Central Motor Sports for \$30,834; and a corresponding budget amendment of \$25,000. Funds are available in the Motor Pool Fund.



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



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

MEMORANDUM

DATE: February 27, 2026
TO: Aaron Desentz, City Manager
FROM: Paul Lauria, Director of Public Safety
Doug Lobsinger, Fire Chief
SUBJECT: Adoption of the 2021 International Fire Code

During prior work sessions, the Fire Department presented information concerning the proposed adoption of the 2021 International Fire Code (IFC). At the January 26, 2026 work session, the City Commission expressed its support for adopting the 2021 IFC, with the omission of Appendix M.

Mike Homier, City Attorney, has prepared the attached ordinance for the Commission's review and consideration.

RECOMMENDED ACTION

Set a public hearing for March 23rd, 2026, for the proposed changes to **AMEND CHAPTER 93 OF THE MOUNT PLEASANT CITY CODE TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE AS AMENDED**. Following the hearing, approve the adoption of the ordinance and add/update the pertinent sections of the City Code.

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

ORDINANCE NO. 26-_____

**AN ORDINANCE TO AMEND CHAPTER 93
OF THE MOUNT PLEASANT CITY CODE TO ADOPT THE 2021 EDITION OF THE
INTERNATIONAL FIRE CODE AS AMENDED**

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

Section 1. Amendment of Section 93.01(A) of the City Code.

Section 93.01(A) of the City Code is amended in its entirety to read as follows:

The International Fire Code, 2021 Edition, including Appendices but omitting Appendix "M", as published by the International Code Council, is hereby adopted as the Fire Code of the City of Mt. Pleasant, Michigan, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said International Fire Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in this chapter.

Section 2. Amendment of Section 93.01(B) of the City Code.

Section 93.01(B) of the City Code is amended in its entirety to read as follows:

(B) The following sections are hereby revised:

(1) Section 101.1 Insert: City of Mt. Pleasant.

(2) Section 112.4 Insert: Misdemeanor not to exceed \$500 and/or not exceeding 90 days in jail.

Amendment of Section 93.03(C)(3) of the City Code.

Section 93.03(C)(3) of the City Code is amended in its entirety to read as follows:

(3) The fire container is located at least 25 feet from any structure (including any deck, balcony, or other overhanging structure), combustible material, lot line, roadway, alleyway, or fence.

Section 3. Repealer.

All ordinances or parts of ordinances that conflict with this Ordinance are repealed, but only to the extent necessary to give this Ordinance full force and effect.

Section 4. Severability.

If any portion of this Ordinance is found invalid, such finding will not invalidate the remaining portions.

Section 5. Publication and Effective Date.

This Ordinance takes effect 30 days after its adoption.

85714:00012:202428970-2

DRAFT

03/05/2026

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 03/05/2026 - 03/05/2026

Check Date	Vendor Name	Description	Amount
03/05/2026	21ST CENTURY MEDIA - MICHIGAN	NEWSPAPER PUBLICATIONS	442.00
03/05/2026	AIMEE MURPHY	REIMB PHONE JAN 2026	50.00
03/05/2026	ANDREW FUNNELL	REIMB MILEAGE FEB 2026	237.22
03/05/2026	ANGIE MCCANN	REIMBURSEMENT MILEAGE THRU FEB 2026	7.97
03/05/2026	ASHER CHAFFIN	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	115.00
03/05/2026	ASHLYNN THIELEN	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	30.00
03/05/2026	AUSTIN PAHL	REIMBURSEMENT - TRAINING MEALS FEB 26	52.00
03/05/2026	AVFUEL CORPORATION	MERCHANT EQUIP RENTAL MONTHLY	20.00
03/05/2026	BERGER CHEVROLET	CAPITAL OUTLAY- DPS 2026 TAHOE PURCHASE	55,574.00
03/05/2026	BIG STATE INDUSTRIAL SUPPLY	SUPPLIES WRRF	143.76
03/05/2026	BILL BRICKNER	REIMBURSEMENT PHONE FEB 2026	50.00
03/05/2026	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS - AIRPORT ANSWERING SVC -	126.39
03/05/2026	CAITLIN CAMPBELL	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	90.00
03/05/2026	CAMERON SMITH	REIMBURSEMENT TRAINING MEALS FEB 26	52.00
03/05/2026	CDW GOVERNMENT, INC	SUPPLIES UTILITY BILLING	200.38
03/05/2026	CHRIS LEONARD	REIMB - TRAINING MEALS FEB 26	244.00
03/05/2026	CLEAR DYNAMICS	UB REFUND FOR ACCOUNT: 361-43003-00	36.42
03/05/2026	COMFORT INN	CONFERENCE RES FOR DADDY DAUGHTER DANCE	6,031.85
03/05/2026	COMMERCE CONTROLS INCORPORATED	CONTRACT SVCS - WRRF	3,920.00
03/05/2026	COYNE OIL CORPORATION	FUEL FOR DPW	5,302.32
03/05/2026	DUSO LAW PLLC	PROSECUTORIAL SVCS RETAINER FEB 2026	7,941.70
03/05/2026	EJ USA, INC	SUPPLIES WATER PLANT	2,622.06
03/05/2026	EMCOG	WORKSHOP CITY MANAGER	50.00
03/05/2026	ENERGY PLUS IMPROVEMENTS	BUILDING ROOF REPAIRS SECOND PAYMENT	10,856.41
03/05/2026	ERA	SUPPLIES WRRF	1,706.58
03/05/2026	ETNA SUPPLY	SUPPLIES WATER PLANT	554.30
03/05/2026	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE PREMIUMS - MARCH 2026	1,401.18
03/05/2026	FISHBECK - ENGINEERS/ARCHITECTS/	WRRF IMPROVEMENTS THRU OCT 2025	89,877.21
03/05/2026	FISHBECK - ENGINEERS/ARCHITECTS/	WRRF FOOD WASTE RECEIVING JAN 2026	28,699.64
03/05/2026	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS THRU JAN 2026	9,122.92
03/05/2026	FRONT LINE SERVICES, INC	CONTRACT SVCS FIRE	682.51
03/05/2026	GRANGER	WASTE REMOVAL MULTI DEPT MAR 26	1,140.80
03/05/2026	GRAYMONT WESTERN LIME INC.	CHEMICALS WATER PLANT	10,491.94
03/05/2026	GUYS AND DOLLS PHOTOGRAPHY	CONTRACT SVCS- CITY MANAGER	85.00
03/05/2026	HAMLETT ENVIRONMENTAL TECHNOLOGIES	SUPPLIES WRRF	11,730.00
03/05/2026	HAVILAND PRODUCTS COMPANY	CHEMICALS WTP	3,380.00
03/05/2026	HOLLAND SUPPLY, INC.	SUPPLIES FOR PARKS	1,034.50
03/05/2026	HOLLY SCHMELTZER	REIMB FOR TRAINING MILES AND MEALS MAR 2	119.21
03/05/2026	J. RANCK ELECTRIC INC.	CONTRACT SVCS - POLE REMOVAL	11,359.00
03/05/2026	JUSTIN NAU	REIMBURSEMENT- TRAINING MEALS FEB 26	52.00
03/05/2026	KERR PUMP AND SUPPLY	SUPPLIES WATER PLANT	2,884.60
03/05/2026	KINETICO WATER SYSTEMS	CONTRACT SVCS - DPS	439.00
03/05/2026	LAKESIDE EQUIPMENT CORPORATION	SUPPLIES WRRF	1,264.00
03/05/2026	LEXIPOL, LLC	CONTRACT SVCS FIRE	7,006.39
03/05/2026	LOGAN FINCH	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	60.00
03/05/2026	MACALLISTER RENTALS	EQUIPMENT RENTAL AIRPORT	3,491.45
03/05/2026	MACNLOW ASSOCIATES	TRAINING - DPS AP	395.00
03/05/2026	MAEGAN LONG	REIMBURSEMENT PETTY CASH DPS	30.00
03/05/2026	MASON NASH	REIMB TRAINING MEALS FEB 26	52.00
03/05/2026	MELISSA WANINK	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	45.00
03/05/2026	MERRICK INDUSTRIES	SUPPLIES FOR WATER PLANT	1,682.67
03/05/2026	MI MUNI RISK MGMT AUTHORITY	POLICY TERM 7/1/25 TO 7/1/2026	68,949.75
03/05/2026	MICHAEL BRYANT	REIMB PPE FOOTWEAR FEB 2026	90.09
03/05/2026	MILES MCQUAID	CONTRACT SVCS- K-2ND BASKETBALL THRU FEB	60.00
03/05/2026	MRWA	TRAINING MEMBER REGISTRATION WATER PLANT	400.00
03/05/2026	MT. PLEASANT ABSTRACT	UB REFUND FOR ACCOUNT: 235-09907-54 TO "	6.43
03/05/2026	NCL OF WISCONSIN	CHEMICALS WATER PLANT	1,010.51

03/05/2026	ODP BUSINESS SOLUTIONS LLC	SUPPLIES UTILITY BILLING	135.18
03/05/2026	PLEASANT GRAPHICS, INC	SUPPLIES - CITY HALL	223.00
03/05/2026	POLICE RECORDS & INFO MANAGEMENT	CONTRACT SVCS ANNUAL SUBSCRIPTION	8,775.00
03/05/2026	PRECISE TAX ASSESSMENT LLC	MONTHLY ASSESSING CONTRACT MARCH 2026	9,083.33
03/05/2026	PREIN & NEWHOF	CONTRACT SVCS- WRRF F	525.00
03/05/2026	PRO COMM, INC	SUPPLIES FOR FIRE DEPT	321.60
03/05/2026	PURE PLUMBING LLC	CONTRACT SVCS - REPAIR AT CITY HALL	1,331.00
03/05/2026	PVS TECHNOLOGIES, INC	CHEMICALS WRRF	10,050.01
03/05/2026	Q-MATION	CONTRACT SVCS WATER PLANT	6,301.00
03/05/2026	RCL CONSTRUCTION CO. INC	CONTRACT SVCS WATER PLANT IMP PHASE 1 TH	499,950.99
03/05/2026	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - FEB 2026	6,136.52
03/05/2026	SONCO SAFETY MARKETPLACE	CONTRACT SVCS	17,077.22
03/05/2026	STANDARD ELECTRIC COMPANY	SUPPLIES WATER PLANT	251.43
03/05/2026	STATE OF MICHIGAN	CONTRACT SVCS- AIRPORT WEATHER OBS DATA	786.10
03/05/2026	STERICYCLE, INC.	PAPER SHREDDING AT CITY HALL	634.14
03/05/2026	SUMMIT FIRE PROTECTION	CONTRACT SVCS- ANNUAL INSPECTION ALARM D	1,115.00
03/05/2026	THE DJ LLC	DJ SERVICE DADDY DAUGHTER DANCE	1,400.00
03/05/2026	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS WTP	1,459.50
03/05/2026	TURNOUT MANAGEMENT	CONTRACT SVCS- FIRE DEPT	183.00
03/05/2026	TYLER LOOMIS	REIMBURSEMENT CELL PHONE FEB 2026	50.00
03/05/2026	UNIFIRST CORPORATION	MOTOR POOL MATS	293.28
03/05/2026	USABLUEBOOK	CHEMICALS WRRF	272.32
03/05/2026	VANGUARD FIRE & SECURITY SYSTEMS	CONTRACT SVCS- BLDG INS FIRE	753.45
03/05/2026	VARTEC LLC	CONTRACT SVCS DPS	5,203.80
03/05/2026	VFIS	CONTRACT SVCS- HR	1,641.00
03/05/2026	WRIGHT EXPRESS FINANCIAL SERVICES	CITY CREDIT CARD PAYMENT	94,076.30
03/05/2026	YEO & YEO TECHNOLOGY	SUPPLIES- FORTINET FEB 2026 TO FEB 2029	14,087.00
Bank COMM COMMON CASH			

COMM TOTALS:

Total of 84 Checks:	1,035,615.33
Less 0 Void Checks:	0.00
Total of 84 Disbursements:	1,035,615.33

MEMO

FOSTER SWIFT
FOSTER SWIFT COLLINS & SMITH PC || ATTORNEYS

ATTORNEY-CLIENT PRIVILEGE

TO: Aaron Desentz, City Manager, City of Mt. Pleasant
FROM: Michael D. Homier
DATE: March 2, 2026
RE: Poverty Exemption

Overview: Authority to Amend Poverty Exemption Guidelines

Michigan's poverty tax exemption is governed by MCL 211.7u, which requires each local assessing unit to adopt its own poverty exemption policy and guidelines by resolution. The City Commission has clear authority to amend its existing guidelines, subject to statutory minimums and State Tax Commission (STC) interpretations.

The key policy question for the Commission is not *whether* amendments are allowed, but how far discretion extends, particularly with respect to income standards, asset tests, and partial exemptions

1. Income Guidelines: The Federal Standard is the Floor

Local units must adopt income guidelines, and those guidelines may differ from the federal poverty guidelines but may not be more restrictive than the federal poverty guidelines. This limitation is explicit in State Tax Commission guidance interpreting MCL 211.7u: "The adopted income levels shall not be set lower than the federal poverty guidelines published in the prior calendar year." *See Department of Treasury Bulletin 17 of 2025*, attached as Exhibit A. Treasury guidance is instructive and allows for alternative local guidelines but cannot provide income eligibility requirements less than the federal guidelines.

Accordingly, the City may lawfully adopt federal poverty guidelines exactly, adopt higher thresholds, such as 110%, 120%, or 130% of federal poverty, or adopt tiered income ranges tied to partial exemptions (discussed below). The City may not adopt income caps below the federal poverty guideline. This means the "federal standard" functions as a minimum protection, not a required endpoint.

2. Asset Tests: Broad Local Discretion

Unlike income, asset limits are not federally defined and are not standardized statewide. The Commission has significant flexibility to adjust asset thresholds, clarify what assets are counted or excluded, and align asset policy with local housing and cost-of-living conditions. MCL 211.7u requires local units to adopt an asset level test, but the statute does not set a dollar cap, nor does the State Tax Commission impose a uniform asset methodology. As a result, cities and townships adopt widely varying asset limits (e.g., liquid-only caps, total asset caps, vehicle exclusions,

homestead exclusions), all of which are lawful if adopted by resolution and applied uniformly by the Board of Review.

3. Partial Exemptions:

MCL 211.7u expressly authorizes exemptions “[i]n whole or in part.” While the statute allows partial exemptions, the statute does not define how they are calculated. Instead, the local poverty exemption policy controls and the Board of Review must follow the adopted policy.

Many municipalities explicitly authorize partial exemptions of 25%, 50%, or 75% of taxable value, tied to income or asset thresholds set above the full-exemption level. Although exact formulas vary, local policies commonly grant 100% exemption at or below the federal poverty guideline and partial exemptions for households modestly above that level. Exemptions are denied once income/assets exceed the highest adopted tier. What matters legally is not the specific percentage, but that the policy is adopted by the governing body, the Board of Review applies it consistently, and income thresholds are not below federal poverty guidelines. Within those parameters, the City may tie the exemption percentages within the range permitted by law. If the Commission wants predictable outcomes—or to avoid ad hoc decision-making—the most effective tool is tiered guidelines, especially for partial exemptions.

4. Board of Review Discretion Is Limited by the Policy

While MCL 211.7u refers to the “judgment” of the supervisor and Board of Review, that discretion does not override the adopted guidelines and cannot be used to impose stricter standards than the policy allows. The State Tax Commission emphasizes that once guidelines are adopted, the Board must follow them when granting or denying exemptions. *See Department of Treasury Bulletin 17 of 2025.*

Conclusion:

When considering amendments, the Commission will typically want to address the income threshold structure. For example, the Commission could elect between Federal poverty only, or Federal poverty plus graduated tiers. Within those graduated tiers, the Commission could elect to provide partial exemptions by determining which percentages apply to the graduated tiers to the defined income bands.

If you have any questions, please let me know.

MDH:MDH

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STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

Bulletin 17 of 2025
November 18, 2025
MCL 211.7u Poverty Exemption

TO: Assessors and Equalization Directors
FROM: Michigan State Tax Commission
SUBJECT: MCL 211.7u Poverty Exemption

Bulletin 22 of 2023 is rescinded.

MCL 211.7u provides for a property tax exemption, in whole or part, for the principal residence of persons who, by reason of poverty, are unable to contribute to the public charges. For purposes of the poverty exemption "principal residence" is how principal residence exemption and qualified agricultural property are defined in MCL 211.7dd. The exemption does not apply to property owned by a corporation.

This bulletin includes updates reflecting recent changes to Form 5737, *Poverty Exemption Application* which now incorporates former Form 5739 (*Affirmation of Ownership and Occupancy to Remain Exempt by Reason of Poverty*) and has been retitled *Poverty Exemption Application and Affirmation*, as well as the elimination of the extension for poverty applications, which is no longer permitted by statute.

Local Unit Responsibilities

MCL 211.7u requires local units to adopt guidelines that specify the income and asset levels applicable to the applicant as well as the total household income and assets. If the local unit maintains a website, the statute requires that the policy, guidelines, and poverty application (Form 5737) be made publicly available on the local unit's website. The local unit should also make available Form 4988, *Poverty Exemption Affidavit* which is used by applicants who are not required to file federal and state income tax returns.

Income Test

Local units must adopt guidelines that specify the total household income levels used to approve or deny poverty exemptions. The adopted income levels shall not be set lower than the federal poverty guidelines published in the prior calendar year in the *Federal Register* by the United States Department of Health and Human Services. For reference, the applicable federal poverty guidelines are published annually by the State Tax Commission.

According to the United States Census Bureau “income” includes, but is not limited to:

- Money, wages, salaries before deductions, regular contributions from persons not living in the residence
- Net receipts from non-farm or farm self-employment (receipts from a person’s own business, professional enterprise, or partnership, after business expense deductions)
- Regular payments from social security, railroad retirement, unemployment, worker’s compensation, veteran’s payments, public assistance, supplemental security income (SSI)
- Alimony, child support, military family allotments
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, assistantships
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

The Michigan homestead property tax credit **cannot** be considered as income for purposes of the poverty exemption. (*Ferrero v Walton Twp, Court of Appeals No. 302221*).

Asset Test

The local unit guidelines must include an asset test. This asset test must clearly state the maximum value of all assets allowable to be eligible for the poverty exemption. This means that the guidelines must state a total dollar limit, and the value of all assets cannot exceed that amount.

The purpose of an asset test is to determine the resources available to the applicant: cash, fixed assets, or other property that could be converted to cash and used to pay property taxes in the year the poverty exemption is filed. The value of the principal residence **cannot** be included in the asset test (*Robert Taylor v Sherman Twp, MTT Docket No. 236230*).

The local unit should require applicants to provide a complete list of all assets when applying for a poverty exemption. The State Tax Commission provides the following list of assets that may be included in the local unit asset test (this list is not exhaustive and is intended as examples of assets that may be considered):

- A second home, land, vehicles
- Recreational vehicles such as campers, motor-homes, boats and ATV’s
- Buildings other than the principal residence
- Jewelry, antiques, artworks
- Equipment, other personal property of value
- Bank accounts (over a specified amount), stocks
- Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property)
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances, and one-time insurance payments

- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms
- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches

The local unit policy may allow an applicant to own possessions in addition to the principal residence and qualify for a poverty exemption. Examples may include, but are not limited to:

- Additional vehicles
- More land than a minimum “footprint” for the home
- Equipment or other personal property of value, including recreational vehicles (campers, motor homes, boats, ATV’s etc.)
- Bank account(s) (a maximum amount should be specified)

Full or Partial Poverty Exemptions

PA 253 of 2020 made changes regarding the granting of full or partial poverty exemptions. MCL 211.7u(5) provides that if an applicant meets all eligibility requirements, the Board of Review shall grant the poverty exemption, in whole or in part, as follows:

1. A full exemption equal to a 100% reduction in taxable value for the year in which the exemption is granted; or
2. A partial exemption equal to a 75% reduction in taxable value for the year in which the exemption is granted; or
3. A partial exemption equal to a 50% reduction in taxable value for the year in which the exemption is granted; or
4. A partial exemption equal to a 25% reduction in taxable value for the year in which the exemption is granted.

No other method of calculating taxable value may be used except for the percentage reductions specifically authorized by statute, or any other percentage reduction approved by the State Tax Commission. Local assessing units wishing to use any other percentage reduction other than what is stated in MCL 211.7u(5) must obtain approval by filing Form 5738, *Request for Approval of Percentage Reduction in Taxable Value for Poverty Exemptions Under MCL 211.7u* with the State Tax Commission.

The State Tax Commission has adopted a Policy Regarding Requests for Percentage Reductions in Taxable Value For Poverty Exemptions Under MCL 211.7u which details how these requests will be processed. Both the policy and Form 5738 are available on the State Tax Commission’s website at <https://www.michigan.gov/statetaxcommission>.

The State Tax Commission recommends that local assessing units include language and criteria in their guidelines for granting partial exemptions and/or establishing minimum or maximum exemptions amounts.

How To Apply for The Poverty Exemption

To request a poverty exemption, a taxpayer must file:

1. Form 5737 *Application and Affirmation for MCL 211.7u Poverty Exemption*
2. All required additional documentation (such as federal/state income tax returns)

Form 5737, along with any additional supporting documentation, must be filed with the local assessing unit where the property is located. **Do not file the form with the Department of Treasury or the State Tax Commission.**

The form may be submitted to the local assessing unit on or after January 1 but before the day prior to the last day of the December Board of Review during the year in which the exemption is requested.

Taxpayers should contact the local assessing unit directly to verify submission deadlines to ensure that their application is reviewed by a Board of Review during that calendar year.

In addition to filing Form 5737 and any supporting documentation, a taxpayer must do all the following to be eligible for the poverty exemption:

1. Own and occupy the property as a principal residence.
2. Provide federal and state income tax returns for the current or immediately preceding year, including any property tax credits, for all persons **residing in the principal residence** (disclosure of the income of an owner who is not residing in the principal residence is not required). Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return. Instead, Form 4988, *Poverty Exemption Affidavit* may be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.
3. Produce a valid driver license or other form of identification, if requested.
4. Produce a deed, land contract, or other evidence of ownership of the property, if requested.
5. Meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services **or** alternative guidelines adopted by the local assessing unit. The alternative guidelines cannot provide income eligibility requirements less than the federal guidelines.
6. Meet the asset level test adopted by the local assessing unit.

Board of Review Responsibilities

The Board of Review shall approve or deny requests for the poverty exemption. The Board of Review is required to follow the policy and guidelines adopted by the local assessing unit in granting or denying a poverty exemption. The Board of Review may not deviate from the adopted policy and guidelines.

Poverty exemptions for the current year may be heard at the March, July, or December Board of Review. However, only **one** Board of Review decision is permitted for a specific calendar year. A subsequent Board of Review may not reconsider a decision already made in the same tax year. For example: if an application is denied at the March Board of Review, it may not be reheard by the July or December Board of Review in the same calendar year. The taxpayer must file an appeal of the March Board of Review decision to the Michigan Tax Tribunal.

PA 191 of 2023 amends both MCL 211.7u and MCL 211.53 to authorize the July and December Board of Review to grant a poverty exemption, as a qualified error, for the immediately preceding year on the principal residence of a person who establishes eligibility as required by Section 7u. This applies if an exemption was not included on the assessment roll and was not previously denied. If application is being submitted for a prior-year exemption, the guidelines in effect for that prior year must be used.

As a reminder, a person who files a claim for the poverty exemption is not prohibited from also appealing the assessment on the same property in the same year.

Appeal Rights

An appeal of the decision made by the March Board of Review must be filed by completing and submitting a petition to the Michigan Tax Tribunal no later than July 31 of the same year. A decision of the July or December Board of Review may be appealed by filing a petition with the Michigan Tax Tribunal within 30 days of the Board of Review's decision.

Additional information on how to file an appeal is available by contacting the Michigan Tax Tribunal or by visiting its website at <https://www.michigan.gov/taxtrib>.

Memo Re: Household Income Thresholds for poverty exemption to property tax

To: Mt Pleasant City Commission; City Manager

From: Mayor Boomer Wingard

At our February 23rd meeting we had discussion on potentially increasing the household income thresholds for city residents to qualify for property tax exemptions. Building upon different proposals that were mentioned during discussion, I have drafted several options for the commission to consider.

The two specific suggestions which I reviewed were a 10% increase, and an increase to match income thresholds used to qualify families with school-aged children to receive free or reduced-price school lunches.

The Michigan Department of Education's Free and Reduced-Price Meals program utilizes the "United States Department of Agriculture Food & Nutrition Service Child Nutrition Programs: Income Eligibility Guidelines". A copy of these guidelines, current for July 1st, 2025, through June 30th, 2026, is attached to this memo. To be eligible for Free Meals, families must be at or below 130% of the Federal Poverty Guidelines. To be eligible for Reduced Price Meals, households must be at or below 185% of the Federal Poverty Guidelines.

Along with this memo is a draft resolution which I would ask commissioners and staff review. This draft resolution references the requirement to meet the minimum standard of the Federal Poverty Guidelines(FPG) set annually by the United States Department of Health & Human Services, displaying what those requirements are, and also gives space for the commission to indicate at what level above the FPG the City of Mt Pleasant wishes to set the exemption guidelines for the yearly assessment.

Income levels above the Federal Poverty Guidelines for the various family unit sizes are also listed as options to consider.

- Option #1- 110%
- Option #2- 130% (Free Meals)
- Option #3- 185% (Reduced Price Meals)

The Commission, of course, may elect to take no action, in which case the previously passed resolution utilizing the base Federal Poverty Guidelines would stand, or we may elect to approve a different Poverty Guideline standard for the 2026 Assessment.

Federal Poverty Guidelines (FPG) (Current)

Size of Family Unit	Poverty Guidelines
1	\$15,650
2	\$21,150
3	\$26,650
4	\$32,150
5	\$37,650
6	\$43,150
7	\$48,650
8	\$54,330
For each additional person, add	\$5,680

10% Increase above FPG (Option 1)

Size of Family Unit	Poverty Guidelines
1	\$17,215
2	\$23,265
3	\$29,315
4	\$35,365
5	\$41,415
6	\$47,465
7	\$53,515
8	\$59,565
For each additional person, add	\$6,248

USDA Guidelines for Free Meals (Option 2)

Size of Family Unit	Poverty Guidelines
1	\$20,345
2	\$27,495
3	\$34,645
4	\$41,795
5	\$48,945
6	\$56,095
7	\$63,245
8	\$70,395
For each additional person, add	\$7,150

USDA Guidelines for Reduced Price Meals (Option 3)

Size of Family Unit	Poverty Guidelines
1	\$28,953
2	\$39,128
3	\$49,303
4	\$59,478
5	\$69,653
6	\$79,828
7	\$90,003
8	\$100,178
For each additional person, add	\$10,175

CITY OF MOUNT PLEASANT

RESOLUTION ESTABLISHING INCOME & ASSET LEVELS FOR POVERTY EXEMPTIONS TO 2026 PROPERTY TAX ASSESSMENTS

At a regular meeting of the City Commission of City of Mount Pleasant, held on _____, 2026 at 7:00 p.m. the following action was taken:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, the U.S. Department of Health & Human Services (HHS) annually determines the federal poverty level income guidelines used in many income-based assistance programs in the U.S.; and

WHEREAS, under State of Michigan MCL211.7u, as amended by PA 620 of 2002, which deals with poverty exemptions for residential property tax assessments, local governing bodies are required to annually set income and asset levels for their Poverty Exemption Guidelines; and

WHEREAS, those guidelines must not be set lower than the federal poverty level income guidelines established annually by the U.S. Department of HHS; and

WHEREAS, the City of Mount Pleasant elects that applicants must meet ___% of the federal poverty income guidelines as defined and determined annually by the United States Department of Health & Human Services.

Following are the federal poverty level incomes guidelines as of December 31, 2025, and the associated income to be used in setting poverty exemption guidelines for 2026 assessments:

Size of Family Unit	Federal Poverty Guidelines	Poverty Exemption Guidelines for 2026 Assessments (%)
1	\$15,650	
2	\$21,150	
3	\$26,650	
4	\$32,150	
5	\$37,650	
6	\$43,150	
7	\$48,650	
8	\$54,330	
For each additional person, add	\$5,680	

WHEREAS, a poverty exemption may be denied to any applicant who exceeds the **asset level test**. For purposes of the poverty exemption under **MCL 211.7u**, an applicant shall meet the following criteria as of December 31 of the year immediately preceding the assessment year:

1. Liquid Asset Limit:
The combined total of household liquid assets shall not exceed:
 - \$7,500 for a single-person household, and
 - \$4,000 additional per household contributing individual. (*Liquid assets include cash, checking/savings accounts, money market funds, stocks, bonds, certificates of deposit, and other assets that could reasonably be converted to cash to pay property taxes.*)
2. Total Non-Residence Asset Limit:
“The combined total of all non-residence household assets shall not exceed \$20,000, excluding the assets listed in subsection (3) below.
3. Excluded Assets:
The following shall not be included in total asset calculations:
 - The principal residence for which the exemption is requested
 - One personal motor vehicle per licensed driver
 - Clothing, furniture, appliances, and other essential household goods
 - Retirement or pension accounts held for long-term investment
4. Verification:
Applicants must provide documentation supporting asset values. Failure to submit requested information shall result in denial of the exemption.

To be eligible for exemption under this section, a person must do all of the following on an annual basis.

- 1) Own and occupy as a principal residence the property for which an exemption is requested. The person shall affirm ownership and occupancy status in writing by filing a form prescribed by the state tax commission with the local assessing unit.
- 2) File a claim with the board of review on a form prescribed by the state tax commission and provided by the local assessing unit, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year, and an affidavit in a form prescribed by the state tax commission may be accepted in place of the federal or state income tax return.

**MDE**

Income Guidelines for Free and Reduced-Price Meals Announced

August 15, 2025

Media Contact:

Media Contact

Bob Wheaton

MDE-Communications@michigan.gov

517-241-4395

National School Lunch, School Breakfast, Special Milk, and Child and Adult Care Food Programs Are Affected

LANSING – The Michigan Department of Education (MDE) is announcing release of the national household income guidelines set by the U.S. Department of Agriculture (USDA) for free and reduced-price meals and free milk through the National School Lunch, School Breakfast, Special Milk, and Child and Adult Care Food Programs.

The income guidelines are effective now through June 30, 2026.

While all public schools across Michigan are encouraged to continue to offer meals free under the [Michigan School Meals](#) program, the income guidelines that are being announced remain critical for families whose children attend schools that do not offer free meals to all children through Michigan School Meals or whose children participate in other nutrition programs such as the Special Milk and Child and Adult Care Food Program.

Under USDA guidelines, families that qualify based on their household income can receive meals for their children at free or reduced prices. These guidelines aim to help

make sure that no child goes hungry during the day, leading to better learning and overall health.

“Goal 3 of [Michigan’s Top 10 Strategic Education Plan](#) is to improve the health, safety, and wellness of all learners,” said State Superintendent Dr. Michael F. Rice. “Providing all children with access to nutritious food so that they can learn and grow is an important part of that goal. I urge families that may be eligible to apply for these benefits.”

To qualify:

- Families should contact their school, school district, childcare center, or family day care home sponsor to find out whether they participate in these programs.
- Schools, childcare centers, adult day care centers, and family day care home sponsors will provide an application or form for households to complete. If all children in a household attend the same school or center, only one form is required per household.
- Adults, children, or children experiencing foster care who get support from various programs such as Michigan’s Family Independence Program, Food Assistance Program, or Food Distribution Program on Tribal Lands, or who are enrolled in Head Start, an at-risk afterschool center, or an emergency shelter, are automatically eligible for free meals. Households that receive Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) benefits may be eligible for free or reduced-price meals by filling out an application.

Households with incomes less than or equal to the following guidelines qualify for free or reduced-price meals or free milk:

Total Family Size	Scale for Free Meals or Free Milk	Scale for Free Meals or Free Milk	Scale for Reduced Price Meals	Scale for Reduced Price Meals
	Annual	Monthly	Annual	Monthly
1	\$20,345	\$1,696	\$28,953	\$2,413
2	\$27,495	\$2,292	\$39,128	\$3,261
3	\$34,645	\$2,888	\$49,303	\$4,109
4	\$41,795	\$3,483	\$59,478	\$4,957
5	\$48,945	\$4,079	\$69,653	\$5,805

6	\$56,095	\$4,675	\$79,828	\$6,653
7	\$63,245	\$5,271	\$90,003	\$7,501
8	\$70,395	\$5,867	\$100,178	\$8,349
For each additional family member add:	\$7,150	\$596	\$10,175	\$848

An application to a school, childcare center, adult day care center, or family day care home sponsor can be approved if it contains complete documentation of household income, or documentation of current participation in Michigan's Family Independence Program, Food Assistance Program, or Food Distribution Program on Tribal Lands. Participating schools, childcare centers, adult day care centers, and family day care home sponsors accept these applications at any time during the year. A household may qualify due to a temporary loss of income, such as a period of unemployment.

Information supplied on an application may be verified at any time. In the operation of child feeding programs, no child will be discriminated against because of race, sex, color, national origin, age, or disability. An appeal procedure is available for households for which applications are denied.

This notification is required every year by the USDA to recognize changes in the consumer price index. For some public schools that participate in the Michigan School Meals program, families will still need to complete the Education and Nutrition Benefits application, or the Education Benefits form available from the school. These forms help decide if a local district can get other state funding and may help a household qualify for other support such as Pay to Play waivers, field trip support, and testing fees. Check with the school to see which application or form needs to be completed. [Income Guidelines for School Nutrition Programs Frequently Asked Questions](#) are available.

###

USDA Nondiscrimination Statement

In accordance with federal civil rights law and U.S. Department of Agriculture civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex (including gender identity and sexual orientation), disability, age, or reprisal or retaliation for prior civil rights activity. Program information

may be made available in languages other than English. Persons with disabilities who require alternative means of communication to obtain program information (e.g., Braille, large print, audiotape, American Sign Language), should contact the responsible state or local agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or should contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form which can be obtained online at: [USDA Program Discrimination Complaint Form](#), from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by **mail**: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; **fax**: (833) 256-1665 or (202) 690-7442; **email**: program.intake@usda.gov.

This institution is an equal opportunity provider.

Department of Education

MI Newswire

Department of Education

Related News

Michigan Educator Honored with “Oscar of Teaching” for Creativity in the Classroom

MDE Awards Nearly \$1M in Grants to Districts to Help Students Explore Educator Careers

Michigan's Graduation Rate Reaches Record-High Again During 2024-25 School Year

This section of the FEDERAL REGISTER contains documents other than rules or proposed rules that are applicable to the public. Notices of hearings and investigations, committee meetings, agency decisions and rulings, delegations of authority, filing of petitions and applications and agency statements of organization and functions are examples of documents appearing in this section.

DEPARTMENT OF AGRICULTURE

Food and Nutrition Service

Child Nutrition Programs: Income Eligibility Guidelines

AGENCY: Food and Nutrition Service, USDA.

ACTION: Notice.

SUMMARY: This notice announces the Department's annual adjustments to the Income Eligibility Guidelines to be used in determining eligibility for free and reduced-price meals and free milk and Summer Electronic Benefit Transfer benefits for the period from July 1, 2025, through June 30, 2026. These guidelines are used by schools, institutions, and facilities participating in the National School Lunch Program (and Commodity School Program), School Breakfast Program, Special Milk Program for Children, Child and Adult Care Food Program, Summer Food Service Program as well as States and Indian Tribal Organizations that administer the Summer Electronic Benefits Transfer for Children Program. The annual adjustments are required by section 9 of the Richard B. Russell National School Lunch Act. The guidelines are intended to direct benefits to those children most in need and are revised annually to account for changes in the Consumer Price Index.

DATES: July 1, 2025.

FOR FURTHER INFORMATION CONTACT: Penny Burke, Program Monitoring and Operational Support Division, Child Nutrition Programs, Food and Nutrition Service, United States Department of Agriculture, 1320 Braddock Place, Suite 401, Alexandria, Virginia 22314. Tel. (720) 822-8597.

SUPPLEMENTARY INFORMATION: This action is not a rule as defined by the Regulatory Flexibility Act (5 U.S.C. 601-612) and thus is exempt from the provisions of that Act.

In accordance with the Paperwork Reduction Act of 1995 (44 U.S.C. 3507), no recordkeeping or reporting requirements have been included that are subject to approval from the Office of Management and Budget.

The affected programs are listed in the Assistance Listings (<https://sam.gov/>) under No. 10.553, No. 10.555, No. 10.556, No. 10.558, and No. 10.559 and are subject to the provisions of Executive Order 12372, which requires intergovernmental consultation with State and local officials. (See 2 CFR part 415).

Background

Pursuant to sections 9(b)(1), 13A(h)(2), and 17(c)(4) of the Richard B. Russell National School Lunch Act (42 U.S.C. 1758(b)(1), 42 U.S.C. 1762(h)(2), and 42 U.S.C. 1766(c)(4)), and sections 3(a)(6) and 4(e)(1)(A) of the Child Nutrition Act of 1966 (42 U.S.C. 1772(a)(6) and 1773(e)(1)(A)), the Department annually issues the Income Eligibility Guidelines for free and reduced price meals for the National School Lunch Program (7 CFR part 210), the Commodity School Program (7 CFR part 210), School Breakfast Program (7 CFR part 220), Summer Food Service Program (7 CFR part 225), Child and Adult Care Food Program (7 CFR part 226), free milk in the Special Milk Program for Children (7 CFR part 215), and program benefits in the Summer EBT Program (7 CFR part 292). These eligibility guidelines are based on the Federal income poverty guidelines and are stated by household size. The guidelines are used to determine eligibility for free and reduced price meals, free milk, and Summer EBT benefits in accordance with applicable program rules.

Definition of Income

In accordance with the Department's policy as provided in the Food and Nutrition Service publication Eligibility Manual for School Meals, "income," as the term is used in this notice, means income before any deductions such as income taxes, Social Security taxes, insurance premiums, charitable contributions, and bonds. It includes the following: (1) monetary compensation for services, including wages, salary, commissions or fees; (2) net income from nonfarm self-employment; (3) net income from farm self-employment; (4) Social Security; (5) dividends or interest

on savings or bonds or income from estates or trusts; (6) net rental income; (7) public assistance or welfare payments; (8) unemployment compensation; (9) government civilian employee or military retirement, or pensions or veterans payments; (10) private pensions or annuities; (11) alimony or child support payments; (12) regular contributions from persons not living in the household; (13) net royalties; and (14) other cash income. Other cash income would include cash amounts received or withdrawn from any source including savings, investments, trust accounts and other resources that would be available to pay the price of a child's meal.

"Income", as the term is used in this notice, does *not* include any income or benefits received under any Federal programs that are excluded from consideration as income by any statutory prohibition. Furthermore, the value of meals, milk, or EBT benefits to children shall not be considered as income to their households for other benefit programs in accordance with the prohibitions in section 12(e) of the Richard B. Russell National School Lunch Act and section 11(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1760(e) and 1780(b)).

The Income Eligibility Guidelines

The following are the Income Eligibility Guidelines to be effective from July 1, 2025 through June 30, 2026. The Department's guidelines for free meals and milk and reduced price meals were obtained by multiplying the year 2025 Federal income poverty guidelines by 1.30 and 1.85, respectively, and by rounding the result upward to the next whole dollar.

This notice displays only the annual Federal poverty guidelines issued by the Department of Health and Human Services because the monthly and weekly Federal poverty guidelines are not used to determine the Income Eligibility Guidelines. The chart details the free and reduced price eligibility criteria for monthly income, income received twice monthly (24 payments per year), income received every two weeks (26 payments per year) and weekly income.

Income calculations are made based on the following formulas: monthly income is calculated by dividing the annual income by 12; twice monthly income is computed by dividing annual

income by 24; income received every two weeks is calculated by dividing annual income by 26; and weekly income is computed by dividing annual income by 52. All numbers are rounded

upward to the next whole dollar. The numbers reflected in this notice for a family of four in the 48 contiguous States, the District of Columbia, Guam and the territories represent an increase

of 3.0 percent over last year's level for a family of the same size.

Authority: Section 9(b)(1) of the Richard B. Russell National School Lunch Act (42 U.S.C. 1758(b)(1)(A)).

INCOME ELIGIBILITY GUIDELINES
[Effective from July 1, 2025 to June 30, 2026]

Household size	Federal poverty guidelines Annual	Reduced Price Meals—185%					Free meals—130%				
		Annual	Monthly	Twice per month	Every two weeks	Weekly	Annual	Monthly	Twice per month	Every two weeks	Weekly
48 Contiguous States, District of Columbia, Guam, and Territories											
1	15,650	28,953	2,413	1,207	1,114	557	20,345	1,696	848	783	392
2	21,150	39,128	3,261	1,631	1,505	753	27,495	2,292	1,146	1,058	529
3	26,650	49,303	4,109	2,055	1,897	949	34,645	2,888	1,444	1,333	667
4	32,150	59,478	4,957	2,479	2,288	1,144	41,795	3,483	1,742	1,608	804
5	37,650	69,653	5,805	2,903	2,679	1,340	48,945	4,079	2,040	1,883	942
6	43,150	79,828	6,653	3,327	3,071	1,536	56,095	4,675	2,338	2,158	1,079
7	48,650	90,003	7,501	3,751	3,462	1,731	63,245	5,271	2,636	2,433	1,217
8	54,150	100,178	8,349	4,175	3,853	1,927	70,395	5,867	2,934	2,708	1,354
For each add'l family member, add	5,500	10,175	848	424	392	196	7,150	596	298	275	138
Alaska											
1	19,550	36,168	3,014	1,507	1,392	696	25,415	2,118	1,059	978	489
2	26,430	48,896	4,075	2,038	1,881	941	34,359	2,864	1,432	1,322	661
3	33,310	61,624	5,136	2,568	2,371	1,186	43,303	3,609	1,805	1,666	833
4	40,190	74,352	6,196	3,098	2,860	1,430	52,247	4,354	2,177	2,010	1,005
5	47,070	87,080	7,257	3,629	3,350	1,675	61,191	5,100	2,550	2,354	1,177
6	53,950	99,808	8,318	4,159	3,839	1,920	70,135	5,845	2,923	2,698	1,349
7	60,830	112,536	9,378	4,689	4,329	2,165	79,079	6,590	3,295	3,042	1,521
8	67,710	125,264	10,439	5,220	4,818	2,409	88,023	7,336	3,668	3,386	1,693
For each add'l family member, add	6,880	12,728	1,061	531	490	245	8,944	746	373	344	172
Hawaii											
1	17,990	33,282	2,774	1,387	1,281	641	23,387	1,949	975	900	450
2	24,320	44,992	3,750	1,875	1,731	866	31,616	2,635	1,318	1,216	608
3	30,650	56,703	4,726	2,363	2,181	1,091	39,845	3,321	1,661	1,533	767
4	36,980	68,413	5,702	2,851	2,632	1,316	48,074	4,007	2,004	1,849	925
5	43,310	80,124	6,677	3,339	3,082	1,541	56,303	4,692	2,346	2,166	1,083
6	49,640	91,834	7,653	3,827	3,533	1,767	64,532	5,378	2,689	2,482	1,241
7	55,970	103,545	8,629	4,315	3,983	1,992	72,761	6,064	3,032	2,799	1,400
8	62,300	115,255	9,605	4,803	4,433	2,217	80,990	6,750	3,375	3,115	1,558
For each add'l family member, add	6,330	11,711	976	488	451	226	8,229	686	343	317	159

Tameka Owens,
Acting Administrator and Assistant Administrator, Food and Nutrition Service.
[FR Doc. 2025-03821 Filed 3-12-25; 8:45 am]
BILLING CODE 3410-30-P

DEPARTMENT OF AGRICULTURE

Forest Service

Idaho Panhandle National Forest; Idaho; Idaho Panhandle National Forest Noxious Weed Treatment Project; Withdrawal

AGENCY: Forest Service, Agriculture (USDA).

ACTION: Notice; withdrawal.

SUMMARY: The Idaho Panhandle National Forest is withdrawing its Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS)

for the Noxious Weed Treatment Project. The original NOI was published on pages 70954-70955 of the **Federal Register** on November 16, 2011. The Forest plans to complete an Environmental Assessment (EA) to determine if there are significant effects warranting the preparation of an EIS.

FOR FURTHER INFORMATION CONTACT:

Questions concerning this notice should be directed to Forest Environmental Coordinator Anjel Tomayko by email at anjel@usda.gov or by phone at 208-765-7259. Individuals who use telecommunication devices for the deaf/hard-of-hearing (TDD) may call the Federal Relay Service (FRS) at 1-

800-877-8339, 24 hours a day, every day of the year, including holidays.

Gregory C. Smith,
Associate Deputy Chief, National Forest System.

[FR Doc. 2025-03949 Filed 3-12-25; 8:45 am]
BILLING CODE 3411-15-P

COMMISSION ON CIVIL RIGHTS

Notice of Public Meeting of the Wyoming Advisory Committee; Cancellation

AGENCY: Commission on Civil Rights.
ACTION: Notice; cancellation of meeting.

The Commission on Civil Rights published a notice in the **Federal Register** concerning a meeting of the Wyoming Advisory Committee. The meeting, scheduled for Thursday, March

CITY OF MOUNT PLEASANT

RESOLUTION ESTABLISHING INCOME & ASSET LEVELS FOR POVERTY EXEMPTIONS TO 2026 PROPERTY TAX ASSESSMENTS

At a regular meeting of the City Commission of City of Mount Pleasant, held on _____, 2026 at 7:00 p.m. the following action was taken:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, the U.S. Department of Health & Human Services (HHS) annually determines the federal poverty level income guidelines used in many income-based assistance programs in the U.S.; and

WHEREAS, under State of Michigan MCL211.7u, as amended by PA 620 of 2002, which deals with poverty exemptions for residential property tax assessments, local governing bodies are required to annually set income and asset levels for their Poverty Exemption Guidelines; and

WHEREAS, those guidelines must not be set lower than the federal poverty level income guidelines established annually by the U.S. Department of HHS; and

WHEREAS, applicant must meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health & Human Services.

Following are the federal poverty level income guidelines. as of December 31, 2025, for use in setting poverty exemption guidelines for: 2026 assessments:

Size of Family Unit	Poverty Guidelines
1	\$15,650
2	\$21,150
3	\$26,650
4	\$32,150
5	\$37,650
6	\$43,150
7	\$48,650

8	\$54,
For each additional person, add	\$ 5,680

WHEREAS, a poverty exemption may be denied to any applicant who exceeds the **asset level test**. For purposes of the poverty exemption under **MCL 211.7u**, an applicant shall meet the following criteria as of December 31 of the year immediately preceding the assessment year:

1. **Liquid Asset Limit:**
 The combined total of household liquid assets shall not exceed:
 - \$7,500 for a single-person household, and
 - \$4,000 additional per household contributing individual. (*Liquid assets include cash, checking/savings accounts, money market funds, stocks, bonds, certificates of deposit, and other assets that could reasonably be converted to cash to pay property taxes.*)
2. **Total Non-Residence Asset Limit:**
 “The combined total of all non-residence household assets shall not exceed \$20,000, excluding the assets listed in subsection (3) below.
3. **Excluded Assets:**
 The following shall not be included in total asset calculations:
 - The principal residence for which the exemption is requested
 - One personal motor vehicle per licensed driver
 - Clothing, furniture, appliances, and other essential household goods
 - Retirement or pension accounts held for long-term investment
4. **Verification:**
 Applicants must provide documentation supporting asset values. Failure to submit requested information shall result in denial of the exemption.

To be eligible for exemption under this section, a person must do all of the following on an annual basis.

- 1) Own and occupy as a principal residence the property for which an exemption is requested. The person shall affirm ownership and occupancy status in writing by filing a form prescribed by the state tax commission with the local assessing unit.
- 2) File a claim with the board of review on a form prescribed by the state tax commission and provided by the local assessing unit, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year, and an affidavit in a form prescribed by the state tax commission may be accepted in place of the federal or state income tax return.

CITY OF MOUNT PLEASANT

RESOLUTION ESTABLISHING INCOME & ASSET LEVELS FOR POVERTY EXEMPTIONS TO 2026 PROPERTY TAX ASSESSMENTS

At a regular meeting of the City Commission of City of Mount Pleasant, held on _____, 2026 at 7:00 p.m. the following action was taken:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, the U.S. Department of Health & Human Services (HHS) annually determines the federal poverty level income guidelines used in many income-based assistance programs in the U.S.; and

WHEREAS, under State of Michigan MCL211.7u, as amended by PA 620 of 2002, which deals with poverty exemptions for residential property tax assessments, local governing bodies are required to annually set income and asset levels for their Poverty Exemption Guidelines; and

WHEREAS, those guidelines must not be set lower than the federal poverty level income guidelines established annually by the U.S. Department of HHS; and

WHEREAS, applicant must meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health & Human Services.

Following are the federal poverty level income guidelines. as of December 31, 2025, for use in setting poverty exemption guidelines for: 2026 assessments:

Size of Family Unit	Poverty Guidelines
1	
2	
3	
4	
5	
6	
7	

8	
For each additional person, add	

WHEREAS, a poverty exemption may be denied to any applicant who exceeds the **asset level test**. For purposes of the poverty exemption under **MCL 211.7u**, an applicant shall meet the following criteria as of December 31 of the year immediately preceding the assessment year:

1. Liquid Asset Limit:
The combined total of household liquid assets shall not exceed:
 - \$7,500 for a single-person household, and
 - \$4,000 additional per household contributing individual. (*Liquid assets include cash, checking/savings accounts, money market funds, stocks, bonds, certificates of deposit, and other assets that could reasonably be converted to cash to pay property taxes.*)
2. Total Non-Residence Asset Limit:
“The combined total of all non-residence household assets shall not exceed \$20,000, excluding the assets listed in subsection (3) below.
3. Excluded Assets:
The following shall not be included in total asset calculations:
 - The principal residence for which the exemption is requested
 - One personal motor vehicle per licensed driver
 - Clothing, furniture, appliances, and other essential household goods
 - Retirement or pension accounts held for long-term investment
4. Verification:
Applicants must provide documentation supporting asset values. Failure to submit requested information shall result in denial of the exemption.

To be eligible for exemption under this section, a person must do all of the following on an annual basis.

- 1) Own and occupy as a principal residence the property for which an exemption is requested. The person shall affirm ownership and occupancy status in writing by filing a form prescribed by the state tax commission with the local assessing unit.
- 2) File a claim with the board of review on a form prescribed by the state tax commission and provided by the local assessing unit, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year, and an affidavit in a form prescribed by the state tax commission may be accepted in place of the federal or state income tax return.



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

Bulletin 17 of 2025
November 18, 2025
MCL 211.7u Poverty Exemption

TO: Assessors and Equalization Directors
FROM: Michigan State Tax Commission
SUBJECT: MCL 211.7u Poverty Exemption

Bulletin 22 of 2023 is rescinded.

MCL 211.7u provides for a property tax exemption, in whole or part, for the principal residence of persons who, by reason of poverty, are unable to contribute to the public charges. For purposes of the poverty exemption "principal residence" is how principal residence exemption and qualified agricultural property are defined in MCL 211.7dd. The exemption does not apply to property owned by a corporation.

This bulletin includes updates reflecting recent changes to Form 5737, *Poverty Exemption Application* which now incorporates former Form 5739 (*Affirmation of Ownership and Occupancy to Remain Exempt by Reason of Poverty*) and has been retitled *Poverty Exemption Application and Affirmation*, as well as the elimination of the extension for poverty applications, which is no longer permitted by statute.

Local Unit Responsibilities

MCL 211.7u requires local units to adopt guidelines that specify the income and asset levels applicable to the applicant as well as the total household income and assets. If the local unit maintains a website, the statute requires that the policy, guidelines, and poverty application (Form 5737) be made publicly available on the local unit's website. The local unit should also make available Form 4988, *Poverty Exemption Affidavit* which is used by applicants who are not required to file federal and state income tax returns.

Income Test

Local units must adopt guidelines that specify the total household income levels used to approve or deny poverty exemptions. The adopted income levels shall not be set lower than the federal poverty guidelines published in the prior calendar year in the *Federal Register* by the United States Department of Health and Human Services. For reference, the applicable federal poverty guidelines are published annually by the State Tax Commission.

According to the United States Census Bureau “income” includes, but is not limited to:

- Money, wages, salaries before deductions, regular contributions from persons not living in the residence
- Net receipts from non-farm or farm self-employment (receipts from a person’s own business, professional enterprise, or partnership, after business expense deductions)
- Regular payments from social security, railroad retirement, unemployment, worker’s compensation, veteran’s payments, public assistance, supplemental security income (SSI)
- Alimony, child support, military family allotments
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, assistantships
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

The Michigan homestead property tax credit **cannot** be considered as income for purposes of the poverty exemption. (*Ferrero v Walton Twp, Court of Appeals No. 302221*).

Asset Test

The local unit guidelines must include an asset test. This asset test must clearly state the maximum value of all assets allowable to be eligible for the poverty exemption. This means that the guidelines must state a total dollar limit, and the value of all assets cannot exceed that amount.

The purpose of an asset test is to determine the resources available to the applicant: cash, fixed assets, or other property that could be converted to cash and used to pay property taxes in the year the poverty exemption is filed. The value of the principal residence **cannot** be included in the asset test (*Robert Taylor v Sherman Twp, MTT Docket No. 236230*).

The local unit should require applicants to provide a complete list of all assets when applying for a poverty exemption. The State Tax Commission provides the following list of assets that may be included in the local unit asset test (this list is not exhaustive and is intended as examples of assets that may be considered):

- A second home, land, vehicles
- Recreational vehicles such as campers, motor-homes, boats and ATV’s
- Buildings other than the principal residence
- Jewelry, antiques, artworks
- Equipment, other personal property of value
- Bank accounts (over a specified amount), stocks
- Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property)
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances, and one-time insurance payments

- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms
- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches

The local unit policy may allow an applicant to own possessions in addition to the principal residence and qualify for a poverty exemption. Examples may include, but are not limited to:

- Additional vehicles
- More land than a minimum “footprint” for the home
- Equipment or other personal property of value, including recreational vehicles (campers, motor homes, boats, ATV’s etc.)
- Bank account(s) (a maximum amount should be specified)

Full or Partial Poverty Exemptions

PA 253 of 2020 made changes regarding the granting of full or partial poverty exemptions. MCL 211.7u(5) provides that if an applicant meets all eligibility requirements, the Board of Review shall grant the poverty exemption, in whole or in part, as follows:

1. A full exemption equal to a 100% reduction in taxable value for the year in which the exemption is granted; or
2. A partial exemption equal to a 75% reduction in taxable value for the year in which the exemption is granted; or
3. A partial exemption equal to a 50% reduction in taxable value for the year in which the exemption is granted; or
4. A partial exemption equal to a 25% reduction in taxable value for the year in which the exemption is granted.

No other method of calculating taxable value may be used except for the percentage reductions specifically authorized by statute, or any other percentage reduction approved by the State Tax Commission. Local assessing units wishing to use any other percentage reduction other than what is stated in MCL 211.7u(5) must obtain approval by filing Form 5738, *Request for Approval of Percentage Reduction in Taxable Value for Poverty Exemptions Under MCL 211.7u* with the State Tax Commission.

The State Tax Commission has adopted a Policy Regarding Requests for Percentage Reductions in Taxable Value For Poverty Exemptions Under MCL 211.7u which details how these requests will be processed. Both the policy and Form 5738 are available on the State Tax Commission’s website at <https://www.michigan.gov/statetaxcommission>.

The State Tax Commission recommends that local assessing units include language and criteria in their guidelines for granting partial exemptions and/or establishing minimum or maximum exemptions amounts.

How To Apply for The Poverty Exemption

To request a poverty exemption, a taxpayer must file:

1. Form 5737 *Application and Affirmation for MCL 211.7u Poverty Exemption*
2. All required additional documentation (such as federal/state income tax returns)

Form 5737, along with any additional supporting documentation, must be filed with the local assessing unit where the property is located. **Do not file the form with the Department of Treasury or the State Tax Commission.**

The form may be submitted to the local assessing unit on or after January 1 but before the day prior to the last day of the December Board of Review during the year in which the exemption is requested.

Taxpayers should contact the local assessing unit directly to verify submission deadlines to ensure that their application is reviewed by a Board of Review during that calendar year.

In addition to filing Form 5737 and any supporting documentation, a taxpayer must do all the following to be eligible for the poverty exemption:

1. Own and occupy the property as a principal residence.
2. Provide federal and state income tax returns for the current or immediately preceding year, including any property tax credits, for all persons **residing in the principal residence** (disclosure of the income of an owner who is not residing in the principal residence is not required). Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return. Instead, Form 4988, *Poverty Exemption Affidavit* may be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.
3. Produce a valid driver license or other form of identification, if requested.
4. Produce a deed, land contract, or other evidence of ownership of the property, if requested.
5. Meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services **or** alternative guidelines adopted by the local assessing unit. The alternative guidelines cannot provide income eligibility requirements less than the federal guidelines.
6. Meet the asset level test adopted by the local assessing unit.

Board of Review Responsibilities

The Board of Review shall approve or deny requests for the poverty exemption. The Board of Review is required to follow the policy and guidelines adopted by the local assessing unit in granting or denying a poverty exemption. The Board of Review may not deviate from the adopted policy and guidelines.

Poverty exemptions for the current year may be heard at the March, July, or December Board of Review. However, only **one** Board of Review decision is permitted for a specific calendar year. A subsequent Board of Review may not reconsider a decision already made in the same tax year. For example: if an application is denied at the March Board of Review, it may not be reheard by the July or December Board of Review in the same calendar year. The taxpayer must file an appeal of the March Board of Review decision to the Michigan Tax Tribunal.

PA 191 of 2023 amends both MCL 211.7u and MCL 211.53 to authorize the July and December Board of Review to grant a poverty exemption, as a qualified error, for the immediately preceding year on the principal residence of a person who establishes eligibility as required by Section 7u. This applies if an exemption was not included on the assessment roll and was not previously denied. If application is being submitted for a prior-year exemption, the guidelines in effect for that prior year must be used.

As a reminder, a person who files a claim for the poverty exemption is not prohibited from also appealing the assessment on the same property in the same year.

Appeal Rights

An appeal of the decision made by the March Board of Review must be filed by completing and submitting a petition to the Michigan Tax Tribunal no later than July 31 of the same year. A decision of the July or December Board of Review may be appealed by filing a petition with the Michigan Tax Tribunal within 30 days of the Board of Review's decision.

Additional information on how to file an appeal is available by contacting the Michigan Tax Tribunal or by visiting its website at <https://www.michigan.gov/taxtrib>.

Demographics	Residents	Percentage
Population	21,182	
Households	7,692	
Persons per Household	2.14	
Household Median Income	\$46,347.85	
Household Median Disposable Income	\$40,178.05	
Household Median Discretionary Income	\$25,585.96	
Average Income Per Person	\$25,450.52	
Median Rent	\$889.56	
Median House Value	\$225,727.27	
Households in Poverty	2,510	32.63%
Household Median Wealth	\$48,134.83	
Average Age	33	
Median Age	23.46	
Households with Children	1,326	17.24%
High School Graduate or Higher	9,159	93.30%
Bachelor's Degree or Higher	4,292	43.72%
Household Average Income	\$64,900.86	
Average Income Per Person	\$25,450.52	
Household Median Income	\$46,347.85	
<\$15K	1,413	18.37%
\$15K - \$25K	923	12.00%
\$25K - \$35K	831	10.80%
\$35K - \$50K	893	11.61%
\$50K - \$75K	1,334	17.34%
\$75K - \$100K	835	10.86%
\$100K - \$150K	846	11.00%
\$150K - \$175K	227	2.95%
\$175K - \$200K	137	1.78%
\$200K - \$250K	142	1.85%
\$250K - \$500K	60	0.78%
>\$500K	51	0.66%

Market Demographics

Feb 1, 2025 - Jan 31, 2026

Demographic Overview

Summary

Audiences	Median Household Income	Most Common Ethnicity	Bachelor's Degree or Higher	Persons per Household
 Residents	\$41K	White (79.4%)	44.6%	2.76
 Employees	\$48.2K	White (83.6%)	33.5%	2.59
 Out-of-Market Visitors	\$58.6K	White (84.5%)	26.3%	2.46
 Michigan Residents	\$71.3K	White (73%)	31.8%	2.49

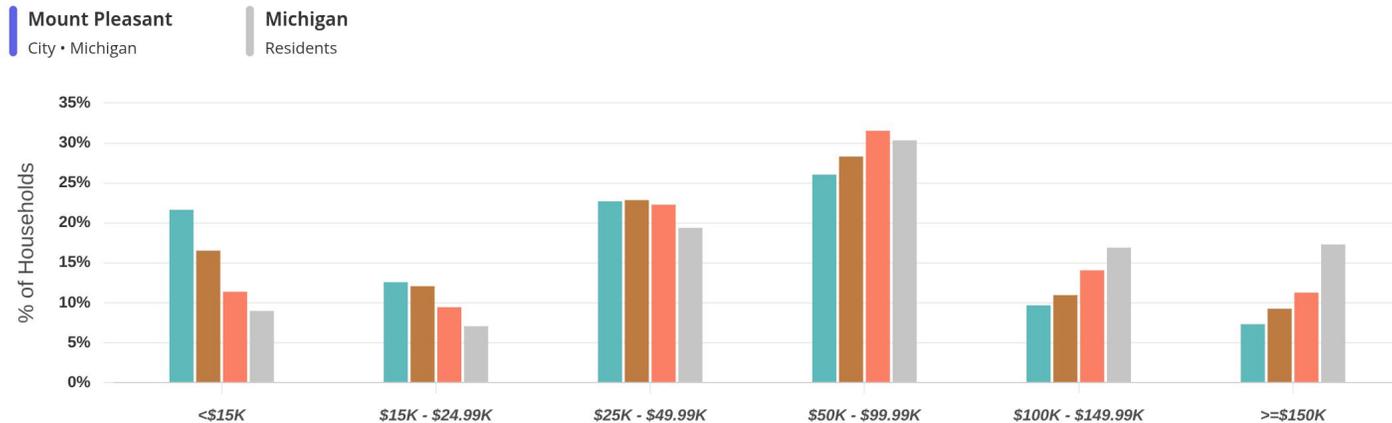
Feb 1st, 2025 - Jan 31st, 2026 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Market Demographics

Feb 1, 2025 - Jan 31, 2026

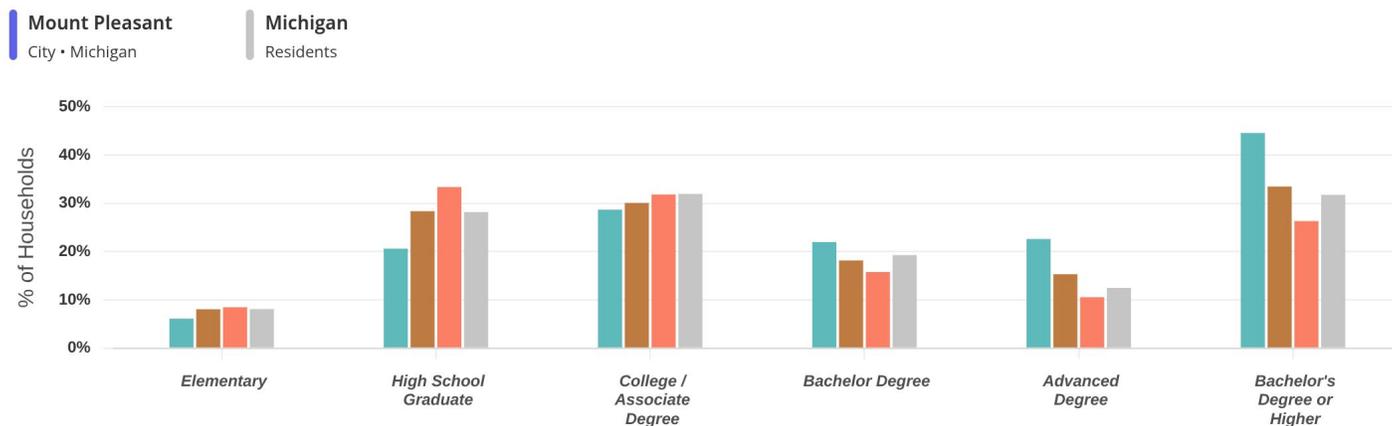
Household Income



Feb 1st, 2025 - Jan 31st, 2026 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Education



Feb 1st, 2025 - Jan 31st, 2026 | Data Source: Census 2023
Data provided by Placer Labs Inc. (www.placer.ai)





**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: March 2, 2026
TO: Aaron Desentz, City Manager
FROM: Paul Lauria, Director of Public Safety
SUBJECT: Tenant's Rights Committee

The City Commission expressed interest in forming a Tenants' Rights Committee during the Work Session held on February 23, 2026. I was asked to recommend a potential make up of what the committee would look like and to structure the committee in a manner that reflects the City's varied housing landscape and stakeholder interests.

If the Commission chooses to establish such a committee, a body consisting of nine (9) to eleven (11) voting members could provide balanced representation and subject-matter expertise. The following structure may be considered:

Tenant Representatives (Four Members)

- One student tenant representative
- Immigrant or International student tenant representative
- One low- to moderate-income tenant (including voucher or subsidized housing participant)
- One market-rate residential tenant

This approach would ensure representation across primary tenant populations within the city.

Landlord / Property Owner Representatives (Two Members)

- One small-scale landlord (1-10 units)
- One large-scale landlord or professional property management representative

Recognizing the operational differences between small and large housing providers may assist in developing practical and implementable policy recommendations.



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Housing Commission Representative (One Member)

- A representative from the local Housing Commission could provide technical expertise regarding public housing administration, voucher programs, and compliance with state and federal regulations.

University Representative (One Member)

- A representative affiliated with university housing or student affairs could assist in addressing student housing considerations and fostering coordination between the city and the university community.

Legal or Housing Professional (One Member)

- An attorney, legal aid representative, or housing policy professional with experience in Michigan landlord-tenant law could help ensure that any proposed initiatives are legally sound and consistent with existing statutory requirements.

Community or Social Services Representative (One Member)

- A representative from a local nonprofit or agency serving housing-insecure or vulnerable populations could provide perspective on housing stability and prevention efforts.

At-Large Resident (One Member)

- A homeowner or neighborhood association representative could provide broader community input regarding neighborhood impacts and property maintenance concerns.

Non-Voting Members and City Liaisons

- Police and Fire Representatives
- City Planner
- Code Enforcement Officer
- Business Owner
- Realtor



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If the City Commission determines that forming a Tenants' Rights Committee would be beneficial, and wishes to create a body where stakeholders can discuss issues relating to renters and advise the Commission regarding policies, practices, trends, and local ordinances, a structure such as the one outlined above may provide the balanced representation the Commission seeks.

It is equally important that the Committee's initial charge be clearly outlined. The Committee should not be established simply in reaction to problems as they arise but rather be tasked with proactively identifying existing housing-related issues, evaluating the tools and resources currently in place, and advising the Commission on additional measures or strategies needed to address those issues effectively.

Some of those issues could include promoting lawful housing practices, understanding of landlord-tenant rights and responsibilities, and reducing conflict through education and constructive engagement.