

Regular Meeting of the Mt. Pleasant City Commission
Monday, August 12, 2024
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduce Water Plant Operator (WPO) Jennifer Heitman.
2. Introduce Water Plant Operator (WPO) Nicolas Kuchek.
3. Presentation from Downtown Development Director Michelle Sponseller on the Town Center Civic Space project.
4. Presentation from Community Services Intern Mason Squillets-Peterson on Climate Change Vulnerability Survey.

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

5. Monthly report on police related citizen complaints received.
6. Minutes of the Traffic Control Committee (March).

CONSENT ITEMS:

7. Approval of the minutes from the regular meeting held July 22, 2024.
8. Acceptance of Funding from Union Charter Township for the north section of the Mid-Michigan/GKB Pathway.
9. Consider approval of purchase of Neptune 360 AMR Software and Equipment for a cost not to exceed \$31,467.
10. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

NEW BUSINESS:

11. Consider Extension of Month to Month Agreement Lease with Robert Lee Ervin.

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

August 12, 2024

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12. Consider approval of purchase of a 2024 Ford F-150 pickup truck through the MiDeal extended purchasing program not to exceed \$42,000 and a Ram ProMaster work van from dealer stock not to exceed \$54,000.
13. Consider a Per Hour Contract with Blystone & Bailey CPAs for Third Party Accounting Services.
14. Consider approval of Storm Sewer Fund Deficit Elimination Plan.
15. Consider setting a public hearing for August 26, 2024 to allow for public input and to consider the adoption of section 110.27 (Vendors) in the City of Mt. Pleasant Code of Ordinances.
16. Consider setting a public hearing for August 26, 2024 to allow for public input and to consider the adoption of section 110.28 (Transitory Food Service Units) in the City of Mt. Pleasant Code of Ordinances.
17. Consider setting a public hearing for August 26, 2024 to allow for public input and to consider the adoption of 96.05 Lawn Maintenance Ordinance Amendments.
18. Consider setting a public hearing for September 9, 2024 on TC-24-01 City Commission Introduction: Building Standards in Commercial Districts.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

RECESS:

CLOSED SESSION:

19. Consider closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.

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

AUGUST 12, 2024

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

3. Presentation from Downtown Development Director Michelle Sponseller on the Town Center Civic Space project.
 - a. Downtown Development Director Michelle Sponseller will present the current status of the Town Center project, the future work to take place at the site, and plans for a public opening of the space. She will be able to answer any questions that the City Commission may have.
4. Presentation from Community Services Intern Mason Squille-Peterson on Climate Change Vulnerability Survey.
 - a. Community Services Intern Mason Squille-Peterson will present the findings of a climate change survey distributed to the community. The survey provides concerns from community members regarding climate change vulnerabilities and preparedness. The survey results will help inform future actions related to the City's Climate Change Preparedness Plan.

Receipt of Petitions and Communications:

Consent Items:

8. Acceptance of Funding from Union Charter Township for the north section of the Mid-Michigan/GKB Pathway.
 - a. Union Township has requested that the City Commission accept \$375,000 in funding for the development of the Mid Michigan/GKB Pathway connecting Nelson Park to Mission Creek Park. The City Commission is asked to approve receipt of this funding.
9. Consider approval of purchase of Neptune 360 AMR Software and Equipment for a cost not to exceed \$31,467.
 - a. The City's water meter reading system is in need of an updated equipment and software package. While the City is working toward replacement of water meters that will utilize cellular technology, staff is requesting the purchase of a software and equipment package in order to continue operation of our manual meter reading operations until all meters can be updated to the new cellular read system.

Public Hearings:

New Business:

11. Consider Extension of Month to Month Agreement Lease with Robert Lee Ervin.

- a. The City leases part of the former Mt. Pleasant Center property to Robert Lee Ervin. The lease has been in place since the City came to own the property in 2011. Mr. Ervin and his family leased the same area from the State of Michigan who owned it before the City came to own the property. The lease allows Mr. Ervin to farm roughly 102 acres of the property as shown in Exhibit A of the 1st amendment of the agreement. The cost for this lease is \$1,311.55 paid monthly to the City. This is the same rate that has been in place since 2012.

The United States Department of Agriculture (USDA) publishes a report on the average of farm lease rates in the state on a per county basis. Isabella County has an average lease rate of \$101 per acre per year according to leases signed in 2023. Mr. Ervin has stated an interest in the continued leasing of the property. Revenues from the lease are used to support the General Fund which supports the City's various services (police, fire, etc.)

- i. Recommended Action: A motion to approve the month-to-month lease extension with Robert Lee Ervin with a termination date of December 31, 2025 and all other conditions of the agreement not covered in the extension in full force and effect.

12. Consider approval of purchase of a 2024 Ford F-150 pickup truck through the MiDeal extended purchasing program not to exceed \$42,000 and a Ram ProMaster work van from dealer stock not to exceed \$54,000.

- a. Staff is requesting approval to purchase two (2) vehicle replacements. The first is a replacement truck to be used in the Water Department. This purchase will use the MiDeal contract which allows the City to purchase vehicles at a great discount compared to retail markets. The second request is the purchase of a Ram ProMaster van. The MiDeal pricing for a new van exceeds the City's original budget for this vehicle. Staff is asking for the City Commission's authorization to spend up to \$54,000 on a dealer stock van to be determined. Public Works Director Jason Moore will be at the meeting to answer any questions that the City Commission may have.

- i. Recommended Action: A motion to approve the purchase of a 2024 Ford F-150 pickup truck for a not-to-exceed amount of \$42,000 through the MiDeal program from Lunghammer Ford of Owosso, and a Ram ProMaster work van from dealer stock not to exceed \$54,000 along with approval of a budget amendment to match.

13. Consider a Per Hour Contract with Blystone & Bailey CPAs for Third Party Accounting Services

- a. Due to an unexpected vacancy in the Treasurer's office, staff is requesting authorization to engage the services of a third-party accounting firm to assist with routine accounting tasks. In the interest of time, staff requested proposals from two (2) firms: local firm Blystone & Bailey and Lansing firm Maner Costerisan. Blystone & Bailey provided the lower per hour cost and have a great reputation. Staff requests that the City Commission authorize staff to use the services of Blystone & Bailey on an as needed

basis. Funds are available due to the position vacancy. A budget amendment is not needed at this time. Staff will request one be made if this becomes necessary.

- i. Recommended Action: A motion to approve a per hour contract with Blystone & Bailey CPA's for third party accounting services.

14. Consider Approval of a Deficit Elimination Plan for the City's Storm Sewer Fund

- a. In 2023 a miscommunication between the Michigan Department of Transportation (MDOT) and City staff resulted in a deficit in the City's Storm Sewer Fund. Staff were unaware of the timing of a payment to MDOT for storm sewer infrastructure related to work being done on Pickard Rd. Funding was made available for the infrastructure, however, the funding was not transferred to the Storm Sewer Fund within the fiscal year resulting in a deficit for 2023. Finance Director Chris Saladine will be at the meeting to discuss these particulars and answer any questions.

- i. Recommended Action: A motion to approve the deficit elimination plan for the Storm Sewer Fund as of December 31, 2023.

15. Consider setting a public hearing for August 26, 2024 to allow for public input and to consider the adoption of section 110.27 (Vendors) in the City of Mt. Pleasant Code of Ordinances.

- a. Staff will present proposed modifications to the City's vendor licensing ordinance. The proposed modifications attempt to capture desired changes offered by the City Commission discussed as part of a work session held in May this year. Aside from setting a public hearing, staff is also asking for input on fee options for vendor licensing.

- i. Recommended Action: A motion to Set a public hearing for August 26, 2024 to hold a public hearing to allow for public input and to consider the adoption of section 110.27 (Vendors) in the City of Mt. Pleasant Code of Ordinances.

16. Consider setting a public hearing for August 26, 2024 to allow for public input and to consider the adoption of section 110.28 (Transitory Food Service Units) in the City of Mt. Pleasant Code of Ordinances.

- a. Staff will present proposed modifications to the City's transitory food service units licensing ordinance. The proposed modifications attempt to capture desired changes offered by the City Commission discussed as part of a work session held in May this year. Aside from setting a public hearing, staff is also asking for input on fee options for transitory food service unit licensing.

- i. Recommended Action: A motion to Set a public hearing for August 26, 2024 to hold a public hearing to allow for public input and to consider the adoption of section 110.27 (Transitory Food Service Units) in the City of Mt. Pleasant Code of Ordinances.

17. Consider setting a public hearing for August 26, 2024 to allow for public input and to consider the adoption of 96.05 Lawn Maintenance Ordinance Amendments.

- a. Staff has prepared a proposed amended version of the City's lawn maintenance ordinance based on feedback provided by the City Commission. The amended version shows the proposed changes from the current ordinance. This includes the expansion of

the noxious weeds list to match the Michigan Department of Agriculture and Rural Development (MDARD) list and an expanded list of allowable native grasses. The proposed ordinance would allow these native grasses to grow to an unrestricted height while turf grass height restrictions would remain in place at the current standard.

- i. Recommended Action: A motion to set a public hearing for August 26, 2024 for the proposed changes to City Ordinance 96.05 Lawn Maintenance; Height; Removal of Noxious Weeds.

18. Consider setting a public hearing for September 9, 2024 on TC-24-01 City Commission Introduction: Building Standards in Commercial Districts.

- a. Staff will present a number of proposed zoning ordinance amendments which have been approved by the City's Planning Commission. These zoning updates ease restrictions related to commercial development making it easier for developers to do business in the City. Planning and Community Development Director Manuela Powidayko will attend the meeting virtually to provide the presentation and answer any questions.
- i. Recommended Action: A motion to set a public hearing for September 9, 2024 to consider the proposed text changes to the City's zoning ordinance.

Work Session:

Closed Session:

19. Consider closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.
- a. The City Commission is asked to go into closed session to discuss a matter of attorney-client privilege.
 - i. Recommended Action: A motion to enter closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute

Town Center Civic Space and Parking Lot 3 Reconstruction Project Update

August 12, 2024

Mt. Pleasant
[meet here]

Project Overview

Purpose Of The Town Center Project:

Reconstruct parking lot #3 and transform the space into a vibrant, multi-functional area with the goal to extend year-round activities and promote community engagement while retaining convenient parking.

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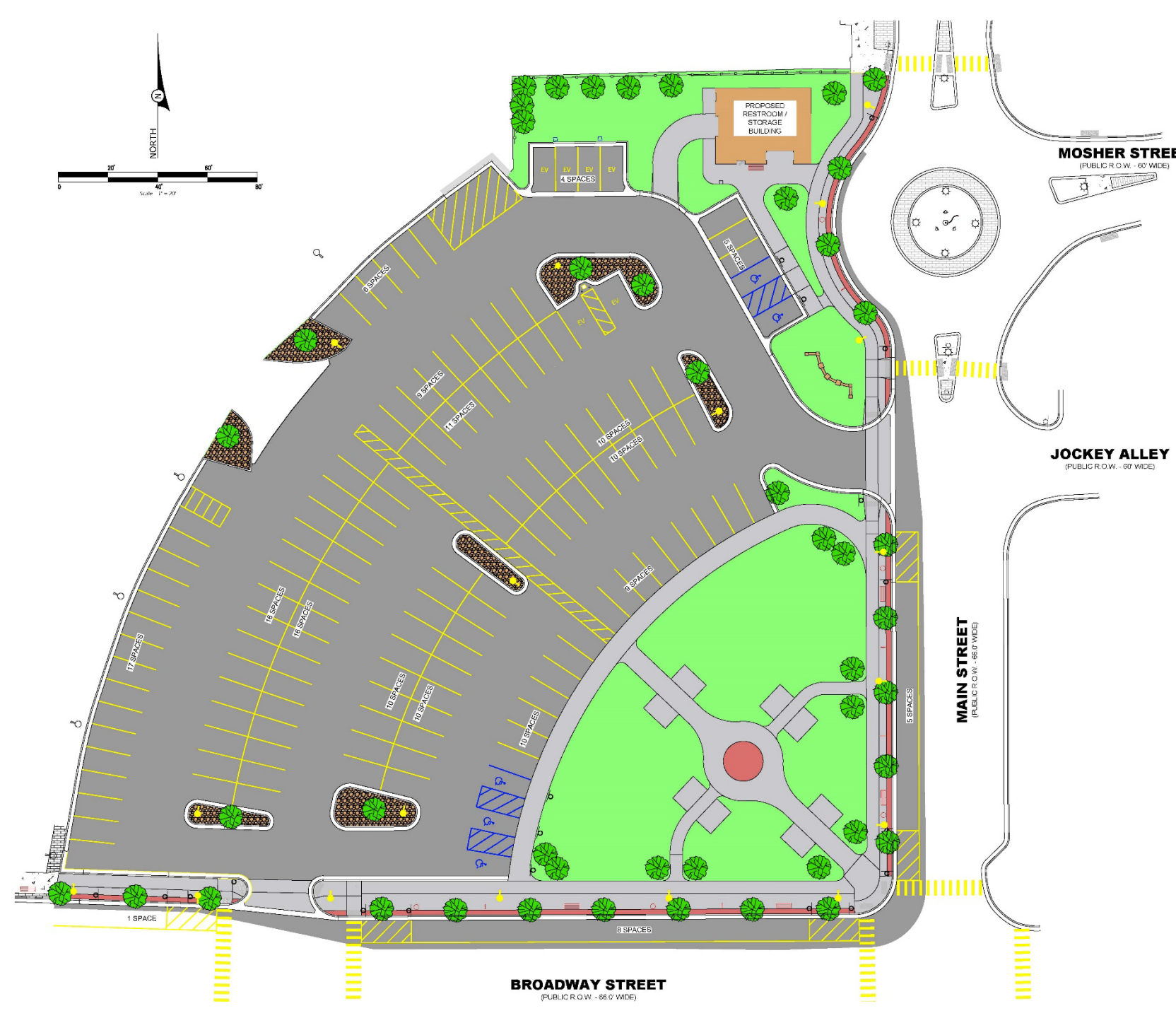
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- Mt. Pleasant*
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Project Timeline

- ✓ Grant Administration – Started in December
- ✓ Bid the project – Notice in December
- ✓ Bid Opening/City Commission Review – February 26
- ✓ Construction Kick-Off – April 22
- ✓ Site Completion - August 9th
- ☐ Picnic tables installed at the end of August
- ☐ Restroom Completion – September 30

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Funding – Estimated Costs

Estimated Cost	
\$254,275	Engineering
\$1,536,997	Parking Lot Reconstruction and Site Electrical
\$487,190	Restroom

\$2,278,462 Total Estimated Project Cost

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FUNDING SOURCES

\$1,138,060	ARPA Committed Funds by City Commission	
\$1,000,000	Revitalization and Placemaking (RAP) 1.0 Grant	 MICHIGAN ECONOMIC DEVELOPMENT CORPORATION
\$115,500	EVC Holdings, LLC EV charging program	
\$50,000	Mt. Pleasant Area Convention and Visitors Bureau Destination Development Grant	
\$10,240	Mt. Pleasant Area Community Foundation	
\$75,000	MSHDA MI Neighborhood Grant	

Related Items

- ✓ Relocation of Korean War Memorial, World War I & II Memorials.
- ✓ Decision on Broadway Central.
- ✓ Flagpole relocation to roundabout.
- ✓ Communication – social media, website, e-newsletters, emails and merchant meetings.

Questions?

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Mt. Pleasant Climate Change Preparedness Plan - Vulnerability and Risk Assessment

Mason Squillets-Peterson

Summer 2024 Internship

Office of the City Manager

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Mt. Pleasant Vulnerability

Introduction:

Data and projections of climate vulnerability in Mt. Pleasant were gathered from a presentation given by students from Central Michigan University using information from official state and federal sources. Although it is difficult to narrow the scope of climate change research to just one small city, like Mt. Pleasant, there are certain trends observed from scientific and government research that show what the larger regional impacts are. Another important point to note is that Mt. Pleasant is already being impacted by climate change in several ways, while others have yet to occur.

As suggested in the vulnerability presentation, it helps to categorize climate hazards around recognizable themes. In Mt. Pleasant, these categories include heat, drought, flood, and storm. Most hazards fit well into these themes. Here are examples of the categorized hazards that have a possibility of occurring in Mt. Pleasant and the surrounding area.

Heat Examples: <ul style="list-style-type: none">- Heat waves- Urban heat islands- Water eutrophication- Algal blooms	Drought Examples: <ul style="list-style-type: none">- Wildfires- Wind erosion- Water scarcity- Subsidence
Flood Examples: <ul style="list-style-type: none">- River flooding- Flash floods- Surface flooding- Erosion	Storm Examples: <ul style="list-style-type: none">- Severe thunderstorms- Severe winter storms- Influences on tornados

These categories, with their own themes, are not mutually exclusive hazards; they can interact with each other to create new issues or make existing ones worse. They also have the potential to exacerbate socio-economic and other issues that Mt. Pleasant experiences. There are also unknown vulnerabilities that could arise because of the lack of available scientific research; however, Mt. Pleasant may be better equipped to handle them if we are already addressing the known vulnerabilities. It is important to note that for some of these vulnerabilities and hazards, these are the worst-case scenarios, but because of climate change, they have an increased likelihood of happening.

Heat Vulnerability:

Heat is a major effect of climate change in the Midwest. According to the Environmental Protection Agency, the state has already warmed 2 to 3°F in the last century and is expected to get warmer. In Mt. Pleasant and the surrounding area, the vulnerability ranges from low to high, but overall temperatures will be hotter year-round. Atmospheric temperatures have a great influence on a wide variety of local and global vulnerabilities. Warmer temperatures are already being experienced in Mt. Pleasant and the Midwest as a whole. Global heat related vulnerabilities can also have an impact on the movement of people, goods, and resources that Mt. Pleasant relies on and enjoys. A lack of tree cover, green space, and permeable surfaces in urban areas can drastically increase the temperature in cities; this is known as the Urban Heat Island Effect. Daytime temperatures in cities can be 1 to 7°F hotter than surrounding areas, with highly developed cities being able to get up to 20°F hotter.

Public Health – Heat:

- Heat waves will become more common, leading to heat-related illnesses
 - o Heat waves are two or more consecutive days over 90°F
 - o Hazardous for everyone, especially children, elderly people, low-income households, and homeless people
- Urban Heat Island Effect in Mt. Pleasant is rated as high vulnerability
 - o Stresses power grid with increased energy demand
- Hot temperatures can exacerbate existing health complications in people
- Increased ground-level ozone levels
- Expands habitat for disease carrying pests
 - o Mosquitos and ticks

Environmental Health – Heat:

- Altered seasons
 - o Less snow and more rain during winter
 - o Less snowpack going into spring and earlier last freeze dates
 - o Longer summers with longer growing seasons
- Native plant and animal populations stressed from unusually hot temperatures
- Invasive species replacing native species that cannot live in warmer environments
 - o Loss of native biodiversity, weakening the different ecosystems
- Increased likelihood of water pollution
 - o Hot temperatures increase eutrophication, which adds nutrients to water

- This process can create harmful algal blooms and excessive plant growth depriving the whole water ecosystem of oxygen

Economic Health – Heat:

- Extreme heat can make certain outdoor activities undesirable, harming businesses
 - Less snow in winter shortens time for outdoor winter recreation
- Increases water use on farms for both crops and livestock
- Healthcare expenditures may increase from heat-illnesses
- Higher energy demand leading to increase in utility costs

Drought Vulnerability:

Droughts can generally be defined as a deficiency of precipitation over an extended period that is usually combined with hot temperatures. From 1990 to 2023, droughts have not been a detectable issue in Mt. Pleasant according to the National Weather Service and overall precipitation in the whole state is likely to increase during the next century. This, however, does not mean that droughts are assured to not happen. Heat, water usage, and the uncertainty in predicting weather patterns can all combine to make droughts much worse if they do happen. There is an overall upward trend in Mt. Pleasant's water usage since 2009, which can cause issues if a drought were to impact the water supply. If conditions are right, droughts may still happen in Mt. Pleasant and have harmful effects on many things.

Due to Michigan's abundance of freshwater, severe drought impacts in Mt. Pleasant may not be seen for several years with proper management. However, we still need to prepare for a world that is experiencing water scarcity and water stress.

Public Health – Drought:

- Decreased water quantity and quality
 - Hazardous when combined with extreme heat
- Increased risk of wildfires that can endanger people
- Increased particulate matter causing air pollution

Environmental Health – Drought:

- Less water available for plants
- Wind erosion on exposed soil
 - Damages soil health
- Increased risk of wildfires from dry conditions
- Increased reliance on bottled water that can put plastic in the environment
- Long-term drought eventually leads to subsidence when groundwater is depleted

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- This is when the ground lowers in elevation from a lack of groundwater holding it up

Economic Health – Drought:

- Increased use of groundwater for agricultural purposes
 - Lowers the water table
 - Groundwater in shallow aquifers can take months to recharge, but deeper aquifers may take years or centuries to recharge
- Increased risk of wildfires that can damage property
- Increased reliance on bottled water
 - Low-income and homeless people may not be able to afford constant water purchasing

Flood Vulnerability:

Extreme precipitation leading to flooding is something that all of Michigan will experience more often. As recently as 2017, Mt. Pleasant saw firsthand the effects of a massive flooding event. Improper zoning of buildings in flood plain areas, combined with poor management of dams and storm drains, increases the likelihood of emergency flooding situations when excessive rain occurs.

Widespread flooding can be expected in residences, parks, and golf courses along the Chippewa River in Northern and Western Mt. Pleasant. Minor to moderate flooding can occur along low-lying areas like Island and Nelson Park and other areas adjacent to the river. For river flooding in these low-lying areas of Mt. Pleasant to happen, the flood stage must be 8ft. Anything above 10ft will flood the northern industrial zone that is near residential areas and would require 20ft of water to flood the nearest residential area. The nearest gage height presented from the class was 3.87ft, but this changes daily. To put this into perspective, the 2017 flood had a crest of 14.77ft, which was the second highest since 1968. The northern industrial area is located directly near the 100-year flood zone of the Chippewa River and has structures that are mostly within 20ft of the 100-year flood elevation with one structure at 744.39ft in elevation which is below the lowest flood elevation. This could be a serious issue if the river has a 100-year flood event. Coyne Oil is near this flood zone and is only 700ft from the nearest residential area.

Within the city, impervious surfaces can make flooding worse and overload the storm sewer system during periods of extreme precipitation. They do not allow water to go back into the ground and just pool up in low-lying areas or flood into the drain, eventually making its way to the Chippewa River. Most storm drains and sewers in Mt. Pleasant have a low-risk rating for flooding. However, there is a concentration of storm sewers with a high or

extreme-risk rating for flooding in downtown Mt. Pleasant and the surrounding subdivisions.

Public Health – Flooding:

- High and fast-moving flood water can be hazardous people and even lead to drowning
- Water can carry contaminants like E. coli and dangerous chemicals
 - o E. coli is already a known contaminant in the Chippewa River and is the reason for two closures at Deerfield Park in 2016
- Flooding of homes and buildings can lead to mold and leave behind hazardous chemicals and debris once water recedes

Environmental Health – Flooding:

- Extreme flooding can damage river ecosystems and the ecosystems just along them
- Spread contaminants throughout the environment
- Increased erosion of riverbanks
 - o Changes area and flow of river over time
 - o Carries sediment which is harmful downstream
- Disruption to plants and animals
 - o Potential to spread invasive species

Economic Health – Flooding:

- Direct cost of damages
 - o Includes cost of clean up
- Crop damage
- Restricting travel from road and bridge closures
- Business closures in flooded areas
- Increased use of emergency services

Storm Vulnerability:

Climate predictions show that extreme weather in Michigan will increase throughout the century. Along with extreme heat, the great concern in the Midwest is intense precipitation. This means there will be more storms with heavy rain that can create hazards or exacerbate existing ones.

The Midwest can expect a 45% increase in total precipitation on the heaviest 1% of days, an 11% increase in 5-year maximum daily precipitation, and a 10% increase in annual maximum daily precipitation. Precipitation is not only rain, but it can also include snow,

sleet, freezing rain, or hail. The severity of these storms is likely to increase, bringing issues associated with wind and lightning strikes.

Public Health – Storms:

- Severe thunderstorms can bring heavy precipitation, fast wind, and lightning strikes
 - o Power outages
 - o Flooding can come from severe storms
 - o Lightning strikes in dry areas can cause fires
 - o Wind carrying fast moving objects through the air
 - o Electrical damage causing hazardous conditions
- Increased moisture in atmosphere can create severe snowstorms despite less snow overall in winter
 - o Power outages
 - o Hazardous road conditions
- Scientific uncertainty around how climate change impacts frequency and severity of tornado patterns
 - o Tornadoes are still one of the least understood weather phenomena and their relationship with climate change is complex
 - o Changing atmospheric conditions could influence tornado formation in Michigan, but the exact changes are not clear

Environmental Health – Storms:

- Plant and animal disturbances from heavy precipitation, fast wind, and lightning strikes
 - o Lightning strikes in dry areas wildfires
- Wind damage in forests
- Hazards associated with flooding

Economic Health – Storms:

- Direct costs of damages
 - o Includes cost of clean up
- Lost revenue from business closures
- Crop damage
- Increased use of emergency services

Policy and Other Vulnerabilities:

There are other vulnerabilities Mt. Pleasant may face that do not fully fit into one of the categories above and were not discussed in detail in the presentation. Climate change will impact Mt. Pleasant in several indirect ways, including with socio-economic issues, global supply chains, and environmental issues that are not immediately tied to climate change, such as overexploitation of resources or garbage pollution. Whether direct or indirect, many vulnerabilities are closely tied to policy decisions at all levels of government, from local to federal. These vulnerabilities are only made worse by climate change.

Two examples that illustrate this point would be wildfires and homelessness. In many areas of the United States, using fire suppression methods in forests can have the opposite effect of its intended purpose. For decades, fires have been purposefully suppressed to stop them from turning into hazardous wildfires, but this just created more kindling for when a fire does break out. Combined with hot and dry conditions that come from climate change, this excessive buildup of plants can make wildfires happen more easily and become harder to control. Policy around land and water management can also create wildfire disaster situations from how areas design their properties or use water.

Homelessness, or more accurately, being unhoused, exists because it is a policy decision not to guarantee people the right to housing. There are millions of homes purposefully left empty for one reason or another, and those that are available have become too expensive for most people to afford. Put simply, if there were policies in place to give people the human right to housing, there would be a significantly lower unhoused population. Homelessness can be a public health issue for those who are experiencing it, but combined with extreme heat or severe storms, it becomes even more dangerous. All over America, including Mt. Pleasant, the unhoused population will be one of the first to experience the worst effects of climate change.

Along with the vulnerabilities right in Mt. Pleasant, issues that occur elsewhere can have far reaching impacts on Mt. Pleasant itself. A recent example of this would be the Canadian wildfires during the summer of 2023, which impacted air quality in Michigan. Smoke from the Canadian wildfires was carried by the wind to the Midwest, negatively affecting our air quality. The smoke also created a haze that could be seen in the sky.

Other Potential Vulnerabilities:

- Vulnerable groups will be the first to experience the worst of climate change
 - o Includes unhoused people, marginalized people like Indigenous and African American communities, and poor communities

- Stress on water resources
 - o It may be a few years before Mt. Pleasant sees the demand for water get higher than the available supply
 - o Michigan is connected to the largest freshwater supply in the United States and many other states need water because of droughts and groundwater overextraction
 - o Recreational water activities on the Chippewa River may impacted by the water becoming too shallow
- Issues happening elsewhere impacting Mt. Pleasant
 - o Wildfires, droughts, etc.
- Potential global supply chain disruptions for essential goods like food or materials
 - o Access to certain foods may be impacted
 - o United States may not experience the worst of losing essential goods, but there are already a lot of people struggling
- Invasive species can take hold over native species because of weakened ecosystems and changing climate conditions
 - o Loss of unique ecosystems
 - o Some invasive species like emerald ash borer and Asian long-horned beetles can be extremely damaging to forests
- Changes to insect populations
 - o Milder winters may increase insect population and cases of insect-borne diseases
 - o More mosquitos and ticks in Michigan
 - o Heat and other disturbances may kill or reduce certain native insect population which can have a domino effect through the whole ecosystem
- Increasing insurance cost from all the current and projected damages due to climate change
- Policy addressing climate change from local to federal may create short-term burdens from transitioning to a more sustainable future

Some of these vulnerabilities and hazards may represent worst-case scenarios with climate change, while others will become commonplace. Many of them are projections for what Michigan may experience from climate change, with some of them already beginning to occur. Making necessary changes now will help Mt. Pleasant be more resilient in the future when we do see the effects of climate change or if worst-case scenarios do happen.

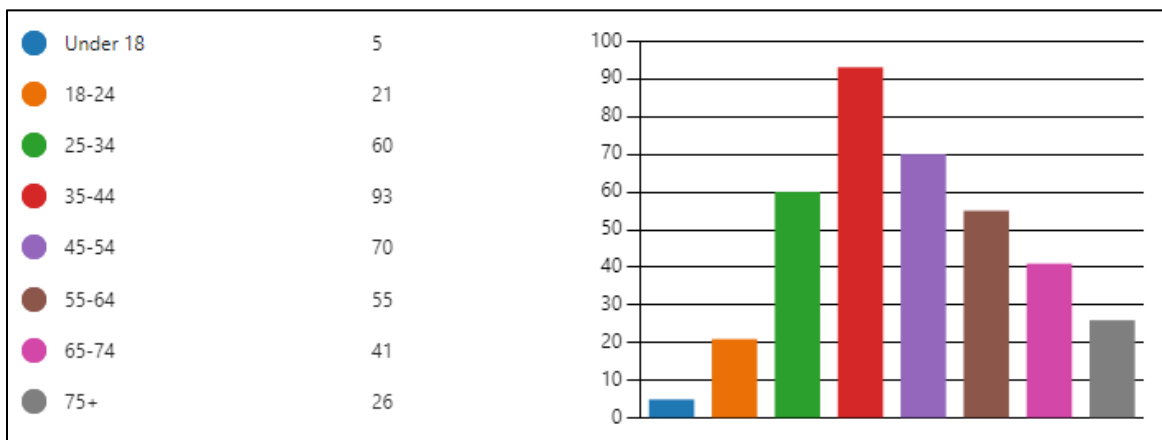
Mt. Pleasant Risk Perception Assessment

Mt. Pleasant City Hall conducted a Climate Change Survey to get data on how concerned people are in Mt. Pleasant and the surrounding area about climate change risks. It is split into four sections: the first section contains demographic questions to understand more about the survey respondent, the second section asks about their level of concern for climate change and hazards that may arise from it, the third section asks if they agree or disagree with certain statements about climate change, and the fourth section focuses on community resilience to climate change, with a final question allowing respondents to make comments about the survey. Any resident in Mt. Pleasant or any of the townships in Isabella County was able to take the survey from June 11th to July 3rd. There were 371 responses to the Climate Change Survey.

Section 1 – Demographics:

Of the 371 responses, 256 said they live in the city of Mt. Pleasant and 115 said they live outside the city limits. For those outside the city, they could answer which township in Isabella County they live in; 45 respondents chose Union township, 18 chose Deerfield township, 10 chose Isabella township, 9 chose Lincoln township, and 8 chose Chippewa township. The rest of the townships had at least one person from them, except for Gilmore, Rolland, and Wise townships, which did not have any responses.

The chart below shows the age distribution of the people that took the survey. It follows a relatively normal bell curve distribution, with 93 responses falling in the middle age range of 35-44 years old. This is followed by the 45–54-year-old age group with 70 responses and the 25-34-year-old age group at 60 responses. The age group with the lowest responses is those under 18 with only 5.



To understand if the survey reached as many people as possible, the survey asked about the respondent's race and/or ethnicity. The categories used for this survey were White, Black or African American, American Indian or Alaskan Native, Native Hawaiian or Other Pacific Islander, Latino/a or Hispanic, Asian, Multiracial, or Other. Respondents were able to select more than one option to make the survey as inclusive as possible. Only 360 of the 371 responses answered this question because it was optional to answer. This was done to not force the survey taker to answer the question they were not comfortable answering. Of the 360 responses, 319 selected White as at least one of their answers, 14 selected American Indian or Alaskan Native, 12 selected Latino/a or Hispanic, 6 selected Multiracial, 4 selected Black or African American, 3 selected Other, and there was 1 for both Native Hawaiian or Other Pacific Islander and Asian.

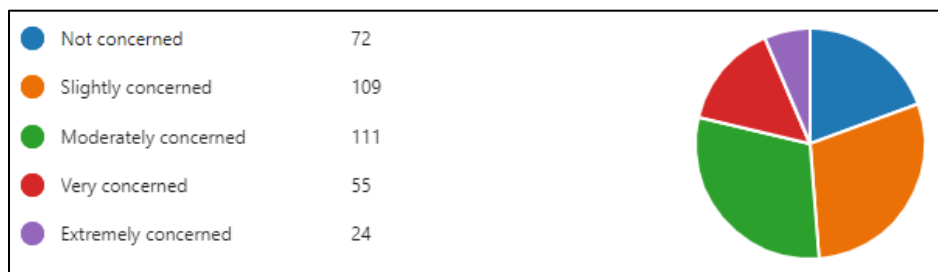
Section 2 – Concerns:

This section is mainly comprised of questions asking how concerned people are about issues related to climate change. Most of them are about environmental hazards that potentially become worse and/or more common in Michigan.

When asked on a scale of 1 to 10, with 1 being the lowest and 10 being the highest, how much of a priority should the world have for climate change-related issues, the highest was 10 with 39% or 144 responses, and the second highest being 1 at 13% or 47 responses. The average response was 7.13, which means most of the survey takers believe the world should have a somewhat high to high priority for climate change. This is further supported by there being 263 responses between 6 and 10 while there were 108 responses between 1 and 5.

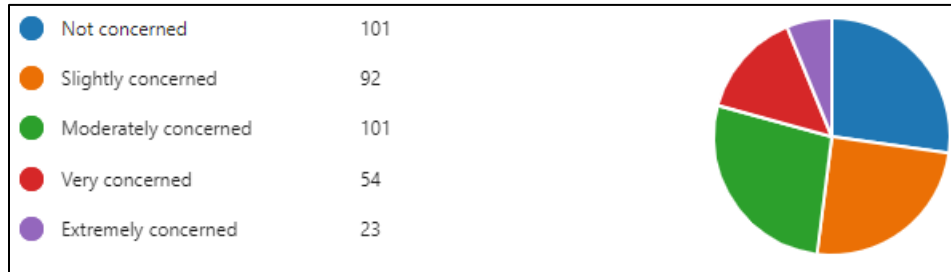
Flooding:

When asked how concerned they are about flooding in Mt. Pleasant, 19% or 72 respondents were not concerned, 29% or 109 respondents were slightly concerned, 30% or 111 respondents were moderately concerned, 15% or 55 respondents were very concerned, and 6% or 24 respondents were extremely concerned.



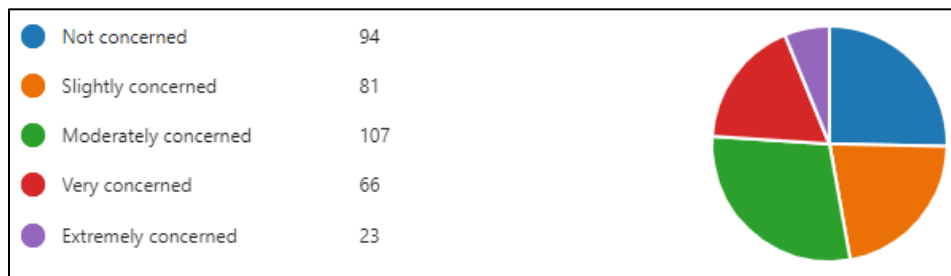
Droughts:

When asked how concerned they are about droughts in Mt. Pleasant, 27% or 101 respondents were not concerned, 25% or 92 respondents were slightly concerned, 27% or 101 respondents were moderately concerned, 15% or 54 respondents were very concerned, and 6% or 23 respondents were extremely concerned.



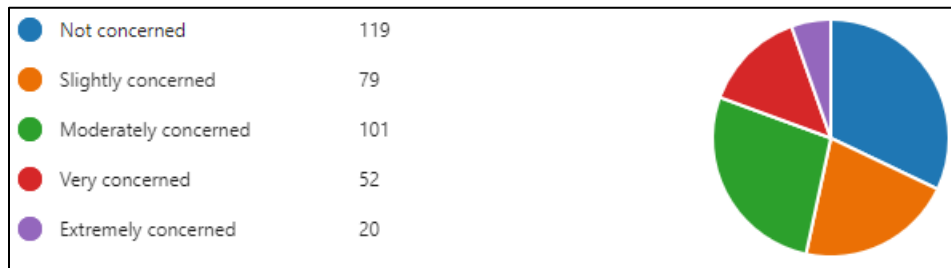
Heavy Rain and Severe Storms:

When asked how concerned they are about heavy rain and severe thunderstorms in Mt. Pleasant, 25% or 94 respondents were not concerned, 22% or 81 respondents were slightly concerned, 29% or 107 respondents were moderately concerned, 18% or 66 respondents were very concerned, and 6% or 23 respondents were extremely concerned.



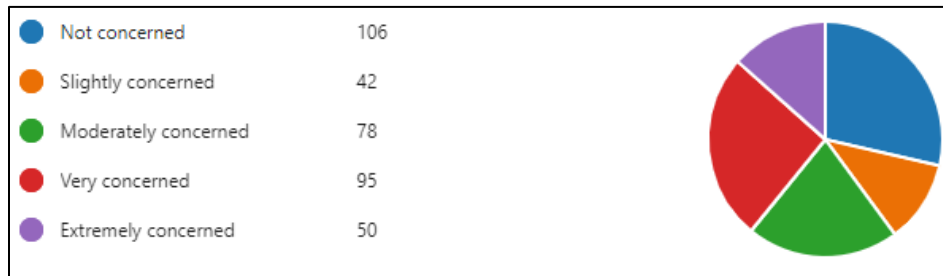
Severe Snowstorms:

When asked how concerned they are about severe snowstorms in Mt. Pleasant, 32% or 119 respondents were not concerned, 21% or 79 respondents were slightly concerned, 27% or 101 respondents were moderately concerned, 14% or 52 respondents were very concerned, and 5% or 20 respondents were extremely concerned.



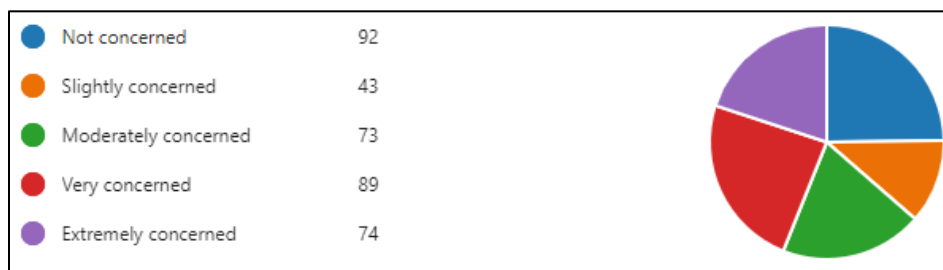
Uncharacteristic Weather Conditions:

When asked how concerned they are about uncharacteristic weather conditions in Mt. Pleasant, 29% or 106 respondents were not concerned, 11% or 42 respondents were slightly concerned, 21% or 78 respondents were moderately concerned, 26% or 95 respondents were very concerned, and 13% or 50 respondents were extremely concerned.



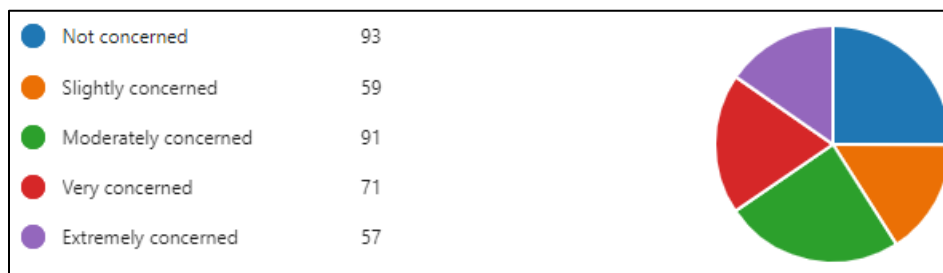
Ecosystem Disturbances:

When asked how concerned they are about ecosystem disturbances from climate change in Mt. Pleasant, 25% or 92 respondents were not concerned, 12% or 43 respondents were slightly concerned, 20% or 73 respondents were moderately concerned, 24% or 89 respondents were very concerned, and 20% or 74 respondents were extremely concerned.



Air Quality:

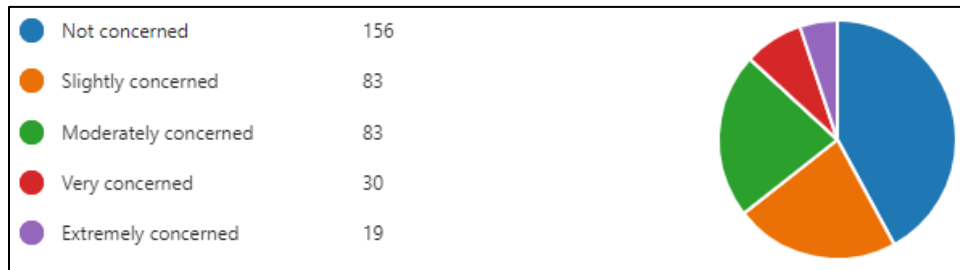
When asked how concerned they are about poor air quality in Mt. Pleasant, 25% or 93 respondents were not concerned, 16% or 59 respondents were slightly concerned, 25% or 91 respondents were moderately concerned, 19% or 71 respondents were very concerned, and 15% or 57 respondents were extremely concerned.



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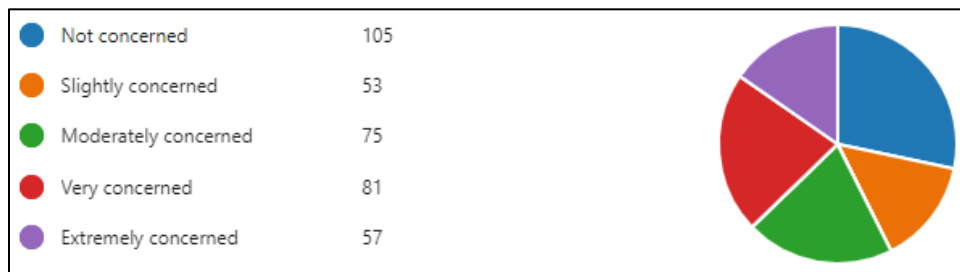
Wildfires:

When asked how concerned they are about wildfires in Mt. Pleasant, 42% or 156 respondents were not concerned, 22% or 83 respondents were slightly concerned, 22% or 83 respondents were moderately concerned, 8% or 30 respondents were very concerned, and 5% or 19 respondents were extremely concerned.



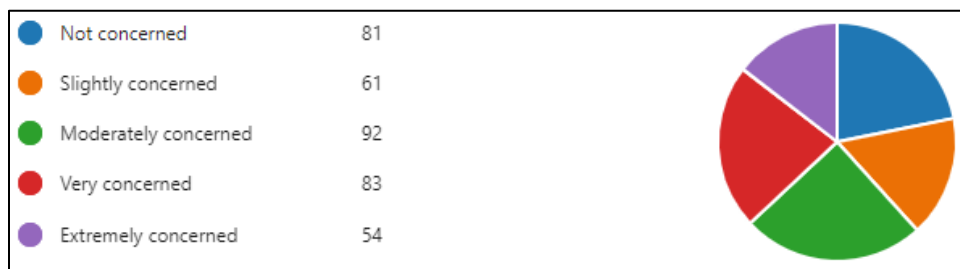
Heat Waves:

When asked how concerned they are about heat waves in Mt. Pleasant, 28% or 105 respondents were not concerned, 14% or 53 respondents were slightly concerned, 20% or 75 respondents were moderately concerned, 22% or 81 respondents were very concerned, and 15% or 57 respondents were extremely concerned.



Crop Failures:

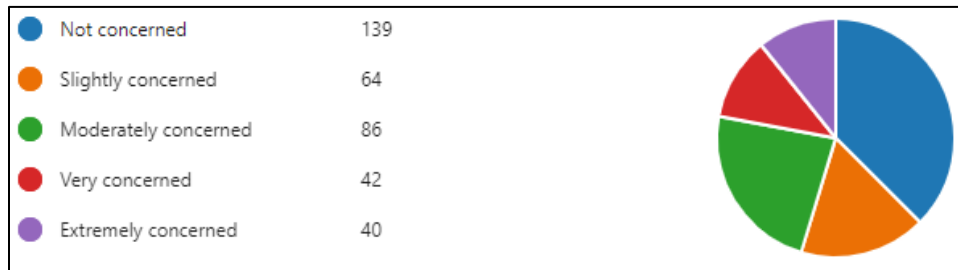
When asked how concerned they are about crop and garden failures in Mt. Pleasant, 22% or 81 respondents were not concerned, 16% or 61 respondents were slightly concerned, 25% or 92 respondents were moderately concerned, 22% or 83 respondents were very concerned, and 15% or 54 respondents were extremely concerned.



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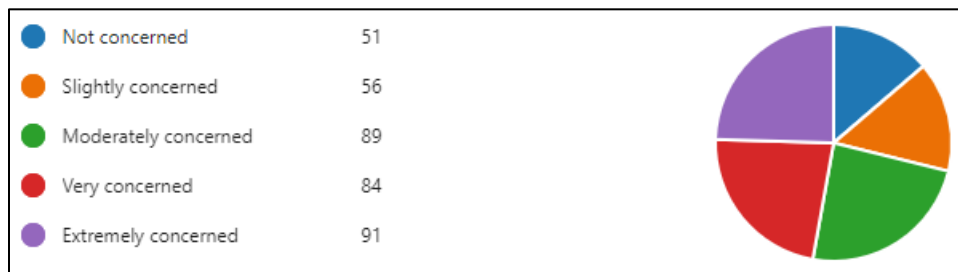
Water Scarcity:

When asked how concerned they are about water scarcity in Mt. Pleasant, 37% or 139 respondents were not concerned, 17% or 64 respondents were slightly concerned, 23% or 86 respondents were moderately concerned, 11% or 42 respondents were very concerned, and 11% or 40 respondents were extremely concerned.



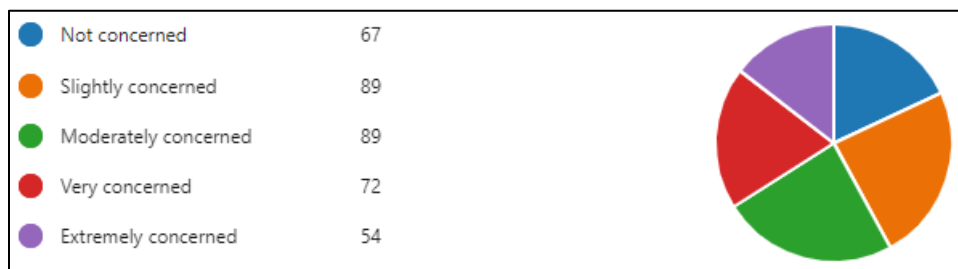
Water Pollution:

When asked how concerned they are about water pollution in Mt. Pleasant, 14% or 51 respondents were not concerned, 15% or 56 respondents were slightly concerned, 24% or 89 respondents were moderately concerned, 23% or 84 respondents were very concerned, and 25% or 91 respondents were extremely concerned.



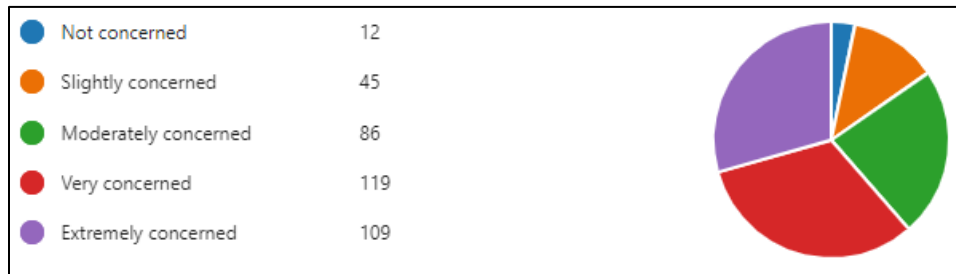
Insect-borne Diseases:

When asked how concerned they are about insect-borne diseases in Mt. Pleasant, 18% or 67 respondents were not concerned, 24% or 89 respondents were slightly concerned, 24% or 89 respondents were moderately concerned, 19% or 72 respondents were very concerned, and 15% or 54 respondents were extremely concerned.



Utility Costs:

When asked how concerned they are about utility costs in Mt. Pleasant, 3% or 12 respondents were not concerned, 12% or 45 respondents were slightly concerned, 23% or 86 respondents were moderately concerned, 32% or 119 respondents were very concerned, and 29% or 109 respondents were extremely concerned.

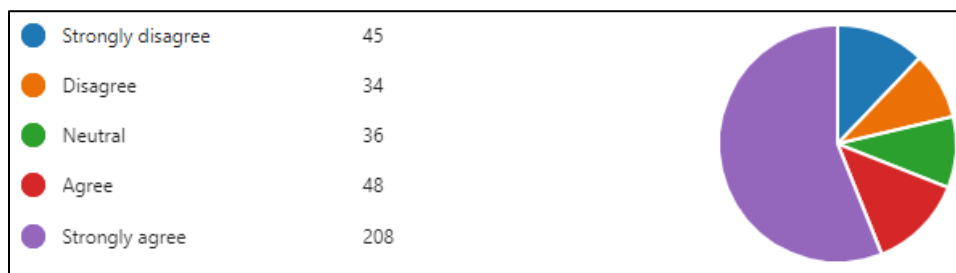


Section 3 – Impact:

This section asks people how much they agree or disagree with a variety of statements about climate change. Below are the statements the survey takers looked at. They could choose from strongly agree, agree, neutral, disagree, and strongly disagree.

“Climate change is impacting people in the United States”:

Overall, survey respondents believe climate change is impacting people in the United States with 56% or 208 respondents answering strongly agree. An additional 13% or 48 respondents agree with the statement. 12% or 45 respondents strongly disagree, while 9% or 34 respondents disagree with the statement that climate change is impacting people in the United States. 10% or 36 respondents are neutral about the statement.

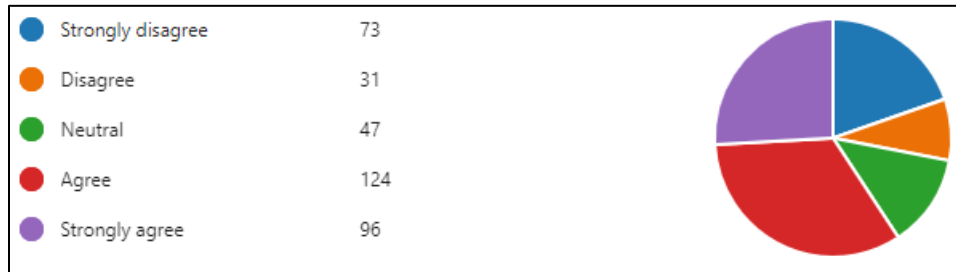


“Climate change is impacting me personally”:

Fewer people strongly agree with this statement compared to the previous one, with strongly agree at 26% or 96 respondents. Those that agree came in at 33% or 124 respondents; when combined, that is 59% or 220 survey respondents that agree or strongly agree that they are personally impacted by climate change. For strongly disagree, it is at 20% or 73 respondents, with disagree at 8% or 31 respondents. This means that about 28%

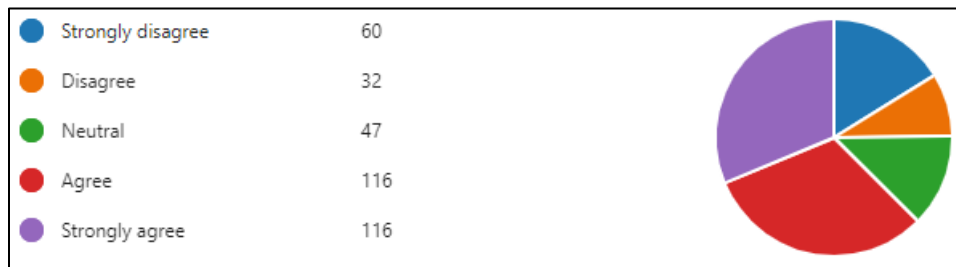
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or 104 respondents in total disagree or strongly disagree that they are personally impacted by climate change. Neutral had 13% or 47 respondents.



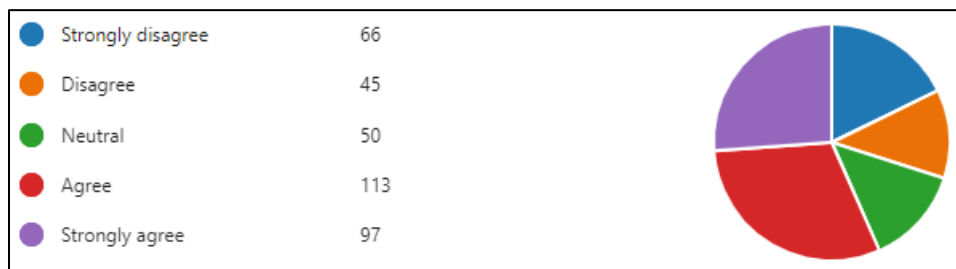
“Plants and animals in Mt. Pleasant are being impacted by climate change”:

Agree and strongly agree are the same at 31% or 116 respondents, with the combined total being 62% or 232 respondents. Those that strongly disagree had 16% or 60 respondents and disagree had 9% or 32 respondents. In total, 25% or 92 respondents disagreed or strongly disagreed that plants and animals in Mt. Pleasant are being impacted by climate change. Neutral had 13% or 47 respondents.



“Outdoor recreation activities in Mt. Pleasant are impacted by climate change”:

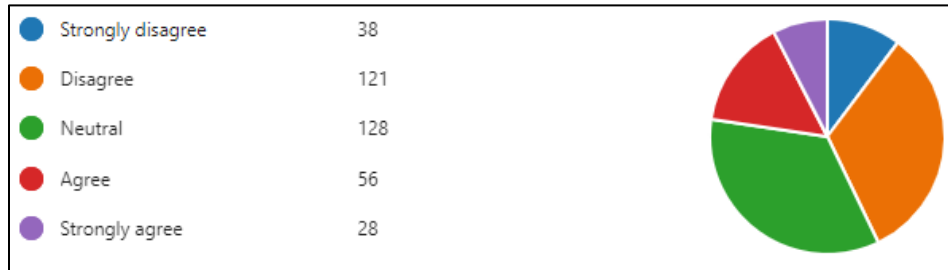
30% or 113 respondents agree with the statement above, while 26% or 97 respondents strongly agree. Combined, this is 56% or 210 respondents that agree or strongly agree with the statement. Strongly disagree had 18% or 66 respondents and disagree had 12% or 45 respondents. When combined, this is 30% or 111 respondents that disagree or strongly disagree with the statement. Neutral had 13% or 50 respondents.



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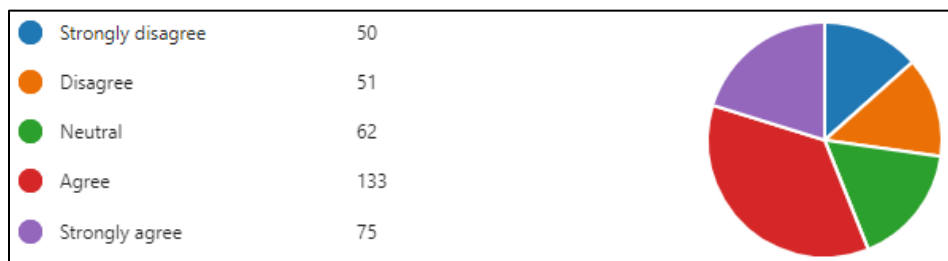
“Infrastructure (roads, bridges, and storm sewers) in Mt. Pleasant can withstand extreme weather conditions”:

Neutral had the most answers with 35% or 128 respondents. Disagree had 33% or 121 respondents and strongly disagree had 10% or 38 respondents. When combined, that is 43% or 159 respondents that disagree or strongly disagree that Mt. Pleasant’s infrastructure is resilient to extreme weather. Agree and strongly agree totals to only 23% or 84 respondents.



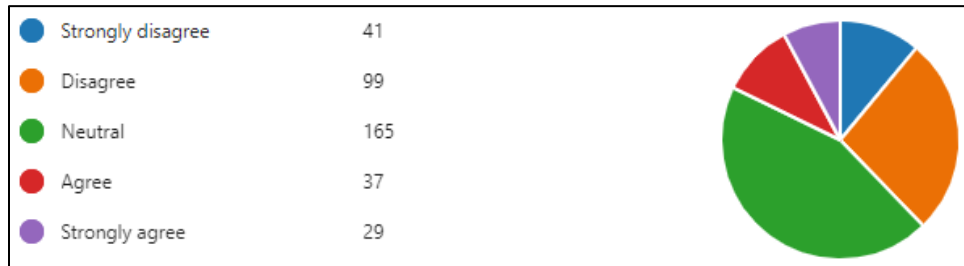
“Extreme weather events (prolonged drought, severe rain/thunderstorms) in Mt. Pleasant are more common now than in the past”:

Agree had the most with 36% or 133 respondents, while strongly agree had 20% with 75 respondents. Combined, this is 56% or 208 respondents that agree or strongly agree with the statement. Disagree had 14% or 51 respondents and strongly disagree had 13% or 50 respondents. Neutral had 17% or 62 respondents.



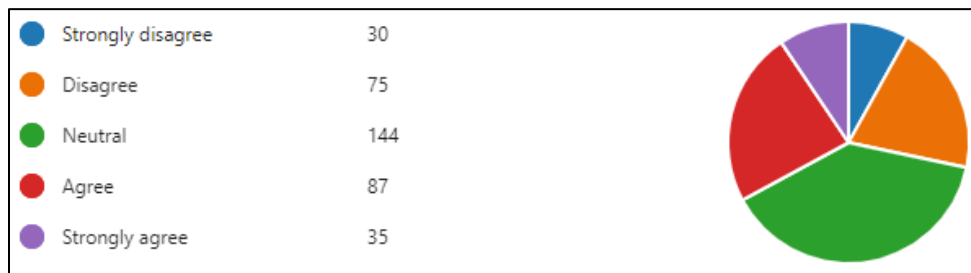
“The City of Mt. Pleasant is doing enough to address the hazards of climate change”:

Once again, neutral had the most with 44% or 165 respondents. Disagree had 27% or 99 respondents and strongly disagree had 11% or 41 respondents. In total, this means that 38% or 140 respondents disagree or strongly disagree that Mt. Pleasant is doing enough to address the hazards of climate change. Agree had 10% or 37 respondents and strongly agree had 8% or 29 respondents.



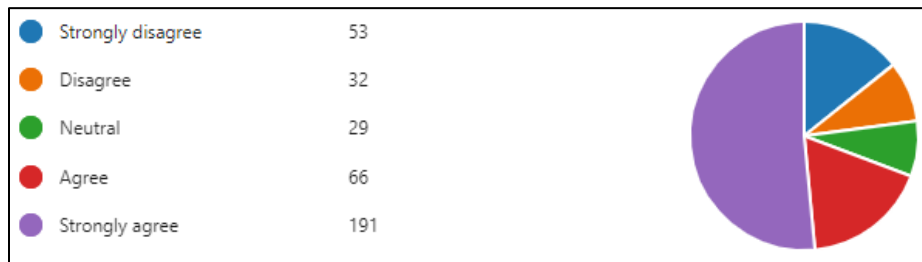
“Educational resources are readily available for me to learn about climate change and how it impacts my community”:

Neutral had the most at 39% or 144 respondents. Agree had 23% or 87 respondents and strongly agree had 9% or 35 respondents. Disagree had 20% or 75 respondents and strongly disagree had 8% or 30 respondents.



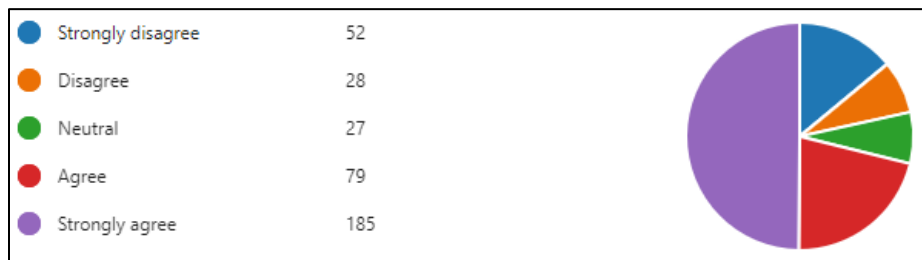
“The federal government must play a role in addressing climate change”:

51% or 191 respondents strongly agree with the statement. An additional 18% or 66 respondents agree. When combined, this is 69% or 257 respondents that agree or strongly agree that the federal government should act on climate change. Disagree had 9% or 32 respondents and strongly disagree had 14% or 53 respondents. Neutral had 8 % or 29 respondents.



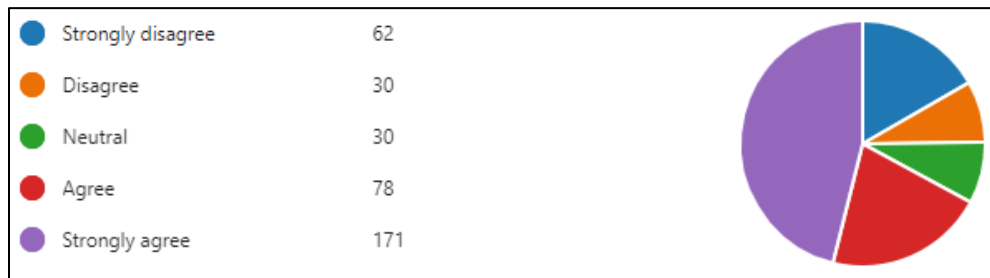
“State governments must play a role in addressing climate change”:

50% or 185 respondents strongly agree with the statement above, while 21% or 79 respondents agree. Combined, this is 71% or 264 respondents that agree or strongly agree state governments should address climate change. Disagree had 8% or 28 respondents and strongly disagree had 14% or 52 respondents. Neutral had 7% or 27 respondents.



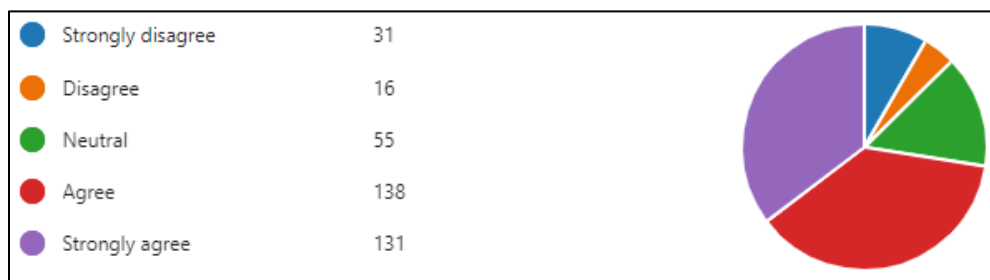
“Local governments must play a role in addressing climate change”:

46% or 171 respondents strongly agree that local governments can play a role in addressing climate change, with an additional 21% or 78 respondents agreeing. Combined, this is 67% or 249 respondents that agree or strongly agree. Disagree had 8% or 30 respondents, while strongly disagree had 17% or 62 respondents. Neutral had 8% or 30 respondents.



“I can play a role in addressing climate change issues”:

37% or 138 respondents agree that they can play a role in addressing climate change. 35% or 131 respondents strongly agree with the statement above. Combined, this is 72% or 269 respondents that agree or strongly agree with the statement. Disagree had 4% or 16 respondents and strongly disagree had 8% or 31 respondents. Neutral had 15% or 55 respondents.



Section 4 – Community Resilience:

This section is meant to get an understanding of how resilient the community is to stresses from climate change. Community resilience can be measured in many ways, so this survey was narrowed down to three specific ways Mt. Pleasant can be resilient: air conditioning, homeowners' insurance, and work experience.

Air Conditioning:

Air conditioning is a good tool for keeping homes and buildings comfortable, but with increasing temperatures, it may be essential for public health. Hot temperatures can be hazardous and when combined with high humidity, outdoor physical labor or activity can be dangerous. Having air conditioning is one of the only ways to escape hazardous conditions once heat and humidity hits a certain threshold.

In the survey, it asks the person if they have air conditioning in their household. It can be central AC or a room window unit, either was allowed for the question. 92% or 343 respondents say they have some form of air conditioning in their household. 8% or 28 respondents do not have air conditioning in their household.

Homeowners' Insurance:

Insurance prices are rising overall, and it will require government action to address this issue, but right now, it can be helpful for people to have in the case of emergencies. Due to the damages that can come from climate change, homeowners' insurance will be a necessity for many people.

When asked if they have homeowners' insurance, 85% or 315 respondents say they have homeowners' insurance, with 11% or 39 respondents that do not have it. 5% or 17 respondents answered not sure.





Going further, the survey asks those who do have homeowners' insurance what is included in their coverage. 8% or 61 respondents chose flood damage, 23% or 171 respondents chose water damage, 29% or 212 respondents chose fire damage, 25% or 183 respondents chose storm damage, and 15% or 112 respondents chose not sure. Survey takers were able to select multiple answers for this question, so there is overlap with many of the responses for this one.

Work Experience or Expertise:

There was an optional question for people to put if they had work experience or expertise in certain fields that are related to climate change and sustainability. In this question, they could have put environmental science, environmental engineering, environmental

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consulting, environmental policy, materials management, waste collection, recycling operations, compost operations, renewable energy (solar, wind, water, or geothermal), and energy efficiency. They were also able to select multiple answers, so there is some overlap in the fields people have work experience or expertise in.

	Environmental Science	29
	Environmental Engineering	6
	Environmental Consulting	9
	Environmental Policy	19
	Materials Management	17
	Waste Collection	15
	Recycling Operations	19
	Compost Operations	20
	Renewable Energy (solar, wind, ...	24
	Energy Efficiency	30

Ranking:

This section also asked survey takers to rank environmental health, public health, infrastructure, economy, and climate change education in order of importance for the city to consider when making further plans in Mt. Pleasant to address climate change. 1 is the most important and 5 is the least important.

Ranking based on survey results:

1. Public health
2. Environmental health
3. Infrastructure
4. Economy
5. Climate change education

Survey Comments:

At the end of the survey, respondents were asked to share any thoughts about climate change related issues not addressed in the survey. This question was optional, so there

were only 101 responses out of 371 total responses, but there were many constructive comments and suggestions given by the respondents. It was anticipated that there would be antagonistic comments in this section to this survey for various reasons; most of them were outright denial of anthropogenic climate change or voicing anger at the city for pursuing the climate change survey. Several themes can be seen in the constructive comments that are worth mentioning for this report.

Green space and permeable surfaces - [comments 6, 14, 26, 45, 74, 77]:

Many comments brought up the need for more green and permeable spaces. People are concerned about the issues that the lack of these spaces creates. Not having more green spaces in Mt. Pleasant raises temperatures and makes flooding more likely by not providing permeable spaces for water to flow into the ground. One comment mentions how much the temperature increases when driving by a paved section of Broomfield that used to be for band practice, "...as you drive by the temperature goes up 15 degrees in the summer on our car thermometer, just drive by for yourself. Add some damn trees and grass". Several other comments mention their desire to see more trees that can cool the air and provide aesthetic benefits, rather than more grey pavement and concrete.

Drinking water and Chippewa River quality - [comments 13, 30, 46, 48, 68, 75, 81]:

Although water quality was brought up in the survey, people still voiced their concerns in this section. PFAS were mentioned with one comment saying, "PFAS in private wells – very concerned. Too afraid to test our well because don't know what we would do for other options". PFAS are a type of man-made chemical with thousands of variants that have been used in many different products and they are still being used in many things. These are considered "forever chemicals" that can accumulate in the environment and in humans; they are associated with a variety of health problems, including cancer. One comment expressed concern about lead pipes still being used. Several comments were concerned about the quality of the Chippewa River, especially regarding E. coli and waste dumping into the river. One comment says, "Pollution and overall state of the Chippewa River should be integral in the discussion of climate change in our community. The condition of our river is always a concern which impacts community members AND the surrounding wildlife we should be supporting".

Renewable Energy - [comments 35, 57, 79, 80]:

There were several comments about the need for more renewable energy in Mt. Pleasant and to essentially decarbonize aspects of the city. One comment says, “Community solar, partnering with local trades people re: heat pump information, especially with upcoming federal government rebates. Need plans for charging stations. Need to become more bike friendly”. Another comment says, “The city could encourage the installation of solar photovoltaic panels on buildings, both residential and commercial. It could also work with the power companies to add wind turbines where space exists” ... “burning fossil fuels urgently need to be replaced by solar and wind generated electricity. In the near future, everything will be electric, and we need to prepare for this change”. It seems that the responses regarding renewable energy acknowledge the need to phase out fossil fuel dependency while using more sustainable methods of energy generation.

Business regulations - [comments 60, 63, 94]:

Some respondents brought up the role of companies and businesses in contributing to climate change in a more significant way than residents do. They want businesses to take some form of financial responsibility for the disproportionate pollution they contribute to. One comment says, “Corporations/companies/businesses taking responsibility for contributing to climate change through events such as pollution... they tend to have far more impact than the average individual citizen/household. Especially at a time where corporate greed and profit margins are at an all-time high while the average citizen struggles, they have more resources to do something about important things like climate change and choose to do nothing a lot of the time”. A different comment says that they should be required to pay more in taxes than residents.

Vulnerable communities in Mt. Pleasant - [comments 15, 50, 78]:

Several responses expressed concern for vulnerable communities that will see the worst of the environmental and social impacts of climate change. In Mt. Pleasant, many of the most vulnerable are unhoused, and comments reflect this reality. One comment that articulated this well says, “The racial and class disparity contained within [climate change issues]. This affects folks on the margins the most (unhoused, our Native American population, etc), and our government needs to do everything in its power to shatter the systems that create climate change and work toward an equitable future for EVERYONE – those who pay taxes and those who cannot. Humans are humans”. Other comments expand on this by asking what help is available for the unhoused during extreme weather and temperatures. Clearly,

several survey respondents recognize the need for support programs that help unhoused people in their dire circumstances due to climate change.

Other noteworthy comments:

Comment 41: One comment brings up the importance of utilizing Indigenous knowledge in sustainability and land stewardship. In the comment, it says, “[the] absolute importance of need for knowledge held by Indigenous societies who have the knowledge, knowhow historically, and the solution to the problem” when taking care of the environment. This comment is significant because approaching land management and sustainability from an Indigenous framework is essential to truly help address how Mt. Pleasant impacts the environment. The city is fortunate to be close enough to the Saginaw Chippewa Indian Tribe to reach out for resources on how to do this.

Comment 84: Another comment highlighted the importance of parks in Mt. Pleasant and how they could benefit the city even more. The comment says, “I feel that Mount Pleasant, being a city of wonderful parks, could further that by adding native to Michigan wildflower/native trees and shrubs in the city parks where they currently have non-native flowers and trees growing (replace with native)”. Doing this could help mitigate flooding in some areas and provide habitat for crucial pollinators. The comment also says, “Why not make Mount Pleasant ‘the city of parks’ as a destination” ... “People are looking for outdoor experiences in the wild more and more (look at how our national parks are crowded), why not provide that here”.

Comment 38: The city reducing its own greenhouse gas emissions was addressed in one comment. It says, “I think it’s also very important for the city to reduce its own greenhouse gas emissions which contribute to climate change and its impacts. Doing so helps reduce the problem, saves money in the long term, and models the actions needed by businesses and all community members”. Leading by example is a good way to help the rest of the community see the importance of making necessary changes to address climate change. This means that the city should decarbonize its own operations, including transportation and energy use for municipal buildings.

Other Studies:

National studies on similar topics of climate change perception have been conducted by many reputable institutions, such as the Pew Research Center, Yale Program on Climate Change Communication, and the George Mason University Center for Climate Change Communication. Questions in these studies were used as a model for the questions in the

Mt. Pleasant Climate Change Survey. Aside from their use as a model, these surveys provide more additional information that can be used for analysis of Mt. Pleasant's survey.

According to the report, "Climate Change in the American Mind: Beliefs and Attitudes, Spring 2024" from the Yale Program on Climate Change Communication and the George Mason University Center for Climate Change Communication, 70% of Americans believe global warming is happening, while only 13% do not think it is happening. Similarly, when narrowing the scope to Michigan with the Yale Climate Opinion Maps 2023, 71% of people in Michigan believe global warming is happening, while 16% do not believe it is happening. In the Mt. Pleasant Climate Change Survey, there are no questions asking if the respondent believes in climate change or global warming. This was done because data already suggests that a majority of Americans believe climate change is happening; in addition to that reason, there has been a long-standing scientific consensus that climate change is happening, and certain human systems are making it worse.

Yale Climate Opinion Maps 2023 also show that 57% of people in Michigan believe global warming is already harming people in the US. A smaller percentage (42%) of people in Michigan say they have personally experienced the effects of global warming. Results for similar questions in the Mt. Pleasant Survey about national and personal impact show higher percentages than those for the whole state. When asked how much they agree with the statement "Climate change is impacting people in the United States," 69% of survey respondents strongly agreed or agreed that people in the United States are being impacted by climate change. When asked how much they agree with the statement "Climate change is impacting me personally," 59% of respondents strongly agreed or agreed that they are personally being impacted by climate change.

In Michigan, Yale estimates that 55% of people think local officials should do more to address climate change. The Mt. Pleasant survey has a similar question that asks how much the respondent agrees with the statement, "Local governments must play a role in addressing climate change". In total, 67% of Mt. Pleasant respondents strongly agreed or agreed that local governments must do something to address climate change. People in Mt. Pleasant may be more likely than the rest of the state to want the local municipal government to make changes that address climate change.

A question that was not asked in the Mt. Pleasant Climate Change Survey but was brought up in the Yale Climate Opinion Maps 2023 is how much corporations should be doing to address climate change. Their study estimates that 70% of people in Michigan think corporations should do more to address climate change. This is significant because it suggests that most people in Michigan would support measures that require corporations address to climate change, especially considering companies and corporations are

disproportionately more responsible for greenhouse gas emissions than individuals or households.

The Pew Research Center conducted several surveys that provide data on Americans' views of alternative energy sources like renewables. Based on the Pew study, 67% of Americans favor the United States prioritizing the development of alternative energy sources, like wind or solar. Even more people favor the United States taking steps to become carbon neutral by 2050, at 69% of Americans. Although there were no questions in the Mt. Pleasant survey asking how favorable alternative energy sources are for respondents, a "pro-renewables" sentiment can be seen in several comments from the last section of the survey. This does not mean most people think the United States should completely phase out fossil fuels. Pew data also show 68% of U.S. adults support the mixed use of fossil fuels and renewable sources for energy generation, with 31% supporting the phase-out of fossil fuels completely and relying instead on renewable energy. Younger adults are more likely to support the phase-out of fossil fuels completely than older adults. There are also differences in how political affiliation impacts Americans' views of renewable energy sources. Regardless of age, Republicans or right-leaning Americans are much less likely to support the phase-out of fossil fuels than Democrats or left-leaning Americans.

Study References

"Climate Change in the American Mind: Beliefs and Attitudes, Spring 2024"; Yale Program on Climate Change Communication, George Mason University Center for Climate Change Communication; July 16, 2024.

"Yale Climate Opinion Maps 2023"; Yale Program on Climate Change Communication; December 13, 2023.

"What the data says about Americans' views of climate change"; Pew Research Center; August 9, 2023.



Mt. Pleasant

[meet here]

Mt. Pleasant Climate Change Survey and Risk Perception Assessment

Mason Squillets-Peterson
Summer 2024 Internship
Office of the City Manager

August 12, 2024

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Contents

- Risk Assessment Report
- Vulnerabilities
- Mt. Pleasant Climate Change Survey

Risk Assessment Report

- Mt. Pleasant Climate Change Preparedness Plan – Vulnerability and Risk Assessment
 - Vulnerability section: brief overview of environmental and public health impacts from climate change
 - Information is mostly from presentation given to the City Commission by a class from CMU about adapting to climate change
 - Risk Assessment section: report on the Climate Change Survey results and some comparison with other studies
 - Survey was open June 11th to July 3rd
 - 371 responses

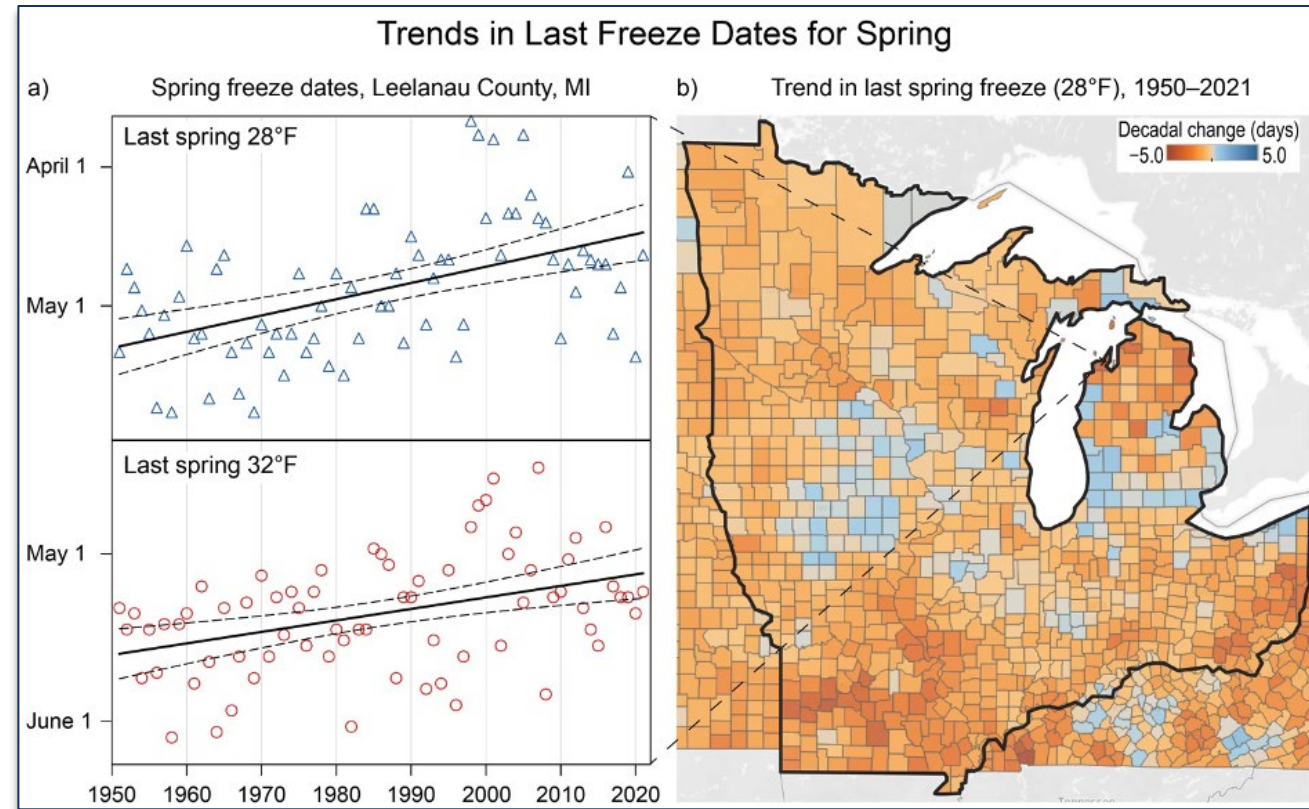
Vulnerabilities

Information and graphics from presentation given to City Commission by the class of Dr. Matt Liesch from Central Michigan University on Dec. 11, 2023

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Vulnerabilities – Heat

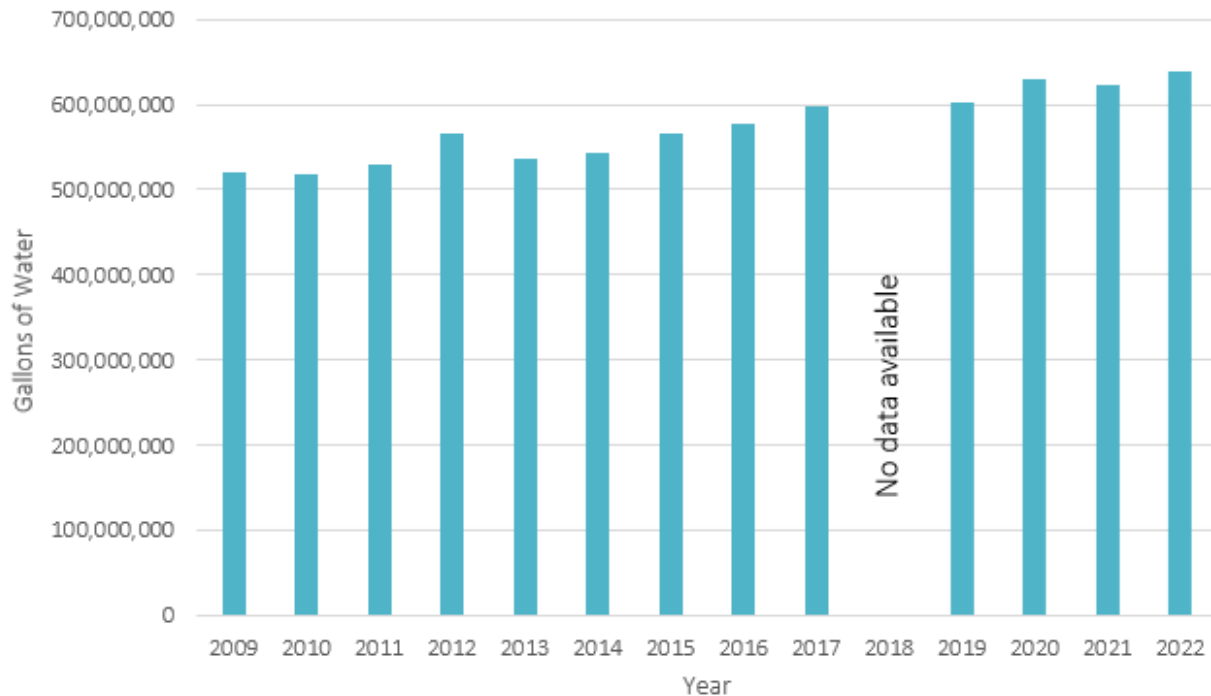
- Michigan has warmed 2 to 3°F over the last century.
- Higher average temperatures and extreme heat events.
 - Changes to season lengths
 - Increases heat wave likelihood (2 or more consecutive days over 90°F)
 - Public health concern, especially with high humidity
 - Interferes with plants and animals
 - Increases energy demand for cooling buildings



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Vulnerabilities – Drought

Mount Pleasant's Water Usage from 2009 to 2022

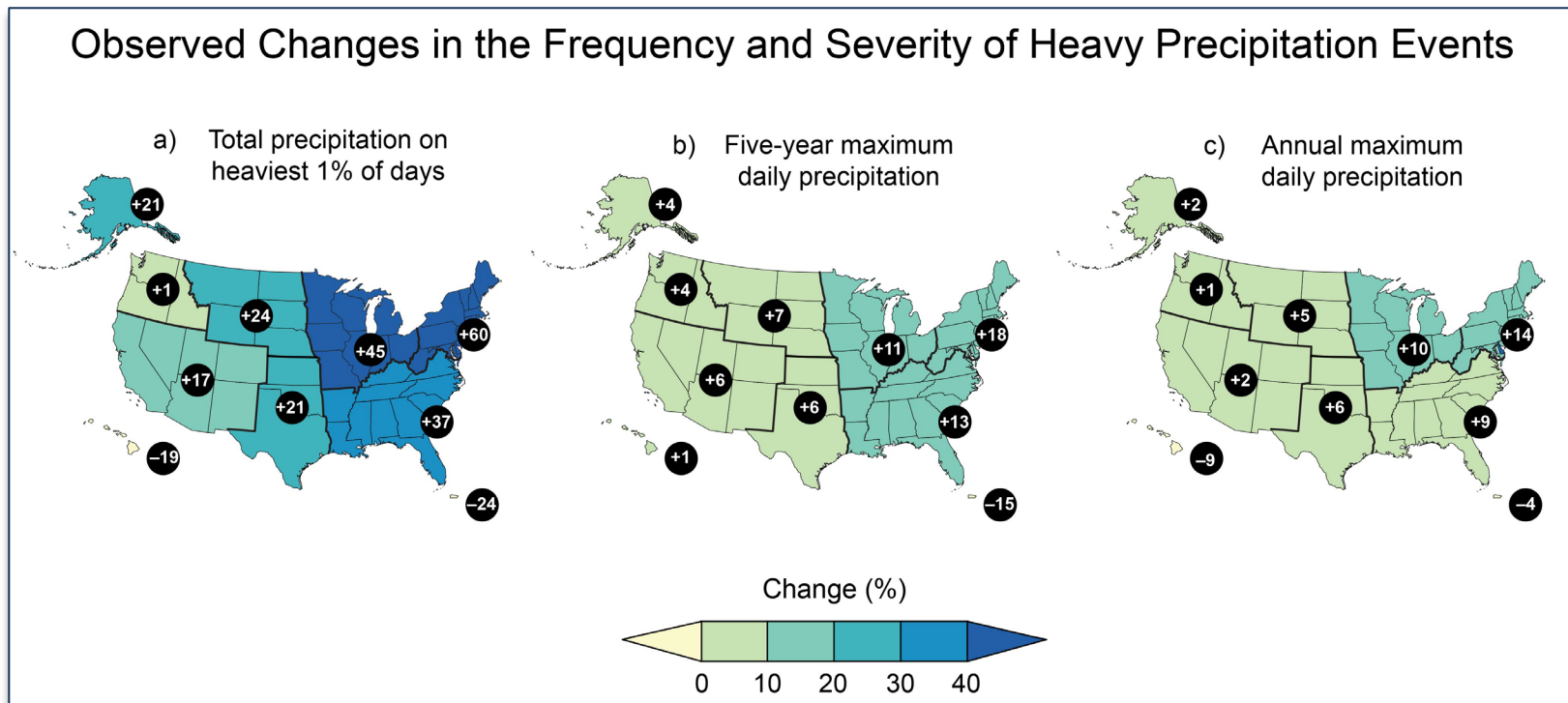


- Overall increase in precipitation, but that doesn't mean drought conditions are assured to not happen.
 - Irregular weather and climate could lengthen time between rain
 - Water usage in Mt. Pleasant has increased over the years
- Negative impacts of droughts when they do occur.
 - Stresses water supply meant for human use
 - Harms plants, animals, and soil
 - Increased wildfire risk

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Vulnerabilities – Storm

- Extreme weather in Michigan is expected to increase throughout the century.
 - More intense precipitation events (rain, hail, snowstorms, etc.)
 - Extreme thunderstorms
 - Strong wind can create hazardous conditions, damage property, and cause power outages
 - Unknown impact of climate change on tornadoes



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Vulnerabilities – Flooding



- More extreme precipitation, inadequate stormwater infrastructure, and lack of green space increases likelihood of flooding in Mt. Pleasant.
 - Intense flooding can be dangerous to people
 - Damages property
 - Restricts travel
 - Spreads hazardous chemicals, debris, and pathogens
 - Increases riverbank and soil erosion

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Most vulnerable groups

- Unhoused people
- Children and older adults
- Workers in outdoor occupations
- Low-income people
- Pregnant and postpartum women
- Indigenous communities
- People with chronic medical conditions and disabilities



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Climate Change Survey

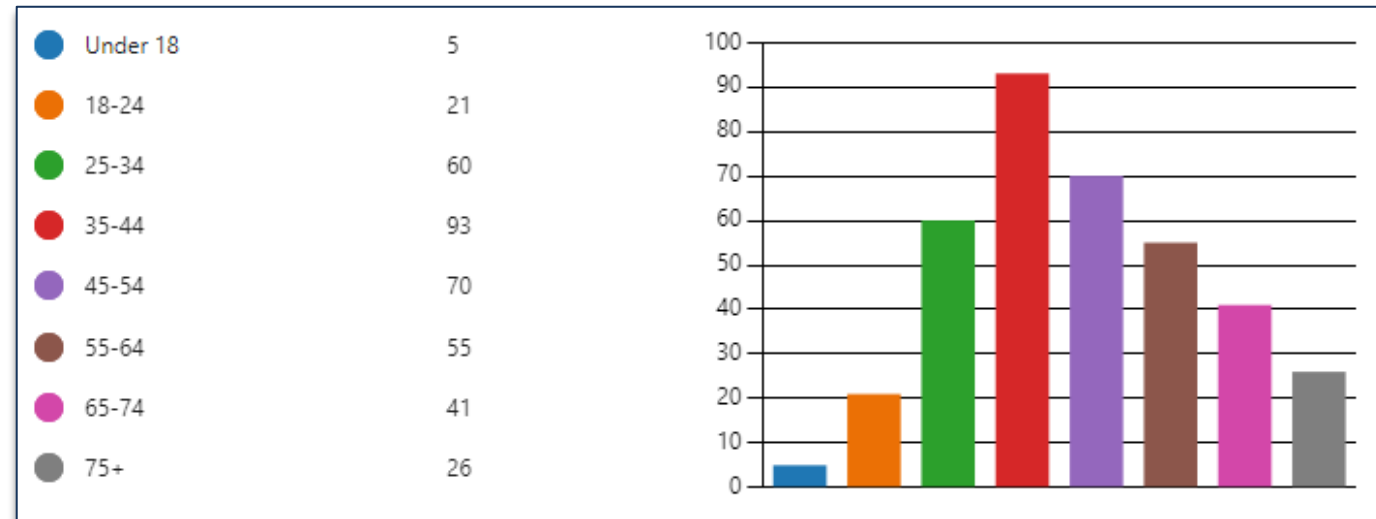


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Demographics

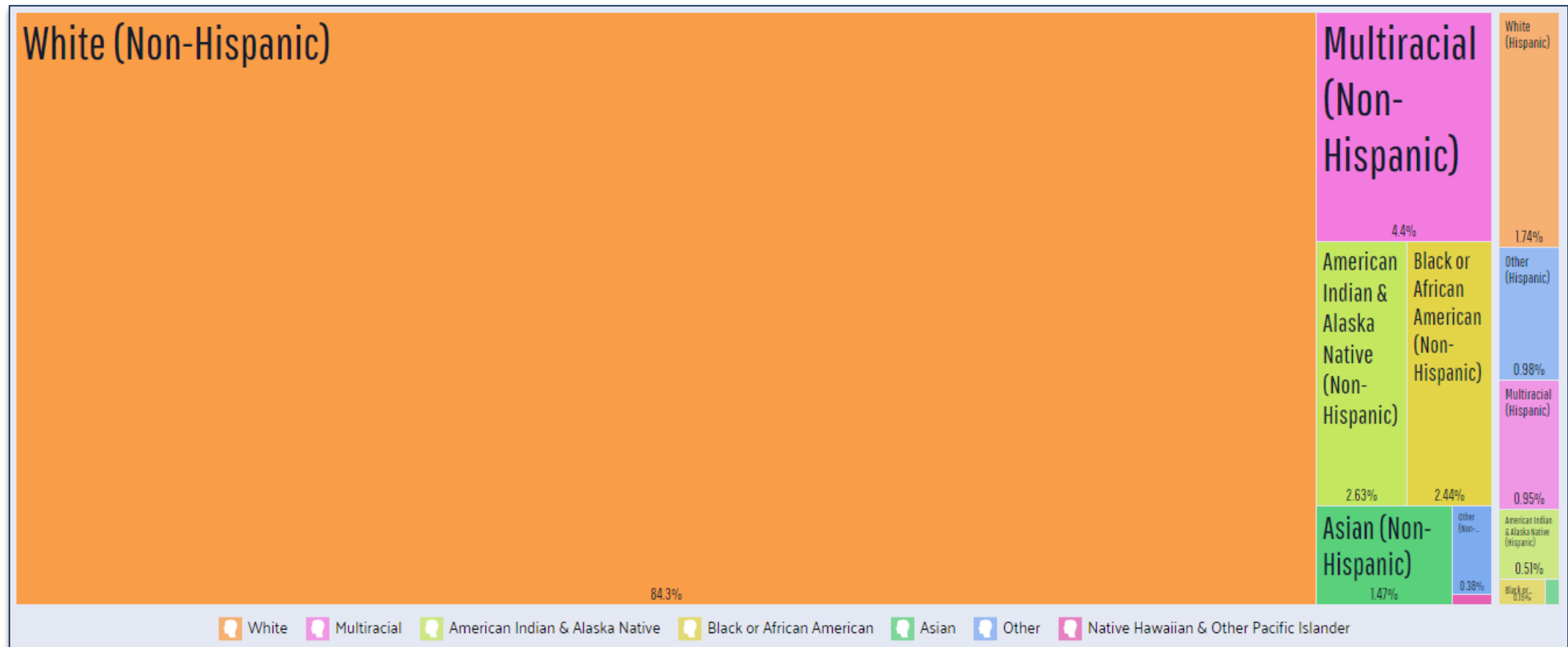
- 371 responses
 - 256 live within the City of Mt. Pleasant and 115 outside
 - Most common townships outside of the city were Union (45 respondents) and Deerfield (18 respondents)
- Relatively normal bell curve distribution of respondent ages

Age of survey respondents



Demographics

- Race/ethnic background (360 responses):
 - 319 selected White
 - 14 selected American Indian or Alaskan Native
 - 12 selected Latino/a or Hispanic
 - 6 selected Multiracial
 - 4 selected Black or African American
 - 3 selected Other
 - 1 selected Asian
 - 1 selected Native Hawaiian or Other Pacific Islander



Demographics

Disproportionate to actual Mt. Pleasant or Isabella County demographics (2022)

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Concerns

- Most respondents think the world should have a somewhat high to high priority for climate change.
 - Based on scale of 1 (lowest) to 10 (highest), how much of a priority should the world have for climate change-related issues.

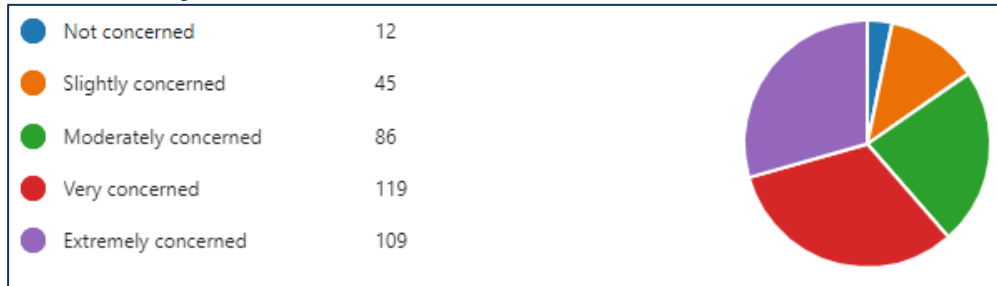
Average response = **7.13**

- 144 respondents rated it 10, while 47 respondents rated it 1.
- 71% (263 responses) were **between 6 and 10**, while 29% (108 responses) were **between 1 and 5**.

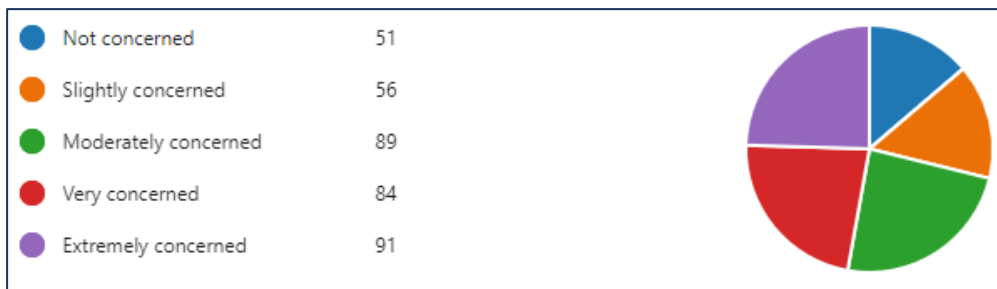
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Most Concern

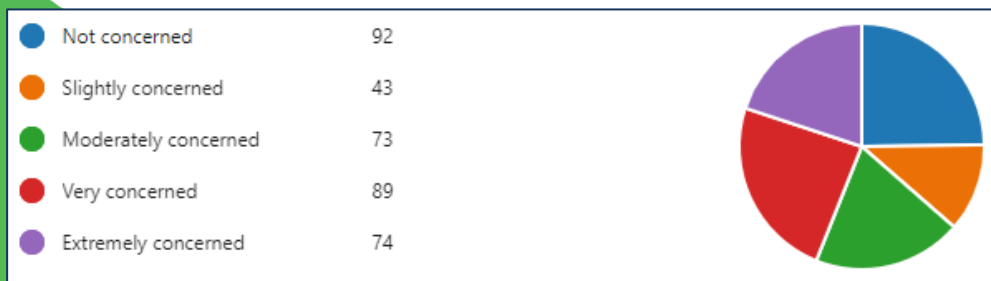
1. Utility Costs – 61%



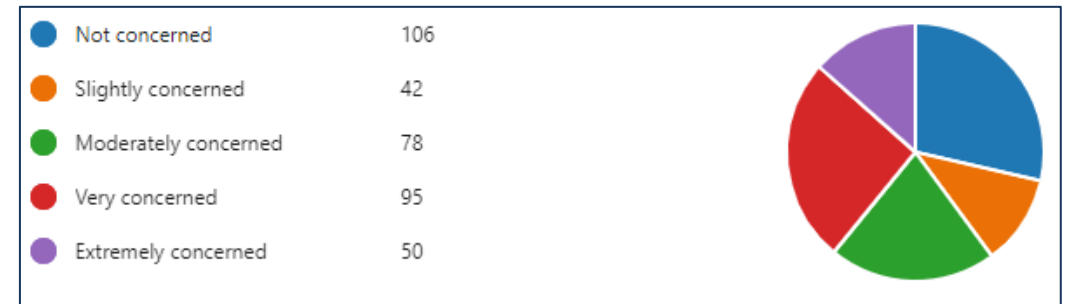
2. Water Pollution – 48%



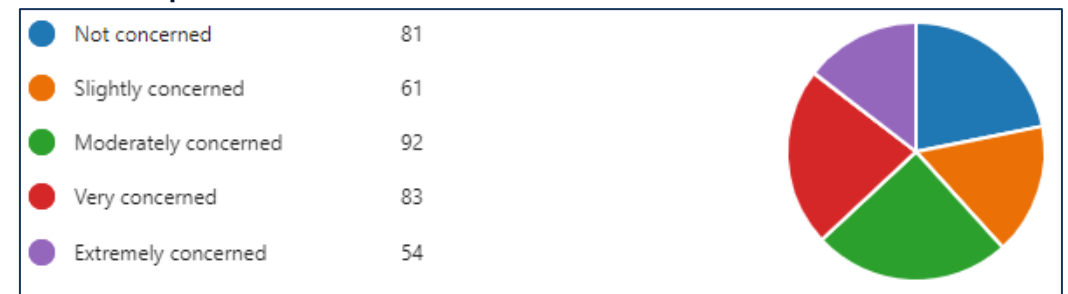
3. Ecosystem Disturbances – 44%



4. Uncharacteristic Weather Conditions – 39%



5. Crop and Garden Failures – 37%

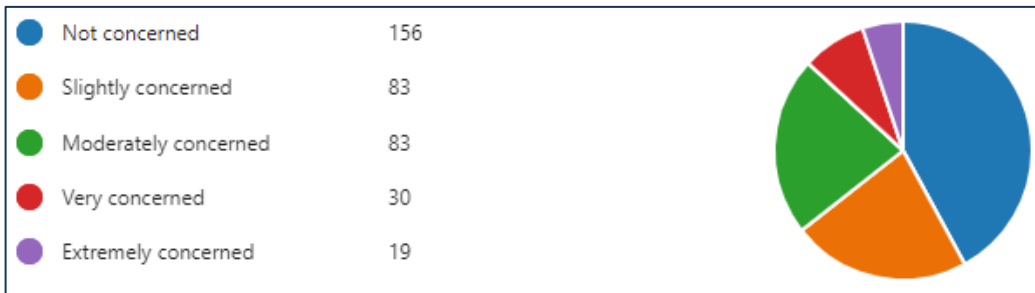


****% from both very concerned and extremely concerned**

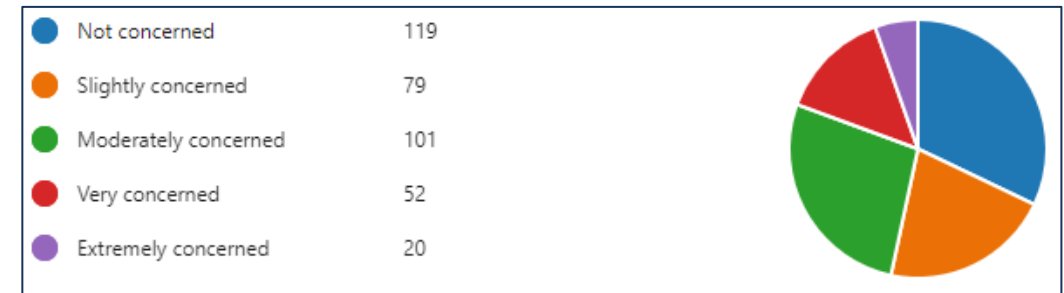
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Lesser Concern

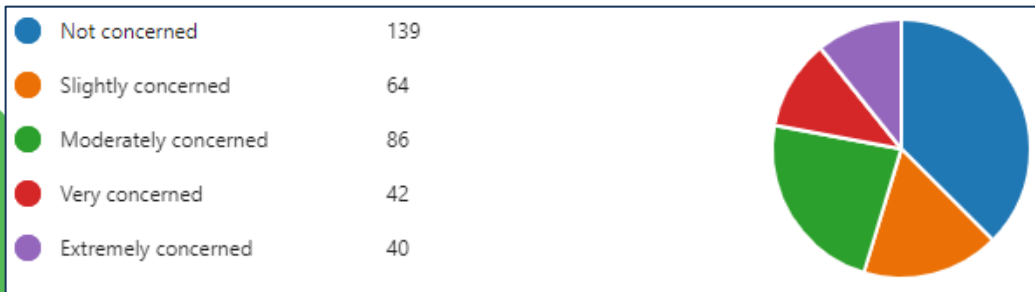
1. Wildfires – 64%



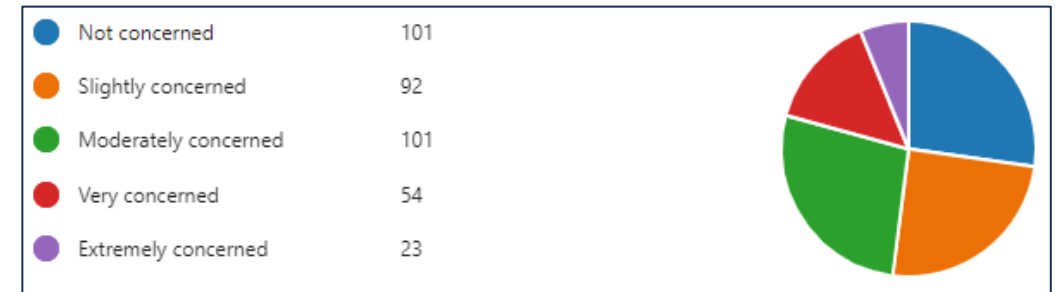
3. Severe Snowstorms – 53%



2. Water Scarcity – 54%



4. Droughts – 52%

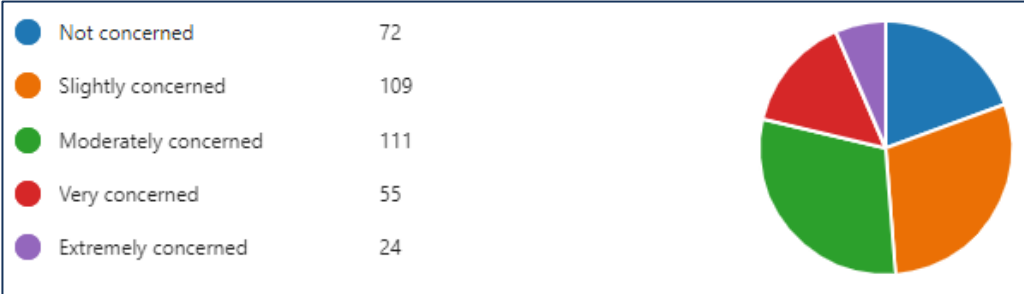


****% from both not concerned
and slightly concerned**

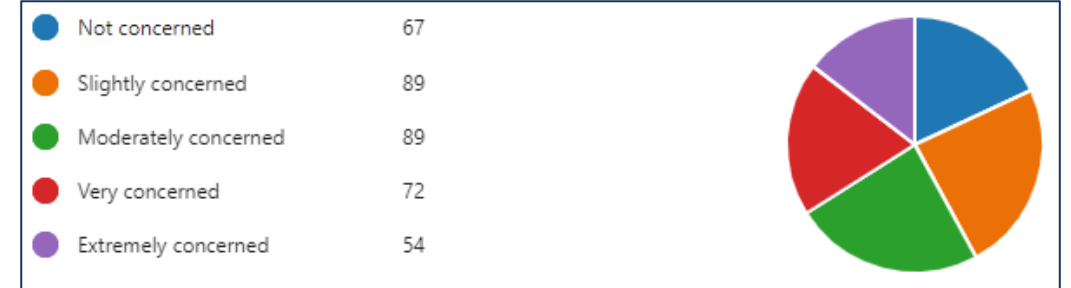
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Other Concerns

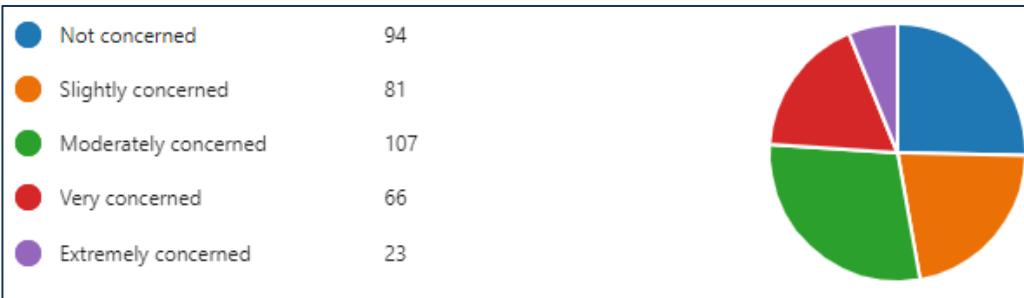
Flooding



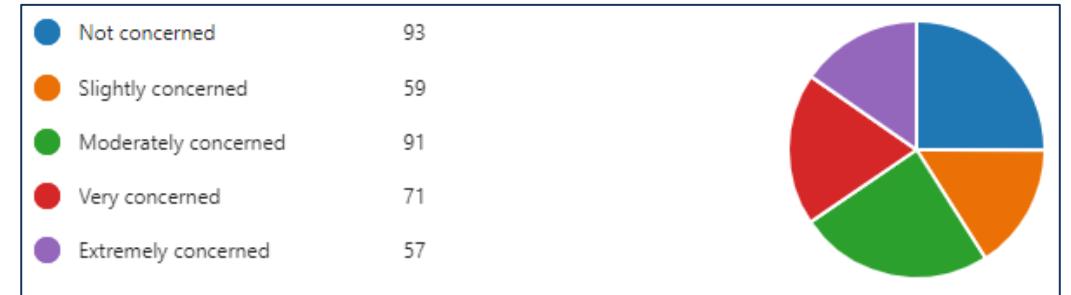
Insect-borne diseases



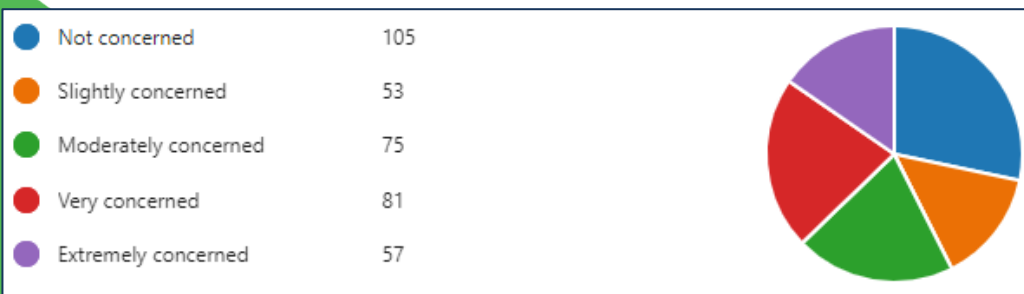
Heavy Rain and Severe Storms



Air Quality



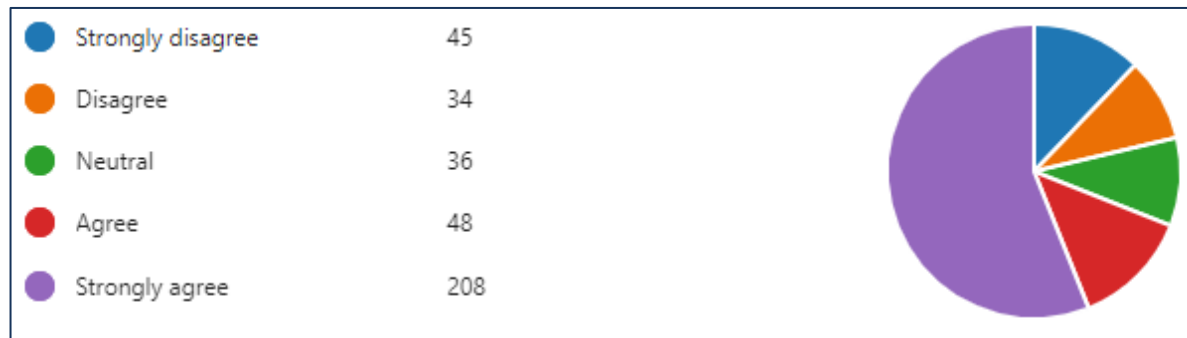
Heat Waves



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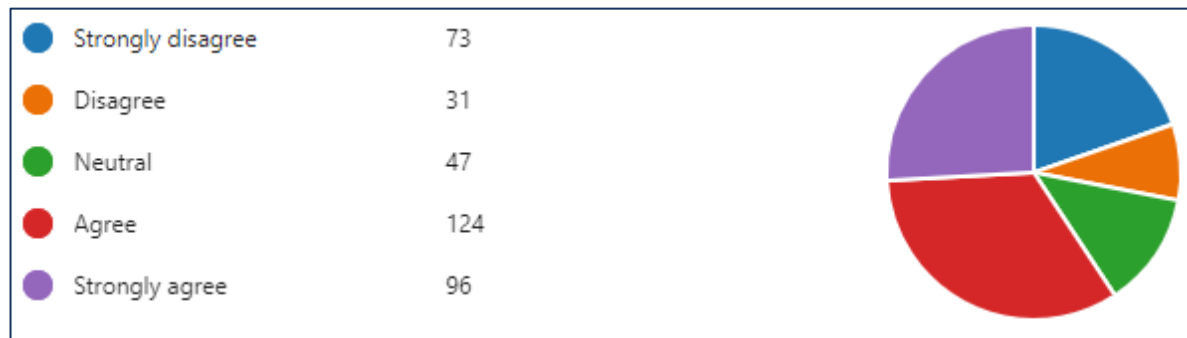
Impact

"Climate change is impacting people in the United States"



13% agree; 56% strongly agree

"Climate change is impacting me personally"

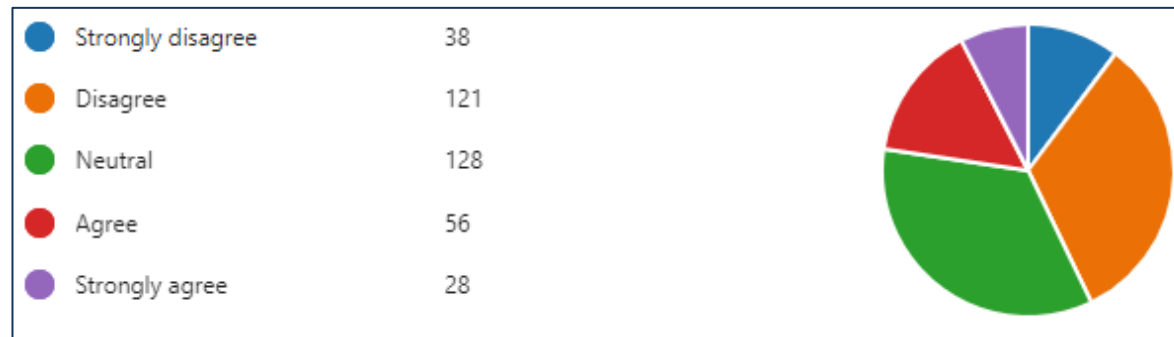


33% agree; 26% strongly agree

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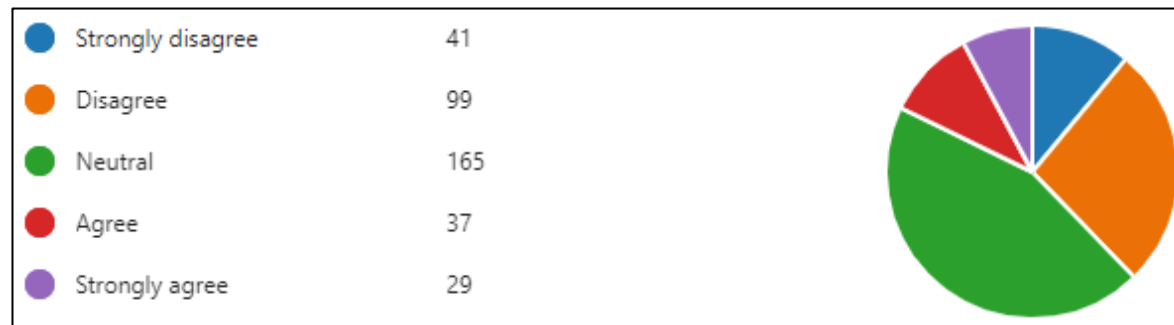
Impact

"Infrastructure (roads, bridges, and storm sewers) in Mt. Pleasant can withstand extreme weather conditions"



35% neutral; 33% disagree

"The City of Mt. Pleasant is doing enough to address the hazards of climate change"

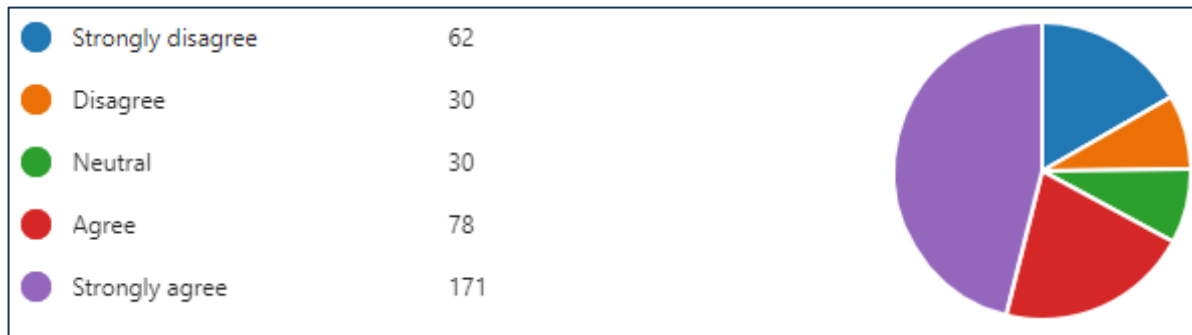


44% neutral; 27% disagree

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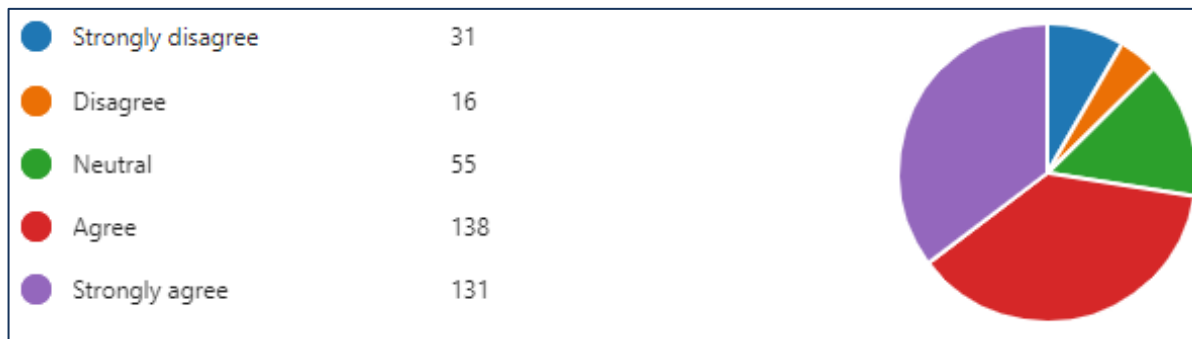
Impact

"Local governments must play a role in addressing climate change"



21% agree; 46% strongly agree

"I can play a role in addressing climate change issues"








37% agree; 35% strongly agree

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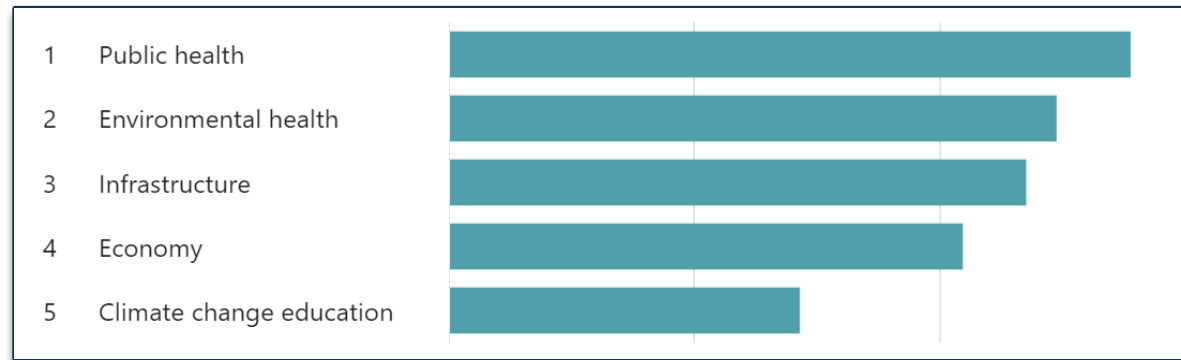
Community Resilience

- Most respondents have some kind of air conditioning in their home (92%, 343 respondents).
- Most respondents have some kind of homeowners' insurance (85%, 315 respondents).
 1. Fire damage
 2. Storm damage
 3. Water damage
 4. Flood damage

	Flood damage	61
	Water damage	171
	Fire damage	212
	Storm damage	183
	Not sure	112

Survey Views and Comments

- Respondents ranked the following for how important they should be to the city when addressing the impacts of climate change.



- Final question was for comments → 101 responses covered topics like:
 - Importance of green spaces
 - Renewable energy transition
 - Drinking water and Chippewa River quality
 - Regulating businesses and big polluters
 - Protecting vulnerable communities

Other Study Comparison

- Annual reports from Yale and George Mason University estimate **70% of Americans believe global warming is happening**, while 13% do not believe it is happening.
- **59%** of Mt. Pleasant respondents believe they are **personally being impacted by climate change**, which is higher than the amount in Michigan at 42%.
- **67%** of Mt. Pleasant respondents agreed or strongly agreed **that local governments must play a role** in addressing climate change, while **55%** of people in Michigan **think local officials should do more** to address climate change.

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Any questions?

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Traffic Control Committee (TCC) Minutes

Thursday, March 28, 2024 at 8:30 a.m. – Microsoft Teams

Present: Stacie Tewari, Jason Moore, Matt Weaver, Manuela Powidayko, Michelle Sponseller

Not Present: Mike Williams

- Approve minutes from the December 14, 2023 meeting
 - Approved, no comments
- Consider adding a speed-limit sign on Forest Lane near 1205 Forest Lane
 - Very low volume, cul-de-sac roadway, 25 mph speed limit. No through traffic. TCC voted to take no action. No sign to be added.
- Added agenda item – Discuss location to move 2 speed radar signs in June for neighborhood traffic calming program
 - TCC agreed new locations to be:
 - 1. Southbound Brown Street between Pickard and Broadway
 - 2. Eastbound High Street, east of Mission, in city limits before High Street switches to county jurisdiction.
 - Street department to move signs in early June 2024.

Minutes of the regular meeting of the City Commission held Monday, July 22, 2024, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

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

Commissioners Absent: None

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

Proclamations and Presentations

1. Human Resources Director Shar Rappuhn introduced Human Resources Administrative Assistant Ally Rich.
2. City Manager Desentz introduced Katy Lemorie as the new Assistant to the City Manager.
3. Mayor Perschbacher read and presented a Proclamation designating July 19 as Parks and Recreation Professionals Day to Phil Biscorner, Director of Parks, Recreation & Public Spaces.
4. City Manager Desentz gave a presentation on progress of 2024 mid-year goals and objectives.

Additions/Deletions to Agenda

Item #9 was corrected to read 402 "South" Arnold instead of 402 "North" Arnold.

Moved by Commissioner Eke and seconded by Vice Mayor Alsager to approve the agenda with the change to Item #9. Motion unanimously adopted.

Receipt of Petitions and Communications

Received the following petitions and communications:

5. Second Quarter Investment Report.
6. Planning Commission June Meeting Minutes.

Moved by Commissioner Wingard and seconded by Commissioner Eke to approve the following items on the Consent Calendar:

7. Minutes of the regular meeting of the City Commission held July 8, 2024.
8. Appointment Mayor Perschbacher as the voting delegate and Vice Mayor Alsager as the alternate for the Michigan Municipal League (MML) Board of Directors at the annual conference.

9. Contract with Willy's Contracting of Saginaw, Michigan to raze and restore 402 N. Arnold St. and 1306 Upton St. in an amount of \$23,900.
10. Warrants and payrolls dated July 8,11, 12 & 15, 2024 all totaling \$ 4,299,871.36.

Motion unanimously adopted.

Moved by Commissioner Eke and seconded by Commissioner Chapman to approve the purchase of two (2) BMW police motorcycles at a cost not to exceed \$62,378 and reallocate police officer position vacancy savings from the 2024 budget to cover same.

AYES: Alsager, Busch, Chapman, Eke, Perschbacher, Rollins

NAYS: Wingard

Motion carried.

Moved by Commissioner Eke and seconded by Commissioner Rollins to reallocate funds earmarked for replacement of the Police Department interview room which was included in the 2024 budget to be used to purchase a new Detective vehicle. Motion unanimously approved.

Moved by Commissioner Eke and seconded by Commissioner Rollins to approve the purchase of Pontem Cemetery Management software in the amount of \$36,600 and a budget amendment for same.

Moved by Commissioner Chapman and seconded by Commissioner Eke to approve the following appointments to applicable City boards and commissions as recommended by the Appointments Committee.

	Term Expires:
<u>9-1-1 Central Dispatch Governing Board</u>	
Kathleen Tarrant	December 31, 2024
<u>Board of Review</u>	
Joe Wentworth (alternate)	December 31, 2024
<u>Dog Park Advisory Board</u>	
Haley Held City Representative	December 31, 2025
<u>Parks and Recreation Commission</u>	
Kari Yerington, City Representative	December 31, 2024

Announcements on City-Related Issues and New Business

Commissioner Busch announced that the Isabella County Fair is being held this week and that Market for the Arts is taking place Downtown Mt. Pleasant August 23-25.

Vice Mayor Alsager commented that there were many citizens who spoke out against the Solid Waste Ordinance at the last meeting and she would like them to know their voices were heard even though the vote did not go their way.

Director Lauria announced the passing of former Mayor Tillman, indicating that she would be missed.

Public Comment on Agenda and Non-Agenda Items

Joe Carreon, 109 N. Arnold, inquired if there were any plans for the site in which Rite Aid is located now that the store is closed and thanked Commissioner Busch for the information on the County Fair.

The Commission recessed at 8:11 p.m. and reconvened at 8:17 p.m.

WORK SESSION: Discussion on Managed Natural Landscaping

Director Lauria led a discussion on managed natural landscaping.

Moved by Commissioner Chapman and seconded by Commissioner Rollins to adjourn the meeting at 8:38 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

Memorandum



TO: Aaron Desentz
City Manager

FROM: Phil Biscorner
Director of Parks and Recreation

DATE: August 1, 2024

SUBJECT: Acceptance of Funding from Union Charter Township for the north section of the Mid-Michigan/GKB Pathway

Request:

To seek approval from the City Commission for the acceptance of funding in the amount of \$375,000 from Union Charter Township for the construction of the trail segment that will reach from Nelson Park to Mission Creek Park, and authorize the Mayor to sign the associated contract.

Background:

Union Charter Township has offered to provide \$375,000 in funding for the construction of a trail segment that will reach from Nelson Park to Mission Creek Park. This segment is a critical component of not only our City's trail system but also the proposed Mid-Michigan Pathway that will connect from Ithaca to Clare. This pathway will enhance connectivity, promote outdoor recreation and provide a safe, accessible route for pedestrians and cyclists.

Recommended Action:

Staff recommends the City Commission accept the funding in the amount of \$375,000 from Union Charter Township and authorize the Mayor to sign the contract to formalize the funding agreement.

Charter Township of Union Participation Contract

This Agreement is made and entered into by and between the Charter Township of Union Board of Trustees, County of Isabella, hereinafter referred to as the “**Township Board,**” and the City of Mt. Pleasant, County of Isabella, hereinafter referred to as the “**City,**” for the following improvements:

Pathway installation between N. Harris St./Crawford Rd. and Mission Creek Park and crosswalk into Park across N. Harris St./Crawford Rd.

\$375,000

Payment to the City in the amount stated above will be made upon receipt of the invoice following completion of the work.

The undersigned City Commission official, by executing this agreement, certifies they are authorized to enter into this agreement on behalf of the City Commission.

City

Township

By: _____
Amy Perschbacher, Mayor

By: _____
Bryan Mielke, Supervisor

City Approval on: _____

Board Approval on: _____

Memorandum



TO: Aaron Desentz, City Manager

FROM: Jason Moore, DPW Director

DATE: July 29, 2024

SUBJECT: Approve Purchase of Neptune 360 AMR Software and Equipment

Request

The City Commission is requested to approve the purchase of Neptune 360 AMR reading software and three belt clip transceivers from Ferguson Waterworks for \$31,467.

Reason

The City’s current water meter reading system is becoming outdated and sourcing data collection equipment is increasingly difficult as manufactures have stopped producing compatible hardware. For the past 20 years, the City has used a water meter reading software, called Nsight, which is no longer supported. To ensure accurate and timely readings and provide better service to our customers, it is crucial to upgrade our system to a more modern solution. We have identified the Neptune 360 AMR (Automated Meter Reading) cloud-based software and accompanying belt clip transceivers as the most suitable solution to meet our needs.

This purchase will enable the City to continue reading the existing touch-pad meters, while providing us with the necessary time to upgrade all meters to AMR-enabled (Metron) meters citywide.

Ferguson Waterworks provided the following proposal, which includes software, set up, transceivers, and training.

Neptune 360 AMR (mobile reading)	Annual Fee	\$8,940.00
Optional mobile mapping	Annual Fee	\$ 750.00
File validation and transfer	Implementation Setup	\$2,506.09
Belt clip transceivers (3)	Each \$6,423.36	\$19,270.08
Total		\$31,466.17

Funding for this purchase is available in the 2024 water meter budget.

Recommendation

I recommend the City Commission approve the purchase of Neptune 360 AMR reading software and three belt clip transceivers from Ferguson Waterworks for \$31,467.

08/08/2024

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 07/18/2024 - 07/25/2024

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
07/25/2024	AARON DESENTZ	REIMBURSEMENT	139.99
07/25/2024	BILL BRICKNER	REIMBURSEMENT	20.10
07/25/2024	AIRGAS USA, LLC	SUPPLIES	71.38
07/25/2024	ALEXANDER KIMBALL	SUPPLIES	334.00
07/25/2024	ALMA BOLT COMPANY	SUPPLIES	109.97
07/25/2024	ALMA TIRE SERVICE INC	SUPPLIES	1,292.62
07/25/2024	AMERICAN LEGAL	CONTRACT SVCS	550.00
07/25/2024	AUTOZONE, INC.	SUPPLIES	139.99
07/25/2024	AVFUEL CORPORATION	FUEL	19,751.34
07/25/2024	BART BLYSTONE	CONTRACT SVCS	2,500.00
07/25/2024	BILL KEHOE	SUPPLIES	204.00
07/25/2024	BRUCE JORCK	SUPPLIES	272.00
07/25/2024	BS&A SOFTWARE	CONTRACT SVCS	1,100.00
07/25/2024	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS	108.08
07/25/2024	CENTRAL ASPHALT, INC	SUPPLIES	434.00
07/25/2024	CENTRAL CONCRETE INC	SUPPLIES	642.00
07/25/2024	CENTRAL MICH UNIV - MAILROOM	POSTAGE	2,201.54
07/25/2024	CENTURYLINK	COMMUNICATIONS	10.74
07/25/2024	CHRISTOPHER SWIER	SUPPLIES	119.00
07/25/2024	CLARK HILL P.L.C.	CONTRACT SVCS	5,365.01
07/25/2024	CLIMATE CONTROL HVAC, LLC	CONTRACT SVCS	1,479.64
07/25/2024	CMS INTERNET LLC	CONTRACT SVCS	1,549.00
07/25/2024	COREY D WALTHER	SUPPLIES	271.00
07/25/2024	COYNE OIL CORPORATION	FUEL	2,099.18
07/25/2024	DAN SODINI - MI GREAT LAKES FISH CO	SUPPLIES	69.00
07/25/2024	DAVID GROTHAUSE	SUPPLIES	127.00
07/25/2024	DINGES FIRE COMPANY	SUPPLIES	655.81
07/25/2024	DORNBOS SIGN & SAFETY, INC.	SUPPLIES	545.30
07/25/2024	EQUATURE - DSS CORPORATION	CONTRACT SVCS	6,179.79
07/25/2024	FASTENAL COMPANY	SUPPLIES	159.97
07/25/2024	FISHBECK - ENGINEERS/ARCHITECTS/	CONTRACT SVCS	9,347.50
07/25/2024	FLEIS & VANDENBRINK	CONTRACT SVCS	32,500.00
07/25/2024	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS	4,212.00
07/25/2024	FREDRICKSON SUPPLY, LLC	SUPPLIES	417.60
07/25/2024	GABRIEL HADLEY	SUPPLIES	61.00
07/25/2024	GALLS, LLC	UNIFORMS	31.24
07/25/2024	GRAYMONT WESTERN LIME INC.	SUPPLIES	9,433.40
07/25/2024	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	2,743.79

07/25/2024	GT RUBBER SUPPLY	SUPPLIES	227.24
07/25/2024	HARLEY BONTRAGER	SUPPLIES	116.00
07/25/2024	HAVILAND PRODUCTS COMPANY	SUPPLIES	7,095.00
07/25/2024	HURST MECHANICAL	CONTRACT SVCS	691.64
07/25/2024	I-RIDE	CONTRACT SVCS	130.00
07/25/2024	IDEXX DISTRIBUTION, INC.	SUPPLIES	7,105.26
07/25/2024	ISABELLA CAT CLINIC	CONTRACT SVCS	4,425.20
07/25/2024	JACK DOHENY COMPANIES, INC	SUPPLIES	732.82
07/25/2024	JARED BOUMAN	REIMBURSEMENT	50.00
07/25/2024	JCI JONES CHEMICALS, INC.	SUPPLIES	7,789.20
07/25/2024	KAREN FENTON	SUPPLIES	26.00
07/25/2024	KATIE BUGBEE-BUGBEE KETTLE CORN	SUPPLIES	115.00
07/25/2024	LACEY ORLANDO	SUPPLIES	12.00
07/25/2024	LANDON ALEXANDER	SUPPLIES	173.00
07/25/2024	MANNIK SMITH GROUP	CONTRACT SVCS	3,232.00
07/25/2024	MARY GONZALES	REFUND	40.00
07/25/2024	MEAD & HUNT	CONTRACT SVCS	1,302.00
07/25/2024	METRON-FARNIER, LLC	CONTRACT SVCS	20,857.25
07/25/2024	MID MICHIGAN AREA CABLE	CONTRACT SVCS	450.00
07/25/2024	MIRANDA LEY	SUPPLIES	16.00
07/25/2024	MP AREA CHAMBER OF COMMERCE	TRAINING	15.00
07/25/2024	MT PLEASANT KIWANIS CLUB	MISCELLENEOUS	144.00
07/25/2024	MT PLEASANT ROTARY CLUB	MISCELLANEOUS	231.00
07/25/2024	NCL OF WISCONSIN	SUPPLIES	211.84
07/25/2024	NYE UNIFORM COMPANY	UNIFORMS	1,582.25
07/25/2024	O'NEIL & DUSO PLLC	RETAINER	7,941.70
07/25/2024	ODP BUSINESS SOLUTIONS LLC	SUPPLIES	349.14
07/25/2024	OHM ADVISORS	CONTRACT SVCS	779.50
07/25/2024	PAPAS PUMPKIN PATCH	SUPPLIES	1,618.00
07/25/2024	PARTLO PROPERTY MANAGEMENT LLC	CONTRACT SVCS	300.00
07/25/2024	PETTY CASH - TIM STANDEN	REIMBURSEMENT	231.00
07/25/2024	PURITY CYLINDER GASES INC	SUPPLIES	5,145.71
07/25/2024	PVS TECHNOLOGIES, INC	SUPPLIES	9,636.81
07/25/2024	RAY BROWERS	SUPPLIES	41.00
07/25/2024	REBECCA PARKER	SUPPLIES	21.00
07/25/2024	RENEE EARLE	SUPPLIES	269.00
07/25/2024	RUTH GREEN	REFUND	35.00
07/25/2024	SHERWIN INDUSTRIES, INC	CONTRACT SVCS	5,250.00
07/25/2024	SHOWTISS FARMS	SUPPLIES	107.00
07/25/2024	STANDARD ELECTRIC COMPANY	SUPPLIES	25.38
07/25/2024	STATE OF MICHIGAN	CONTRACT SVCS	26,287.06
07/25/2024	SUNRISE ASSESSING SERVICES, LLC	CONTRACT SVCS	8,575.00
07/25/2024	SYSTEMS SPECIALTIES	SUPPLIES	1,658.83
07/25/2024	T.H. EIFERT, LLC	CONTRACT SVCS	1,454.34

07/25/2024	TAYLOR PARKER	REIMBURSEMENT	15.75
07/25/2024	THOMAS DEBOER JR	SUPPLIES	80.00
07/25/2024	TINA CAPUSON	SUPPLIES	26.00
07/25/2024	TOTAL WATER TREATMENT SYSTEMS, INC	CONTRACT SVCS	528.50
07/25/2024	TYLER BURROWS	REIMBURSEMENT	15.00
07/25/2024	UNIFIRST CORPORATION	CONTRACT SVCS	472.26
07/25/2024	UNITED STATES TREASURY	SELF INSURED FEE	1,233.26
07/25/2024	USA SOFTBALL OF MICHIGAN	SUPPLIES	90.00
07/25/2024	VALET AUTO CARE, INC	SUPPLIES	3,675.00
07/25/2024	VIRGINIA ELIZABETH LOOSE	SUPPLIES	194.00
07/25/2024	WSI TECHNOLOGIES	CONTRACT SVCS	1,200.00 V
07/25/2024	YEO & YEO TECHNOLOGY	CONTRACT SVCS	64,698.60
07/25/2024	REBECCA SWAREY	SUPPLIES	20.00

COMM TOTALS:

Total of 95 Checks: 305,991.52

Less 1 Void Checks: 1,200.00

Total of 94 Disbursements: 304,791.52

08/07/2024

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 07/26/2024 - 08/08/2024

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
07/31/2024	BERGER CHEVROLET	CAPITAL OUTLAY	103,778.00
08/07/2024	DTE ENERGY	CONTRACT SVCS	1,440.00
08/07/2024	WRIGHT EXPRESS FINANCIAL SERVICES	SUPPLIES	95,026.40
08/08/2024	AARON DESENTZ	REIMBURSEMENT	184.40
08/08/2024	BILL BRICKNER	REIMBURSEMENT	50.00
08/08/2024	CHRISTINE WITMER	REIMBURSEMENT	50.00
08/08/2024	HEATHER BOUCK	REIMBURSEMENT	126.50
08/08/2024	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	457.18
08/08/2024	ACME SPORTS INC	SUPPLIES	544.95
08/08/2024	AL AND PATTI NOWAK	REIMBURSEMENT	855.00
08/08/2024	ALEXANDER KIMBALL	SUPPLIES	222.00
08/08/2024	ALMA TIRE SERVICE INC	SUPPLIES	1,471.96
08/08/2024	AMY SHANER	SUPPLIES	96.00
08/08/2024	ANDREA REAM	REIMBURSEMENT	111.35
08/08/2024	ANGIE MCCANN	REIMBURSEMENT	18.43
08/08/2024	ASSMANN'S INC	CONTRACT SVCS	6,878.95
08/08/2024	BILL KEHOE	SUPPLIES	245.00
08/08/2024	BILL'S CUSTOM FAB, INC	CONTRACT SVCS	1,631.95
08/08/2024	BLUESTONE PSYCH	CONTRACT SVCS	495.00
08/08/2024	BRANDON CRAWFORD	REIMBURSEMENT	56.00
08/08/2024	BRUCE JORCK	SUPPLIES	983.00
08/08/2024	BS&A SOFTWARE	CONTRACT SVCS	7,382.00
08/08/2024	CAROL MOODY	REIMBURSEMENT	269.34
08/08/2024	CDW GOVERNMENT, INC	SUPPLIES	140.15
08/08/2024	CENTRAL MICH UNIV - MAILROOM	CONTRACT SVCS	754.17
08/08/2024	CHRISTOPHER BECK	SUPPLIES	361.00
08/08/2024	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	20,942.08
08/08/2024	COREY D WALTHER	SUPPLIES	214.00
08/08/2024	COYNE OIL CORPORATION	FUEL	5,215.10
08/08/2024	CULLIGAN	CONTRACT SVCS	28.00
08/08/2024	D. CLARE SERVICES	CONTRACT SVCS	280.00
08/08/2024	DAN SODINI - MI GREAT LAKES FISH CO	SUPPLIES	42.00
08/08/2024	DAVID GROTHAUSE	SUPPLIES	99.00
08/08/2024	DAWN WINKELMAN	REIMBURSEMENT	41.21
08/08/2024	DENALI CONSTRUCTION & ENGINEERING	CONTRACT SVCS	2,813.77
08/08/2024	DISTRIBUTORS GROUP, INC	SUPPLIES	113.84
08/08/2024	ELHORN ENGINEERING COMPANY	SUPPLIES	1,645.00
08/08/2024	FLEX ADMINISTRATORS	CONTRACT SVCS	235.20

08/08/2024	FRONT LINE SERVICES, INC	SUPPLIES	11,610.23
08/08/2024	GALLS, LLC	UNIFORMS	184.03
08/08/2024	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	1,912.00
08/08/2024	HARLEY BONTRAGER	SUPPLIES	150.00
08/08/2024	INDUSTRIAL CRYOGENIC ENGINEERING	CONTRACT SVCS	21.80
08/08/2024	INFOSEND, INC	CONTRACT SVCS	6,770.64
08/08/2024	JASON MOORE	REIMBURSEMENT	132.46
08/08/2024	JOHN MONAHAN	SUPPLIES	117.00
08/08/2024	JOSEPH M DAY COMPANY INC	CONTRACT SVCS	502.00
08/08/2024	JOSH SCHAEFFER	SUPPLIES	32.00
08/08/2024	KAREN FENTON	SUPPLIES	102.00
08/08/2024	KATIE BUGBEE-BUGBEE KETTLE CORN	SUPPLIES	159.00
08/08/2024	KERR PUMP AND SUPPLY	SUPPLIES	1,003.62
08/08/2024	KOPY KORNER	SUPPLIES	302.00
08/08/2024	KRAPOHL FORD LINCOLN MERC	SUPPLIES	1,342.66
08/08/2024	LACEY ORLANDO	SUPPLIES	61.00
08/08/2024	LONDON ALEXANDER	SUPPLIES	283.00
08/08/2024	LAURA DELAMATER	REFUND	1,510.96
08/08/2024	LETAVIS ENTERPRISES INC.	CONTRACT SVCS	449.00
08/08/2024	MCLAREN CORPORATE SERVICES	CONTRACT SVCS	2,343.00
08/08/2024	MID-MICHIGAN INDUSTRIES	CONTRACT SVCS	8,828.66
08/08/2024	MIRANDA LEY	SUPPLIES	96.00
08/08/2024	MT. PLEASANT FENCE SASH & DOOR	CONTRACT SVCS	13,856.86
08/08/2024	NCL OF WISCONSIN	SUPPLIES	4,472.34
08/08/2024	NICHOLAS MOFFATT-TRI CITY MUSHROOMS	SUPPLIES	122.00
08/08/2024	NYE UNIFORM COMPANY	UNIFORMS	301.17
08/08/2024	ODP BUSINESS SOLUTIONS LLC	SUPPLIES	81.33
08/08/2024	ON DUTY GEAR, LLC	UNIFORMS	119.99
08/08/2024	ORKIN	CONTRACT SVCS	132.99
08/08/2024	OTIS ELEVATOR COMPANY	CONTRACT SVCS	485.13
08/08/2024	PAPAS PUMPKIN PATCH	SUPPLIES	286.00
08/08/2024	PHOENIX SAFETY OUTFITTERS	UNIFORMS	120.97
08/08/2024	PIONEER ATHLETICS	SUPPLIES	1,328.06
08/08/2024	POLYDYNE INC.	SUPPLIES	1,485.00
08/08/2024	PONTEM SOFTWARE	CONTRACT SVCS	3,600.00
08/08/2024	PREIN & NEWHOF	CONTRACT SVCS	285.00
08/08/2024	PRO COMM, INC	SUPPLIES	176.00
08/08/2024	PVS TECHNOLOGIES, INC	SUPPLIES	9,486.78
08/08/2024	RAE ANN DOEPKER	UNIFORMS	20.00
08/08/2024	REBECCA PARKER	SUPPLIES	130.00
08/08/2024	REBECCA SWAREY	SUPPLIES	24.00
08/08/2024	RENEE EARLE	SUPPLIES	133.00
08/08/2024	RENT-RITE OF MT PLEASANT	CONTRACT SVCS	433.82
08/08/2024	ROBBIN HARSH EXCAVATING INC	CONTRACT SVCS	1,500.00

08/08/2024	ROSEMARY CARSON MI 10 SPICES	SUPPLIES	1.00
08/08/2024	SARAH STEVENS	SUPPLIES	10.00
08/08/2024	SHOWTISS FARMS	SUPPLIES	578.00
08/08/2024	STATE OF MICHIGAN	CONTRACT SVCS	582.38
08/08/2024	STERICYCLE, INC.	CONTRACT SVCS	379.72
08/08/2024	SUMMIT FIRE PROTECTION	CONTRACT SVCS	719.00
08/08/2024	T.H. EIFERT, LLC	CONTRACT SVCS	1,217.29
08/08/2024	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS	129.50
08/08/2024	THOMAS DEBOER JR	SUPPLIES	70.00
08/08/2024	THREE RIVERS CORPORATION	CONTRACT SVCS	188,478.67
08/08/2024	UNIFIRST CORPORATION	CONTRACT SVCS	214.59
08/08/2024	VIRGINIA ELIZABETH LOOSE	SUPPLIES	257.00
08/08/2024	YEO & YEO TECHNOLOGY	CONTRACT SVCS	288.00

COMM TOTALS:

Total of 116 Checks:	524,716.58
Less 0 Void Checks:	0.00
Total of 116 Disbursements:	524,716.58

WRIGHT EXPRESS - 07/08/24

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
1221 SOUTH MISSION ROA	SUPPLIES	138.26	2
4IMPRINT, INC	SUPPLIES	1625.04	1
ADOBE INC.	CONTRACTED SERVICES	59.99	1
ALDI 67053	SUPPLIES	42.58	1
ALLEN SHUFFLEBOARD LLC	SUPPLIES	160.2	1
AMAZON MAR 113-375150	SUPPLIES	5.59	1
AMAZON MAR 113-392838	SUPPLIES	22.79	1
AMAZON MAR 114-176718	SUPPLIES	23.98	1
AMAZON MKTPL 6V7LU8R13	SUPPLIES	107.09	1
AMAZON MKTPL N98HR56M3	SUPPLIES	105.09	1
AMAZON MKTPL PO4EY8CU3	SUPPLIES	24.96	1
AMAZON MKTPL R143A3CH3	SUPPLIES	66.13	1
AMAZON MKTPL XK4QM6343	SUPPLIES	24.69	1
AMAZON MKTPL XS4WB39Y3	SUPPLIES	164.07	1
AMAZON MKTPLACE PMTS	SUPPLIES	-286.47	1
AMZN MKTP US 0952A4FP3	SUPPLIES	26.95	1
AMZN MKTP US 1S4RJ5NB3	SUPPLIES	12.98	1
AMZN MKTP US 5H15F0KK3	SUPPLIES	11.99	1
AMZN MKTP US 5V2FP3VN3	SUPPLIES	149	1
AMZN MKTP US 6C4H14RN3	SUPPLIES	15.68	1
AMZN MKTP US 6L3O66M63	SUPPLIES	66.93	1
AMZN MKTP US 8K2E23ZJ3	SUPPLIES	46.98	1
AMZN MKTP US 943WU4V23	SUPPLIES	16.14	1
AMZN MKTP US 974MG2YX3	SUPPLIES	48.92	1
AMZN MKTP US A79M23863	SUPPLIES	568.2	1
AMZN MKTP US AJ0WZ6TL3	SUPPLIES	162.32	1
AMZN MKTP US AP8EF5YS3	SUPPLIES	13.25	1
AMZN MKTP US BX2JN7EM3	SUPPLIES	5.86	1
AMZN MKTP US EN4OT6E83	SUPPLIES	26.43	1
AMZN MKTP US FG1DI3EI3	SUPPLIES	9.8	1
AMZN MKTP US FX37118Z3	SUPPLIES	63.12	1
AMZN MKTP US GQ1HQ4EN3	SUPPLIES	21.99	1
AMZN MKTP US H93P59JK3	SUPPLIES	20.98	1
AMZN MKTP US I16T65OG3	SUPPLIES	30.99	1
AMZN MKTP US K90623GQ3	SUPPLIES	6.99	1
AMZN MKTP US LC8090GZ3	SUPPLIES	26.99	1
AMZN MKTP US NL6D35PR3	SUPPLIES	127.73	1
AMZN MKTP US QS3TJ2ME3	SUPPLIES	29.99	1
AMZN MKTP US R58U518P2	SUPPLIES	140.5	1
AMZN MKTP US SQ2Q768D3	SUPPLIES	48.45	1
AMZN MKTP US T67P76443	SUPPLIES	77.36	1

AMZN MKTP US UI6VO77F3	SUPPLIES	717.01	1
AMZN MKTP US UN9AT14B3	SUPPLIES	807.06	1
AMZN MKTP US V66HS2123	SUPPLIES	44.81	1
AMZN MKTP US W527U5U13	SUPPLIES	85.35	1
AMZN MKTP US WP5MT3U93	SUPPLIES	71.98	1
AMZN MKTP US WR47V8AM3	SUPPLIES	33.81	1
AMZN MKTP US WW6RU9OD3	SUPPLIES	35.19	1
AMZN MKTP US Y87ZI3QD3	SUPPLIES	274.64	1
AMZN MKTP US ZL4SN52Z3	SUPPLIES	38.07	1
AUDIOBOOKS.COM	TRAINING	14.95	1
AUTO-OWNERS INSURANCE	CONTRACTED SERVICES	1025.81	1
AUTOZONE #2199	SUPPLIES	25.46	1
BATTERIES+BULBS #0120	SUPPLIES	89.3	1
BATTERIES+BULBS #0120	SUPPLIES	20.15	1
BATTERIES+BULBS #0120	SUPPLIES	43.96	1
BATTERIES+BULBS #0120	SUPPLIES	236.97	1
BOUND TREE MEDICAL LLC	SUPPLIES	24.85	1
C & O SPORTSWEAR	SUPPLIES	88.5	1
CAMPUS INK PRINTING	SUPPLIES	3829.13	1
CELEBRATION CINEMA - M	SUPPLIES	50	1
CENTRAL MOTOR SPORTS -	CONTRACTED SERVICES	2	1
CINTAS CORP	SUPPLIES	167.12	1
CINTAS CORP	SUPPLIES	402.71	1
CINTAS CORP	SUPPLIES	89.15	2
COLONIAL INN RESORTS L	TRAINING	11.45	1
COUNTRY STITCH-N LLC	SUPPLIES	508.8	1
COYNE OIL	SUPPLIES	657	1
CSE COYNEOILPRPN	SUPPLIES	15.75	1
DAIRY QUEEN #12540	SUPPLIES	73.8	1
DASH MEDICAL GLOVES	SUPPLIES	101.9	1
DEPATIE FLUID POWER CO	SUPPLIES	26.67	1
DEPATIE FLUID POWER CO	SUPPLIES	352.66	1
DEPATIE FLUID POWER CO	SUPPLIES	10.32	1
DICKS SPORTING GOODS10	SUPPLIES	39.98	1
DISNEY PLUS	SUPPLIES	7.99	1
DMI DELL K-12/GOVT	SUPPLIES	7600.38	1
DOLLAR TREE	SUPPLIES	7.5	1
DOLLAR TREE	SUPPLIES	10	1
DOLLAR TREE, INC.	SUPPLIES	219.99	1
DOMINO'S 1240	SUPPLIES	57.2	1
DOUGS SMALL ENGINE S A	SUPPLIES	159.95	1
DOUGS SMALL ENGINE S A	SUPPLIES	556.98	2
DOUGS SMALL ENGINE S A	SUPPLIES	35.98	1
DREAMSTIME.COM	CONTRACTED SERVICES	39	1

EGLE DW TRAIN AND CERT	TRAINING	95	1
ETNA DISTRIBUTORS, LLC	SUPPLIES	118.8	1
ETNA DISTRIBUTORS, LLC	SUPPLIES	347.5	1
ETNA DISTRIBUTORS, LLC	SUPPLIES	83	1
ETNA DISTRIBUTORS, LLC	SUPPLIES	55.7	1
EUROFINS ENVIRONMENT T	CONTRACTED SERVICES	3780	1
FASTENAL COMPANY 01MIM	SUPPLIES	898.75	1
FEDEX776464756648	CONTRACTED SERVICES	120.02	1
FEEDERS SUPPLY COMPANY	SUPPLIES	71.95	1
FEEDERS SUPPLY COMPANY	SUPPLIES	85.92	1
FEEDERS SUPPLY COMPANY	REFUND	-76.27	1
FEEDERS SUPPLY COMPANY	SUPPLIES	89.91	1
FIVE BELOW 594	SUPPLIES	12.75	1
FRONTIER COMM CORP WEB	COMMUNICATIONS	70.98	1
GFS ECOMM #0152	SUPPLIES	99.9	4
GFS STORE #0152	SUPPLIES	272.72	4
GFS STORE #0152	SUPPLIES	31.99	1
GFS STORE #0152	SUPPLIES	172.23	2
GILLROYS HARDWARE 6743	SUPPLIES	40.17	1
GILLROYS HARDWARE 6743	SUPPLIES	162.83	1
GILLROYS HARDWARE 6743	SUPPLIES	14.08	1
GILLROYS HARDWARE 6743	SUPPLIES	0.3	1
GILLROYS HARDWARE 6743	SUPPLIES	39.56	1
GILLROYS HARDWARE 6743	SUPPLIES	8.38	1
GILLROYS HARDWARE 6743	SUPPLIES	147.05	1
GILLROYS HARDWARE 6743	SUPPLIES	33.08	3
GILLROYS HARDWARE 6743	SUPPLIES	37.79	1
GILLROYS HARDWARE 6743	SUPPLIES	14.38	1
GILLROYS HARDWARE 6743	SUPPLIES	48.16	2
GILLROYS HARDWARE 6743	SUPPLIES	138.1	5
GILLROYS HARDWARE 6743	SUPPLIES	6.79	1
GILLROYS HARDWARE 6743	SUPPLIES	27.98	1
GILLROYS HARDWARE 6743	SUPPLIES	12.39	1
GLBCEMS	TRAINING	2100	1
GLSTC	TRAINING	115	1
GLSTC	TRAINING	115	1
GLSTC	TRAINING	115	1
GLSTC	TRAINING	115	1
GLSTC	TRAINING	115	1
GLSTC	TRAINING	115	1
GLSTC	TRAINING	115	1
GOTOCOM GOTOMYPC	CONTRACTED SERVICES	44	1
GOTOCOM GOTOMYPC	CONTRACTED SERVICES	44	1
GRAINGER	SUPPLIES	682.48	1

GRAND HOTEL	TRAINING	580.1	1
GRAND HOTEL	TRAINING	613.37	1
GRAND HOTEL	TRAINING	613.37	1
GRAND HOTEL	TRAINING	613.37	1
GRAND HOTEL	TRAINING	613.37	1
GRAND HOTEL	TRAINING	613.37	1
GRAND TRAVERSE RUBBE	SUPPLIES	762.7	2
GRANGER WASTE SERVICES	CONTRACTED SERVICES	81.26	1
GREENTREE COOPERATIVE	SUPPLIES	29.96	1
GUYS DOLLS PHOTOGRAPH	CONTRACTED SERVICES	15.5	1
HARBOR FREIGHT TOOLS 6	SUPPLIES	15.98	1
HARBOR FREIGHT TOOLS 6	SUPPLIES	297.87	1
HARBOR FREIGHT TOOLS 6	SUPPLIES	8.48	1
HARRINGTON IND PLASTIC	SUPPLIES	1201.09	1
HARRINGTON IND PLASTIC	SUPPLIES	54.71	1
HOBBY-LOBBY #888	SUPPLIES	47.85	1
HOMEDEPOT.COM	SUPPLIES	54.97	1
HUTSON OF MI ROSEBUSH	CONTRACTED SERVICES	174.54	1
HUTSON OF MI ROSEBUSH	CONTRACTED SERVICES	147.09	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IDENTOGO - MI FINGE	CONTRACTED SERVICES	66.25	1
IN MICHIGAN SECTION A	TRAINING	1115	3
INT'L CODE COUNCIL INC	CONTRACTED SERVICES	531	1
JERSEY MIKES ONLINE UC	SUPPLIES	131.21	1
JOANN STORES #1869	SUPPLIES	74.27	1
JOTFORM INC	CONTRACTED SERVICES	390	1
KRAPOHL FORD LINCOLN	SUPPLIES	90.61	1
KRAPOHL FORD LINCOLN	SUPPLIES	443.87	2
KRAPOHL FORD LINCOLN	SUPPLIES	92.98	1
LEVATA CHICAGO, IL	RETURN	-336.2	1
MCMASTER-CARR	SUPPLIES	20.87	1
MCMASTER-CARR	SUPPLIES	87.42	1

MEDLER ELECTRIC MT PLE	SUPPLIES	107.59	1
MEDLER ELECTRIC MT PLE	SUPPLIES	57.83	1
MEDLER ELECTRIC MT PLE	SUPPLIES	131.42	1
MEDLER ELECTRIC MT PLE	SUPPLIES	606	1
MEDLER ELECTRIC MT PLE	SUPPLIES	36.52	1
MEDLER ELECTRIC MT PLE	SUPPLIES	59.37	1
MEDLER ELECTRIC MT PLE	SUPPLIES	204.49	1
MEDLER ELECTRIC MT PLE	SUPPLIES	434.59	1
MEEKHOF TIRE MT PLEASN	CONTRACTED SERVICES	180	1
MEEKHOF TIRE MT PLEASN	CONTRACTED SERVICES	34.41	1
MEIJER # 069	SUPPLIES	71.76	1
MEIJER # 069	SUPPLIES	57.79	3
MEIJER # 069	SUPPLIES	18.69	1
MEIJER # 069	SUPPLIES	19.46	1
MENARDS MT. PLEASANT M	SUPPLIES	389.99	1
MENARDS MT. PLEASANT M	SUPPLIES	50.9	1
MENARDS MT. PLEASANT M	SUPPLIES	2.69	1
MENARDS MT. PLEASANT M	SUPPLIES	29.57	1
MENARDS MT. PLEASANT M	SUPPLIES	129.99	1
MENARDS MT. PLEASANT M	SUPPLIES	21.98	1
MENARDS MT. PLEASANT M	SUPPLIES	99.01	1
MENARDS MT. PLEASANT M	SUPPLIES	12.3	1
MENARDS MT. PLEASANT M	SUPPLIES	269.5	6
META STORE FACEBKPRTL	REFUND	-100	1
MI STATE POLICE ICHAT	CONTRACTED SERVICES	40	4
MICHIGAN ASSESSORS ASS	TRAINING	281.88	1
MICHIGAN CAT SAGINAW	CONTRACTED SERVICES	672.65	2
MICHIGAN MUNICIPAL LEA	TRAINING	630	1
MICHIGAN MUNICIPAL LEA	TRAINING	305	1
MICHIGAN MUNICIPAL LEA	TRAINING	595	1
MICHIGAN MUNICIPAL LEA	TRAINING	630	1
MICHIGAN MUNICIPAL LEA	TRAINING	595	1
MICHIGAN MUNICIPAL LEA	TRAINING	630	1
MICHIGAN MUNICIPAL LEA	TRAINING	630	1
MISTER CAR WASH #1466	CONTRACTED SERVICES	19.99	1
MISTER CAR WASH #1466	CONTRACTED SERVICES	39.98	2
MMTA	TRAINING	199	1
MORNING STAR PUBLISHIN	CONTRACTED SERVICES	92	1
MORNING STAR PUBLISHIN	CONTRACTED SERVICES	757	1
MT PLEASANT FARMERS MA	SUPPLIES	125	4
MTU-CASHIERS OFFICE WE	TRAINING	100	1
MUNICIPAL WASTEWATER	TRAINING	71.4	1
MUNICIPAL WASTEWATER	MEMBERSHIP	96.9	1
NAPA AUTO PARTS 419	SUPPLIES	21.33	1

NAPA AUTO PARTS 419	SUPPLIES	1201.94	12
NAPA AUTO PARTS 419	SUPPLIES	319.98	1
NAPA AUTO PARTS 419	SUPPLIES	9.1	1
ODAWA CASINO RESORT	TRAINING	387	1
OPENAI CHATGPT SUBSCR	CONTRACTED SERVICES	20	1
PAPAS PUMPKIN PATCH	SUPPLIES	361.05	2
PAYPAL SEPLA	TRAINING	365	1
PAYPAL SEPLA	TRAINING	365	1
PEAVEY CORP.	SUPPLIES	168.61	2
PERSONALITY PROFILE SO	CONTRACTED SERVICES	2425	1
PRO-COMM INC	CONTRACTED SERVICES	30.52	1
PRSA MEMBERSHIPS	CONTRACTED SERVICES	387	1
PURITY CYLINDER GASES	SUPPLIES	30.45	1
PY COPS AND DOUGHNUTS	SUPPLIES FOR LEADERSHIP MEETING	39.98	1
REPUBLIC SERVICES TRAS	CONTRACTED SERVICES	29071.69	5
RICOH USA, INC	SUPPLIES	42.23	1
RIC'S FOOD CENTER	SUPPLIES	5.97	1
RIC'S FOOD CENTER	SUPPLIES	7.97	1
S&S WORLDWIDE, INC.	SUPPLIES	1215.52	3
SAMS CLUB #4982	SUPPLIES	28.42	1
SAMSClub #4982	SUPPLIES	31.56	1
SAMSClub #4982	SUPPLIES	12.98	1
SAMSClub #4982	SUPPLIES	63.08	1
SAMSClub #4982	SUPPLIES	40.94	1
SAMSClub #4982	SUPPLIES	56.94	1
SAMSClub.COM	SUPPLIES	1415.7	2
SAVE A LIFE CPR & FIRS	TRAINING	90	1
SAVE A LIFE CPR & FIRS	TRAINING	90	1
SAVE A LIFE CPR & FIRS	TRAINING	90	1
SCHOOLCRAFT COLLEGE PO	TRAINING	195	1
SCIENTIFIC BRAKE MT PL	SUPPLIES	16.36	1
SCIENTIFIC BRAKE MT PL	SUPPLIES	215.87	1
SESAC	CONTRACTED SERVICES	338.92	1
SHARE CORP	SUPPLIES	181.68	1
SHEPLERS MACKINAC ISLA	TRAINING	34	1
SHERWIN WILLIAMS 70131	SUPPLIES	31.95	1
SHERWIN WILLIAMS 70131	SUPPLIES	223.58	2
SHULTS	SUPPLIES	2140.95	1
SP C & C ENTERPRISES,	SUPPLIES	37.9	1
SP C & C ENTERPRISES,	SUPPLIES	39.02	1
SP CARNIVALSOURCE	SUPPLIES	96.65	1
SP COP STOP	TRAINING	109.98	1
SP ELECTIONSOURCE	SUPPLIES	110.56	1
SPECTRUM	CONTRACTED SERVICES	439.46	2

SQ SHOWTISS FARMS	SUPPLIES	15	1
SQ SINGLESOURCE LCS	SUPPLIES	159	1
SQ SMITH TRUCK BODY	CONTRACTED SERVICES	1034.1	1
SQ THE CHEESE PEOPLE	SUPPLIES	35.88	1
STANDARD ELECTRIC COMP	SUPPLIES	37.97	1
STAPLES 00103101	SUPPLIES	129.99	1
STAPLES 00103101	SUPPLIES	121.9	2
STAPLES INC	SUPPLIES	55.74	1
STAPLES INC	SUPPLIES	26.98	1
STAPLES INC	SUPPLIES	53.63	1
STAPLES INC	SUPPLIES	29.98	1
STAR OF THE WEST MILLI	SUPPLIES	605.64	1
STATE OF MI EMS	TRAINING	25	1
SWEENEY SEED CO	SUPPLIES	121.03	1
SYLVANE, INC.	SUPPLIES	278.9	1
TARGET 00009241	SUPPLIES	519.28	1
TARGET 00009241	SUPPLIES	113.17	5
TARGET 00009241	SUPPLIES	27.66	2
THE HOME DEPOT #2732	SUPPLIES	73.89	2
THE HOME DEPOT #2732	SUPPLIES	46.89	1
THE HOME DEPOT #2732	SUPPLIES	53.88	1
THE HOME DEPOT #2732	SUPPLIES	16.98	1
THE HOME DEPOT #2732	SUPPLIES	237.35	1
THE HOME DEPOT #2732	SUPPLIES	349	1
THE HOME DEPOT #2732	SUPPLIES	139	1
THE HOME DEPOT #2732	SUPPLIES	137.77	2
THE HOME DEPOT #2732	SUPPLIES	195.94	1
THE HOME DEPOT #2732	SUPPLIES	13.38	1
THE HOME DEPOT #2732	SUPPLIES	505.46	1
THE HOME DEPOT #2732	SUPPLIES	8.76	1
THE HOME DEPOT #2732	SUPPLIES	12.96	1
THE HOME DEPOT #2732	SUPPLIES	50.23	1
THE HOME DEPOT #2732	SUPPLIES	17.97	1
THE HOME DEPOT #2732	SUPPLIES	94.54	1
THE HOME DEPOT #2732	SUPPLIES	64.94	1
THE HOME DEPOT #2732	SUPPLIES	184.7	1
THE HOME DEPOT #2732	SUPPLIES	430.5	6
THE HOME DEPOT #2732	SUPPLIES	56.77	1
THE HOME DEPOT #2732	SUPPLIES	86.89	2
THE HOME DEPOT #2732	SUPPLIES	148.32	1
THE UPS STORE 2466	CONTRACTED SERVICES	22.6	1
THERANEST MONTHLY SUB	CONTRACTED SERVICES	91	1
THIELEN TURF IRRIGATIO	CONTRACTED SERVICES	17	1
TLO TRANSUNION	CONTRACTED SERVICES	75	1

TN TH, \$12/UNLI	CONTRACTED SERVICES	12	1
TOWNEPLACE SUITES CHES	REFUND	-18.24	1
TRACTOR-SUPPLY-CO #064	SUPPLIES	139.99	1
TRACTOR-SUPPLY-CO #064	SUPPLIES	19.98	1
TRACTOR-SUPPLY-CO #064	SUPPLIES	190.94	2
TRACTOR-SUPPLY-CO #064	SUPPLIES	119.99	1
TST HEARTHSTONE OVEN	SUPPLIES	161.33	1
TST THE BRASS	MISCELLANEOUS	25.2	1
UPS (800) 811-1648	CONTRACTED SERVICES	14.6	1
USPS PO 2564400858	CONTRACTED SERVICES	17.46	1
USPS PO 2564400858	CONTRACTED SERVICES	10.25	2
VERIZON CONNECT	CONTRACTED SERVICES	231.2	1
VZWRLSS APOCC VISB	COMMUNICATIONS	50.02	1
WAL-MART #1428	SUPPLIES	22.51	1
WAL-MART #1428	SUPPLIES	149.72	1
WAL-MART #1428	SUPPLIES	137.72	1
WAL-MART #1428	SUPPLIES	367.84	2
WAL-MART #1428	REFUND	-19.88	1
WASTE MGMT WM EZPAY	CONTRACTED SERVICES	914.6	2
WASTE MGMT WM EZPAY	CONTRACTED SERVICES	1178.83	2
WASTE MGMT WM EZPAY	CONTRACTED SERVICES	1178.83	2
WINN TELEPHONE	COMMUNICATIONS	1854.86	2
WM SUPERCENTER #1428	SUPPLIES	96.75	1
WM SUPERCENTER #1428	SUPPLIES	17.98	1
WM SUPERCENTER #1428	SUPPLIES	383.44	1
WM SUPERCENTER #1428	SUPPLIES	257.82	2
WM SUPERCENTER #1428	SUPPLIES	494.75	1
WWW.PLUMBERSSTOCK.COM	SUPPLIES	2467.92	1
ZOOM.US 888-799-9666	CONTRACTED SERVICES	15.99	1
TOTALS		\$ 112,677.10	414

WRIGHT EXPRESS - 08/07/24

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
280 AUTO VALUE MOUNT P	SUPPLIES	2.99	1
ADOBE INC.	CONTRACTED SERVICES	59.99	1
AFP MICHIGAN ASSOCIATI	TRAINING	375.00	1
AGILE SAFETY	CONTRACTED SERVICES	174.96	1
AIRGAS LLC - NORTH N06	SUPPLIES	219.20	1
AIRGAS LLC - NORTH N06	SUPPLIES	18.72	1
ALDI 67053	SUPPLIES	33.57	1
AMAZON MAR 111-383485	SUPPLIES	14.98	1
AMAZON MAR 111-383485	REFUND	-14.98	1
AMAZON MAR 113-200789	SUPPLIES	41.67	1
AMAZON MKTPL OP8K75UC3	SUPPLIES	194.89	1
AMAZON MKTPL 5B5A24XA3	SUPPLIES	22.99	1
AMAZON MKTPL R70116NI0	SUPPLIES	56.87	1
AMAZON MKTPL R75IB4G42	SUPPLIES	64.71	1
AMAZON MKTPL R75JR3771	SUPPLIES	110.48	1
AMAZON MKTPL R78802O22	SUPPLIES	48.90	1
AMAZON MKTPL RC18T7JH1	SUPPLIES	16.99	1
AMAZON MKTPL RC5399UO1	SUPPLIES	445.94	1
AMAZON MKTPL RC6MX8601	SUPPLIES	13.98	1
AMAZON MKTPL RC88K2SK2	SUPPLIES	22.75	1
AMAZON MKTPL RG1UJ4WU0	SUPPLIES	96.06	1
AMAZON MKTPL RG4N47RZ1	SUPPLIES	6.95	1
AMAZON MKTPL RG8541H22	SUPPLIES	345.97	1
AMAZON MKTPL RS2B87F10	SUPPLIES	87.99	1
AMAZON MKTPL RY2T720W0	SUPPLIES	397.87	1
AMAZON MKTPL RY3AD0411	SUPPLIES	28.64	1
AMAZON MKTPL RY3XU9TU0	SUPPLIES	72.51	1
AMAZON MKTPLCE PMTS	REFUND	-95.37	1
AMAZON PRIME 5271S4ZC3	SUPPLIES	139.00	1
AMAZON PRIME RS1H45TT0	SUPPLIES	139.00	1
AMAZON.COM R763D7ZX1	SUPPLIES	141.99	1
AMAZON.COM RS6S42HZ1	SUPPLIES	90.29	1
AMAZON.COM RY3U25QH1	SUPPLIES	9.99	1
AMAZON.COM RY4SN9I22	SUPPLIES	189.99	1
AMZN MKTP US QA1R41PO3	SUPPLIES	23.73	1
AMZN MKTP US RC0K51XH0	SUPPLIES	40.00	1
AMZN MKTP US RC2JE9AE0	SUPPLIES	181.09	1
AMZN MKTP US RC7LS2JG0	SUPPLIES	111.41	1
AMZN MKTP US RC8U70OY2	SUPPLIES	18.98	1
AMZN MKTP US RG9AP32V1	SUPPLIES	109.35	1
AMZN MKTP US RS6B93S92	SUPPLIES	28.95	1
AMZN MKTP US RS6U47A42	SUPPLIES	493.86	1
AMZN MKTP US RY7QY6VO0	SUPPLIES	43.69	1

AUDIOBOOKS.COM	TRAINING	14.95	1
BATTERIES+BULBS #0120	SUPPLIES	23.36	1
CELEBRATION CINEMA	CONTRACTED SERVICES	1764.00	1
CELEBRATION CINEMA - M	CONTRACTED SERVICES	258.72	1
CINTAS CORP	SUPPLIES	334.76	2
CINTAS CORP	SUPPLIES	37.66	1
COUNTRY STITCH-N LLC	SUPPLIES	446.26	1
COYNE OIL	SUPPLIES	39.98	1
COYNE OIL	SUPPLIES	658.00	1
CPP THE JUMP STATION	CONTRACTED SERVICES	100.00	1
DEPATIE FLUID POWER CO	SUPPLIES	28.66	1
DHARMA TRADING CO	SUPPLIES	150.24	1
DISNEY PLUS	SUPPLIES	19.19	2
DMI DELL K-12/GOVT	SUPPLIES	1269.16	1
DOLLAR TREE	SUPPLIES	18.00	1
DOUGS SMALL ENGINE S A	SUPPLIES	155.98	1
DREAMSTIME.COM	SUPPLIES	39.00	1
EFCOMBATIVES	TRAINING	1120.00	1
ETNA DISTRIBUTORS, LLC	SUPPLIES	19.50	1
ETNA DISTRIBUTORS, LLC	SUPPLIES	16.00	1
ETNA DISTRIBUTORS, LLC	SUPPLIES	643.70	2
FEEDERS SUPPLY COMPANY	SUPPLIES	271.98	4
FEEDERS SUPPLY COMPANY	SUPPLIES	85.92	1
FIVE BELOW 594	SUPPLIES	55.74	1
FRONTIER COMM CORP WEB	COMMUNICATIONS	70.98	1
GFS ECOMM #0152	SUPPLIES	29.97	1
GFS ECOMM #0152	SUPPLIES	109.89	4
GFS STORE #0152	SUPPLIES	160.92	1
GFS STORE #0152	SUPPLIES	45.74	2
GFS STORE #0152	SUPPLIES	93.96	1
GFS STORE #0152	REFUND	-99.60	1
GFS STORE #0152	SUPPLIES	99.60	1
GFS STORE #0152	SUPPLIES	106.97	1
GFS STORE #0152	SUPPLIES	47.99	1
GFS STORE #0152	SUPPLIES	350.53	3
GILLROYS HARDWARE 6743	SUPPLIES	2.18	1
GILLROYS HARDWARE 6743	SUPPLIES	24.88	1
GILLROYS HARDWARE 6743	SUPPLIES	6.99	1
GILLROYS HARDWARE 6743	SUPPLIES	223.09	1
GILLROYS HARDWARE 6743	SUPPLIES	62.50	2
GILLROYS HARDWARE 6743	SUPPLIES	1.80	1
GILLROYS HARDWARE 6743	SUPPLIES	191.81	4
GILLROYS HARDWARE 6743	SUPPLIES	26.97	1
GILLROYS HARDWARE 6743	SUPPLIES	36.88	1
GOTOCOM GOTOMYPC	CONTRACTED SERVICES	44.00	1
GOTOCOM GOTOMYPC	CONTRACTED SERVICES	44.00	1
GOVERNMENT FINANCE OFF	MISCELLANEOUS	225.00	1

GOVERNMENT FINANCE OFF	MISCELLANEOUS	530.00	1
GRAINGER	SUPPLIES	80.76	1
GRAINGER	SUPPLIES	48.73	1
GRAINGER	SUPPLIES	2795.42	1
GRAND TRAV RESORT	TRAINING	707.80	1
GRANGER WASTE SERVICES	CONTRACTED SERVICES	81.26	1
GREENTREE COOPERATIVE	SUPPLIES	34.75	2
HARBOR FREIGHT TOOLS 6	SUPPLIES	27.99	1
HARBOR FREIGHT TOOLS 6	SUPPLIES	177.90	1
HARBOR FREIGHT TOOLS 6	SUPPLIES	109.98	1
HUTSON OF MI ROSEBUSH	SUPPLIES	155.16	1
HUTSON OF MI ROSEBUSH	SUPPLIES	83.49	2
HUTSON OF MI ROSEBUSH	SUPPLIES	852.09	1
HUTSON OF MI ROSEBUSH	SUPPLIES	358.40	1
IAAI	CONTRACTED SERVICES	103.00	1
IN L-TRON CORPORATION	SUPPLIES	3150.00	1
IN MICHIGAN RURAL WAT	TRAINING	1080.00	3
IN MICHIGAN RURAL WAT	REFUND	-360.00	1
IN-A-SNAP-PHOTOBOOTHS	CONTRACTED SERVICES	350.00	1
ISABELLA MI REGISTER O	CONTRACTED SERVICES	7.00	1
ISABELLA MI REGISTER O	CONTRACTED SERVICES	2.00	1
JERSEY MIKES 31062	SUPPLIES	159.07	1
JXTC-CLARE	CONTRACTED SERVICES	2085.95	1
LANSING PARKING PARKEO	CONTRACTED SERVICES	6.30	1
LIFETIME METAL SALES	SUPPLIES	-1.72	1
LITTLE CAESARS 0131 00	TRAINING	125.97	1
MCGUIRK SAND- GRAVEL I	SUPPLIES	297.75	1
MCGUIRK SAND- GRAVEL I	SUPPLIES	297.75	1
MCMASTER-CARR	SUPPLIES	52.54	1
MEDLER ELECTRIC MT PLE	SUPPLIES	36.15	2
MEDLER ELECTRIC MT PLE	SUPPLIES	949.21	1
MEDLER ELECTRIC MT PLE	SUPPLIES	138.83	1
MEDLER ELECTRIC MT PLE	SUPPLIES	294.52	1
MEDLER ELECTRIC MT PLE	SUPPLIES	167.42	1
MEEKHOF TIRE MT PLEASN	CONTRACTED SERVICES	1381.00	1
MEEKHOF TIRE MT PLEASN	CONTRACTED SERVICES	967.18	1
MEEKHOF TIRE MT PLEASN	CONTRACTED SERVICES	176.00	1
MEIJER # 069	SUPPLIES	107.60	4
MEIJER # 069	SUPPLIES	125.18	4
MEIJER # 069	SUPPLIES	3.89	1
MEIJER # 069	SUPPLIES	8.98	1
MEIJER EXPRESS 069	SUPPLIES	43.92	1
MEIJER EXPRESS 069	SUPPLIES	2.39	1
MEIJER EXPRESS 069	SUPPLIES	16.47	1
MEIJER EXPRESS 069	SUPPLIES	38.43	1
MEIJER EXPRESS 069	SUPPLIES	2.39	1
MENARDS MT. PLEASANT M	SUPPLIES	33.43	1

MENARDS MT. PLEASANT M	SUPPLIES	41.94	1
MENARDS MT. PLEASANT M	SUPPLIES	507.53	1
MENARDS MT. PLEASANT M	SUPPLIES	32.94	1
MENARDS MT. PLEASANT M	SUPPLIES	47.24	1
MENARDS MT. PLEASANT M	SUPPLIES	4.83	1
MENARDS MT. PLEASANT M	SUPPLIES	71.98	1
MENARDS MT. PLEASANT M	SUPPLIES	236.85	1
MENARDS MT. PLEASANT M	SUPPLIES	30.76	1
MENARDS MT. PLEASANT M	SUPPLIES	17.61	1
MENARDS MT. PLEASANT M	SUPPLIES	40.27	1
MENARDS MT. PLEASANT M	SUPPLIES	421.46	1
MENARDS MT. PLEASANT M	SUPPLIES	343.19	7
MENARDS MT. PLEASANT M	SUPPLIES	24.99	1
MENARDS MT. PLEASANT M	SUPPLIES	156.04	1
MERS OF MICHIGAN	TRAINING	255.00	1
MI STATE POLICE ICHAT	CONTRACTED SERVICES	10.00	1
MICHIGAN ASSOCIATION O	TRAINING	1379.87	1
MICHIGAN WATER ENVIORN	CONTRACTED SERVICES	360.00	1
MISTER CAR WASH #1466	CONTRACTED SERVICES	59.97	3
MORNING STAR PUBLISHIN	CONTRACTED SERVICES	92.00	1
MOUNTAIN GRD LODGE	TRAINING	308.25	1
MOUNTAIN TOWN STATION	SUPPLIES	117.20	1
MT PLEASANT FARMERS MA	SUPPLIES	150.00	6
MUNICIPAL WASTEWATER	CONTRACTED SERVICES	71.40	1
NAPA AUTO PARTS 419	SUPPLIES	659.73	2
NAPA AUTO PARTS 419	SUPPLIES	17.79	1
NAPA AUTO PARTS 419	SUPPLIES	46.24	1
NAPA AUTO PARTS 419	SUPPLIES	9.38	1
NAPA AUTO PARTS 419	SUPPLIES	1454.83	5
NAPA AUTO PARTS 419	SUPPLIES	435.29	3
NAPA AUTO PARTS 419	SUPPLIES	26.18	1
OPENAI CHATGPT SUBSCR	CONTRACTED SERVICES	20.00	1
OPENAI CHATGPT SUBSCR	CONTRACTED SERVICES	20.00	1
PAPAS PUMPKIN PATCH	SUPPLIES	103.75	1
PAYPAL MIDWESTCRIS	TRAINING	415.00	1
PAYPAL WAHOOFITNES	SUPPLIES	105.99	1
PEAVEY CORP.	SUPPLIES	123.81	1
PETSMART # 2298	SUPPLIES	28.97	1
PICKARD STREET CITGO	FUEL	29.49	1
POTTER PARK ZOO INGHAM	CONTRACTED SERVICES	728.00	1
POTTER PARK ZOO INGHAM	CONTRACTED SERVICES	5.00	1
PST VERMONT SYSTEMS	CONTRACTED SERVICES	424.88	1
PST VERMONT SYSTEMS	CONTRACTED SERVICES	396.55	1
PY FARMSPREAD, LLC	SUPPLIES	105.00	2
REPUBLIC SERVICES TRAS	CONTRACTED SERVICES	30742.68	5
RIC'S FOOD CENTER	SUPPLIES	17.96	1
RIVERWOOD RESORT	CONTRACTED SERVICES	222.00	1

S&S WORLDWIDE, INC.	SUPPLIES	138.18	1
SAGE PUBLICATIONS	CONTRACTED SERVICES	37.50	1
SAMS CLUB #4982	SUPPLIES	56.88	2
SAMS CLUB #4982	SUPPLIES	80.53	1
SAMS CLUB #4982	SUPPLIES	461.54	1
SAMSCLUB #4982	SUPPLIES	10.26	1
SAMSCLUB #4982	SUPPLIES	59.96	1
SAMSCLUB #4982	SUPPLIES	37.96	1
SAMSCLUB.COM	SUPPLIES	589.34	2
SCIENTIFIC BRAKE MT PL	SUPPLIES	43.59	1
SCIENTIFIC BRAKE MT PL	SUPPLIES	355.41	2
SCIENTIFIC BRAKE MT PL	SUPPLIES	113.59	1
SCIENTIFIC BRAKE MT PL	SUPPLIES	30.61	1
SENSAPHONE	CONTRACTED SERVICES	419.40	1
SHARE CORP	SUPPLIES	113.87	1
SHELL OIL 10011841003	SUPPLIES	6.35	1
SHERWIN WILLIAMS 70131	SUPPLIES	134.06	1
SHERWIN WILLIAMS 70131	SUPPLIES	57.60	1
SIMPLY ENGRAVING	SUPPLIES	14.00	1
SIMPLY ENGRAVING	SUPPLIES	7.50	1
SOARING EAGLE WATER PA	CONTRACTED SERVICES	272.00	1
SP 7DEA59-3	SUPPLIES	123.00	1
SP C & C ENTERPRISES,	UNIFORMS	107.47	1
SP ELECTIONSOURCE	SUPPLIES	84.63	1
SPECTRUM	CONTRACTED SERVICES	439.46	2
SQ CAMTAM LLC	SUPPLIES	590.00	1
SQ NYLEA'S GARDEN	SUPPLIES	10.00	1
SQ SINGLESOURCE LCS	SUPPLIES	156.56	1
SQ THRIVE STORE	SUPPLIES	280.00	1
STANDARD ELECTRIC COMP	SUPPLIES	22.97	1
STANDARD ELECTRIC COMP	SUPPLIES	70.47	1
STAPLES 00103101	SUPPLIES	39.46	1
STAPLES 00103101	SUPPLIES	24.48	1
STAPLES 00103101	SUPPLIES	22.99	1
STAPLES 00103101	SUPPLIES	29.98	1
STAPLES 00103101	SUPPLIES	84.37	1
STAPLES INC	SUPPLIES	13.75	1
STAPLES INC	SUPPLIES	147.97	1
STAPLES INC	SUPPLIES	192.21	1
STAPLES INC	SUPPLIES	76.83	1
STAPLES INC	SUPPLIES	224.88	1
STATE OF MI EMS	CONTRACTED SERVICES	225.00	1
SWEENEY SEED CO	SUPPLIES	49.44	2
TARGET 00009241	SUPPLIES	122.12	6
TARGET.COM	SUPPLIES	22.85	2
THE GOLF CENTER	CONTRACTED SERVICES	146.00	2
THE HOME DEPOT #2732	SUPPLIES	134.94	1

THE HOME DEPOT #2732	SUPPLIES	8.91	1
THE HOME DEPOT #2732	SUPPLIES	13.52	1
THE HOME DEPOT #2732	SUPPLIES	22.48	1
THE HOME DEPOT #2732	SUPPLIES	89.84	2
THE HOME DEPOT #2732	SUPPLIES	173.86	1
THE HOME DEPOT #2732	SUPPLIES	13.97	1
THE HOME DEPOT #2732	SUPPLIES	598.00	1
THE HOME DEPOT #2732	SUPPLIES	4.98	1
THE HOME DEPOT #2732	SUPPLIES	14.98	1
THE HOME DEPOT #2732	SUPPLIES	53.96	1
THE HOME DEPOT #2732	SUPPLIES	145.43	2
THE HOME DEPOT #2732	SUPPLIES	43.92	1
THE HOME DEPOT #2732	SUPPLIES	1148.76	11
THE HOME DEPOT #2732	SUPPLIES	78.31	2
THE HOME DEPOT #2732	SUPPLIES	89.20	1
THE HOME DEPOT #2732	SUPPLIES	151.95	1
THE PIONEER MANUFACTUR	SUPPLIES	1328.06	1
THE UPS STORE 2466	CONTRACTED SERVICES	15.68	1
THE WEBSTAURANT STORE	SUPPLIES	859.54	2
THERANEST MONTHLY SUB	CONTRACTED SERVICES	91.00	1
TIRE FACTORY INC.	CONTRACTED SERVICES	236.00	1
TLO TRANSUNION	CONTRACTED SERVICES	75.00	1
TN TH, \$12/UNLI	CONTRACTED SERVICES	12.00	1
TRACE ANALYTICAL LABOR	CONTRACTED SERVICES	698.50	1
TRACTOR-SUPPLY-CO #064	SUPPLIES	1376.63	5
TRACTOR-SUPPLY-CO #064	SUPPLIES	129.99	1
TST THE BRASS	MISCELLANEOUS	25.20	1
UPS 1Z5TJD140300062629	CONTRACTED SERVICES	21.92	1
USPS PO 2564400858	CONTRACTED SERVICES	5.52	1
USPS PO 2564400858	SUPPLIES	68.00	1
VERIZON CONNECT	CONTRACTED SERVICES	231.20	1
VOOKS TRIAL OVER	SUPPLIES	6.99	1
VZWRLSS APOCC VISB	COMMUNICATIONS	3465.79	3
WAL-MART #1428	SUPPLIES	39.40	1
WAL-MART #1428	SUPPLIES	78.66	1
WASTE MGMT WM EZPAY	CONTRACTED SERVICES	455.97	1
WASTE MGMT WM EZPAY	CONTRACTED SERVICES	492.79	1
WASTE MGMT WM EZPAY	CONTRACTED SERVICES	492.79	1
WIELAND TRUCK CTR. CLA	CONTRACTED SERVICES	740.64	2
WINN TELEPHONE	COMMUNICATIONS	1853.44	2
WM SUPERCENTER #1428	SUPPLIES	7.56	1
WM SUPERCENTER #1428	SUPPLIES	101.59	2
WWW.MICHIGANCLERKS.ORG	SUPPLIES	50.00	1
ZOOM.US 888-799-9666	CONTRACTED SERVICES	15.99	1

TOTALS

\$ 95,026.40

362



MONTH-TO-MONTH AGREEMENT

Between
Robert Lee Ervin, as Tenant

and the
City of Mt. Pleasant, As Landlord

THIS MONTH-TO-MONTH AGREEMENT ("Agreement") is entered into by and between Robert Lee Ervin as ("Tenant"), whose address is 1320 Bamber Road, Mount Pleasant, Michigan 48858, and the City of Mt. Pleasant, 320 W. Broadway Street, Mt. Pleasant, MI 48858, and establishes the following terms, conditions, performance obligations, and covenants between the parties.

WITNESSETH:

The parties, for the considerations herein mentioned, agree as follows:

1. **DESCRIPTION AND CONDITION OF THE PREMISES:** Landlord hereby rents to Tenant approximately 102 acres of tillable farmland located in the N ½ of the E ¼ of Section 9 (T14N-R4W) in the City of Mount Pleasant, Isabella County, Michigan, as further illustrated in Attachment A to this Agreement. The Premises are to be used by the Tenant exclusively for the purposes of farming field crops and conducting related commonly accepted and sound farmland management practices. Tenant represents and warrants that Tenant has examined the Premises, and that they are at the time of this Agreement in good order, repair, and in a safe, clean, and tenantable condition. Tenant represents that it is taking possession of the Premises in their "as is" condition, and agrees to maintain the Premises in their present condition.
2. **TERM:** The term of this Agreement is month-to-month beginning March 1, 2012 and ending December 31, 2014, subject to the cancellation provisions of this Agreement.
3. **RENT:** Tenant shall pay to Landlord rent at the rate of \$1,311.55 per month. Rent shall be due in advance by the first day of each month this Agreement is in effect. Rent shall be made payable to the "City of Mt. Pleasant" and shall be mailed as follows, Attention: Treasurer, 320 W. Broadway Street, Mt. Pleasant, MI 48858, or to such other address as Landlord may from time to time designate. In the event that Tenant fails to make a required payment under this Agreement within thirty (30) days of the due date, Tenant shall pay to Landlord, in addition to such payment or other charges due hereunder, a "late fee" in an amount equal to two percent (2.0%) of the unpaid balance including any previously accrued and yet unpaid late fees.

4. **SERVICES BY THE LANDLORD:** The Landlord shall furnish to the Tenant the following to a usual and customary standard of due diligence: None.
5. **SERVICES AND RESPONSIBILITIES OF THE TENANT:** Tenant shall furnish the following at its own expense, except as otherwise noted, and always to commonly accepted good farming practices and standards where applicable.
 - 5.1. Tenant shall be solely responsible for the cost of public utilities consumed as part of Tenant's operations on the subject property and shall pay utility providers directly for any such services.
 - 5.2. Tenant shall maintain the Premises in good repair as they were upon possession, including all fences and other fixtures and improvements situated on the Premises.
 - 5.3. Tenant shall cut and keep trimmed all noxious weeds before they go to seed.
 - 5.4. Tenant shall routinely remove from the Premises any equipment not in use in a specific agricultural function performed on the Premises. The Premises shall not be used for the storage of agricultural equipment, implements, vehicles and other tools and property not actively used in raising crops grown on or to be grown on the Premises or to perform other duties and functions specified in this Agreement.
 - 5.5. Tenant shall maintain the soil nutrients within ranges commonly accepted under current good farming practices and standards. Soil testing shall be done each year and if liming is required, the Tenant shall do so at own expense. A copy of the soil test results and recommendations shall be sent to the Landlord. Should this Agreement be terminated before the effective ending date, and the Tenant is not in default in Rental Payments or otherwise in breach of the Land Agreement terms; the Tenant shall be reimbursed, on a prorated base for the cost associated to the liming.
 - 5.6. Tenant may irrigate the growing crops at the Tenant's expense. If any irrigation is done, it will be necessary to keep a water usage record, which can be made available to the Landlord on request.
 - 5.7. Tenant shall maintain annual records of chemicals and herbicides used on the leased crop ground. These records should be in compliance with the Department of Agriculture's rules and guidelines for record keeping of restricted use pesticides and herbicides and copies of all such records shall be sent to the Landlord quarterly.
 - 5.8. Tenant shall be responsible for and may apply for or accept a land use subsidy, crop insurance, or other programs administered by the U.S. Department of Agriculture for any of the Premises. Excluded from this provision are benefits for leaving the land fallow.
 - 5.9. The Tenant shall not:
 - A. Pasture or hold any livestock or herd animals on the Premises.
 - B. Plow, till, or plant any land within 100 feet of any Landlord's nearby buildings.

- C. Produce any illegal crop or other illegal substance on the Premises. Violation of this provision may lead to immediate termination of this Agreement as provided in Section 13 and/or other legal action by Lessor.
 - D. Move dead wood to or from the Premises in compliance with and in support of the State of Michigan's Emerald Ash Borer containment program.
 - E. Dump, rinse or flush sprayers and other equipment used in the application of insecticides, herbicides, fertilizers or any other chemicals used in the crop production process on the leased ground site. Nor shall any wastes, insecticides, herbicides, fertilizers or any other chemicals themselves be discarded or interred on the Premises in any manner.
6. **ASSIGNMENT AND SUBLETTING:** Tenant shall neither assign nor sublet the Premises without the advance written consent of the Landlord, other than in the normal course of allowing Tenant's employees and guests to park motor vehicles at the Premises.
7. **ALTERATIONS:** No alterations, modifications, or improvements shall be made to the Premises without the consent of the Landlord. At the expiration of the Agreement, all such alterations, modifications, and improvements to the Premises shall become the property of the Landlord, unless otherwise agreed in writing or the Tenant acquires fee title to the Premises.
8. **CODES AND PERMITS:** Tenant shall comply with all applicable codes and obtain any necessary permits in connection with its use of the Premises.
9. **DAMAGE:** Tenant shall be liable for any damage to Premises caused by sole action of the Tenant, Tenant's employees or Tenant's guests or by any casualty insured under the Tenant's Insurance policy, less reasonable wear and tear or damage by the elements.
10. **ENVIRONMENTAL:** The Landlord and Tenant mutually agree that they shall not release on, in, or below the Premises any hazardous substance. The Tenant assumes responsibility to the extent provided by law, for a release or threatened release of a hazardous substance by the Tenant. The Landlord shall not indemnify or defend the Tenant if the release or threatened release is caused solely by the Tenant.
11. **INDEMNIFICATION AND LIABILITY INSURANCE:** Tenant hereby expressly agrees to hold harmless, defend, and indemnify the Landlord, its agents and employees, from and against any and all claims, costs, losses, suits, demands, actions, liabilities, damages, causes of actions or judgments which may in any manner be imposed on or incurred by the State, its agents and employees, for any bodily injury, loss of life, and/or damage to property, including the State's agents, employees, and property, resulting from or arising out of Tenant's use of the Premises.

The Tenant shall, at Tenant's expense, during the term of this Agreement, insure the premises with general liability insurance naming the City, its several departments, boards, agencies, commissions, officers, and employees, as an additional insured and which protects against all claims, demands, actions, suits, or causes of action, and judgments, settlements or recoveries, for bodily injury or property damage arising out of a condition of the Premises. The Tenant agrees to maintain minimum policy limits in the amount of

\$500,000.00 per occurrence for property damage and \$1,000,000.00 per occurrence for bodily injury, with a \$2,000,000.00 aggregate. The Tenant shall provide to the City with a certificate of insurance, naming the City its several departments, boards, agencies, commissions, officers, and employees as an additional insured party, within thirty (30) calendar days following execution and delivery of this Agreement to Tenant. This provision shall not apply to liability for damages arising out of bodily injury to any person or damage to property of others resulting from the sole negligence of the City, its several departments, boards, agencies, commissions, officers and employees. The policy insurance shall provide that it may not be modified, cancelled, or allowed to expire without thirty (30) days prior written notice given to the City or the additional insured.

12. **NON-DISCRIMINATION:** Tenant shall comply with the Elliott-Larsen Civil Rights Act, 1976 PA 453, as amended, MCL 37.2101 et seq. the Persons with Disabilities Civil Rights Act, 1976 PA 220, as amended, MCL 37.1101 et seq., and all other federal, state and local fair employment practices and equal opportunity laws and covenants that it shall not discriminate against any employee or applicant for employment, to be employed in the performance of this real estate contract, with respect to his or her hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment, because of his or her race, religion, color, national origin, age, sex, height, weight, marital status, or physical or mental disability that is unrelated to the individual's ability to perform the duties of a particular job or position. The Tenant agrees to include in every subcontract entered into for the performance of this real estate contract this covenant not to discriminate in employment. A breach of this covenant is a material breach of this real estate contract.

13. **CANCELLATION RIGHTS:** This Agreement may be cancelled by the Tenant or the Landlord upon ninety (90) days written notice to the other party delivered either in person or by certified mail, return receipt requested, to the other party's address as set forth under the "Notices" Section of this agreement or to such other address as either party may designate, from time to time, in writing for the delivery of notices under this Agreement. The following contingency provisions may also apply:

13.1. If at any time the Tenant vacates the Premises prior to the expiration of the Agreement, the Tenant will be responsible for all rental payments, repairs above and beyond normal wear and tear, until and including the Agreement's end date of December 31, 2014 or an earlier cancellation date which is implemented pursuant to Section 13.

13.2. If this Agreement is cancelled pursuant to Section 13, Tenant shall surrender the Premises in good condition, less reasonable wear and tear by the elements, within ninety (90) days of being notified by Landlord of that cancellation.

13.3. If this Agreement is cancelled pursuant to Section 13 and prior to Tenant being able to harvest any crops grown on the Premises, Landlord shall not be obligated to compensate Tenant for said unharvested crops or for related planting and growing costs incurred by Tenant.

14. **QUIET ENJOYMENT:** Tenant, upon payment of the aforementioned rent and the performance of the conditions outlined herein may peacefully and quietly have, hold, and enjoy the Premises – providing Tenant's use of the Premises shall at no time interfere with the Operations of the Landlord in the same and adjacent facilities belonging to the Landlord.

Landlord may access the Premises as needed to perform its responsibilities under this Agreement and to make reasonable inspections of Landlord's property.

15. **NOTICES:** Any notice due the Landlord shall be complete if submitted in writing and transmitted by certified or registered mail return receipt requested. Unless changed by the Landlord, notices shall be transmitted to:

City Manager
City of Mt. Pleasant
320 W. Broadway Street
Mt. Pleasant, MI 48858

Any notice due the Tenant shall be complete if submitted in writing and transmitted by certified or registered mail return receipt requested. Unless changed by the Tenant, notices shall be transmitted to:

Mr. Robert Lee Ervin
1320 Bamber Road
Mt. Pleasant, MI 48858

Notices either issued or received shall be deemed effective as 12:00 noon EST on the third business day following the date of mailing. Business day is defined as any day other than Saturday, Sunday, legal holiday, or day preceding a legal holiday. A receipt from a U.S. Postal Service, or successor agency, performing such function shall be conclusive evidence of the date of mailing.

16. **TAXES:** If Tenant is a nongovernmental entity, it may be subject to taxation for the Premises as provided in 1953 P.A. 189, as amended, MCL 211.181 et seq. (Taxation of Tenants or Users of Tax-Exempt Property). Tenant's failure to notify the taxing authority of this Agreement and/or its failure to pay its pro rata share of real property taxes by the first due date shall be a breach of the Agreement. Tenant shall provide Landlord with paid receipts for any real property taxes within thirty (30) days after the tax due date.

17. MISCELLANEOUS PROVISIONS:

- 17.1. **GOVERNING LAW:** This Agreement shall be governed by and interpreted in accordance with the laws of the State of Michigan
- 17.2. **MUTUAL DRAFTING:** The Agreement shall be interpreted and constructed as drafted mutually by all parties.
- 17.3. **ENTIRE AGREEMENT AND ENCLOSURE:** This Agreement, with all Attachments as listed herein, constitutes the entire agreement between the parties with regard to this transaction and may be amended only in writing.
- 17.4. **SEVERABILITY:** should any provision of this Agreement or any addenda thereto be found to be illegal or otherwise unenforceable by a court of law, such provision shall be severed from the remainder of the Agreement, and such action shall not affect the enforceability of the remaining provisions of the Agreement.

- 17.5. **WAIVER:** Failure to enforce any term of this Agreement shall not be deemed a waiver of the enforcement of that or any other term of this agreement.
- 17.6. **EFFECTIVE DATE:** The effective date of this Agreement shall be the date of the last signature executing this Agreement.
- 17.7. **BINDING EFFECT:** This Agreement shall be binding upon and to the benefit of the heirs, executors, administrators, and assigns of the Landlord and Tenant.
- 17.8. **REQUIRED APPROVALS:** This Agreement shall not be binding or effective on either party until approved by the Landlord and the Tenant.
- 17.9. **RESERVATION:** Landlord reserves the right to grant right-of-ways and easements of any kind and nature over and across the Premises and to grant or exercise all other rights and privileges of every kind and nature not specifically granted in this Agreement.

18. ATTACHMENT(S) TO THIS AGREEMENT:

Attachment A – Illustrations of Lease Premises (1 page).

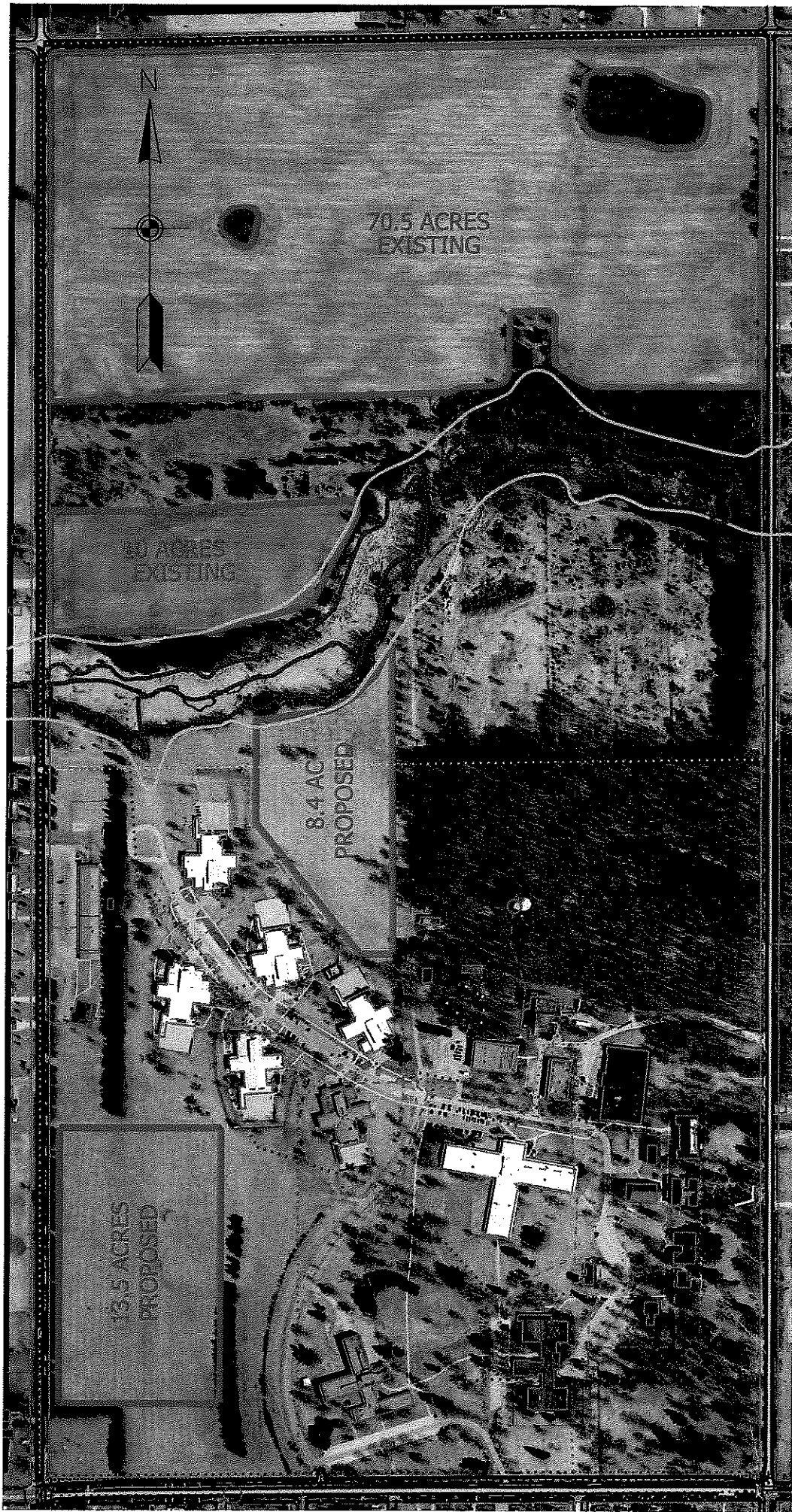
THIS SPACE INTENTIONALLY LEFT BLANK

Tenant: Robert Lee Ervin

Title: _____

Jeremy Howard 10/25/11
 Jeremy Howard Date
 City Clerk
 City of Mt. Pleasant

Attachment A



FIRST AMENDMENT TO MONTH-TO-MONTH AGREEMENT

THIS FIRST AMENDMENT TO MONTH-TO-MONTH AGREEMENT (this "Amendment") is made and entered into as of the 1 day of October, 2014 by and between Robert Lee Ervin ("Tenant"), whose address is 1320 Bamber Road, Mount Pleasant, Michigan 48858, and the City of Mount Pleasant ("Landlord"), whose address is 320 Broadway Street, Mount Pleasant, Michigan 48858

RECITALS:

A. Landlord and Tenant have previously entered into that certain Month-to-Month Agreement, dated November 3, 2011 (the "Agreement") with respect to approximately 102 acres of tillable farmland located in the N 1/2 of the E 1/4 of Section 9 (T14N-R4W), in the City of Mt. Pleasant, Isabella County, Michigan, as more particularly described in the Agreement (the "Premises").

B. Landlord and Tenant desire to amend the Agreement to extend term and make such other modifications as set forth in this Amendment.

NOW, THEREFORE, in consideration of good and valuable considerations, the receipt, sufficiency and validity of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Extension of Term. The term of the Agreement is extended for an additional 5-year period, expiring on December 31, 2019, subject to the cancellation provisions of the Agreement.

2. Cancellation Rights. The date "December 31, 2014" in Section 13.1 of the Agreement is deleted and replaced with "December 31, 2019".

3. Archeological Activity. Should Landlord desire to conduct archeological activities on the Premises during the term of the Agreement (as determined by Landlord in its sole discretion), then Landlord, its agents, employees and contractors shall have the right to enter upon the Premises to perform such archaeological activities, provided that the same do not damage Tenant's crops located on the Premises. Tenant agrees to cooperate with Landlord to set out mutually agreeable timelines for any such activities so as to prevent damage to Tenant's crops.

4. Full Force and Effect. Except as amended by this Amendment, the Agreement remains unmodified and in full force and effect.

Landlord and Tenant have executed this Amendment as of the date and year first written above.

Landlord:

Tenant:

CITY OF MOUNT PLEASANT

By: Sharon Tilmann
Sharon Tilmann, Mayor

Robert Lee Ervin
Robert Lee Ervin

By: Jeremy Howard
Jeremy Howard, City Clerk

1ST AMENDMENT OF MONTH-TO-MONTH AGREEMENT

The parties are amending the Month-to-Month Agreement, dated as of May 12, 2011, between the City of Mount Pleasant (the "City") and Robert Lee Ervin ("Tenant"), pursuant to which Tenant is leasing certain tillable farmland from the City (the "Lease") to (1) include an additional approximately 21 acres of farmland that are leased pursuant to the terms and conditions of the Lease, and (2) increase the monthly rental payment due under the Lease, as a result of adding that additional leased acreage to the Lease.

1. Paragraph 1 of the Lease is amended in its entirety to read as follows:

DESCRIPTION AND CONDITION OF THE PREMISES: The City leases to Tenant, and Tenant leases from the City the following pieces: an approximate 70 acre area, an approximate 10 acre area, an approximate 8.5 acre area, and an approximate 13.5 acre area of tillable farmland (approximately 102 acres total) located in the N ½ of the E ¼ of Section 9 (T14N-R4W) in the City of Mount Pleasant, Isabella County, Michigan, as further described and illustrated in Exhibit A to this Agreement (the "Premises"). The Premises are to be used by the Tenant exclusively for the purposes of farming field crops and conducting related commonly accepted and sound farmland management practices. Tenant represents and warrants that Tenant has examined the Premises, and that they are at the time of this Agreement in good order, repair, and in a safe, clean, and tenantable condition. Tenant represents that it is taking possession of the Premises in their "as-is" condition, and agrees to maintain the Premises in their present condition.

2. Paragraph 3 of the Lease is amended in its entirety to read as follows:

RENT: Tenant shall pay to the City rent at the rate of Eight Hundred Forty and 00/100 Dollars (\$840.00) per month. Rent shall be due in advance by the first day of each month this Agreement is in effect. Rent shall be made payable to the "City of Mt. Pleasant" and shall be mailed as follows, Attention: Treasurer, 320 W. Broadway Street, Mt. Pleasant, Michigan 48858, or to such other address as the City may from time to time designate. In the event that Tenant fails to make a required payment under this Agreement within 30 days of the due date, Tenant shall pay to the City, in addition to such payment or other charges due hereunder, a "late fee" in an amount equal to 2.0% of the unpaid balance including any previously accrued and yet unpaid late fees.

3. Exhibit A to the Lease is amended by substituting Exhibit A to this 1st Amendment.
4. Except as modified herein, the Lease and all of its terms, covenants and conditions remain in full force and effect.

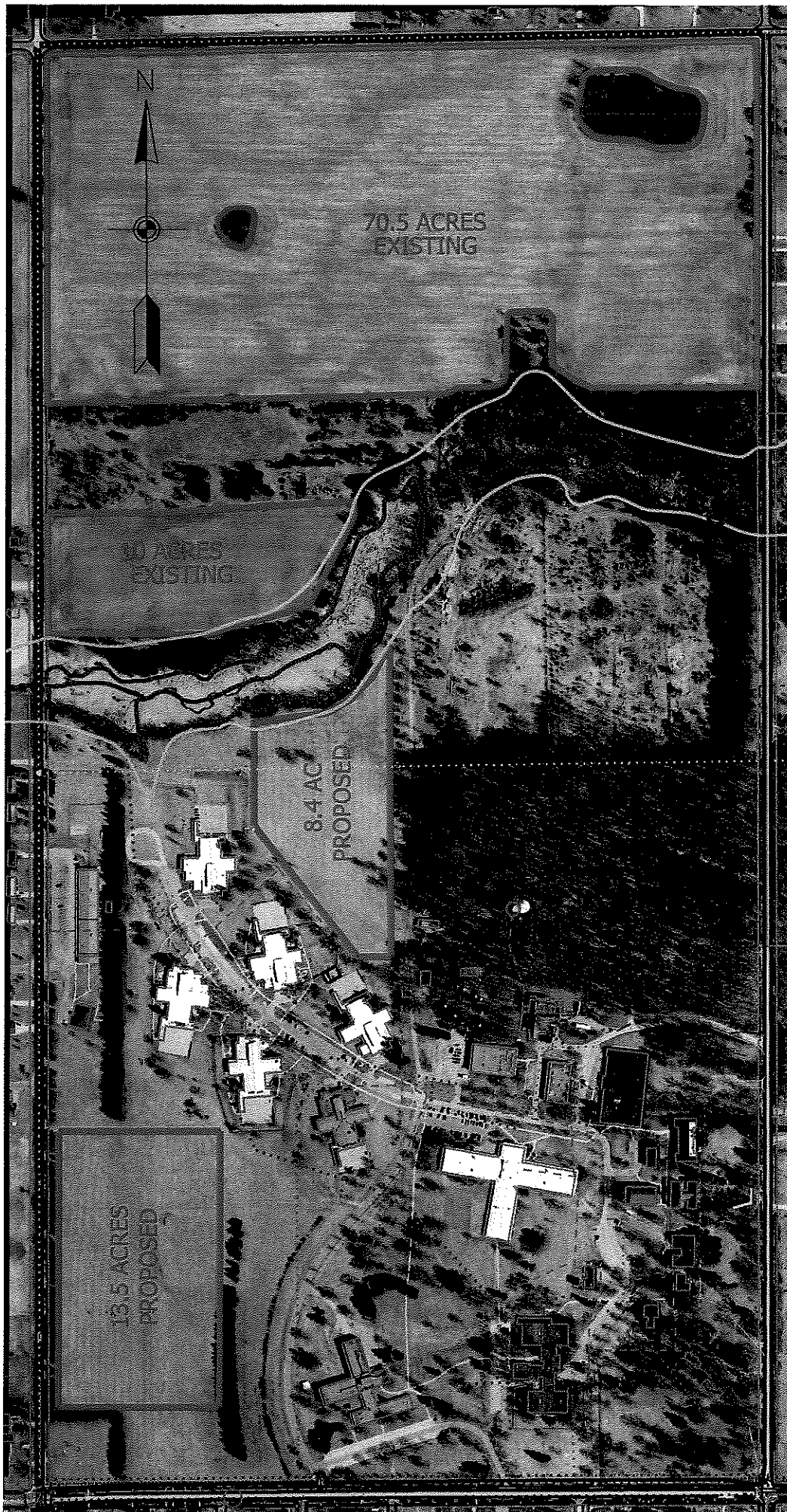
CITY OF MOUNT PLEASANT

By: Bruce Kilmer
Bruce Kilmer, Mayor

By: Jeremy Howard
Jeremy Howard, Clerk

ROBERT LEE ERVIN

Robert Lee Ervin
Date signed: July 14, 2011



SECOND AMENDMENT TO MONTH-TO-MONTH AGREEMENT

THIS SECOND AMENDMENT TO MONTH-TO-MONTH AGREEMENT (this "Amendment") is made and entered into as of the 30 day of December, 2019 by and between Robert Lee Ervin ("Tenant"), whose address is 1320 Bamber Road, Mount Pleasant, Michigan 48858, and the City of Mount Pleasant ("Landlord"), whose address is 320 Broadway Street, Mount Pleasant, Michigan 48858

RECITALS:

A. Landlord and Tenant have previously entered into that certain Month-to-Month Agreement, dated November 3, 2011 (the "Agreement"), a 1st Amendment dated July 14, 2011 and a First Amendment dated October 1, 2014 ("First Amendment") with respect to approximately 102 acres of tillable farmland located in the N 1/2 of the E 1/4 of Section 9 (T14N-R4W), in the City of Mt. Pleasant, Isabella County, Michigan, as more particularly described in the Agreement (the "Premises").

B. Landlord and Tenant desire to amend the Agreement to extend term as set forth in this Second Amendment.

NOW, THEREFORE, in consideration of good and valuable considerations, the receipt, sufficiency and validity of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Extension of Term. The term of the Agreement is extended for an additional 1-year period, expiring on December 31, 2020, subject to the cancellation provisions of the Agreement.
2. Cancellation Rights. The date "December 31, 2014" in Section 13.1 of the Agreement is deleted and the date December 31, 2019 in the First Amendment is deleted and replaced with "December 31, 2020".
3. Archeological Activity. Should Landlord desire to conduct archeological activities on the Premises during the term of the Agreement (as determined by Landlord in its sole discretion), then Landlord, its agents, employees and contractors shall have the right to enter upon the Premises to perform such archaeological activities, provided that the same do not damage Tenant's crops located on the Premises. Tenant agrees to cooperate with Landlord to set out mutually agreeable timelines for any such activities so as to prevent damage to Tenant's crops. This provision from the First Amendment is carried to the Second Amendment.
4. Full Force and Effect. Except as amended by this Amendment, the Agreement remains unmodified and in full force and effect.

Landlord and Tenant have executed this Amendment as of the date and year first written above.

Landlord:

CITY OF MOUNT PLEASANT

By: William L. Joseph

William L. Joseph, Mayor

By: Jeremy Howard

Jeremy Howard, City Clerk

Tenant:

By: Robert Lee Ervin

Robert Lee Ervin

THIRD AMENDMENT TO MONTH-TO-MONTH AGREEMENT

THIS THIRD AMENDMENT TO MONTH-TO-MONTH AGREEMENT (this "Amendment") is made and entered into as of the 22 day of December, 2020 by and between Robert Lee Ervin ("Tenant"), whose address is 1320 Bamber Road, Mount Pleasant, Michigan 48858, and the City of Mount Pleasant ("Landlord"), whose address is 320 Broadway Street, Mount Pleasant, Michigan 48858

RECITALS:

A. Landlord and Tenant have previously entered into that certain Month-to-Month Agreement, dated November 3, 2011 (the "Agreement"), a 1st Amendment dated July 14, 2011, a First Amendment dated October 1, 2014 ("First Amendment") and a Second Amendment dated October dated December 20, 2019 ("Second Amendment") with respect to approximately 102 acres of tillable farmland located in the N 1/2 of the E 1/4 of Section 9 (T14N-R4W), in the City of Mt. Pleasant, Isabella County, Michigan, as more particularly described in the Agreement (the "Premises").

B. Landlord and Tenant desire to amend the Agreement to extend term as set forth in this Third Amendment.

NOW, THEREFORE, in consideration of good and valuable considerations, the receipt, sufficiency and validity of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Extension of Term. The term of the Agreement is extended for an additional 1-year period, expiring on December 31, 2021, subject to the cancellation provisions of the Agreement.

2. Cancellation Rights. The date "December 31, 2014" in Section 13.1 of the Agreement is deleted and the date December 31, 2019 in the First Amendment is deleted and the date December 31, 2020 in the Second Amendment is deleted and replaced with "December 31, 2021".

3. Archeological Activity. Should Landlord desire to conduct archeological activities on the Premises during the term of the Agreement (as determined by Landlord in its sole discretion), then Landlord, its agents, employees and contractors shall have the right to enter upon the Premises to perform such archaeological activities, provided that the same do not damage Tenant's crops located on the Premises. Tenant agrees to cooperate with Landlord to set out mutually agreeable timelines for any such activities so as to prevent damage to Tenant's crops. This provision from the First Amendment is carried to the Third Amendment.

4. Full Force and Effect. Except as amended by this Amendment, the Agreement remains unmodified and in full force and effect.

Landlord and Tenant have executed this Amendment as of the date and year first written above.

Landlord:

CITY OF MOUNT PLEASANT

By: William L. Joseph
William L. Joseph, Mayor

By: Chris Saladine
Chris Saladine, Interim City Clerk

Tenant:

By: Robert Lee Ervin
Robert Lee Ervin

FOURTH AMENDMENT TO MONTH-TO-MONTH AGREEMENT

THIS FOURTH AMENDMENT TO MONTH-TO-MONTH AGREEMENT (this "Amendment") is made and entered into as of the _____ day of _____, 2024 by and between Robert Lee Ervin ("Tenant"), whose address is 1320 Bamber Road, Mount Pleasant, Michigan 48858, and the City of Mount Pleasant ("Landlord"), whose address is 320 Broadway Street, Mount Pleasant, Michigan 48858

RECITALS:

A. Landlord and Tenant have previously entered into that certain Month-to-Month Agreement, dated November 3, 2011 (the "Agreement"), a 1st Amendment dated July 14, 2011, a First Amendment dated October 1, 2014 ("First Amendment") a Second Amendment dated December 20, 2019 ("Second Amendment") and a Third Amendment dated December 22, 2020 ("Third Amentment") with respect to approximately 102 acres of tillable farmland located in the N 1/2 of the E 1/4 of Section 9 (T14N-R4W), in the City of Mt. Pleasant, Isabella County, Michigan, as more particularly described in the Agreement (the "Premises").

B. Landlord and Tenant desire to amend the Agreement to extend term as set forth in this Fourth Amendment.

NOW, THEREFORE, in consideration of good and valuable considerations, the receipt, sufficiency and validity of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Extension of Term. The term of the Agreement is extended expiring on December 31, 2025, subject to the cancellation provisions of the Agreement.

2. Cancellation Rights. The date "December 31, 2014" in Section 13.1 of the Agreement is deleted and the date December 31, 2019 in the First Amendment is deleted and the date December 31, 2020 in the Second Amendment is deleted and the date December 31, 2021 is deleted and replaced with "December 31, 2025".

3. Archeological Activity. Should Landlord desire to conduct archeological activities on the Premises during the term of the Agreement (as determined by Landlord in its sole discretion), then Landlord, its agents, employees and contractors shall have the right to enter upon the Premises to perform such archaeological activities, provided that the same do not damage Tenant's crops located on the Premises. Tenant agrees to cooperate with Landlord to set out mutually agreeable timelines for any such activities so as to prevent damage to Tenant's crops. This provision from the First Amendment is carried to the Fourth Amendment.

4. Full Force and Effect. Except as amended by this Amendment, the Agreement remains unmodified and in full force and effect.

Landlord and Tenant have executed this Amendment as of the date and year first written above.

Landlord:

Tenant:

CITY OF MOUNT PLEASANT

By : _____
Amy Perschbacher, Mayor

By: _____
Robert Lee Ervin

By : _____
Heather Bouck, City Clerk

Analyze Report

Application 2022



MIDDLE | CITY OF MP | CORNERSTONE ACRES

TOPDRESS WHEAT

Start Date: Apr 28, 2022, 01:51 PM
End Date: Apr 28, 2022, 02:00 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
26-0-0-2S	11.5 ac	20.09 gal/ac	230.9 gal	19.98 gal/ac	230 gal	14 mi/hr
N-FIXX XLR	11.5 ac	3.22 floz/ac	37 floz	3.2 floz/ac	37 floz	14 mi/hr
Totals/Averages	11.5 ac	20.33 gal/ac	231.2 gal	20 gal/ac	230 gal	14 mi/hr

Miravis Ace

Start Date: Jun 7, 2022, 02:45 PM
End Date: Jun 7, 2022, 02:49 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Induce	11.2 ac	3.37 floz/ac	38 floz	3.2 floz/ac	36 floz	15.4 mi/hr
Miravis Ace	11.2 ac	14.45 floz/ac	162 floz	13.69 floz/ac	153 floz	15.4 mi/hr
Water	11.2 ac	10.41 gal/ac	116.4 gal	9.86 gal/ac	110 gal	15.4 mi/hr
Totals/Averages	11.2 ac	10.39 gal/ac	118 gal	10 gal/ac	112 gal	15.4 mi/hr

Huskie

Start Date: May 24, 2022, 02:37 PM
End Date: May 24, 2022, 02:42 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
HUSKIE	11.2 ac	13.69 floz/ac	154 floz	12.99 floz/ac	146 floz	16.5 mi/hr
Induce	11.2 ac	3.37 floz/ac	38 floz	3.2 floz/ac	36 floz	16.5 mi/hr
Water	11.2 ac	10.39 gal/ac	116.9 gal	9.87 gal/ac	111 gal	16.5 mi/hr
Totals/Averages	11.2 ac	10.38 gal/ac	118.4 gal	10 gal/ac	112 gal	16.5 mi/hr

26-0-0-2S

Start Date: May 19, 2022, 07:34 PM
End Date: May 19, 2022, 07:39 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
26-0-0-2S	11.5 ac	15.42 gal/ac	178.7 gal	15 gal/ac	173 gal	14.7 mi/hr
Totals/Averages	11.5 ac	15.42 gal/ac	178.7 gal	15 gal/ac	173 gal	14.7 mi/hr

MIDDLE Totals/Averages	45.5 ac	14.18 gal/ac	646.3 gal	13.8 gal/ac	627 gal	15.1 mi/hr
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Analyze Report Application 2023



MIDDLE | CITY OF MP | CORNERSTONE ACRES

Post Soys

Start Date: Jul 5, 2023, 02:49 PM
End Date: Jul 5, 2023, 02:54 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	11.2 ac	1.08 qt/ac	12.1 qt	1 qt/ac	11 qt	14.9 mi/hr
Roundup	11.2 ac	21.7 floz/ac	243 floz	19.99 floz/ac	224 floz	14.9 mi/hr
Smoke	11.2 ac	3.25 floz/ac	36 floz	3 floz/ac	34 floz	14.9 mi/hr
Water~1 (1)	11.2 ac	10.38 gal/ac	116.2 gal	9.57 gal/ac	107 gal	14.9 mi/hr
Totals/Averages	11.2 ac	10.68 gal/ac	121.4 gal	10 gal/ac	112 gal	14.9 mi/hr

Post Soys

Start Date: Jun 19, 2023, 08:43 AM
End Date: Jun 19, 2023, 08:49 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	11.2 ac	1.07 qt/ac	12 qt	1 qt/ac	11 qt	14.4 mi/hr
Roundup	11.2 ac	21.48 floz/ac	240 floz	19.99 floz/ac	223 floz	14.4 mi/hr
Smoke	11.2 ac	3.22 floz/ac	36 floz	3 floz/ac	33 floz	14.4 mi/hr
Water~1 (1)	11.2 ac	10.28 gal/ac	114.8 gal	9.57 gal/ac	107 gal	14.4 mi/hr
Totals/Averages	11.2 ac	10.53 gal/ac	119.9 gal	10 gal/ac	112 gal	14.4 mi/hr

Wheat burndown

Start Date: Oct 16, 2023, 10:41 AM
End Date: Oct 16, 2023, 10:46 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
2-4D	10.9 ac	1.02 pt/ac	11.1 pt	0.89 pt/ac	10 pt	16.4 mi/hr
Roundup	10.9 ac	20.31 floz/ac	222 floz	17.77 floz/ac	194 floz	16.4 mi/hr

Smoke	10.9 ac	3.25 floz/ac	36 floz	2.84 floz/ac	31 floz	16.4 mi/hr
Water	10.9 ac	8.83 gal/ac	96.5 gal	7.72 gal/ac	84 gal	16.4 mi/hr
Totals/Averages	10.9 ac	8.96 gal/ac	99.9 gal	8 gal/ac	87 gal	16.4 mi/hr

MIDDLE Totals/Averages	33.3 ac	10.07 gal/ac	341.2 gal	9.34 gal/ac	311 gal	15.2 mi/hr
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Analyze Report

Application 2024



MIDDLE | CITY OF MP | CORNERSTONE ACRES

Huske

Start Date: Apr 22, 2024, 02:51 PM
End Date: Apr 22, 2024, 02:54 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Huskie	4 ac	14.9 floz/ac	59 floz	13.49 floz/ac	53 floz	15.7 mi/hr
Induce	4 ac	3.53 floz/ac	14 floz	3.2 floz/ac	13 floz	15.7 mi/hr
Water	4 ac	10.9 gal/ac	43.1 gal	9.87 gal/ac	39 gal	15.7 mi/hr
Totals/Averages	4 ac	11.04 gal/ac	43.7 gal	10 gal/ac	40 gal	15.7 mi/hr

Perfect Match

Start Date: Apr 22, 2024, 01:39 PM
End Date: Apr 22, 2024, 01:42 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Induce	7.2 ac	3.26 floz/ac	23 floz	3.2 floz/ac	23 floz	14.8 mi/hr
Perfect Match	7.2 ac	1.02 pt/ac	7.3 pt	1 pt/ac	7 pt	14.8 mi/hr
Water	7.2 ac	10.04 gal/ac	72.1 gal	9.85 gal/ac	71 gal	14.8 mi/hr
Totals/Averages	7.2 ac	10.19 gal/ac	73.2 gal	10 gal/ac	72 gal	14.8 mi/hr

28-0-0-UAN

Start Date: Apr 14, 2024, 10:28 AM
End Date: Apr 14, 2024, 10:35 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
28-0-0-UAN	11.1 ac	36.3 gal/ac	403.4 gal	34.99 gal/ac	389 gal	14.5 mi/hr
Totals/Averages	11.1 ac	36.3 gal/ac	403.4 gal	34.99 gal/ac	389 gal	14.5 mi/hr

Miravis Ace

Start Date: May 23, 2024, 12:08 PM
End Date: May 23, 2024, 12:13 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Induce	11.2 ac	3.41 floz/ac	38 floz	3.2 floz/ac	36 floz	16.3 mi/hr
Miravis Ace	11.2 ac	14.59 floz/ac	163 floz	13.69 floz/ac	153 floz	16.3 mi/hr
Water	11.2 ac	10.51 gal/ac	117.7 gal	9.86 gal/ac	111 gal	16.3 mi/hr
Totals/Averages	11.2 ac	10.65 gal/ac	119.3 gal	10 gal/ac	112 gal	16.3 mi/hr

MIDDLE Totals/Averages	33.5 ac	19.12 gal/ac	639.6 gal	18.3 gal/ac	613 gal	15.3 mi/hr
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Analyze Report Application 2022



MIDDLE LOCKED | CITY OF MP | CORNERSTONE ACRES

26-0-0-2S

Start Date: May 19, 2022, 06:55 PM

End Date: May 19, 2022, 07:19 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
26-0-0-2S	10 ac	17.65 gal/ac	178.3 gal	16.39 gal/ac	164 gal	11.9 mi/hr
Totals/Averages	10 ac	17.65 gal/ac	178.3 gal	16.39 gal/ac	164 gal	11.9 mi/hr

Miravis Ace

Start Date: Jun 7, 2022, 02:32 PM

End Date: Jun 7, 2022, 02:39 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Induce	9.9 ac	3.74 floz/ac	37 floz	3.2 floz/ac	32 floz	12.5 mi/hr
Miravis Ace	9.9 ac	16.03 floz/ac	159 floz	13.69 floz/ac	135 floz	12.5 mi/hr
Water	9.9 ac	11.55 gal/ac	114.2 gal	9.86 gal/ac	98 gal	12.5 mi/hr
Totals/Averages	9.9 ac	11.36 gal/ac	115.8 gal	10 gal/ac	99 gal	12.5 mi/hr

TOPDRESS WHEAT

Start Date: Apr 28, 2022, 02:26 PM

End Date: Apr 28, 2022, 02:35 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
26-0-0-2S	10.1 ac	20.69 gal/ac	208.8 gal	19.98 gal/ac	202 gal	12.1 mi/hr
N-FIXX XLR	10.1 ac	3.31 floz/ac	33 floz	3.2 floz/ac	32 floz	12.1 mi/hr
Totals/Averages	10.1 ac	20.62 gal/ac	209 gal	20 gal/ac	202 gal	12.1 mi/hr

Start Date: May 24, 2022, 02:54 PM

HUSKIE

End Date: May 24, 2022, 03:01 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
HUSKIE	10 ac	14.92 floz/ac	148 floz	12.99 floz/ac	129 floz	12.9 mi/hr
Induce	10 ac	3.67 floz/ac	37 floz	3.2 floz/ac	32 floz	12.9 mi/hr
Water	10 ac	11.33 gal/ac	112.8 gal	9.87 gal/ac	98 gal	12.9 mi/hr
Totals/Averages	10 ac	11.18 gal/ac	114.2 gal	10 gal/ac	99 gal	12.9 mi/hr

MIDDLE LOCKED
Totals/Averages

40 ac

15.23 gal/ac

617.3 gal

14.13 gal/ac

564 gal

12.3 mi/hr

Analyze Report Application 2023



MIDDLE LOCKED | CITY OF MP | CORNERSTONE ACRES

Post Soys

Start Date: Jun 19, 2023, 09:03 AM

End Date: Jun 19, 2023, 09:11 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	9.8 ac	1.15 qt/ac	11.3 qt	1 qt/ac	10 qt	12 mi/hr
Roundup	9.8 ac	23.02 floz/ac	226 floz	19.99 floz/ac	196 floz	12 mi/hr
Smoke	9.8 ac	3.45 floz/ac	34 floz	3 floz/ac	29 floz	12 mi/hr
Water~1 (1)	9.8 ac	11.02 gal/ac	108.1 gal	9.57 gal/ac	94 gal	12 mi/hr
Totals/Averages	9.8 ac	11.11 gal/ac	113 gal	10 gal/ac	98 gal	12 mi/hr

Wheat burndown

Start Date: Oct 16, 2023, 10:02 AM

End Date: Oct 16, 2023, 10:09 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
2-4D	9.6 ac	1.31 pt/ac	12.6 pt	0.89 pt/ac	9 pt	12.3 mi/hr
Roundup	9.6 ac	26.19 floz/ac	251 floz	17.77 floz/ac	170 floz	12.3 mi/hr
Smoke	9.6 ac	4.19 floz/ac	40 floz	2.84 floz/ac	27 floz	12.3 mi/hr
Water	9.6 ac	11.39 gal/ac	109.1 gal	7.72 gal/ac	74 gal	12.3 mi/hr
Totals/Averages	9.6 ac	11.37 gal/ac	113 gal	8 gal/ac	77 gal	12.3 mi/hr

Post Soys

Start Date: Jul 5, 2023, 03:11 PM

End Date: Jul 5, 2023, 03:18 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	9.6 ac	1.24 qt/ac	11.8 qt	1 qt/ac	10 qt	11.9 mi/hr
Roundup	9.6 ac	24.74 floz/ac	236 floz	19.99 floz/ac	191 floz	11.9 mi/hr

Smoke	9.6 ac	3.71 floz/ac	35 floz	3 floz/ac	29 floz	11.9 mi/hr
Water~1 (1)	9.6 ac	11.84 gal/ac	113.2 gal	9.57 gal/ac	91 gal	11.9 mi/hr
Totals/Averages	9.6 ac	11.98 gal/ac	118.2 gal	10 gal/ac	96 gal	11.9 mi/hr
MIDDLE LOCKED Totals/Averages	29 ac	11.48 gal/ac	344.2 gal	9.34 gal/ac	271 gal	12.1 mi/hr

Analyze Report

Application 2024



MIDDLE LOCKED | CITY OF MP | CORNERSTONE ACRES

Huske

Start Date: Apr 22, 2024, 03:00 PM
End Date: Apr 22, 2024, 03:08 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Huskie	9.7 ac	15.18 floz/ac	147 floz	13.49 floz/ac	130 floz	12.9 mi/hr
Induce	9.7 ac	3.6 floz/ac	35 floz	3.2 floz/ac	31 floz	12.9 mi/hr
Water	9.7 ac	11.09 gal/ac	107.2 gal	9.87 gal/ac	95 gal	12.9 mi/hr
Totals/Averages	9.7 ac	11.24 gal/ac	108.6 gal	10 gal/ac	97 gal	12.9 mi/hr

28-0-0-UAN

Start Date: Apr 14, 2024, 11:06 AM
End Date: Apr 14, 2024, 11:14 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
28-0-0-UAN	9.5 ac	36.72 gal/ac	350.3 gal	34.99 gal/ac	334 gal	12.1 mi/hr
Totals/Averages	9.5 ac	36.72 gal/ac	350.3 gal	34.99 gal/ac	334 gal	12.1 mi/hr

Miravis Ace

Start Date: May 23, 2024, 12:28 PM
End Date: May 23, 2024, 12:35 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Induce	9.7 ac	3.56 floz/ac	35 floz	3.2 floz/ac	31 floz	13.2 mi/hr
Miravis Ace	9.7 ac	15.25 floz/ac	148 floz	13.69 floz/ac	133 floz	13.2 mi/hr
Water	9.7 ac	10.98 gal/ac	106.6 gal	9.86 gal/ac	96 gal	13.2 mi/hr
Totals/Averages	9.7 ac	11.13 gal/ac	108 gal	10 gal/ac	97 gal	13.2 mi/hr

MIDDLE LOCKED	28.9 ac	19.61 gal/ac	566.9 gal	18.25 gal/ac	528 gal	12.7 mi/hr
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Analyze Report

Application 2022



BIG FIELD | STATE HOME | CORNERSTONE ACRES

Roundup/Enlist

Start Date: Jul 7, 2022, 10:12 AM
End Date: Jul 7, 2022, 11:12 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	72.8 ac	1.02 qt/ac	74.4 qt	1 qt/ac	73 qt	17.5 mi/hr
RoundUp	72.8 ac	22.49 floz/ac	1,636 floz	21.99 floz/ac	1,600 floz	17.5 mi/hr
Smoke	72.8 ac	3.27 floz/ac	238 floz	3.2 floz/ac	233 floz	17.5 mi/hr
Tapout	72.8 ac	10.22 floz/ac	744 floz	10 floz/ac	727 floz	17.5 mi/hr
Water	72.8 ac	9.69 gal/ac	704.6 gal	9.47 gal/ac	689 gal	17.5 mi/hr
Totals/Averages	72.8 ac	10.16 gal/ac	743.7 gal	10 gal/ac	727 gal	17.5 mi/hr

Enlist/Roundup

Start Date: Jun 2, 2022, 08:58 AM
End Date: Jun 2, 2022, 09:50 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	72.6 ac	1.02 qt/ac	74 qt	1 qt/ac	73 qt	17.7 mi/hr
RoundUp	72.6 ac	22.42 floz/ac	1,628 floz	21.99 floz/ac	1,597 floz	17.7 mi/hr
Smoke	72.6 ac	3.26 floz/ac	237 floz	3.2 floz/ac	232 floz	17.7 mi/hr
Water	72.6 ac	9.74 gal/ac	707 gal	9.55 gal/ac	693 gal	17.7 mi/hr
Totals/Averages	72.6 ac	10.17 gal/ac	740.1 gal	10 gal/ac	726 gal	17.7 mi/hr

BIG FIELD						
Totals/Averages	145.4 ac	10.16 gal/ac	1,483.8 gal	10 gal/ac	1,453 gal	17.6 mi/hr

Analyze Report

Application 2023



 BIG FIELD | STATE HOME | CORNERSTONE ACRES

Post Soys

Start Date: May 15, 2023, 05:40 PM
End Date: May 21, 2023, 09:13 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
AMS	74 ac	3.1 lb/ac	226 lb	3 lb/ac	221.81 lb	17.3 mi/hr
Enlist	74 ac	1.02 qt/ac	75.3 qt	1 qt/ac	74 qt	17.3 mi/hr
Roundup	74 ac	1.02 qt/ac	75.3 qt	1 qt/ac	74 qt	17.3 mi/hr
Water	74 ac	9.67 gal/ac	715.3 gal	9.5 gal/ac	702 gal	17.3 mi/hr
Totals/Averages	74 ac	10.14 gal/ac	752.9 gal	10 gal/ac	739 gal	17.3 mi/hr

Post Soys

Start Date: Jul 5, 2023, 02:13 PM
End Date: Jul 5, 2023, 02:43 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	72.2 ac	1.04 qt/ac	74.8 qt	1 qt/ac	72 qt	16.6 mi/hr
Roundup	72.2 ac	20.73 floz/ac	1,496 floz	19.99 floz/ac	1,443 floz	16.6 mi/hr
Smoke	72.2 ac	3.11 floz/ac	224 floz	3 floz/ac	216 floz	16.6 mi/hr
Water~1 (1)	72.2 ac	9.92 gal/ac	716 gal	9.57 gal/ac	691 gal	16.6 mi/hr
Totals/Averages	72.2 ac	10.28 gal/ac	748.2 gal	10 gal/ac	722 gal	16.6 mi/hr

Wheat burndown

Start Date: Oct 18, 2023, 11:04 AM
End Date: Oct 18, 2023, 11:49 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
2-4D	71.7 ac	1.04 pt/ac	74.6 pt	1 pt/ac	72 pt	18.8 mi/hr
Roundup	71.7 ac	20.82 floz/ac	1,492 floz	19.98 floz/ac	1,432 floz	18.8 mi/hr

Smoke	71.7 ac	3.33 floz/ac	239 floz	3.2 floz/ac	229 floz	18.8 mi/hr
Water	71.7 ac	9.05 gal/ac	648.6 gal	8.68 gal/ac	623 gal	18.8 mi/hr
Totals/Averages	71.7 ac	9.28 gal/ac	671.4 gal	8.99 gal/ac	644 gal	18.8 mi/hr

Post Soys

Start Date: Jun 8, 2023, 02:51 PM
End Date: Jun 8, 2023, 03:05 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	43.5 ac	1.05 qt/ac	45.6 qt	1 qt/ac	43 qt	16.6 mi/hr
Roundup	43.5 ac	1.05 qt/ac	45.6 qt	1 qt/ac	43 qt	16.6 mi/hr
Smoke	43.5 ac	3.14 floz/ac	137 floz	3 floz/ac	130 floz	16.6 mi/hr
Tapout	43.5 ac	12.57 floz/ac	547 floz	11.99 floz/ac	522 floz	16.6 mi/hr
Water~1 (1)	43.5 ac	9.83 gal/ac	427.5 gal	9.38 gal/ac	408 gal	16.6 mi/hr
Totals/Averages	43.5 ac	10.38 gal/ac	455.6 gal	10 gal/ac	435 gal	16.6 mi/hr

BIG FIELD						
Totals/Averages	261.3 ac	9.98 gal/ac	2,628.1 gal	9.72 gal/ac	2,540 gal	17.4 mi/hr

Analyze Report

Application 2024



BIG FIELD | STATE HOME | CORNERSTONE ACRES

Miravis Ace

Start Date: May 23, 2024, 11:29 AM
End Date: May 23, 2024, 12:00 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Induce	72.8 ac	3.32 floz/ac	241 floz	3.2 floz/ac	233 floz	17.4 mi/hr
Miravis Ace	72.8 ac	14.2 floz/ac	1,033 floz	13.69 floz/ac	996 floz	17.4 mi/hr
Water	72.8 ac	10.23 gal/ac	744.3 gal	9.86 gal/ac	718 gal	17.4 mi/hr
Totals/Averages	72.8 ac	10.37 gal/ac	754.2 gal	10 gal/ac	727 gal	17.4 mi/hr

28-0-0-UAN

Start Date: Apr 11, 2024, 08:21 AM
End Date: Apr 14, 2024, 10:13 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
28-0-0-UAN	95.7 ac	27.36 gal/ac	2,619.3 gal	26.87 gal/ac	2,572 gal	15.2 mi/hr
Totals/Averages	95.7 ac	27.36 gal/ac	2,619.3 gal	26.87 gal/ac	2,572 gal	15.2 mi/hr

Huske

Start Date: Apr 22, 2024, 03:36 PM
End Date: Apr 22, 2024, 04:08 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Huskie	72.4 ac	13.93 floz/ac	1,008 floz	13.49 floz/ac	977 floz	14.7 mi/hr
Induce	72.4 ac	3.3 floz/ac	239 floz	3.2 floz/ac	232 floz	14.7 mi/hr
Water	72.4 ac	10.18 gal/ac	737.2 gal	9.87 gal/ac	714 gal	14.7 mi/hr
Totals/Averages	72.4 ac	10.32 gal/ac	747 gal	10 gal/ac	724 gal	14.7 mi/hr

BIG FIELD	240.9 ac	17.11 gal/ac	4,120.5 gal	16.7 gal/ac	4,023 gal	15.7 mi/hr
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Analyze Report Application 2022



SOUTH | CITY OF MP | CORNERSTONE ACRES

TOPDRESS WHEAT

Start Date: Apr 28, 2022, 02:14 PM
End Date: Apr 28, 2022, 02:21 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
26-0-0-2S	15.5 ac	20.19 gal/ac	313.1 gal	19.98 gal/ac	310 gal	14.8 mi/hr
N-FIXX XLR	15.5 ac	3.23 floz/ac	50 floz	3.2 floz/ac	50 floz	14.8 mi/hr
Totals/Averages	15.5 ac	20.84 gal/ac	313.5 gal	20 gal/ac	310 gal	14.8 mi/hr

Huskie

Start Date: May 24, 2022, 02:46 PM
End Date: May 24, 2022, 02:51 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
HUSKIE	15.5 ac	13.24 floz/ac	205 floz	12.99 floz/ac	202 floz	18.3 mi/hr
Induce	15.5 ac	3.26 floz/ac	51 floz	3.2 floz/ac	50 floz	18.3 mi/hr
Water	15.5 ac	10.05 gal/ac	155.9 gal	9.87 gal/ac	153 gal	18.3 mi/hr
Totals/Averages	15.5 ac	10.16 gal/ac	157.9 gal	10 gal/ac	155 gal	18.3 mi/hr

26-0-0-2S

Start Date: May 19, 2022, 07:23 PM
End Date: May 19, 2022, 07:30 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
26-0-0-2S	15.5 ac	15.18 gal/ac	233.7 gal	15 gal/ac	233 gal	17.4 mi/hr
Totals/Averages	15.5 ac	15.18 gal/ac	233.7 gal	15 gal/ac	233 gal	17.4 mi/hr

Start Date: Jun 7, 2022, 02:22 PM

MIRAVIS Ace**End Date:** Jun 7, 2022, 02:30 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Induce	15.4 ac	3.43 floz/ac	53 floz	3.2 floz/ac	49 floz	16.2 mi/hr
Miravis Ace	15.4 ac	14.67 floz/ac	226 floz	13.69 floz/ac	211 floz	16.2 mi/hr
Water	15.4 ac	10.57 gal/ac	162.8 gal	9.86 gal/ac	152 gal	16.2 mi/hr
Totals/Averages	15.4 ac	10.57 gal/ac	165 gal	10 gal/ac	154 gal	16.2 mi/hr

SOUTH Totals/Averages	62 ac	14.19 gal/ac	870.1 gal	13.76 gal/ac	852 gal	16.7 mi/hr
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Analyze Report

Application 2023



 SOUTH | CITY OF MP | CORNERSTONE ACRES

Post Soys

Start Date: Jul 5, 2023, 02:59 PM
End Date: Jul 5, 2023, 03:05 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	15.3 ac	1.04 qt/ac	16 qt	1 qt/ac	15 qt	16.1 mi/hr
Roundup	15.3 ac	20.88 floz/ac	319 floz	19.99 floz/ac	306 floz	16.1 mi/hr
Smoke	15.3 ac	3.13 floz/ac	48 floz	3 floz/ac	46 floz	16.1 mi/hr
Water~1 (1)	15.3 ac	9.99 gal/ac	152.9 gal	9.57 gal/ac	146 gal	16.1 mi/hr
Totals/Averages	15.3 ac	10.33 gal/ac	159.7 gal	10 gal/ac	153 gal	16.1 mi/hr

Post Soys

Start Date: Jun 19, 2023, 08:53 AM
End Date: Jun 19, 2023, 09:00 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Enlist	15.4 ac	1.04 qt/ac	16 qt	1 qt/ac	15 qt	15.5 mi/hr
Roundup	15.4 ac	20.73 floz/ac	319 floz	19.99 floz/ac	308 floz	15.5 mi/hr
Smoke	15.4 ac	3.11 floz/ac	48 floz	3 floz/ac	46 floz	15.5 mi/hr
Water~1 (1)	15.4 ac	9.92 gal/ac	152.8 gal	9.57 gal/ac	147 gal	15.5 mi/hr
Totals/Averages	15.4 ac	10.2 gal/ac	159.6 gal	10 gal/ac	154 gal	15.5 mi/hr

Wheat burndown

Start Date: Oct 16, 2023, 09:48 AM
End Date: Oct 16, 2023, 09:54 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
2-4D	15.3 ac	0.99 pt/ac	15.1 pt	0.9 pt/ac	14 pt	17.1 mi/hr
Roundup	15.3 ac	19.76 floz/ac	302 floz	18.01 floz/ac	275 floz	17.1 mi/hr

Smoke	15.3 ac	3.16 floz/ac	48 floz	2.88 floz/ac	44 floz	17.1 mi/hr
Water	15.3 ac	8.59 gal/ac	131.2 gal	7.83 gal/ac	120 gal	17.1 mi/hr
Totals/Averages	15.3 ac	8.75 gal/ac	135.8 gal	8.11 gal/ac	124 gal	17.1 mi/hr

SOUTH						
Totals/Averages	46 ac	9.76 gal/ac	455.1 gal	9.37 gal/ac	431 gal	16.2 mi/hr

Analyze Report

Application 2024



SOUTH | CITY OF MP | CORNERSTONE ACRES

Huske

Start Date: Apr 22, 2024, 04:41 PM
End Date: Apr 22, 2024, 04:48 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Huskie	15.4 ac	14.21 floz/ac	219 floz	13.49 floz/ac	208 floz	15.1 mi/hr
Induce	15.4 ac	3.37 floz/ac	52 floz	3.2 floz/ac	49 floz	15.1 mi/hr
Water	15.4 ac	10.39 gal/ac	160.3 gal	9.87 gal/ac	152 gal	15.1 mi/hr
Totals/Averages	15.4 ac	10.52 gal/ac	162.4 gal	10 gal/ac	154 gal	15.1 mi/hr

28-0-0-UAN

Start Date: Apr 14, 2024, 10:40 AM
End Date: Apr 14, 2024, 10:47 AM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
28-0-0-UAN	15.3 ac	36.48 gal/ac	557.4 gal	34.99 gal/ac	535 gal	15.4 mi/hr
Totals/Averages	15.3 ac	36.48 gal/ac	557.4 gal	34.99 gal/ac	535 gal	15.4 mi/hr

Miravis Ace

Start Date: May 23, 2024, 12:18 PM
End Date: May 23, 2024, 12:24 PM

Products	Area Applied	Applied Rate	Total Applied	Target Rate	Target Total	Speed
Induce	15.5 ac	3.41 floz/ac	53 floz	3.2 floz/ac	50 floz	17.2 mi/hr
Miravis Ace	15.5 ac	14.61 floz/ac	227 floz	13.69 floz/ac	212 floz	17.2 mi/hr
Water	15.5 ac	10.53 gal/ac	163.2 gal	9.86 gal/ac	153 gal	17.2 mi/hr
Totals/Averages	15.5 ac	10.67 gal/ac	165.4 gal	10 gal/ac	155 gal	17.2 mi/hr

SOUTH	46.2 ac	14.15 gal/ac	655.2 gal	18.26 gal/ac	844 gal	15.4 mi/hr
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Report Number
F24149-0077
Account Number
30560



3505 Conestoga Dr.
Fort Wayne, IN 46808
260.483.4759
algreatlakes.com

To: GAWNE TRUCKING
1212 W SPICERVILLE HWY
OLIVET, MI 49076-9644

For: ROB ERVIN

Date Received: 05/28/2024
Date Reported: 05/30/2024

Farm: BAMBER/PICKARD
Field: UN09-MP01

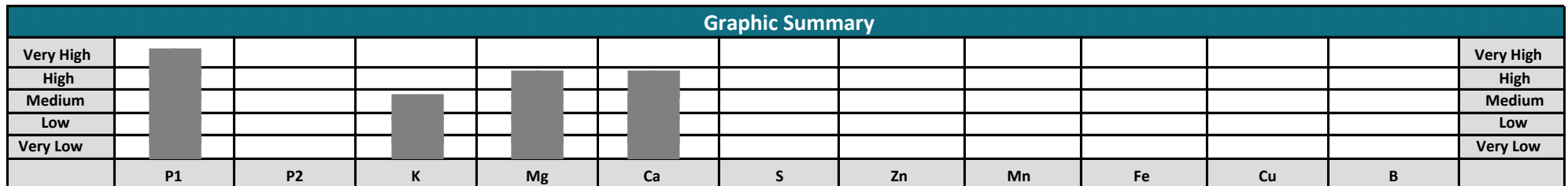
Sample ID: UN09-MP01

Lab Number: 54282

SOIL TEST REPORT

Page: 1 of 1

Soil Test Results														
Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		CEC meq/100g	Cation Saturation				
	Bray-1 Equiv ppm	Bray P2 ppm					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
2.4	66		90	150	1300		7.0		8.0	2.9	15.7	81.4		
Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts (1:2) mmho/cm	Nitrate NO ₃ -N ppm	Ammonium NH ₄ -N ppm	Bicarbonate-P P ppm	Chloride Cl ppm				Aluminum Al-M3 ppm



Soil Fertility Recommendations													
Intended Crop	Yield Goal	Previous Crop	Lime Tons/A	Nitrogen N lb/A	Phosphate P ₂ O ₅ lb/A	Potash K ₂ O lb/A	Magnesium Mg lb/A	Sulfur S lb/A	Zinc Zn lb/A	Manganese Mn lb/A	Iron Fe lb/A	Copper Cu lb/A	Boron B lb/A
Corn	200 bu	Wheat	0.0	260	40	195	0						
Soybeans	80 bu	Corn	0.0	0	0	200	0						
Wheat	100 bu	Soybeans	0.0	75	35	75	0						

Report reviewed and approved by our professional agronomy staff.

A&L-G

Sample UN09-MP01: N RECOMMENDATION: A credit of 30 lb N per acre has been made for the previous soybean crop.

Report Number
F23122-0394
Account Number
30560



3505 Conestoga Dr.
Fort Wayne, IN 46808
260.483.4759
algreatlakes.com

To: GAWNE TRUCKING
1212 W SPICERVILLE HWY
OLIVET, MI 49076-9644

For: ROB ERVIN

Date Received: 05/02/2023

Date Reported: 05/04/2023

Farm: BAMBOR E SIDE

Field: UN09-MP02

Sample ID: UN09-MP02

Lab Number: 11834

SOIL TEST REPORT

Page: 1 of 1

Soil Test Results														
Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		CEC meq/100g	Cation Saturation				
	Bray-1 Equiv ppm	Bray P2 ppm					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
2.6	124		91	120	950		7.0		6.0	3.9	16.7	79.4		
Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts (1:2) mmho/cm	Nitrate NO ₃ -N ppm	Ammonium NH ₄ -N ppm	Bicarbonate-P P ppm	Chloride Cl ppm				Aluminum Al-M3 ppm

Graphic Summary													
Very High													Very High
High													High
Medium													Medium
Low													Low
Very Low													Very Low
	P1	P2	K	Mg	Ca	S	Zn	Mn	Fe	Cu	B		

Soil Fertility Recommendations													
Intended Crop	Yield Goal	Previous Crop	Lime Tons/A	Nitrogen N lb/A	Phosphate P ₂ O ₅ lb/A	Potash K ₂ O lb/A	Magnesium Mg lb/A	Sulfur S lb/A	Zinc Zn lb/A	Manganese Mn lb/A	Iron Fe lb/A	Copper Cu lb/A	Boron B lb/A
Corn	200 bu	Soybeans	0.0	225	0	180	0						
Wheat	100 bu	Soybeans	0.0	75	0	65	0						
Soybeans	80 bu	Soybeans	0.0	0	0	185	0						

Report reviewed and approved by our professional agronomy staff.

A&L-G

Sample UN09-MP02: N RECOMMENDATION: A credit of 30 lb N per acre has been made for the previous soybean crop.

Report Number
F24149-0076
Account Number
30560



3505 Conestoga Dr.
Fort Wayne, IN 46808
260.483.4759
algreatlakes.com

To: GAWNE TRUCKING
1212 W SPICERVILLE HWY
OLIVET, MI 49076-9644

For: ROB ERVIN

Date Received: 05/28/2024

Date Reported: 05/30/2024

Farm: E SIDE BAMBER

Field: UN09-MP03

Sample ID: UN09-MP03

Lab Number: 54279

SOIL TEST REPORT

Page: 1 of 1

Soil Test Results														
Organic Matter %	Phosphorus		Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH		CEC meq/100g	Cation Saturation				
	Bray-1 Equiv ppm	Bray P2 ppm					Soil pH	Buffer pH		% K	% Mg	% Ca	% H	% Na
2.8	34		112	165	1100		6.5	6.9	8.4	3.4	16.4	65.8	14.4	
Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts (1:2) mmho/cm	Nitrate NO ₃ -N ppm	Ammonium NH ₄ -N ppm	Bicarbonate-P P ppm	Chloride Cl ppm				Aluminum Al-M3 ppm

Graphic Summary												
Very High												Very High
High	■			■								High
Medium			■		■							Medium
Low												Low
Very Low												Very Low
	P1	P2	K	Mg	Ca	S	Zn	Mn	Fe	Cu	B	

Soil Fertility Recommendations													
Intended Crop	Yield Goal	Previous Crop	Lime Tons/A	Nitrogen N lb/A	Phosphate P ₂ O ₅ lb/A	Potash K ₂ O lb/A	Magnesium Mg lb/A	Sulfur S lb/A	Zinc Zn lb/A	Manganese Mn lb/A	Iron Fe lb/A	Copper Cu lb/A	Boron B lb/A
Corn	200 bu	Wheat	0.0	255	60	155	0						
Soybeans	80 bu	Corn	0.0	0	45	160	0						
Wheat	100 bu	Soybeans	0.0	70	55	35	0						

Report reviewed and approved by our professional agronomy staff.

A&L-G

Sample UN09-MP03: N RECOMMENDATION: A credit of 30 lb N per acre has been made for the previous soybean crop.

USDA Farm Land Cash Rental Information 2023-2013

https://www.canr.msu.edu/farm_management/

The following information has been compiled from the USDA-NASS Quickstats web page. Since these values are based on survey results, they are not intended to serve as a price floor for rent negotiation. Your field's individual factors and county location may mean USDA's average is not a perfect fit for your farmland, but it can be a good place to start. It can also be helpful to see the rental rates in neighboring counties and consider differences in agriculture being produced in those locations. Percent change in value between the two most recent years is also included.

RENT, CASH, CROPLAND, NON-IRRIGATED

County	% Change 2022 → 2023	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2017 \$/Acre	2016 \$/Acre	2014 \$/Acre	2013 \$/Acre
ALCONA	+40%	\$42.00	\$30.00	\$19.50	\$23.50	\$29.50	\$21.00	\$24.00	\$19.50	\$17.00
ALGER	-20%	\$16.00	\$20.00	\$16.00	----	----	----	----	----	----
ALLEGAN	+1%	\$148.00	\$146.00	\$129.00	\$132.00	\$137.00	\$126.00	\$130.00	\$125.00	\$120.00
ALPENA	0%	\$33.00	\$33.00	\$37.00	\$32.50	\$31.00	\$32.50	\$32.50	\$31.00	\$24.00
ANTRIM	----	----	----	\$28.00	----	\$27.50	\$45.00	\$50.00	\$22.00	\$23.00
ARENAC	+17%	\$112.00	\$96.00	\$87.00	\$89.00	\$83.00	----	----	\$85.00	\$87.50
BARRY	+7%	\$123.00	\$115.00	\$102.00	\$107.00	----	\$106.00	\$109.00	\$110.00	\$90.50
BAY	+4%	\$157.00	\$151.00	\$134.00	\$138.00	\$136.00	\$132.00	----	\$132.00	\$116.00
BERRIEN	-2%	\$129.00	\$131.00	\$122.00	\$123.00	\$116.00	\$115.00	\$128.00	\$133.00	\$110.00
BRANCH	+6%	\$133.00	\$125.00	\$131.00	\$120.00	\$120.00	\$115.00	\$130.00	\$110.00	\$91.00
CALHOUN	-4%	\$122.00	\$127.00	\$121.00	\$113.00	\$121.00	\$105.00	\$105.00	\$110.00	\$112.00
CASS	+2%	\$132.00	\$129.00	\$123.00	\$117.00	\$118.00	\$113.00	\$115.00	\$109.00	\$115.00
CHARLEVOIX	0%	\$31.50	\$31.50	\$24.50	----	----	\$30.00	\$36.00	\$37.00	\$20.50
CHEBOYGAN	-2%	\$28.50	\$29.00	\$30.00	\$20.00	\$22.50	\$23.50	\$28.50	\$25.00	\$26.00
CHIPPEWA	+77%	\$26.50	\$15.00	\$20.50	\$19.50	\$15.00	\$17.00	\$18.00	\$18.00	\$24.00
CLARE	+34%	\$78.50	\$58.50	\$68.50	\$59.50	----	\$61.00	\$60.00	\$56.00	\$58.50
CLINTON	-1%	\$159.00	\$161.00	\$146.00	\$151.00	\$144.00	\$145.00	\$139.00	\$131.00	\$116.00
DELTA	-40%	\$12.00	\$20.00	\$23.50	\$22.50	\$21.50	\$26.50	\$26.00	\$28.00	\$24.00
DICKINSON	----	\$29.00	----	----	----	----	----	----	----	----
EATON	+4%	\$142.00	\$136.00	\$120.00	\$119.00	\$130.00	\$120.00	\$132.00	\$104.00	\$100.00
EMMET	----	\$31.50	----	\$30.00	\$26.00	\$28.00	\$30.00	\$40.00	\$20.50	----
GENESEE	+11%	\$102.00	\$92.00	\$98.50	\$89.00	\$88.00	\$90.00	\$90.00	\$78.00	\$79.00
GLADWIN	+14%	\$70.00	\$61.50	\$79.00	\$90.00	\$103.00	\$100.00	\$105.00	\$105.00	\$86.00
GRAND TRAVERSE	+15%	\$62.00	\$54.00	\$51.00	\$37.00	\$40.00	\$42.50	\$42.00	\$35.00	\$37.50
GRATIOT	+16%	\$207.00	\$178.00	\$162.00	\$148.00	----	\$145.00	\$141.00	\$130.00	\$131.00
HILLSDALE	-4%	\$133.00	\$138.00	\$120.00	\$123.00	\$125.00	\$120.00	\$136.00	\$141.00	\$109.00
HURON	-5%	\$220.00	\$231.00	\$215.00	\$206.00	\$205.00	\$196.00	\$214.00	\$188.00	\$176.00
INGHAM	-5%	\$131.00	\$138.00	\$136.00	\$133.00	\$130.00	\$110.00	\$115.00	\$103.00	\$104.00
IONIA	+5%	\$181.00	\$172.00	\$162.00	\$147.00	\$146.00	\$147.00	\$141.00	\$130.00	\$131.00
IOSCO	-20%	\$38.00	\$47.50	\$46.50	\$44.50	\$36.50	\$33.00	\$36.00	\$29.50	\$29.00
ISABELLA	----	----	\$101.00	\$112.00	\$102.00	\$107.00	\$97.00	\$100.00	\$85.50	\$86.50
JACKSON	-4%	\$107.00	\$111.00	\$101.00	\$91.50	\$88.50	\$80.00	\$86.00	\$86.00	\$78.00
KALAMAZOO	-4%	\$123.00	\$128.00	\$113.00	\$115.00	\$110.00	\$110.00	\$100.00	\$94.50	\$103.00
KENT	-13%	\$109.00	\$126.00	\$122.00	\$115.00	\$121.00	\$114.00	\$115.00	\$127.00	\$128.00
LAKE	----	----	----	\$49.00	----	----	----	----	----	----
LAPEER	-10%	\$88.50	\$98.50	\$85.00	\$78.00	\$79.00	\$79.00	\$77.00	\$76.00	\$67.50
LEELANAU	+11%	\$78.50	\$70.50	\$59.50	----	\$45.00	\$45.00	\$52.00	\$55.00	\$61.50
LENAWEE	+13%	\$180.00	\$159.00	\$149.00	\$139.00	\$138.00	\$129.00	\$151.00	\$166.00	\$152.00
LIVINGSTON	+3%	\$89.00	\$86.50	\$81.50	\$75.00	\$70.00	----	----	----	\$73.50
MACKINAC	----	\$30.00	----	----	----	----	----	----	----	----
MACOMB	0%	\$92.00	\$92.00	\$79.50	\$74.00	\$75.00	----	\$68.00	\$69.00	\$65.00
MANISTEE	+28%	\$39.00	\$30.50	\$28.00	\$31.00	\$31.50	\$33.50	\$28.00	\$29.00	----
MASON	-6%	\$58.00	\$61.50	\$64.50	\$48.00	\$48.00	----	----	\$58.50	\$55.00
MECOSTA	+8%	\$60.50	\$56.00	\$66.00	\$70.00	\$68.00	\$70.00	\$65.00	\$47.00	\$50.00
MENOMINEE	-31%	\$22.00	\$32.00	\$33.00	\$26.00	\$26.00	\$27.50	\$22.00	\$24.00	\$24.50
MIDLAND	0%	\$142.00	\$142.00	\$133.00	\$133.00	\$131.00	\$120.00	\$125.00	\$105.00	\$129.00
MISSAUKEE	+18%	\$103.00	\$87.50	\$84.00	\$79.50	\$81.00	\$77.00	\$62.00	\$59.00	\$60.00
MONROE	+3%	\$154.00	\$149.00	\$151.00	\$131.00	\$131.00	\$140.00	\$142.00	\$132.00	\$125.00
MONTCALM	+5%	\$98.00	\$93.50	\$89.00	\$81.00	\$82.00	\$82.00	\$83.00	\$83.00	\$84.50
MONTMORENCY	-6%	\$38.00	\$40.50	\$55.50	\$41.50	----	----	----	----	----

RENT, CASH, CROPLAND, NON-IRRIGATED continued...

County	% Change 2022 → 2023	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2017 \$/Acre	2016 \$/Acre	2014 \$/Acre	2013 \$/Acre
MUSKEGON	-1%	\$89.00	\$90.00	\$77.00	\$88.00	\$88.00	\$89.00	\$98.00	----	----
NEWAYGO	+2%	\$83.50	\$81.50	\$68.00	\$72.50	\$76.00	\$70.00	\$58.00	\$66.00	\$67.00
OAKLAND	+7%	\$59.00	\$55.00	\$68.00	----	\$56.00	\$55.00	\$60.00	\$44.00	----
OCEANA	-15%	\$71.00	\$83.50	\$80.00	----	----	\$75.00	\$57.00	\$67.00	\$64.00
OGE MAW	+28%	\$52.00	\$40.50	\$45.00	\$40.00	\$38.50	\$37.00	\$37.00	\$37.50	\$34.50
ONTONAGON	----	----	----	\$17.00	----	----	----	----	\$29.00	----
OSCEOLA	+3%	\$77.00	\$74.50	\$77.50	\$65.00	\$62.00	\$65.00	\$55.00	\$45.00	\$43.50
OSCODA	----	\$49.00	----	\$37.00	----	----	----	----	----	----
OTSEGO	-6%	\$31.00	\$33.00	----	----	----	----	----	----	----
OTTAWA	+11%	\$132.00	\$119.00	\$125.00	\$136.00	\$142.00	\$129.00	\$114.00	\$117.00	\$100.00
PRESQUE ISLE	-45%	\$29.50	\$54.00	\$49.50	\$34.00	\$42.00	\$34.00	\$35.50	\$36.50	\$31.00
SAGINAW	-5%	\$141.00	\$148.00	\$130.00	\$125.00	\$124.00	----	\$152.00	\$152.00	\$161.00
SANILAC	----	----	----	\$123.00	\$117.00	\$121.00	\$115.00	\$119.00	\$119.00	\$145.00
SHIAWASSEE	+1%	\$118.00	\$117.00	\$118.00	\$107.00	----	\$100.00	----	\$90.00	\$91.50
ST. CLAIR	+26%	\$92.00	\$73.00	\$65.50	\$69.50	----	\$71.50	\$72.00	\$76.00	\$61.50
ST JOSEPH	-1%	\$126.00	\$127.00	\$117.00	\$120.00	\$124.00	\$125.00	\$116.00	\$115.00	\$105.00
TUSCOLA	----	\$206.00	----	\$159.00	\$170.00	\$174.00	\$175.00	\$182.00	\$182.00	\$189.00
VAN BUREN	+6%	\$158.00	\$149.00	\$134.00	\$123.00	\$117.00	\$118.00	\$119.00	\$118.00	\$130.00
WASHTENAW	-17%	\$90.50	\$109.00	\$103.00	\$85.00	\$83.50	\$85.00	\$75.00	\$68.00	\$70.00
WAYNE	+22%	\$89.00	\$73.00	\$90.00	----	----	----	----	----	----
WEXFORD	----	\$66.50	----	\$47.00	\$43.50	\$38.00	\$38.00	\$41.00	\$42.50	----
State Average	+2%	\$140.00	\$137.00	\$131.00	\$121.00	\$120.00	\$115.00	\$120.00	\$115.00	\$110.00

RENT, CASH, CROPLAND, IRRIGATED

County	% Change 2022 → 2023	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2017 \$/Acre	2016 \$/Acre	2014 \$/Acre	2013 \$/Acre
ALLEGAN	-8%	\$292.00	\$317.00	\$251.00	\$250.00	\$250.00	\$245.00	\$253.00	\$254.00	\$260.00
BARRY	----	\$228.00	----	----	----	----	----	----	----	----
BERRIEN	-6%	\$242.00	\$258.00	\$195.00	\$240.00	\$241.00	----	\$220.00	\$225.00	----
BRANCH	-16%	\$158.00	\$188.00	\$195.00	\$195.00	\$207.00	\$206.00	\$207.00	\$205.00	\$206.00
CALHOUN	----	\$218.00	----	----	\$165.00	----	----	\$200.00	----	\$198.00
CASS	+5%	\$301.00	\$287.00	\$312.00	\$312.00	\$263.00	\$290.00	\$297.00	\$290.00	\$302.00
CLINTON	----	----	----	----	\$192.00	\$205.00	\$200.00	\$220.00	----	\$246.00
GRATIOT	----	----	----	----	----	----	----	\$185.00	----	----
HILLSDALE	+12%	\$230.00	\$205.00	\$176.00	\$175.00	\$193.00	\$190.00	\$185.00	----	\$163.00
IONIA	----	----	----	----	----	----	----	----	\$215.00	\$213.00
KALAMAZOO	+12%	\$290.00	\$260.00	\$240.00	----	----	\$250.00	\$270.00	\$280.00	\$276.00
KENT	----	----	\$196.00	----	----	----	----	\$185.00	\$194.00	----
LEELANAU	----	----	\$176.00	\$111.00	----	----	----	----	----	----
LENAWEE	----	----	----	\$256.00	\$219.00	\$271.00	----	----	----	----
MACOMB	----	----	----	----	\$173.00	\$197.00	----	----	----	\$110.00
MANISTEE	----	\$85.00	----	----	----	----	----	----	----	----
MECOSTA	+72%	\$201.00	\$117.00	----	----	\$150.00	----	----	----	----
MONROE	----	\$220.00	----	\$185.00	\$204.00	\$219.00	\$206.00	----	----	\$211.00
MONTCALM	----	----	\$245.00	\$144.00	\$192.00	\$186.00	\$185.00	----	----	\$179.00
MUSKEGON	----	----	----	----	----	----	----	----	----	----
NEWAYGO	----	----	----	\$156.00	----	----	----	----	----	----
OCEANA	----	\$98.00	----	----	----	\$73.00	----	----	----	----
OTTAWA	-8%	\$235.00	\$255.00	\$170.00	\$170.00	----	----	\$185.00	----	----
SANILAC	----	----	----	----	----	----	----	\$196.00	----	----
ST. JOSEPH	+10%	\$298.00	\$271.00	\$246.00	\$236.00	\$241.00	\$260.00	\$251.00	\$286.00	\$284.00
TUSCOLA	----	----	\$272.00	\$215.00	\$212.00	----	\$215.00	----	\$240.00	----
VAN BUREN	0%	\$270.00	\$269.00	\$236.00	----	\$226.00	----	\$198.00	----	----
WASHTENAW	----	----	\$211.00	----	----	----	----	----	----	----
State Average	+7%	\$259.00	\$243.00	\$232.00	\$215.00	\$220.00	\$225.00	\$220.00	\$225.00	\$220.00

RENT, CASH, PASTURELAND										
County	% Change 2022 → 2023	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2017 \$/Acre	2016 \$/Acre	2014 \$/Acre	2013 \$/Acre
ALLEGAN	----	----	----	\$39.50	----	----	----	\$38.00	\$40.00	----
ALCONA	----	----	----	----	----	----	----	----	\$12.50	\$11.50
ALPENA	----	----	----	----	----	----	----	\$18.00	----	\$13.00
ANTRIM	----	\$26.00	----	\$24.50	----	----	\$18.00	\$23.00	----	----
BARRY	----	\$33.00	----	\$29.50	----	----	\$28.00	----	\$32.00	----
BAY	----	----	----	----	----	----	\$38.00	----	----	----
BRANCH	----	----	----	----	----	----	----	----	----	----
CALHOUN	----	----	----	----	----	----	----	----	----	\$32.50
CASS	----	----	----	----	----	----	----	----	----	----
CHARLEVOIX	----	----	----	----	----	----	\$23.00	\$32.00	----	----
CHEBOYGAN	----	----	----	----	----	\$16.50	----	----	\$16.00	\$10.50
CHIPPEWA	----	----	----	\$11.50	----	\$8.90	\$9.10	----	\$11.00	----
CLARE	----	----	----	----	----	\$40.50	----	\$40.00	\$43.00	\$33.50
DELTA	----	----	----	----	----	----	\$20.00	\$15.00	\$17.50	----
EATON	----	----	----	----	----	----	\$35.00	----	\$35.00	----
EMMET	----	----	----	\$17.50	\$20.00	----	----	----	\$13.00	----
GLADWIN	----	----	----	\$24.50	\$28.00	\$31.50	----	\$33.00	\$32.00	----
GRAND TRAVERSE	----	----	----	----	----	----	\$27.00	----	----	----
GRATIOT	----	----	----	\$52.00	\$40.00	----	\$25.50	\$26.00	----	\$27.00
HILLSDALE	----	----	----	----	----	----	----	----	----	----
INGHAM	----	----	----	----	----	----	----	----	----	----
IONIA	----	----	----	----	----	----	----	----	\$40.00	----
IOSCO	----	----	----	----	----	\$17.50	----	\$19.00	----	----
ISABELLA	----	----	----	----	----	----	----	\$43.00	\$42.50	----
JACKSON	----	----	----	\$47.50	----	\$29.00	----	\$21.00	----	----
KALAMAZOO	----	----	----	----	----	----	----	\$40.00	----	----
KENT	----	----	----	----	----	----	----	\$35.00	\$42.00	----
LAPEER	----	----	----	----	----	----	\$25.00	----	----	----
LIVINGSTON	----	\$50.50	----	----	----	----	\$33.00	----	----	----
MASON	----	----	----	----	----	----	\$26.00	----	----	----
MECOSTA	----	----	----	\$33.50	\$34.50	\$28.50	\$25.00	\$30.00	\$37.00	\$33.50
MENOMINEE	----	----	----	----	----	----	----	\$20.00	\$22.00	----
MIDLAND	----	----	----	----	----	----	----	----	----	----
MISSAUKEE	----	----	----	----	----	----	----	----	----	----
MONTCALM	----	----	----	----	----	----	\$41.00	\$47.00	----	----
NEWAYGO	----	----	----	----	----	----	----	----	----	----
OCEANA	----	----	----	----	----	----	----	----	----	----
OGEMAW	----	----	----	----	----	----	----	\$23.00	----	----
OSCEOLA	----	----	----	\$20.50	----	\$24.50	----	\$30.00	\$40.00	----
OTTAWA	----	----	----	----	----	----	----	----	\$36.00	\$40.50
PRESQUE ISLE	----	----	----	----	----	----	----	----	----	----
SANILAC	----	----	----	----	----	----	----	----	----	----
SHIAWASSEE	----	----	----	----	----	----	----	----	----	\$25.00
ST JOSEPH	----	----	----	\$25.50	----	----	\$24.00	----	\$30.00	\$23.50
VAN BUREN	----	----	----	\$40.50	----	----	----	----	\$29.00	----
WEXFORD	----	----	----	----	----	\$43.00	----	----	----	----
<i>State Average</i>	<i>-8%</i>	<i>\$29.50</i>	<i>\$32.00</i>	<i>\$35.00</i>	<i>\$28.00</i>	<i>\$30.00</i>	<i>\$28.00</i>	<i>\$30.00</i>	<i>\$30.00</i>	<i>\$26.00</i>

"----" No Data Available

Additional Land Rent Resources

USDA Quickstats

<https://quickstats.nass.usda.gov/>

Michigan Agriculture Land Values and Leasing Rates (Michigan State University)

www.canr.msu.edu/telfarm/land-value-reports/

MSU Extension Farm Management Land, Energy Leasing & Contracts

www.canr.msu.edu/tag/farmland-leasing

MSU Extension Bulletin E-3427: Introduction to Renting Farmland

www.canr.msu.edu/resources/bulletin-e-3427-introduction-to-renting-farmland

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: July 30, 2024
SUBJECT: Approve Vehicle Purchases

Request

The City Commission is requested to approve the purchase of a 2024 Ford F-150 pickup truck through the MiDeal extended purchasing program not to exceed \$42,000 and a Ram ProMaster work van from dealer stock not to exceed \$54,000.

Reason

The F-150 purchase is part of the Motor Pool's 2024 Capital Replacement Budget, and the Van will require an amendment to the 2024 budget as funding for a replacement was originally budgeted in 2023.

The 2024 F-150 will replace Unit 390, a 2005 F-250 pickup used by multiple departments since its initial purchase and is now used by the Water Department. Lunghammer Ford of Owosso is the MiDeal contract holder for Ford pickup trucks. The amount budgeted for the pickup truck is \$42,000, and we would place an order through Lunghammer Ford.

The work van will replace Unit 441, a 2008 F-150 pickup, also used by the Water Department. After evaluating replacement options, staff determined that the Ram ProMaster work van, equipped with a high roof, extended wheelbase, wood interior floor and a Class IV receiver hitch, is the best choice for an enclosed work vehicle to transport tools and equipment between job sites. The Water Department currently oversees 14 remote buildings, four water storage tanks and associated infrastructure. The van will serve as a centralized mobile tool and supply workstation.

The van is not available to order through MiDeal, but it can be purchased from National Auto Fleet, the contract holder awarded by Sourcewell. Sourcewell is a cooperative purchasing program that offers discounted pricing on supplies and equipment for state and local governments, though the discount rates vary significantly depending on the item. Staff obtained two quotes for the Ram ProMaster van: a new, unused 2023 model priced at \$58,080 and a new, unused 2024 model priced at \$58,715. Both models exceed the budgeted amount of \$54,000.

After reviewing the available dealer stock in Michigan, staff determined that purchasing a used, late-model, or new van directly from existing inventory would be the most effective way to secure a vehicle with the desired options while remaining within budget.

Like the Police Department's recent detective vehicle purchase, we have encountered challenges with dealerships being unwilling to hold the sale of a

work van during the City's approval process due to limited supply and high demand. Therefore, we are requesting approval to purchase a Ram ProMaster work van, with a total cost not to exceed the budgeted amount of \$54,000.

Recommendation

I recommend the City Commission approve the purchase of a 2024 Ford F-150 pickup truck for a not-to-exceed amount of \$42,000 through the MiDeal program from Lunghammer Ford of Owosso, and a Ram ProMaster work van from dealer stock not to exceed \$54,000 along with a budget amendment of \$54,000 to cover the purchase of the van.

Memorandum



MEMO TO: Aaron Desentz, City Manager

FROM: Chris Saladine, Finance Director
Chris Witmer, Treasurer & Assistant Finance Director

DATE: August 12, 2024

SUBJECT: Third Party Accounting Services

Background:

Due to an unexpected vacancy in the Treasurer's office, staff is requesting authorization to engage the services of a third-party accounting firm to assist with routine accounting tasks. When fully staffed, there are three staff members responsible for the accounting function of the City. Having two staff members available means some critical tasks have to be delayed for other tasks that have hard deadlines. Since we often are several months filling vacancies, staff is concerned this could put us behind and not allow us to properly monitor City finances in a timely fashion. Timely accounting is essential for not only financial reporting, but also ensuring funds are handled appropriately and internal controls are followed.

Staff did not go through the normal RFP process due to the additional time required by our RFP letting process which would make it more likely some tasks will not be completed in a timely fashion. Staff researched local accounting firms that specifically advertise these types of services and ultimately ended up having discussions with Blystone & Bailey, CPAs of Mt. Pleasant and Maner Costerisan, CPAs of Lansing, MI. While both firms have government experience and are capable of performing the required work, the recommendation is to award a contract based on the lower per hour cost as detailed below.

Blystone & Bailey CPAs:	Staff Accountant - \$85 per hour
	Senior Staff - \$135 per hour
	Principal/Partner - \$225 per hour

Maner Costerisan CPAs:	Associate - \$185 per hour
	Manager - \$220 per hour
	Senior Manager - \$270 per hour
	Principal - \$390 per hour

The plan is to use the wage and fringe savings from the departed finance employee to pay for these services. Depending on the timeline for filling this position, staff will come back to the Commission to request a budget amendment if the contract length goes long enough that it exceeds the vacancy savings.

Recommendation:

Staff recommends the City Commission approve a per hour contract with Blystone & Bailey CPAs for third party accounting services.

Memorandum



MEMO TO: Aaron Desentz, City Manager

FROM: Chris Saladine, Finance Director

DATE: August 12, 2024

SUBJECT: Storm Sewer Fund Deficit Elimination Plan

Background:

The State of Michigan requires a formal deficit elimination plan (DEP) be approved by the governing body for any funds reflecting a deficit in the annual audit. The 2023 audit reflects a deficit of \$21,285 in the City's Storm Sewer Fund due to the timing of a required prepayment for 2024 work being performed by MDOT. This deficit was the result of a miscommunication between MDOT, our Public Works Division and Finance Division on the timing and required prepaid deposit. Adequate funding had been identified for the project, but due to the timing miscommunication, funding was not transferred to our Storm Sewer Fund during 2023. Our approved 2024 budget is adequately planned to cover this deficit since we planned to spend this in 2024 instead of 2023. This plan also reflects the donation we received from the Saginaw Indian Chippewa Tribe of \$120,000 in May 2024.

Recommendation:

Approval of the deficit elimination plan for the Storm Sewer Fund as of December 31, 2023.

CITY OF MOUNT PLEASANT

COUNTY OF ISABELLA, MICHIGAN

**RESOLUTION Approval of the deficit elimination plan for the Storm Sewer
Fund as of December 31, 2023**

Minutes of a Meeting of the City Commission of the City of Mount Pleasant, County of Isabella, Michigan, held in the City Hall of said City on August 12, 2023 at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT:

Commissioners

ABSENT:

Commissioners

The following preamble and Resolution were offered by Commissioner

_____and supported by Commissioner _____.

WHEREAS; The City of Mount Pleasant's Storm Sewer Fund has a \$21,285 deficit fund balance on December 31, 2023; and

WHEREAS; 1971 PA 140 requires that a Deficit Elimination Plan be formulated by the local unit of government and filed with the Michigan Department of Treasury; and

NOW THEREFORE, IT IS THEREFORE RESOLVED that the City of Mount Pleasant's legislative body adopts the following as the City of Mount Pleasant Deficit Elimination Plan:

STORM SEWER DEFICIT ELIMINATION PLAN FOR CITY OF MT PLEASANT

GL NUMBER	DESCRIPTION	2024
12/31/2023 FUND BALANCE		(\$21,285)
Dept 000.000		
444-000.000-402.000	PROPERTY TAXES	\$252,000
444-000.000-674.003	2% TRIBAL DONATION	120,000
444-000.000-699.203	CONTRIBUTION FROM LOCAL STREET	0
NET REVENUES		\$372,000
Dept 451.200 - STORM DRAIN IMPROVEMENTS		
444-451.200-702.000	WAGES	\$28,000
444-451.200-703.000	ENGINEERING WAGES	0
444-451.200-709.000	OVERTIME	0
444-451.200-715.000	SOCIAL SECURITY TAX	0
444-451.200-716.000	HEALTH INSURANCE	0
444-451.200-716.100	LIFE INSURANCE	0
444-451.200-718.001	RETIREMENT - MERS	0
444-451.200-718.004	DEFERRED COMPENSATION	0
444-451.200-719.000	WORKERS COMPENSATION	0
444-451.200-720.000	UNEMPLOYMENT	0
444-451.200-724.000	FRINGE BENEFITS	0
444-451.200-740.000	SUPPLIES	0
444-451.200-741.000	FUEL	0
444-451.200-801.000	CONTRACTED SERVICES	187,000
NET APPROPRIATIONS STORM DRAIN IMPROVEMENTS		\$215,000
NET OF REVENUES/APPROPRIATIONS - FUND 444		\$157,000
12/31/2024 FUND BALANCE		\$135,715

BE IT FURTHER RESOLVED that the City of Mount Pleasant's Finance Director submits the Deficit Elimination Plan to the Michigan Department of Treasury for certification.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Heather Bouck, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Mount Pleasant, County of Isabella, and State of Michigan, at a regular meeting held this 12th day of August, 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Heather Bouck, City Clerk
City of Mount Pleasant



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

NICK A. KHOURI
STATE TREASURER

NUMBERED LETTER 2016-1

DEFICIT ELIMINATION PLANS

Issued By: Local Government Financial Services Division
Bureau of Local Government Services

Issue Date: July 11, 2016

2016-1 This numbered letter repeals numbered letter 2014-1. Significant changes since numbered letter 2014-1 include electronic filing requirements for deficits associated with audits filed on or after July 11, 2016.

The Glenn Steil State Revenue Sharing Act of 1971, 1971 Public Act (PA) 140, Section 21(2), states that units of local government (local units) who end their fiscal year in a deficit condition shall formulate a deficit elimination plan (plan). Any assessment of a local unit's deficit condition should be made at the fund level of reporting, not at the government-wide level. The plan and certified resolution shall be filed with the Department of Treasury (Treasury) for evaluation and certification. Primary local units are responsible for filing the plans of discretely presented component units.

Determining a Deficit for Governmental Funds (Modified Accrual)

For all governmental funds (not proprietary funds, fiduciary funds, or discretely presented component units), a plan is necessary to eliminate most "unrestricted fund balance" deficits. For governmental funds other than the General Fund, if the "deferred inflows of resources minus taxes and special assessments receivable" is great enough to cover the "unrestricted fund balance," no plan is necessary. Unrestricted fund balance is the sum of the Committed, Assigned, and Unassigned balances. An unrestricted fund balance deficit exists when the local unit does not have sufficient resources available to cover the deficit. This occurs when the sum of the Nonspendable and Restricted fund balances is greater than the total fund balance. Resources available to cover the deficit includes assets that are not restricted by federal, state, or local laws, regulatory authorities, bond covenants, contractual agreements, or other legal constraints. Therefore, when funds have a total fund balance surplus and an unrestricted fund balance deficit, sufficient unrestricted resources do not exist to eliminate the deficit.

Determining a Deficit for Proprietary Funds, Fiduciary Funds, and Discretely Presented Component Units (Full Accrual)

Various methods have been used to determine the amount of a deficit in a proprietary fund, fiduciary fund, or a discretely presented component unit. For purposes of uniformity among all units of local government, effective immediately, Treasury will define a deficit as stated below. Local units will be expected to apply the same test to determine if a deficit elimination plan is necessary.

Proprietary Fund, Fiduciary Fund, and Discretely Presented Component Unit Deficit Test

Step 1: Does the “unrestricted net position” or “total net position” have a deficit? If both are “no,” no plan is necessary. If one is “yes,” is the “deferred inflows of resources minus taxes and special assessments receivable” greater than the larger deficit? If “yes,” no plan is necessary. If “no,” proceed to Step 2.

Step 2: Calculate current assets minus current liabilities. For this calculation, current liabilities should not include the current portion of long-term obligations. If the answer is positive, no plan is necessary. If the answer is negative, proceed to Step 3.

Step 3: Compare A) the larger deficit between the “unrestricted net position” and the “total net position,” and B) current assets minus current liabilities.

Step 4: Submit a plan to eliminate the smaller deficit between A and B.

Example 1

Unrestricted Net Position = (430,000), Total Net Position = 1,800,000

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 60,000

Step 1: Unrestricted Net Position has a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2: $75,000 - 60,000 = 15,000$. Answer is positive. No plan is necessary.

Step 3: Not Applicable.

Step 4: Not Applicable.

Example 2

Unrestricted Net Position = (430,000), Total Net Position = 1,800,000

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 510,000

Step 1: Unrestricted Net Position has a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2: $75,000 - 510,000 = (435,000)$. Answer is negative. Proceed to Step 3.

Step 3: A **(430,000)** or 1,800,000, B (435,000).

Step 4: A is a smaller deficit than B. Submit a plan to eliminate the (430,000) unrestricted net position deficit.

Example 3

Unrestricted Net Position = (430,000), Total Net Position = 1,800,000

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 200,000

Step 1: Unrestricted Net Position has a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2: $75,000 - 200,000 = (125,000)$. Answer is negative. Proceed to Step 3.

Step 3: A **(430,000)** or 1,800,000, B (125,000).

Step 4: B is a smaller deficit than A. Submit a plan to eliminate the (125,000) difference between current assets and current liabilities.

Example 4

Unrestricted Net Position = (430,000), Total Net Position = (1,500,000)

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 510,000

Step 1: Unrestricted Net Position and Total Net Position have a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2: $75,000 - 510,000 = (435,000)$. Answer is negative. Proceed to Step 3.

Step 3: A (430,000) or **(1,500,000)**, B (435,000).

Step 4: B is a smaller deficit than A. Submit a plan to eliminate the (435,000) difference between current assets and current liabilities.

Example 5

Unrestricted Net Position = (430,000), Total Net Position = (450,000)

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 610,000

Step 1: Unrestricted Net Position and Total Net Position have a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2: $75,000 - 610,000 = (535,000)$. Answer is negative. Proceed to Step 3.

Step 3: A (430,000) or **(450,000)**, B (535,000).

Step 4: A is a smaller deficit than B. Submit a plan to eliminate the (450,000) total net position deficit.

Example 6

Unrestricted Net Position = (470,000), Total Net Position = (450,000)

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 75,000, Current Liabilities = 610,000

Step 1: Unrestricted Net Position and Total Net Position have a deficit > Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. Proceed to Step 2.

Step 2: $75,000 - 610,000 = (535,000)$. Answer is negative. Proceed to Step 3.

Step 3: A **(470,000)** or (450,000), B (535,000).

Step 4: A is a smaller deficit than B. Submit a plan to eliminate the (470,000) unrestricted net position deficit.

Example 7

Unrestricted Net Position = (130,000), Total Net Position = 1,800,000

Deferred Inflows of Resources minus Taxes and Special Assessments Receivable = 150,000

Current Assets = 55,000, Current Liabilities = 60,000

Step 1: Unrestricted Net Position has a deficit < Deferred Inflows of Resources minus Taxes and Special Assessments Receivable. No plan is necessary.

Step 2: Not Applicable.

Step 3: Not Applicable.

Step 4: Not Applicable.

Electronic Filing Requirements

It is the position of Treasury that a reasonable plan to eliminate a deficit condition is vital to the fiscal well-being of a local unit as is early implementation of that plan. By providing better guidance on what constitutes a deficit, it is the expectation of Treasury that a local unit will submit a plan and certified resolution in a more expeditious manner. A plan and certified resolution may be filed as soon as 24 hours following the submission of the local unit's audit report and Auditing Procedures Report (Form 496) to Treasury.

A plan generally should be for one year, but in no case longer than five years. Local units with multiple year plans must submit a revised plan each subsequent year, even if they meet their projection, which adheres to the time frame that was originally certified, not to exceed five years. For example, a local unit has a deficit in 2016. They file a five-year plan covering 2017-2021. When they file a revised plan in 2017, the revised plan can only go through 2021, or the end of the original five-year period. Had the local unit filed a three-year plan in 2016, covering 2017-2019, when filing a revised plan in 2017, the revised plan could be extended through 2021. Revised plans also need legislative approval by means of a certified resolution. Treasury's continued certification of a plan may be contingent on the filing of monthly update reports with Treasury, as deemed necessary.

Plans and certified resolutions will no longer be accepted through the U.S. Postal Service, by email, or by hand delivery, effective for deficits associated with audit reports filed on or after July 11, 2016. Instead, the plans and certified resolutions are to be uploaded online at <http://www.michigan.gov/MunicipalFinance>. Click on the "Deficit Elimination Plan Upload" link.

If not already acquired, users must obtain a new User ID and Password by clicking on the "Request Access New User" link on the login page. Once clicking on "Request Access New User," there is an instruction link available should you require additional assistance. The plans and certified resolutions for all of a local unit's deficit funds must be uploaded as a single file in the .pdf format. Each upload would have at a minimum one plan and one certified resolution.

Once logged in, from the drop down lists select your County, Municipality Type, and Municipality. Under the Form drop down list, select "Deficit Elimination Plan Upload." In order for "Deficit Elimination Plan Upload" to be a selection on the Form drop down list, the Auditing Procedures Report must have been filed at least 24 hours prior. Last, select the Fiscal

Year and then select Create Form. On the next page, select Browse, select your file, select Continue, and if you agree with the Certifying Information, check the box and select Submit. A confirmation of receipt is available by selecting the “Deficit Elimination Plan Upload” associated with your recent submission.

Approval and denial letters will no longer be sent via the U.S. Postal Service. Notification will now be sent via email with the letter included as an attachment. The letters, plans, and certified resolutions will be posted on our Web site within 24 hours after receipt of the notification email.

Acceptable Evidence to Support a Plan

- Projected budget approved by the legislative body as evidenced by a certified resolution itemizing yearly revenues by source, expenditures/expenses by activity, and changes in the fund balance/net position through the year of the deficit’s eventual elimination. A written explanation of how the deficit will be eliminated should accompany the plan. Furthermore, should itemized revenues increase or itemized expenditures/expenses decrease by 5% or more from the prior year, an explanation of the increase/decrease is required. There is a five-year limit for an approved plan; the plan must be revised and submitted each subsequent year.
- If a deficit exists in the General Fund, the General Fund plan should include a monthly breakdown of revenues and expenditures for the first two years of the projection and annual detail for the remaining years. For example, a five-year plan would show monthly detail for 24 months, and annual detail for the remaining three years. When a revised plan is submitted in the subsequent year, it would include a monthly breakdown for two years and an annual breakdown for the remaining two years. The monthly breakdown shall be for actual revenue and expenditures expected that month. For example, property taxes should be included in the months the taxes are projected to be actually collected. It shall not be merely the annual revenue and expenditures divided by 12 months. This will allow for a more meaningful picture of how the municipality is progressing on a monthly basis.

Failure to Submit an Acceptable Plan

Upon completion of the Auditing Procedures Report, within 24 hours the local unit will be emailed a Notice of Intent to Withhold State Payments. The local unit will have 30 days from the date of the notice to file a plan and certified resolution. Should a plan and certified resolution not be filed within 30 days, we may withhold 25% of the local unit’s State Incentive Payments or payments issued under 1971 PA 140, the Glenn Steil State Revenue Sharing Act of 1971. Once withheld, payments are released not when a plan and certified resolution have been *filed*, but when a plan and certified resolution have been *evaluated and certified* by Treasury.

If you have any questions, please contact our office at Treas_MunicipalFinance@Michigan.gov or (517) 373-3227.

Sample Legislative Body Resolution and Multiple Year Deficit Elimination Plan

WHEREAS (Sample Unit)'s **Park Fund** has a \$110,000 deficit fund balance on December 31, 2016; and

WHEREAS, 1971 PA 140 requires that a Deficit Elimination Plan be formulated by the local unit of government and filed with the Michigan Department of Treasury;

NOW THEREFORE, IT IS RESOLVED that the (Sample Unit)'s legislative body adopts the following as the (Sample Unit) **Park Fund** Deficit Elimination Plan:

	2017	2018	2019	2020
Unrestricted Net Position (Deficit) Jan. 1	\$(110,000)	\$(95,000)	\$(49,500)	\$(3,000)
Revenue				
Property Taxes	60,000	62,000	64,000	66,000
Charges for Services	95,000	104,500	104,500	104,500
Other	1,000	1,000	1,000	1,000
General Fund	50,000	50,000	50,000	50,000
Total Revenue	206,000	217,500	219,500	221,500
Expenditures				
Salaries and Wages	167,000	148,000	149,000	150,000
Supplies	15,000	15,000	15,000	15,000
Equipment Repairs	4,000	4,000	4,000	4,000
Contractual Services	5,000	5,000	5,000	5,000
Depreciation	15,000	15,000	15,000	15,000
Total Expenditures	206,000	187,000	188,000	189,000
Add Back Depreciation (Net Investment in Capital Assets Net Position)	15,000	15,000	15,000	15,000
Unrestricted Net Position (Deficit) Dec. 31	\$(95,000)	\$(49,500)	\$(3,000)	\$44,500

	2017	2018	2019	2020
CA-CL (Deficit) Jan. 1	\$(120,000)	\$(105,000)	\$(59,500)	\$(13,000)
Revenues	206,000	217,500	219,500	221,500
Expenditures	(206,000)	(187,000)	(188,000)	(189,000)
Add Back Depreciation	15,000	15,000	15,000	15,000
CA-CL (Deficit) Dec. 31	\$(105,000)	\$(59,500)	\$(13,000)	\$34,500

Explanation: Increase charges for services 10% in 2018. Decrease park hours and work hours thereby decreasing salaries and wages by 11.3% in 2018.

BE IT FURTHER RESOLVED that the (Sample Unit)'s (Official's Title) submits the Deficit Elimination Plan to the Michigan Department of Treasury for certification.

ADD CLERK'S CERTIFICATION.

Memorandum



TO: Aaron Desentz, City Manager

CC: Heather Bouck, City Clerk
Chris Saladine, Finance Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: August 1, 2024

SUBJECT: Request to Set a Public Hearing – Vendor Ordinance (110.27)

In May, staff was tasked with updating two existing ordinances, 110.27 (Vendors) and 110.28 (Mobile Food Service Providers), to ensure they are clear and easy for applicants to follow. Staff believes that splitting the two ordinances is in the best interest of both applicants and staff, providing a clear delineation between them. The revised 110.27 (Vendors) will cover non-food items or items not intended for immediate consumption, while 110.28 (Transitory Food Service Units) will address ready-to-eat or immediately consumable food items.

Additionally, staff collected information from various communities across the state to compare data points such as fee structure, hours of operation, locations of operations, number of licenses, and proximity to brick-and-mortar restaurants. This data was used to ensure the ordinance is comprehensive and reflects the most up-to-date practices from around the state. Based on this information, staff developed tiered fee schedules for consideration as part of the August 26 public hearing.

Synopsis of Key Changes in Vendor Ordinance

The proposed ordinance introduces several critical updates and additions compared to the previous vendor regulations:

1. **Purpose:** The new ordinance specifically targets vendors selling non-food items or items not intended for immediate consumption. It aims to encourage new businesses, reduce traffic congestion, and protect public health and safety.
2. **Definitions:**
 - PEDDLER: The new definition excludes food vendors.
 - TRANSIENT MERCHANT: Now explicitly excludes sales on city-owned property unless separately authorized.
 - VENDORS: New exclusions for charitable fundraising stands and informal children's activities.
3. **Permit Requirements:**
 - The new ordinance details application fees, background checks, inspections, and display requirements.
 - Specific provisions for operations in city parks and vehicle regulations.
4. **Application Process:**

Memorandum



- Specifies application timelines, fee structures, required documentation, and insurance requirements.

5. Regulations:

- **Permitted Areas of Operation:** Vendors may operate throughout the City except in SD-A (Agriculture) districts.
- **Hours of Operation:**
 1. Vendors are allowed to operate from 9 a.m. to 8 p.m. in most districts, including CD-3L, CD-3, CD-4, CD-5, CZ, SD-H, SD-I, SD-RC, SD-U, and PRD, unless part of an approved special event.
 2. Vendors may operate anywhere in the City during special events or as part of the Farmers Market, with separate applications possibly required for Farmers Market participation.
- **Quality of Goods:** Vendors must not sell defective, faulty, or deteriorated items.
- **Inspections:** Annual inspections by the City of Mt. Pleasant Fire Department are required.
- **Vehicle Size:** Vendor vehicles or trailers must not exceed 36 feet in length and nine feet in width. Trailers must be detached from tow vehicles.
- **Service Window Location:** Service must be conducted from the side facing a curb, lawn, or sidewalk when parked on a street.
- **Waste Management:** Vendors must provide a waste container, collect, and dispose of all trash off-site daily. Gray water dumping on streets is prohibited.
- **Noise:** Operations must comply with City Noise Ordinance guidelines, including generator noise.
- **Exterior Lighting:** Must be shielded to direct illumination downward.
- **Signage:** Permitted signage includes vehicle wraps and one auxiliary sandwich board sign not exceeding six square feet in area and three feet in height, ensuring clear pedestrian pathways.
- **Advertising of Alcoholic Beverages:** Prohibited.
- **Unattended Business:** Vendors must not be left unattended and unsecured; violations may result in ticketing or towing.
- **Distance from Special Events:** Vendors must not operate within 500 feet of any fair, festival, or special event unless permitted by the event sponsor.
- **Parking:** Vendors must conform to parking restrictions and not hinder lawful parking or vehicle operation.
- **Pedestrian Traffic and Movement:** Vendors must maintain a clear pedestrian pathway of at least five feet.
- **Vehicle Traffic and Movement:** Vendors must not obstruct vehicular traffic or designated public parking.
- **Private Property:** Vendors may operate on private property with owner consent and compliance with the City Zoning Code.
- **Awning/Signage Clearance:** Must have a minimum clearance of eight feet.
- **Tents:** Tents exceeding 10' x 10' require a separate permit.

Memorandum



- **Utilities:** Vendors must be self-contained for power on public property and may use electrical power from private property with owner consent. Use of city electrical outlets, hydrants, or sewers is prohibited.
- **Emissions:** Only reasonable vapors, steam, or exhaust permitted.
- **Generator Use:** May be prohibited if deemed a nuisance or safety hazard; must comply with International Fire Code and have a fire extinguisher present.

Fees

The draft fee schedule offers three examples of potential fees tailored to specific nuanced situations, rather than the current one-size-fits-all fee of \$1,000. The fee structure for applicants depends on the type of vendor equipment used (push cart, tent, pedal cart, vehicle or trailer) or if they are a qualified veteran.

Recommended Action

Set a public hearing for August 26, 2024 to hold a public hearing to allow for public input and to consider the adoption of section 110.27 (Vendors) in the City of Mt. Pleasant Code of Ordinances and provide staff with guidance on fee options.

Attachments

- Draft Vendor Ordinance
- Draft Vendor Fee Options
- Vendor and Transitory Food Service Unit Comparative Data
- Existing Vendor (110.27) Ordinance

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

ORDINANCE §110-27

**AN ORDINANCE TO A REGULATE THE OPERATION OF VENDORS AND THE
ISSUANCE OF PERMITS, LICENSES, OR APPROVALS**

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

**Section 1. Amendment of Title XI: Business Regulations, Chapter 110: General Licensing,
Section 110.27: Vendors**

Sections 110.27 of the City's Code is hereby amended in its entirety to read as follows:

Section 110.27a. Purpose

The purpose of this Ordinance is to establish regulations for Vendors selling non-food items or items not intended for immediate consumption in the City of Mt. Pleasant; to permit and regulate these units in various districts; to reduce vehicular and pedestrian traffic congestion; to encourage new business; and to protect the health, safety, and welfare of the City's residents and visitors.

Section 110.27b. Definitions

For the purposes of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

- **PEDDLER:** Any person who travels from place to place for the purpose of attracting customers, distributing literature, displaying, selling, offering for sale, leasing with the option to buy, taking orders for, or attempting to take orders for the retail sale of any goods, property, or services (excluding food) for current or future delivery. This includes persons traveling by foot, vehicle, wagon, cart, or any other means, and those using pushcarts or structures powered by bicycles or human power, with at least two operational wheels.
- **PERSON:** Any natural person, corporation, partnership, or entity with a common interest, including both principals and agents.
- **TRANSIENT MERCHANT:** Any person, firm, association, or corporation engaging temporarily in the retail sale of goods, wares, or merchandise in any place in the city and temporarily occupying any private lot, building, room, or structure. This excludes sales on city-owned property unless authorized under a separate written agreement.
- **VENDORS:** Any peddler or transient merchant, as defined in this section. This does not include persons selling at an art fair, farmers market, festival, or similar special event if the sponsor has obtained a Vendor's license and the person provides the sponsor of the special event with their sales tax license number.

These definition excludes:

- **Charitable Fundraising Stands:** Tables or stands set up by 501(c)(3) charitable organizations for fundraising activities involving the sale of food products (e.g., bake sales, cookies, and popcorn). Such activities must comply with all applicable regulations and be conducted in a safe and sanitary manner.
- **Informal Children's Activities:** Activities such as children running lemonade stands or similar informal setups.

Section 110.27c. Permit Requirements

No Vendor may engage in the sale or distribution of goods, property, or services in the City on public or private property without first obtaining a permit from the City in the manner prescribed in this Ordinance. The requirements are as follows:

- **Application Fee:** The application fee will be set by resolution of the City Commission. All fees must be paid at the time the application is submitted.
- **Background Check:** Applicants must undergo a background check, for which a fee will be charged.
- **Inspection:** An inspection by the City of Mt. Pleasant Fire Department and/or Building Official is required before a permit is issued. This inspection will ensure compliance with safety and building standards.
- **Permit Display:** All permits issued must be available on site for inspection upon request by a City Public Safety Officer or City official and must be conspicuously displayed on the premises or any cart, stand, tent, booth, motorized vehicle, mobile trailer, or similar apparatus used in the business at all times.
- **City Park Operations:** Vendors operating in any City park must first secure written permission from the Parks Director before applying for a license and shall comply with all applicable park rental fees, rules, and regulations in compliance with Chapter 97 of this Ordinance.

Section 110.27d. Applications

1. Applications for a Vendor permit must be submitted no more than six months in advance and no less than five business days prior to the proposed operation date to the City Clerk.
2. Applications are to be on forms provided by the City and must state under oath such facts as may be required for, or applicable to, the granting of the permit.
3. The applicant must pay a fee set by the City Commission. Fees must be made payable to "The City of Mt. Pleasant."
4. Permits are valid until December 31 of each year.
5. A Vendor using any gas or liquid heating may not receive a permit until reviewed and inspected by the City of Mt. Pleasant Fire Department.
6. The application must include:
 - Name, signature, phone number, email contact, and business address of the applicant.
 - Date of inspection by the City of Mt. Pleasant Fire Marshal.
 - Information on each vehicle, trailer, unit, or other device, including year, make, model, vehicle identification number, vehicle or trailer registration plate number, and dimensions.
 - Proposed plans for power access, water supply, and wastewater disposal.

- Copies of all necessary licenses or permits issued by the Central Michigan District Health Department.
- Proof of a general comprehensive liability policy with limits of no less than \$1,000,000 combined single limit coverage and public liability and property damage motor vehicle policy with limits of no less than \$1,000,000, naming the City as an additional insured.

Section 110.27e. Regulations

All the following regulations must be followed by any Vendor operating in the City:

1. **Permitted Areas of Operation:** Vendors may be located throughout the City with the exception of SD-A (Agriculture) districts.
2. **Hours of Operation:** CD-3L (Sub-Urban Large Lot), CD-3 (Sub-Urban), CD-4 (General Urban), CD-5 (Urban Center), CZ (Civic), SD-H (Hospital), SD-I (Industrial), SD-RC (Research Center), SD-U (University), and PRD (Planned Residential Development) from 9 a.m. to 8 p.m., unless part of an approved special event.
3. **Special Events and Farmers' Market:** Vendors may be located anywhere in the City for a special event and/or as part of the Farmers Market. A separate application is necessary for participation in the Farmers Market.
4. **Quality of Goods:** No Vendor shall sell or offer for sale any defective, faulty, or deteriorated article of goods. All items must be in good working order, free from damage, and fit for their intended use.
5. **Hospitals and Schools:** No Vendor may operate within the right-of-way of a hospital or school entrance or within 150 feet of the main entrance unless written permission has been granted by the respective institution.
6. **Inspections:** The Vendor and/or equipment requiring inspection shall be inspected annually by the City of Mt. Pleasant Fire Department to verify compliance with the adopted International Fire Code with amendments.
7. **Vehicle Size:** A Vendor vehicle or trailer shall not exceed 36 feet in length and nine feet in width. Vendor trailers are required to be detached from the tow vehicle.
8. **Service Window Location:** Service shall be conducted from the side of the Vendor vehicle that faces a curb, lawn, or sidewalk when parked on a street. No service shall be provided on the driving-lane side unless part of an approved special event.
9. **Waste Management:** Vendor must provide a waste container for public use, which the operator shall empty at its own expense. All trash and garbage originating from the operation must be collected and disposed of off-site by the operators each day. Spills must be cleaned up immediately, and no dumping of gray water on the streets is allowed. The use of public and private dumpsters is forbidden unless the Vendor has obtained written permission from the owner.

10. **Noise:** The operations shall meet the guidelines established in the City Noise Ordinance, including generators. No loud music or other high-decibel sounds, horns, or amplified announcements are allowed.
11. **Exterior Lighting:** All exterior lighting associated with the Vendor must be shielded to direct illumination downward.
12. **Signage:** Signage is allowed on the Vendor pursuant to City code. Additionally, one auxiliary sandwich board sign not exceeding six square feet in area and three feet in height is permitted. The auxiliary sign must not be placed in vehicle travel lanes and must maintain at least a five-foot clear pedestrian pathway. Signage affixed directly to the vehicle (such as vehicle wraps) is not regulated under the City's sign standards.
13. **Advertising of Alcoholic Beverages:** Vendors shall not offer or advertise the offering of beer, wine, or other alcoholic beverages.
14. **Unattended Business:** No Vendor shall be left unattended and unsecured. Any unattended Vendor shall be considered a public safety hazard and may be ticketed and/or towed at the owner's expense.
15. **Distance from Special Events:** A Vendor shall not operate within 500 feet of any fair, festival, special event, or civic event licensed or sanctioned by the City unless the Vendor has obtained permission from the event sponsor.
16. **Parking:** The issuance of a Vendor license does not grant or entitle the Vendor to exclusive use of any service route or parking space. When parked on public streets, units must conform to all applicable parking restrictions and not hinder the lawful parking or operation of other vehicles. No Vendor vehicle, trailer, or tent may be left overnight, or unattended on public property, unless specified in a special events permit.
17. **Pedestrian Traffic and Movement:** No Vendor may block, obstruct, restrict, or otherwise interfere with the flow of pedestrian foot traffic, movement, or access to public walkways, trails or public amenities. Five feet of clear pedestrian pathway must be retained.
18. **Vehicle Traffic and Movement:** No Vendor may block, obstruct, restrict, or otherwise interfere with the movement of vehicular traffic or designated public parking.
19. **Private Property:** Vendor may operate on private property only with owner consent and in compliance with the City Zoning Code.
20. **Awning/Signage Clearance:** When extended, Vendor awnings must have a minimum clearance of eight feet.
21. **Tents:** A Vendor tent exceeding 10' x 10" requires a separate tent permit from the City.
22. **Utilities:** Any power required for Vendor operation on public property must be self-contained. Vendor units on private property may use electrical power from the property with written consent from the property owner. Vendor operators are prohibited from

utilizing any city electrical outlets, drawing water from city hydrants, or disposing of liquid wastes, including, but not limited to, grease, into storm or sanitary sewers. Power for the Vendor must be from an adequate source to function all necessary equipment.

23. **Emissions:** Only reasonable vapors, steam, or exhaust will be permitted to emit from the Vendor vehicle, trailer, or tent.
24. **Generator Use:** The use of generators by Vendor may be prohibited if the City of Mt. Pleasant Fire Department determines that their use, location, or condition is anticipated to create a nuisance or safety hazard to neighbors, pedestrians, or other nearby businesses. Factors considered in determining whether a generator constitutes a nuisance or safety hazard include noise levels, exhaust emissions, vibration, and any potential safety risks. If approved, the units shall comply with the IFC and a fire extinguisher shall be present near the unit (IFC, chapter 12). Vendors must ensure that generators are well-maintained, comply with all local noise ordinances, and are positioned to minimize disturbances and risks to the surrounding area.
25. **Compliance with Codes and Laws:** The Vendor must comply with all local, county, state, and federal codes and laws with jurisdiction over its operation, and product sales.
26. **Non-Transferable Permits:** A Vendor license issued under this Ordinance shall not be transferable:
- Person to Person: Licenses cannot be transferred from one individual to another.
 - Vehicle to Vehicle or Unit to Unit: Licenses are specific to the original vehicle or unit for which they were issued and cannot be transferred to another vehicle or unit. This restriction does not apply to vehicles used for towing or pulling the Vendor.
 - Business to Business: Licenses are valid for one business only and cannot be transferred between different businesses.

Section 110.27f. Indemnification

A permit holder agrees to hold harmless and indemnify the City of Mt. Pleasant, its agencies, employees, or agents in all matters arising from the permitted application or operation of the Vendor.

Section 110.27g. Insurance

A Vendor permit holder operating on public property must have no less than \$1,000,000 business liability insurance naming the City of Mt. Pleasant as an additional insured. Proof of insurance must be submitted with the permit application.

Section 110.27h. Impoundment

Any equipment associated with a Vendor not in compliance with this Ordinance and left on public property may be impounded at the owner's expense.

Section 110.27i. Non-Exclusivity

No provision in this chapter limits the right of a Vendor or its operator to offer or sell its products to the general public, other businesses, or municipalities before, during, or after the operation permitted herein.

Section 110.27j. Revocation, Suspension, or Refusal; Appeal

A Vendor permit may be revoked, suspended, or not renewed for failure to comply with this Ordinance. The City must provide notice and an opportunity to be heard before revoking or suspending a permit. Appeals can be made to the City Commission within ten days.

Section 110.27k. Other Permits

A Vendor permit under this Ordinance does not relieve any unit of its responsibility for obtaining other permits or licenses required by any other ordinance, statute, law, or administrative rule.

Section 2. Validity and Severability

Should any portion of this Ordinance be found invalid, such holding will not affect the validity of the remaining portions.

Section 3. Repealer Clause

Any ordinances in conflict with this Ordinance are repealed to the extent necessary to give this Ordinance full effect.

Section 4. Violation

A violation of this Ordinance is a municipal civil infraction, and the City of Mt. Pleasant may seek injunctive relief or any other remedy allowed by law.

Section 5. Effective Date

This Ordinance is effective 30 days after publication.

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Vendor (110.27) Annual Fee Options

Vendor (110.27) Type	Existing Fee (w/addition of inspection fee)	Option 1	Option 2
Vendor with push cart, pedal cart, booth, or tent.	\$1,000 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	\$250 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	\$350 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)
Vendor with push cart, pedal cart, booth,or tent and if a qualified Veteran or 501c3 charitable organization.	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)
Vendor with vehicle or trailer.	\$1,000 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	\$350 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	\$450 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)

Vendor with vehicle or trailer and if a qualified Veteran or 501c3 charitable organization.	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)
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Option 3

\$450 License Fee
\$75 Inspection Fee
\$10 Background Check Fee
Farmers' Market Fee (if applicable)
Tent Permit Fee (if applicable)
Sign Permit Fee (if applicable)

License Fee N/A
\$75 Inspection Fee
\$10 Background Check Fee
Farmers' Market Fee (if applicable)
Tent Permit Fee (if applicable)
Sign Permit Fee (if applicable)

\$550 License Fee
\$75 Inspection Fee
\$10 Background Check Fee
Farmers' Market Fee (if applicable)
Tent Permit Fee (if applicable)
Sign Permit Fee (if applicable)

License Fee N/A

\$75 Inspection Fee

\$10 Background Check Fee

Farmers' Market Fee (if applicable)

Tent Permit Fee (if applicable)

Sign Permit Fee (if applicable)

Memorandum



TO: Aaron Desentz, City Manager

CC: Heather Bouck, City Clerk
Chris Saladine, Finance Director

FROM: Michelle Sponseller, Downtown Development Director

DATE: August 1, 2024

SUBJECT: Request to Set a Public Hearing – Transitory Food Service Units Ordinance (110.27)

In May, staff was tasked with updating two existing ordinances, 110.27 (Vendors) and 110.28 (Mobile Food Service Providers), to ensure they are clear and easy for applicants to follow. Staff believes that splitting the two ordinances is in the best interest of both applicants and staff, providing a clear delineation between them. The revised 110.28 Transitory Food Service Units (TFSU) ordinance will address ready-to-eat or immediately consumable food items.

Additionally, staff collected information from various communities across the state to compare data points such as fee structure, hours of operation, locations of operations, number of licenses, and proximity to brick-and-mortar restaurants. This data was used to ensure the ordinance is comprehensive and reflects the most up-to-date practices from around the state. Based on this information, staff developed tiered fee schedules for consideration as part of the August 26 public hearing.

Synopsis of Key Differences

Between Transitory Food Service Units Ordinance vs Mobile Food Service Provider Versions

The proposed ordinance introduces several critical updates and additions compared to the previous mobile food service provider regulations:

1. **Purpose:** The new ordinance aims to regulate Transitory Food Service Units (TFSU) to encourage new business, reduce traffic congestion, and protect public health and safety.
2. **Definitions:**
 - Transitory Food Service Unit (TFSU): Includes motorized vehicles, mobile trailers, temporary food service stations, carts, smokers, grills, freezing or cutting units, and similar apparatuses for ready-to-eat food items.
 - Exclusions: Charitable fundraising stands and informal children's activities are excluded.
3. **Permit Requirements:**
 - The new ordinance details application fees, background checks, inspections, and display requirements.
 - Specific provisions for operations in city parks and vehicle regulations.

Memorandum



4. Application Process:

- Specifies application timelines, fee structures, required documentation, and insurance requirements.

5. Regulations:

- **Permitted Areas of Operation:** TFSUs may operate throughout the City except in SD-A (Agriculture) districts.
- **Hours of Operation:**
 1. CD-3L (Sub-Urban Large Lot), CD-3 (Sub-Urban), CZ (Civic), SD-H (Hospital), SD-I (Industrial), SD-RC (Research Center), SD-U (University), and PRD (Planned Residential Development) from 9 a.m. to 8 p.m. unless part of an approved special event.
 2. CD-4 (General Urban) and CD-5 (Urban Center) from 9 a.m. to 11 p.m. unless part of an approved special event or within the Central Business District.
 3. Central Business District from 9 a.m. to 3 a.m. unless part of an approved special event.
 4. For special events and Farmers' Market, TFSUs may operate anywhere in the City with permission from the event organizer.
- **Proximity to Restaurants:** must not be within 150 feet of any entrance to an existing brick-and-mortar restaurant during the restaurant's hours of operation unless written permission is given by the restaurant owner.
- **Hospitals and Schools:** may not operate within the right-of-way of a hospital or school entrance or within 150 feet of the main entrance unless written permission has been granted by the respective institution.
- **Inspections:** Annual inspections by the City of Mt. Pleasant Fire Department are required.
- **Vehicle Size:** vehicles or trailers must not exceed 36 feet in length and nine feet in width. Trailers must be detached from tow vehicles.
- **Service Window Location:** Service must be conducted from the side facing a curb, lawn, or sidewalk when parked on a street.
- **Dining Area:** Dependent on location, outdoor seating including but not limited to tables, chairs, booths, stools, benches, or stand-up counters shall be subject to the approval of the Downtown Development Director, City Engineer, Parks and Public Spaces Director, or their designee.
- **Waste Management:** must provide a waste container, collect, and dispose of all trash off-site daily. Gray water dumping on streets is prohibited.
- **Noise:** Operations must comply with City Noise Ordinance guidelines, including generator noise.
- **Exterior Lighting:** Must be shielded to direct illumination downward.
- **Signage:** Permitted signage includes vehicle wraps and one auxiliary sandwich board sign not exceeding six square feet in area and three feet in height, ensuring clear pedestrian pathways.
- **Advertising of Alcoholic Beverages:** Prohibited.

Memorandum



- **Unattended Business:** must not be left unattended and unsecured; violations may result in ticketing or towing.
- **Distance from Special Events:** must not operate within 500 feet of any fair, festival, or special event unless permitted by the event sponsor.
- **Parking:** must conform to parking restrictions and not hinder lawful parking or vehicle operation.
- **Pedestrian Traffic and Movement:** must maintain a clear pedestrian pathway of at least five feet.
- **Vehicle Traffic and Movement:** must not obstruct vehicular traffic or designated public parking.
- **Private Property:** may operate on private property with owner consent and compliance with the City Zoning Code.
- **Awning/Signage Clearance:** Must have a minimum clearance of eight feet.
- **Tents:** Tents exceeding 10' x 10' require a separate permit.
- **Utilities:** must be self-contained for power on public property and may use electrical power from private property with owner consent. Use of city electrical outlets, hydrants, or sewers is prohibited.
- **Emissions:** Only reasonable vapors, steam, or exhaust permitted.
- **Generator Use:** May be prohibited if deemed a nuisance or safety hazard; must comply with International Fire Code and have a fire extinguisher present.

Fees

The draft fee schedule offers three options for fees tailored to specific nuanced situations, rather than the current one-size-fits-all fee of \$1,000. The fee structure for applicants depends on the type of TFSU equipment used (push cart, tent, pedal cart, vehicle or trailer) or if they are a qualified veteran.

Recommended Action

Set a public hearing for August 26, 2024 to hold a public hearing to allow for public input and to consider the adoption of section 110.28 (Transitory Food Service Units) in the City of Mt. Pleasant Code of Ordinances and provide staff with guidance on fee options.

Attachments

- Draft Transitory Food Service Unit Fee Options
- 150' Map of Existing Downtown Businesses
- Vendor and Transitory Food Service Unit Comparative Data
- Existing Mobile Food Service Provider (110.28) Ordinance

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

ORDINANCE §110-28

**AN ORDINANCE TO REGULATE THE OPERATION OF TRANSITORY FOOD
SERVICE UNITS AND THE ISSUANCE OF PERMITS, LICENSES, OR APPROVALS
FOR TRANSITORY FOOD SERVICE UNITS**

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

**Section 1. Amendment of Title XI: Business Regulations, Chapter 110: General Licensing,
Section 110.28: Transitory Food Service Units**

Sections 110.28 of the City's Code is hereby amended in its entirety to read as follows:

Section 110.28a. Purpose

The purpose of this Ordinance is to establish regulations for Transitory Food Service Units (TFSU) in the City of Mt. Pleasant; to permit and regulate these units in various districts; to reduce vehicular and pedestrian traffic congestion; to encourage new business; and to protect the health, safety, and welfare of the City's residents and visitors.

Section 110.28b. Definition

Transitory Food Service Unit means a motorized vehicle, including a pulled mobile trailer, temporary food service station, cart, smoker, grill, freezing or cutting unit, or similar apparatus that engages in the storage, preparation, service, sale, or distribution of ready-to-eat or immediately consumable food items to the public directly from the unit. This includes a "special transitory food unit" and a "temporary food establishment" as defined under the Michigan Food Law, MCL 289.1111. This definition excludes:

- **Charitable Fundraising Stands:** Tables or stands set up by 501(c)(3) charitable organizations for fundraising activities involving the sale of food products (e.g., bake sales, cookies, popcorn). Such activities must comply with all applicable regulations and be conducted in a safe and sanitary manner.
- **Informal Children's Activities:** Activities such as children running lemonade stands or similar informal setups.

Section 110.28c. Permit Requirements

No TFSU may engage in the preparation, service, sale, or distribution of food in the City on public or private property without first obtaining a permit from the City in the manner prescribed in this Ordinance. The requirements are as follows:

- **Application Fee:** The application fee will be set by resolution of the City Commission. All fees must be paid at the time the application is submitted.
- **Background Check:** Applicants must undergo a background check, for which an additional fee will be charged.

- **Inspection:** An inspection by the City of Mt. Pleasant Fire Department and/or Building Official is required before a permit is issued. This inspection will ensure compliance with safety and building standards.
- **Permit Display:** All permits issued must be available on site for inspection upon request by a City Public Safety Officer or City official and must be conspicuously displayed on the premises or any cart, stand, tent, booth, motorized vehicle, mobile trailer, or similar apparatus used in the business at all times.
- **City Park Operations:** TFSUs operating in any City park must first secure written permission from the Parks Director before applying for a license and shall comply with all applicable park rental fees, rules, and regulations in compliance with Chapter 97 of this Ordinance.

Section 110.28d. Applications

1. Applications for a TFSU permit must be submitted no more than six months in advance and no less than fourteen days prior to the proposed operation date.
2. Applications are to be on forms provided by the City and must state under oath such facts as may be required for, or applicable to, the granting of the permit.
3. The applicant must pay a fee set by the City Commission. Fees must be made payable to "The City of Mt. Pleasant."
4. Permits are valid until December 31 of each year.
5. A TFSU using any gas or liquid for cooking or heating may not receive a permit until reviewed and inspected by the City of Mt. Pleasant Fire Department.
6. The application must include:
 - Name, signature, phone number, email contact, and business address of the applicant.
 - Date of food truck inspection by the City of Mt. Pleasant Fire Marshal.
 - Information on each vehicle, trailer, unit or other device, including year, make, model, vehicle identification number, vehicle or trailer registration plate number, and dimensions.
 - Proposed plans for power access, water supply, and wastewater disposal.
 - Copies of all necessary licenses or permits issued by the Central Michigan District Health Department.
 - Proof of a general comprehensive liability policy with limits of no less than \$1,000,000 combined single limit coverage and public liability and property damage motor vehicle policy with limits of no less than \$1,000,000, naming the City as an additional insured.
 - Dependent on location, outdoor seating, including but not limited to tables, chairs, booths, stools, benches, or stand-up counters, shall be subject to the approval of the Downtown Development Director, City Engineer, Parks and Public Spaces Director or their designee.

Section 110.28e. Regulations

All the following regulations must be followed by any TFSU operating in the City:

1. **Permitted Areas of Operation:** TFSU may be located throughout the City with the exception of SD-A (Agriculture) districts.

2. Hours of Operation:

- CD-3L (Sub-Urban Large Lot), CD-3 (Sub-Urban), CZ (Civic), SD-H (Hospital), SD-I (Industrial), SD-RC (Research Center), SD-U (University), and PRD (Planned Residential Development) from 9 a.m. to 8 p.m., unless part of an approved special event.
- CD-4 (General Urban) and CD-5 (Urban Center) from 9 a.m. to 11 p.m., unless part of an approved special event or within the Central Business District.
- Central Business District from 9 a.m. to 3 a.m., unless part of an approved special event.

3. Special Events and Farmers' Market: TFSUs may be located anywhere in the City for special events and/or as part of the Farmers' Market. TFSUs must obtain permission from the event organizer to participate. Additionally, a separate application is required for TFSU participation in City-sponsored events or at the City's Farmers' Market.

4. Proximity to Restaurants: TFSU shall not be within 150 feet of any entrance to an existing, brick-and-mortar restaurant during the hours when such kitchen is open, unless written permission is given by the restaurant owner.

5. Hospitals and Schools: No TFSU may operate within the right-of-way of a hospital or school entrance or within 150 feet of the main entrance unless written permission has been granted by the respective institution.

6. Inspections: The TFSU and/or equipment shall be inspected annually by the City of Mt. Pleasant Fire Department to verify compliance with the adopted International Fire Code with amendments.

7. Vehicle Size: A TFSU vehicle or trailer shall not exceed 36 feet in length and nine feet in width. TFSU trailers are required to be detached from the tow vehicle.

8. Service Window Location: Food and beverage service shall be conducted from the side of the TFSU that faces a curb, lawn, or sidewalk when parked on a street. No food service shall be provided on the driving-lane side of the truck unless part of an approved special event. No food shall be actively prepared, sold, or displayed outside of a TFSU unless part of an approved special event.

9. Dining Area: Dependent on location, outdoor seating, including, but not limited to, tables, chairs, booths, stools, benches, or stand-up counters, shall be subject to the approval of the Downtown Development Director, City Engineer, Parks and Public Spaces Director or their designee.

10. Waste Management: All TFSU must provide a waste container for public use, which the operator shall empty at its own expense. All trash and garbage originating from the operation must be collected and disposed of off-site by the operators each day. Spills of food or food by-products must be cleaned up immediately, and no dumping of gray water on the streets is allowed. The use of public and private dumpsters is forbidden unless the TFSU has obtained permission from the owner.

- 11. Noise:** The operation of all TFSU shall meet the City Noise Ordinance, including generators. No loud music, other high-decibel sounds, horns, or amplified announcements are allowed.
- 12. Exterior Lighting:** All exterior lighting associated with the TFSU must be shielded to direct illumination downward.
- 13. Signage:** Signage is allowed on TFSUs in accordance with City code. Additionally, one auxiliary sandwich board sign not exceeding six square feet in area and three feet in height is permitted. The auxiliary sign must not be placed in vehicle travel lanes and must maintain at least a five-foot clear pedestrian pathway. Signage affixed directly to the vehicle (such as vehicle wraps) is not regulated under the City's sign standards.
- 14. Advertising of Alcoholic Beverages:** TFSU shall not offer or advertise the offering of beer, wine, or other alcoholic beverages.
- 15. Unattended Business:** No TFSU shall be left unattended and unsecured at any time food is in the vehicle. Any unattended TFSU shall be considered a public safety hazard and may be ticketed and/or towed at the owner's expense.
- 16. Distance from Special Events:** A TFSU shall not operate within 500 feet of any fair, festival, special event, or civic event licensed or sanctioned by the City unless the vendor has obtained permission from the event sponsor.
- 17. Parking:** The issuance of a TFSU license does not grant or entitle the vendor to exclusive use of any service route or parking space. When parked on public streets, units must conform to all applicable parking restrictions and not hinder the lawful parking or operation of other vehicles. No TFSU may be left overnight, or unattended on public property, unless specified in a special events permit.
- 18. Pedestrian Traffic and Movement:** No TFSU may block, obstruct, restrict, or otherwise interfere with the flow of pedestrian foot traffic, movement or access to public walkways, trails or public amenities. Five feet of clear pedestrian pathway must be retained.
- 19. Vehicle Traffic and Movement:** No TFSU may block, obstruct, restrict, or otherwise interfere with the movement of vehicular traffic, or designated public parking.
- 20. Private Property:** TFSU may operate on private property only with owner consent.
- 21. Tents:** A TFSU tent exceeding 10' x 10" requires a separate tent permit from the City.
- 22. Awning/Signage Clearance:** When extended, TFSU awnings must have a minimum clearance of eight feet.
- 23. Utilities:** Any power required for TFSU operation on public property must be self-contained. TFSU units on private property may use electrical power from the property with written consent from the property owner. TFSU operators are prohibited from utilizing any city electrical outlets, drawing water from city hydrants, or disposing of liquid wastes,

including but not limited to grease, into storm or sanitary sewers. Power for the TFSU must be from an adequate source to function all necessary equipment in the kitchen facility.

24. Emissions: Only reasonable vapors, steam, or exhaust will be permitted to emit from the TFSU.

25. Generator Use: The use of generators by TFSU may be prohibited if the City of Mt. Pleasant Fire Department determines that their use, location, or condition is anticipated to create a nuisance or safety hazard to neighbors, pedestrians, or other nearby businesses. Factors considered in determining whether a generator constitutes a nuisance or safety hazard include noise levels, exhaust emissions, vibration, and any potential safety risks. If approved, the units shall comply with the IFC and a fire extinguisher shall be present near the unit (IFC, chapter 12). TFSU operators must ensure that generators are well-maintained, comply with all local noise ordinances, and are positioned to minimize disturbances and risks to the surrounding area.

26. Compliance with Laws: The TFSU must comply with all local, state, and federal laws set forth by the Michigan Food Code, Michigan Health Department, USDA, Michigan Department of Agriculture, Michigan Secretary of State, Michigan Liquor Control Code, Internal Revenue Service, International Fire Code, Central Michigan District Health Department, or any other agency or entity with lawful jurisdiction over the Transitory Food Service Unit, its operation, and product sales.

27. Non-Transferable Permits: A TFSU license issued under this ordinance shall not be transferable:

- Person to Person: Licenses cannot be transferred from one individual to another.
- Vehicle to Vehicle or Unit to Unit: Licenses are specific to the original vehicle or unit for which they were issued and cannot be transferred to another vehicle or unit. This restriction does not apply to vehicles used for towing or pulling the TFSU.
- Business to Business: Licenses are valid for one business only and cannot be transferred between different businesses.

Section 110.28f. Indemnification

A permit holder agrees to hold harmless and indemnify the City of Mt. Pleasant, its agencies, employees, or agents in all matters arising from the permitted application or operation of the TFSU.

Section 110.28g. Insurance

A TFSU permit holder operating on public property must have no less than \$1,000,000 business liability insurance naming the City of Mt. Pleasant as an additional insured. Proof of insurance must be submitted with the permit application.

Section 110.28h. Impoundment

Any equipment associated with a TFSU not in compliance with this Ordinance and left on public property may be impounded at the owner's expense.

Section 110.28i. Non-exclusivity

No provision in this chapter limits the right of a TFSU or its operator to offer or sell its products to the general public, other businesses, or municipalities before, during, or after the operation permitted herein.

Section 110.28j. Revocation, Suspension, or Refusal; Appeal

A TFSU permit may be revoked, suspended, or not renewed for failure to comply with this Ordinance. The City must provide notice and an opportunity to be heard before revoking or suspending a permit. Appeals can be made to the City Commission within ten days.

Section 110.28k. Other Permits

A TFSU permit under this Ordinance does not relieve any unit of its responsibility for obtaining other permits or licenses required by any other ordinance, statute, law, or administrative rule.

Section 2. Validity and Severability

Should any portion of this Ordinance be found invalid, such holding will not affect the validity of the remaining portions.

Section 3. Repealer Clause

Any ordinances in conflict with this Ordinance are repealed to the extent necessary to give this Ordinance full effect.

Section 4. Violation

A violation of this Ordinance is a municipal civil infraction, and the City of Mt. Pleasant may seek injunctive relief or any other remedy allowed by law.

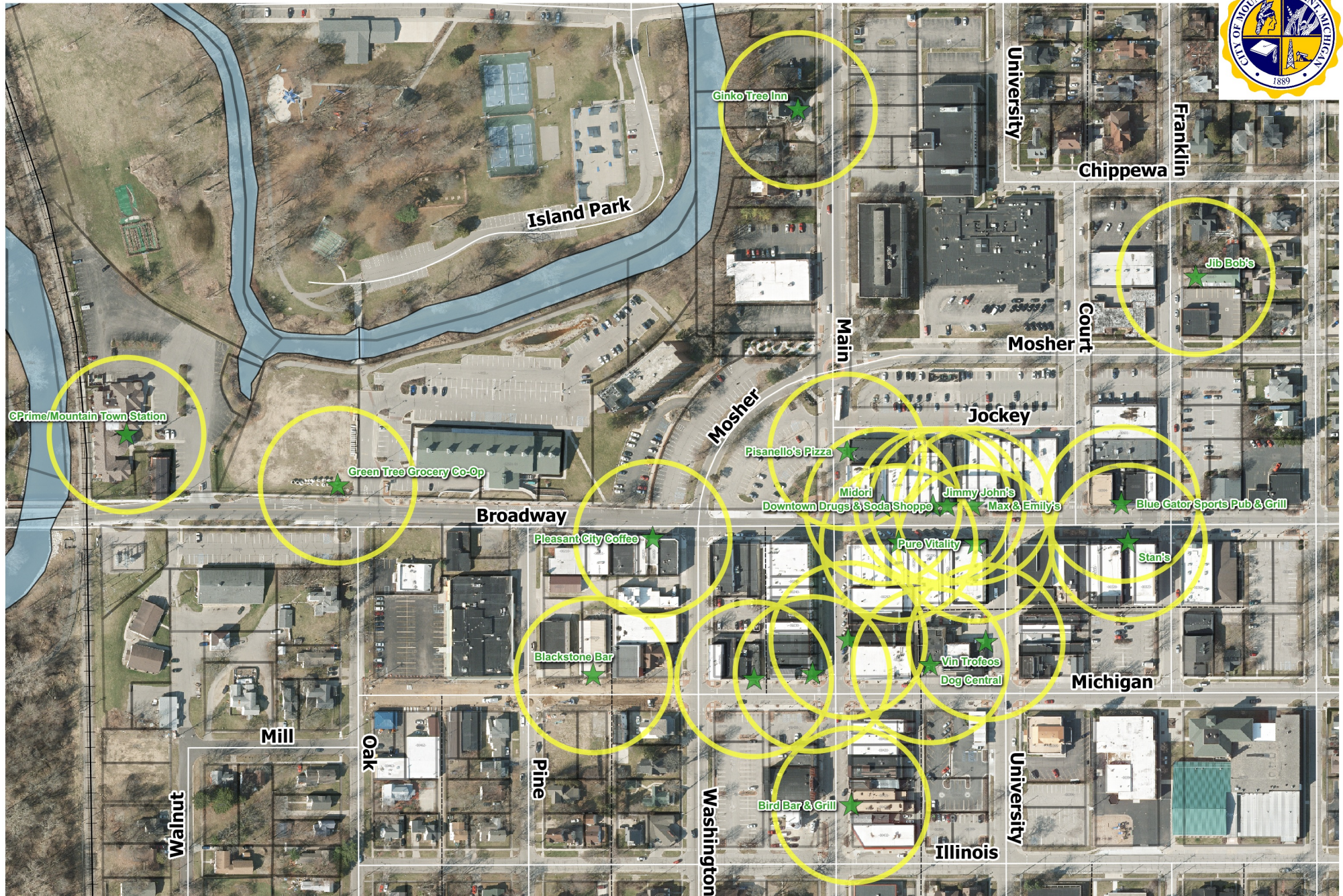
Section 5. Effective Date

This Ordinance is effective 30 days after publication.

Transitory Food Service Unit (110.28) Annual Fee Options

Transitory Food Service Unit (110.28) Type	Existing Fee (w/addition of inspection fee)	Option 1	Option 2
TFSU with push cart, pedal cart, booth, or tent.	\$1,000 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	\$250 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	\$350 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)
TFSU with push cart, pedal cart, booth,or tent and if a qualified Veteran or 501c3 charitable organization.	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)
TFSU with vehicle or trailer.	\$1,000 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	\$350 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	\$450 License Fee \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)
TFSU with vehicle or trailer and if a qualified Veteran or 501c3 charitable organization.	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)	License Fee N/A \$75 Inspection Fee \$10 Background Check Fee Farmers' Market Fee (if applicable) Tent Permit Fee (if applicable) Sign Permit Fee (if applicable)

Option 3
<div>\$450 License Fee</div> <div>\$75 Inspection Fee</div> <div>\$10 Background Check Fee</div> <div>Farmers' Market Fee (if applicable)</div> <div>Tent Permit Fee (if applicable)</div> <div>Sign Permit Fee (if applicable)</div>
<div>License Fee N/A</div> <div>\$75 Inspection Fee</div> <div>\$10 Background Check Fee</div> <div>Farmers' Market Fee (if applicable)</div> <div>Tent Permit Fee (if applicable)</div> <div>Sign Permit Fee (if applicable)</div>
<div>\$550 License Fee</div> <div>\$75 Inspection Fee</div> <div>\$10 Background Check Fee</div> <div>Farmers' Market Fee (if applicable)</div> <div>Tent Permit Fee (if applicable)</div> <div>Sign Permit Fee (if applicable)</div>
<div>License Fee N/A</div> <div>\$75 Inspection Fee</div> <div>\$10 Background Check Fee</div> <div>Farmers' Market Fee (if applicable)</div> <div>Tent Permit Fee (if applicable)</div> <div>Sign Permit Fee (if applicable)</div>



Downtown Restaurants

City of Mt. Pleasant
06/26/2024

Legend
★ Restaurant Location
○ 150 ft. Radius

0 250 500 ft

N

Mt. Pleasant
[meet here]

CITY	DESIGNATED AREAS Whole City? Limitations on reseidential neighborhoods? Use of Streets? Use of Public Parking Lots?	HOURS OF OPERATIONS Residential? Central Business District? Limits elsewhere?	DINING AREA Supplying tables, chairs , etc.?	ANNUAL INSPECTION Yes? No? Fee?	LICENSE REGULATIONS Number of Licenses? Fee(s)?
East Lansing	<p><i>Soliciting or peddling at a private residence prior to 9:00 a.m. and after 9:00 p.m. unless by prior invitation of the occupant.</i></p> <p><i>Soliciting, peddling, or mobile food vending within 20 feet of a licensed restaurant unless support from the licensed restaurant is provided in writing as part of the license application.</i></p> <p><i>Mobile food vending within 10 feet of any building or other mobile food vending unit.</i></p> <p><i>Soliciting, peddling, or mobile food vending on a street or within 500 feet of an area which has been closed by council resolution for an art fair, street fair, or other special event, except where special permits are issued in accordance with standards established by city council.Soliciting, peddling, or mobile food vending within 20 feet of a licensed restaurant unless support from the licensed restaurant is provided in writing as part of the license application.</i></p>	<p>A mobile food vending unit license may be granted by resolution of the city council or by the city manager pursuant to guidelines approved by city council within appropriate areas of the public rights-of-way or other city-owned property located in zoning districts B1-General Office Business, B2-Retail Sales Business, B3-City Center Commercial, B4-Restricted Office Business, B5-Community Retail Sales Business, OIP - Office Industrial Park, C-Community Facilities, and any other property owned by the City and used as a public park regardless of zoning district.</p> <p>B1-General Office Business (6:00 AM – 10:00 PM) If within the Downtown Development Authority District Boundary: (6:00 AM – 12:00 AM) B2-Retail Sales Business (6:00 AM – 10:00 PM) If within the Downtown Development Authority District Boundary: (6:00 AM – 12:00 AM) B3-City Center Commercial (6:00 AM – 12:00 AM) B4-Restricted Office Business (6:00 AM – 10:00 PM) B5-Community Retail Sales Business (6:00 AM – 10:00 PM) OIP - Office Industrial Park (6:00 AM – 10:00 PM) C-Community Facilities (facility’s operational hours) Any city owned park regardless of zoning designation (facility or event specific) City Sponsored or Sanctioned Events (event specific)</p>	<p>All exterior lighting associated with the mobile food vending unit, whether on the mobile food vending unit itself or placed on the site where the mobile food vending is occurring, shall be shielded to direct the illumination downward.</p> <p>No tables or seating shall be placed in the public right-of-way and in parks for mobile food vending operations.</p> <p>Any tables or seating infrastructure proposed for use on private property for mobile food vending unit operations requires a site plan approved by the Planning and Zoning Administrator.</p>	Yes, \$50 annual inspection	<p>No limit on number of licenses.</p> <p>\$225 annually, \$50 inspection fee annually No fee for special event food vendor applications</p>
https://www.cityofeastlansing.com/DocumentCenter/View/14829/FOOD-TRUCK-ORDINANCE_AKC-Ordinance-1534_clean-PDF#:~:text=(1)%20Mobile%20food%20vendors%20and,the%20City%20of%20East%20Lansing_					N/C for special event food vending permit.
Grand Rapids	City Parks, downtown and market areas. Ordinance references "review standards." "Will the use support or detract from existing brick and motar establishments?" but, no reference to distance.	<i>Hours of Operation.</i> Operating hours shall be no later than 10:00 p.m. Sunday through Thursday and 11:00 p.m. on Friday and Saturday, unless otherwise approved by the Planning Commission as a Special Land Use.	Site amentities may be used so long as they they meet all other aspects of ordinance.		<p>No limit on number of licenses.</p> <p>\$327 Annual / \$20 each additional truck/vehicle/structure</p>
https://library.municode.com/mi/grand_rapids/codes/code_of_ordinances?nodeId=TITV--ZONING_PLANNING_CH61ZOQR_ART9USRE_S5.9.15MOFOVE					
Houghton	<p>Any vendor engaging in mobile food vending may operate on private property located in the B-1, B-2, B-3, or Industrial zoning districts without a license from the City.</p> <p>Specific locations on public property within downtown district. No reference to distance from existing businesses.</p>	No hours of operation listed.	Orinance does not reference.	Orinance does not reference.	<p>No limit on number of licenses.</p> <p>\$500 food truck (annual), \$200 Food truck three months consecutive (1 permit per year), \$100 food cart, \$50 per special event</p>
https://houghtoncitymi.documents-on-demand.com/document/4e3881c2-820c-ee11-a3c2-000c29a59557/Chapter%2018%20-%20Businesses.PDF_					
Kalamazoo	150' from existing businesses.	Locations set by resolution. Commercial and industrial location allowed, no	No mobile food business vendor shall provide or allow any dining area within 10 feet of the mobile food business, including but not limited to tables and chairs, booths, stools, benches or stand-up counters or within the public right-of-way, including but not limited to sidewalks.	Part of annual fee.	<p>No limit on number of licenses.</p> <p>\$300 annually.</p>
https://ecode360.com/16258914					

Marquette	Areas include: Residential Commercial City-owned properties (parking lots and parks) <i>Mobile food vending units parked on city-owned or controlled property shall not be parked within 150 feet of any entrance to an existing, brick and mortar restaurant during the hours when such restaurant is open for business to the public, unless written permission, a copy of which must be provided to the city, is first given by the restaurant owner.</i>	Residential: 9am - 9pm Commercial: 7am - 2am Downtown: 6pm - 2am Parks: during hours of operations <i>When not in operation mobile food vending units shall be removed from City-owned or controlled property between the hours of 2am and 7am in commercial areas, 9pm to 9am in residential raes and during closed hours in City parks.</i>	No reference to supplying tables, chairs, etc.	Yes, by both police and fire.	No limit on number of licenses. Food truck - \$470 annually, \$235 each additional unit. Food cart - \$105 annual, each additional \$55 Manufactured / Pre-packaged \$105 annually Transient merchant \$140 annually
https://www.marquettetmi.gov/wp-content/uploads/2024/03/MFV-2024.pdf					
Midland	Ordinance does not specify locations, hours or operation, tables/chairs.			Yes, \$75 annual inspection	No limit on number of licenses. Annual - \$25 food truck permit, \$75 food truck inspection
https://cityofmidlandmi.gov/DocumentCenter/View/2123/Chapter-15---Licenses-and-Business-Regulations-PDF?bidId=					
Saginaw	Mobile food vending shall be permitted in the B-1, B-2, B-3, B-3A, B-4, CB-1, and M-1 zoning districts located on a State of Michigan highway or a Saginaw County principal arterial road whose underlying zoning permits restaurants or commercial food establishments by right, under special conditions, or by special use permit. <i>Vendors shall not be located within 300 feet of another permanent restaurant-type food establishment unless written consent is provided as outlined in Section 18-507.1(h).</i>	7:00am and 9:00pm, unless the operation is a component of a Township approved special or civic event, in which case the hours of that event approval shall apply to the mobile food vendor's operations.	Outdoor seating, including but not limited to tables, chairs, booths, stools, benches, or stand-up counters, shall be subject to the approval of the Director of Community Development or their designee.	The mobile food vendor vehicle and/or equipment shall be inspected by the Saginaw Township Fire Department to verify compliance with the adopted International Fire Code with amendments.	No limit on number of licenses. \$50 - Mobile Food Vendor Base License (One Location) \$40 - Each Additional Approved Location

https://codelibrary.amlegal.com/codes/saginaw/latest/saginaw_mi/0-0-0-5237

Traverse City	Certain public parking lots, downtown on paricular streets and in certain locations by hospital, and campus, civic center.	Hours of Presence and/or operation. For residential areas, vending may occur between the hours of 9 a.m. and 9 p.m. For commercial areas, vending may occur between the hours of 7 a.m. and 11 p.m. For private property in commercial areas, vending may occur between the hours of 6 a.m. to 3 a.m. No mobile vending unit may be present or operate except during the specific hours mentioned in this section - Including set up and tear down.	No reference to supplying tables, chairs, etc.	Part of annual application.	No limit on number of licenses. \$1,225 – if vending on city property (if you are also vending on private property, this fee applies) \$ 725 – if vending on private property only \$ 500 – if a city-based food service establishment operating on city property \$ 0 – if a city-based food service establishment operating on non-city property
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<https://www.traversacitymi.gov/userfiles/filemanager/1v16hxc2xlr6nx14kp6a/>

§ 110.28 MOBILE FOOD SERVICE PROVIDERS.

(A) *Purpose.* The purpose of this section is to license and regulate the movement, location, business practice and hours of operation of mobile food providers in the city, to reduce vehicular and pedestrian traffic congestion, to promote the safe use of the streets and sidewalks; and, to protect the health, safety, and welfare of the people of the city.

(B) *Definition.* For the purpose of this section the following definition shall apply unless the context clearly indicates or requires a different meaning.

MOBILE FOOD SERVICE PROVIDER. A motorized vehicle which, upon issuance of a license by the City Clerk and conformance with the regulations under this chapter, may temporarily park upon a public street or in a public parking lot, and engage in the preparation, service, sale or distribution of ready-to-eat food for individual portion service to the general public directly from the vehicle. For the purposes of this section, mobile food vehicle includes a trailer pulled by a motorized vehicle engaged in the preparation, service, sale, or distribution of ready-to-eat food for individual portion service to the general public directly from the trailer; and shall include cookers, grills, smokers or other similar apparatuses. **MOBILE FOOD SERVICE PROVIDER** shall be considered a transient merchant and will be subject to all transient merchant regulations when operating on private property with the permission of the property owner. **MOBILE FOOD SERVICE PROVIDER** shall not include a person selling at an art fair, farmers' market, festival or similar special event at the invitation of the event's sponsor, if all of the following conditions are met:

- (a) The sponsor has obtained a vendor's license; and
- (b) The person provides the sponsor with the person's sales tax license number.

(C) *License requirements.* No mobile food service provider may engage in the service, sale, or distribution of food in the city without first obtaining a license from the City Clerk. The City Clerk shall charge an application fee for mobile food service provider licenses. Such licenses shall be subject to the application fee as may be set from time to time by the City Commission and paid in accordance with § 110.08 of this code. Mobile food service provider license fee waived if currently licensed and using truck/trailer as a transient merchant. The City Clerk may annually issue up to 12 mobile food service provider licenses per year.

(D) *Regulations.*

(1) Mobile food service providers may conduct business in the C-2 Central Business District as defined in § 154.066 as well as on-street parking places on South Main Street from East High Street on the north to East Bellows Street on the south. Mobile food service providers may not conduct business in any other area of the city.

(2) Mobile food service providers may conduct business only between the hours of 8:00 p.m. and 3:00 a.m. Mobile food service providers shall not conduct business at any other time.

(3) Mobile food service providers may conduct business in on-street parking places and public parking lots during the permitted hours of operation. While conducting business, mobile food service providers shall operate in such a manner so as not to interfere with pedestrian or vehicular traffic. If directed by city staff or public safety personnel for snow plows or in response to emergency situations, mobile food service providers shall promptly relocate.

(4) Mobile food service providers shall serve customers only on the curb, lawn, or sidewalk side of the mobile food service vehicle while parked in on-street parking spaces. Mobile food service providers shall not provide food service in any right-of-way. Mobile food service providers may serve customers only when parked.

(5) If operating on sidewalks or while parked on city streets or in public parking lots, mobile food service providers shall not supply or provide tables and chairs, booths, stools, benches, tents, or other similar dining area for customers.

(6) Mobile food service providers shall provide adequate dining utensils as reasonably necessary for its customers. Mobile food service providers shall place a trash receptacle outside the mobile food service vehicle which shall be emptied and disposed of off- site by the mobile food service provider each day. The mobile food service provider shall keep the area in which it operates clean, sightly, and free of trash. Mobile food service providers shall be completely self-contained, and are prohibited from utilizing any city electrical outlets, water from city hydrants, and disposing of liquid wastes, including but not limited to grease, into storm or sanitary sewers.

(7) Mobile food service providers shall not be parked on the street, or in public parking lots in which they intend to provide service overnight or left unattended and unsecured at any time food is in the vehicle.

(8) Mobile food service providers shall comply at all times with all city nuisance regulations as provided in Chapter 96 of this code.

(9) Mobile food service providers shall not be located within 150 feet of a permanent business with a food license during the business's hours of operation.

(10) A license is valid only for each individual vehicle or trailer operated by a mobile food service provider and shall not be transferred among vehicles or trailers.

(11) Mobile food service providers shall present a valid license for inspection or examination when requested by any City Public Safety Officer or city official.

(12) Applicants for a mobile food service providers license who are selling, or offering to sell food, owned by themselves, who furnish to the City Clerk, with all other license application materials, proof of an honorable discharge from the armed services and a copy of a license issued pursuant to 1921 PA 359, as amended, M.C.L.A. §§ 35.441 through 35.443, shall not be required to pay the annual license fee.

(13) Mobile food service providers shall comply with all applicable law, rules, regulations and licensing or permit requirements including, but not limited to those issued by the Isabella County Health Department or the Michigan Department of Agriculture and Rural Development or its successor agency, the Michigan Secretary of State, the Michigan Liquor Control Code, and any other agency with licensing or regulatory jurisdiction over the mobile food service provider.

(14) Mobile food service providers shall not offer or advertise the offering of beer, wine, or other alcoholic beverages.

(E) *License revocation or suspension.* Any mobile food service provider that violates any provision of this section may, in addition to any other penalties, have its license suspended or revoked as provided by § 110.04 of this code.

(Ord. 982, passed 10-14-13; Am. Ord. 990, passed 10-13-14)

Vendor and Transitory Food Service Unit Ordinances

Mt. Pleasant
[meet here]

Agenda

1. Ordinance(s) Background and May 28 Regulations Decisions
2. Vendor Ordinance Highlights
3. Transitory Food Service Unit Ordinance Highlights
4. Fees

Ordinance(s) Background

- Vendors (110.27)
 - Created on July 11, 1994.
- Mobile Food Service Providers (110.28)
 - Created on October 14, 2013.
- Both sections regulated mobile food service.
- Staff recommended rewriting both ordinances after review of six key regulations/provisions.
 - One designated for food, one for all other types of merchandise.

[illegible]

Mt. Pleasant
[meet here]

Regulations Considered – May 28, 2024

1. Designated Areas – city-wide
2. Hours of Operation – depending on the location
3. Proximity to Permanent Businesses (150') – keep the same
4. Dining Area Restrictions – open to consider
5. *(New)* Annual Inspection - agreed to add in
6. License Regulations - would like to keep the same but would like to compare fees and best practices from around the state
 - Number of Licenses Issued
 - Annual Fee

Vendor (110.27) Ordinance Highlights

Update: Separate non-food (110.27) from food vendors (110.28)

Definitions

- Excludes vendors offering prepared foods
- Excludes charitable stands and children's activities

Permit Requirements

- Application fees, background checks, and annual inspections
- Display requirements and detailed application process

Mt. Pleasant
[meet here]

Vendor (110.27) Ordinance Highlights

Regulations

- **Operating Areas:** City-wide, except SD-A (agricultural) districts
- **Hours:** 9 a.m. to 8 p.m., flexible during special events
- **Quality and Waste Management:** No defective goods, mandatory waste containers
- **Vehicle Regulations:** Size limits, service window positioning
- **Proximity to Events:** 500' away
- **Private Property Use:** with permission
- **Consistency with existing code:** noise, lighting, tents, and signage

Mt. Pleasant
[meet here]

Transitory Food Service Unit (110.28) Ordinance Highlights

Update: Separate non-food (110.27) from food vendors (110.28)

Definitions

- **TFSU:** Prepared foods using motorized vehicles, mobile trailers, temporary food stations, and carts.
- Excludes charitable stands and children's activities

Permit Requirements

- Application fees, background checks, and annual inspections
- Display requirements and detailed application process

Mt. Pleasant
[meet here]

Transitory Food Service Unit (110.28) Ordinance Highlights

Regulations

- **Operating Areas:** City-wide, except SD-A (agricultural) districts
- **Hours:**
 - CD-3L, CD-3, CZ, SD-H, SD-I, SD-RC, SD-U, PRD: 9 a.m. to 8 p.m.
 - CD-4, CD-5: 9 a.m. to 11 p.m.
 - Central Business District: 9 a.m. to 3 a.m.
- **Proximity to Restaurants:** 150 feet restriction without permission
- **Quality and Waste Management:** No defective goods, mandatory waste containers
- **Dining Options:** allowable in certain locations

Mt. Pleasant
[meet here]

Transitory Food Service Unit (110.28) Ordinance Highlights

Regulations

- **Vehicle Regulations:** Size limits, service window positioning
- **Proximity to Events:** 500' away
- **Private Property Use:** with permission
- **Consistency with existing code:** noise, lighting, tents, and signage

Fees

Vendor/Transient Food Service Units

- **Current Fee:** \$1,000
- **Comparative Data:** ranges from \$25 to \$1,200 across the state, most fees below \$500
- Staff provided tiered options based on type of equipment (e.g., push cart, tent, vehicle, trailer, etc.)

Questions?

Mt. Pleasant
[meet here]



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: August 2nd, 2024
TO: Aaron Desentz, City Manager
FROM: Paul Lauria, Director of Public Safety
SUBJECT: 96.05 Lawn Maintenance Ordinance Amendments

At the July 8th, 2024, regular meeting of the City Commission a work session was held to discuss City Ordinance **96.05 Lawn Maintenance; Height; Removal of Noxious Weeds**. A draft of the proposed ordinance and the desired changes are attached to this memorandum.

The highlights of the proposed changes are as follows:

1. An expanded list of noxious weeds. As well as a reference of where the list originated from.
2. The allowed list of Michigan native grasses that are permitted to grow above the 12" height limit.
3. Turf grass heights and regulations remain unchanged from the previous version of the ordinance.
4. The ordinance provides for adequate visibility and safety regulations for motorists, pedestrians, and bicyclists.
5. Property owned or occupied by members of the Saginaw Chippewa Indian Tribe that are within the recognized area of the Reservation are exempt from direct enforcement of this ordinance. The Tribal Planning Department through Tribal Court must oversee any violation(s).

Enforcement of this ordinance will primarily be the responsibility of Code Enforcement Officers. When violations occur property owners will be educated and given a warning on the new ordinance. Any repeat violations may result in a citation.

It is the sole responsibility of the property owner to make sure they stay in compliance with this ordinance.

RECOMMENDED ACTION

Set a public hearing on August 26th, 2024, for the proposed changes to City Ordinance 96.05 *Lawn Maintenance; Height; Removal of Noxious Weeds*. Following the hearing, approve the adoption of the ordinance and add/update the pertinent sections of the City Code.

§ 96.05 LAWN MAINTENANCE; HEIGHT; REMOVAL OF NOXIOUS WEEDS.

(A) Except for properly approved and constructed driveways, walkways and parking areas, the required front yard setback and required front yard green area of any improved parcel shall be cultivated with vegetation and/or other landscaping ground cover.

(B) It shall be unlawful for the owner, or his/her agent, of any occupied or unoccupied property located within the city to:

(1) Permit weeds or maintain turf grass on any exterior property area in excess of 12 inches in height. For purposes of this section, **WEEDS** shall be defined as all vegetation other than agricultural crops, cultivated flowers, cultivated trees or cultivated shrubs.

(2) Permit the growing or placement on any exterior property area of any deleterious, unhealthful growths or other noxious matter. For purposes of this section, **DELETERIOUS, UNHEALTHFUL GROWTHS OR OTHER NOXIOUS MATTER** shall include the following species regulated by the Michigan Department of Agriculture and Rural Development: fanwort, cylindro, Brazilian elodea, Japanese knotweed, giant hogweed, hydrilla, European frogbit, African oxygen weed, parrot's feather, starry stonewort, yellow floating heart, giant salvinia, water soldier, water chestnut, flowering rush, autumn olive, purple loosestrife, Eurasian watermilfoil, Phragmites or common reed, curly leaf pondweed, perennial peppergrass/whiteweed/hoary cress, plumeless thistle, musk thistle, spotted knapweed, Russian knapweed, Canada thistle, bull thistle, field bindweed, hedge bindweed, dodder, yellow nutsedge/chufa, leafy spurge, morning glory, serrated tussock, horsenettle, perennial sowthistle, johnsongrass, puncturevine, velvetleaf, wild onion, wild garlic, wild oat, yellow rocket, hoary alyssum, Indian mustard, black mustard, jimsonweed, wild carrot, buckhorn plantain, wild radish, curled dock, giant foxtail, charlock, nightshade complex, bitter nightshade, silver lead nightshade, black nightshade, eastern black nightshade, hairy nightshade, and cocklebur.

(C) The following list of native grasses to Michigan are allowed to be in excess of 12 inches in height. For purposes of this section, native grasses shall be defined as only the following: **Bluestem, big** (*Andropogon gerardii*), **Bluestem, little** (*Andropogon scoparius*), **Bottlebrush grass** (*Hystrix patula*), **Grass, ear-leaved brome** (*Bromus latiglumis*), **Grass, fowl-manna** (*Glyceria striata*), **Grass, long-awned wood** (*Brachyelytrum erectum*), **Hardstem bulrush** (*Scirpus acutus*, *Schoenoplectus acutus*), **Indian grass** (*Sorghastrum nutans*), **Junegrass** (*Koeleria macrantha*), **Prairie cordgrass** (*Spartina pectinata*), **Purple lovegrass** (*Eragrostis spectabilis*), **Rush, path** (*Juncus tenuis*), **Rush, soft-stemmed** (*Juncus effusus*), **Sedge, awl-fruited** (*Carex stipata*), **Sedge, fox** (*Carex vulpinoidea*), **Sedge, fringed** (*Carex crinita*), **Sedge, graceful** (*Carex gracillima*), **Sedge, Gray's** (*Carex grayi*), **Sedge, long-beaked** (*Carex sprengelii*), **Sedge, palm** (*Carex muskingumensis*), **Sedge, Pennsylvania** (*Carex pennsylvanica*), **Sedge, tussock** (*Carex stricta*), **Switch grass** (*Panicum virgatum*), **Wild rye, Canada** (*Elymus canadensis*), **Wild rye, silky** (*Elymus villosus*), and **Wool-grass** (*Scirpus cyperinus*).

(1) Native grasses are to be managed so as not to cause vision obstructions for vehicular traffic, interfere with sidewalk use and or other safety concerns as determined by the City Manager or their designee.

(D) The City Manager or the City Manager's designee is authorized to publish a notice in the newspaper of general circulation in the city by March 31 of each year that any weeds or turf grass higher than 12 inches in height, at any time after May 1, shall be cut and maintained at a height less than 12 inches, and that any deleterious, unhealthful growths or other noxious matter shall be destroyed and removed.

(E) Any weeds or turf grass higher than 12 inches in height after May 1 may be cut by a representative of the city, after notice is first provided in accordance with division (F) below. The city may cause a property to be mowed as many times as is necessary in order to meet the standards of this section. Any deleterious, unhealthful growths or other noxious matter may be destroyed and removed by a representative of the city after notice is first provided in accordance with division (F) below. Provided, however, notice need only be given once in any calendar year for the conditions on any parcel in the city.

(F) If any weeds or turf grass on any parcel of property in the city reach a height of nine inches after May 1, or there exists on any parcel of property in the city any deleterious, unhealthful or other noxious plants as defined in division (B)(2) above, the City Manager or the City Manager's designee is authorized to notify, in writing, the owner and/or tenant(s) of any premises to cut such weeds or turf grass or remove such deleterious, unhealthful or other noxious plants so as to comply with this section, providing at least two days after the receipt of that notice in which to comply with it. Such notice shall be by hand delivery or by first-class mail and posting upon the premises. Such notice shall be addressed and may be mailed to the last known owner as shown on the city's tax assessment records and shall be deemed received if served by first-class mail and posting three business days after mailing.

(G) When the city cuts, destroys or removes weeds, turf grass or deleterious, unhealthful growths or other noxious matter in violation of this section, or has paid for its removal, the actual cost, plus accrued interest at the rate of 1% per month from the date of the completion of the work, if not paid by such owner, shall be charged to the owner of such property on the next regular tax bill forwarded to such owner by the city. The charge shall be due and payable by the owner at the time of payment of the tax bill.

(H) Where the full amount due the city is not paid by such owner within 60 days after the cutting, destroying and/or removal of such weeds, turf grass or deleterious, unhealthful growths or other noxious matter, as set forth in divisions (D) through (F) above, then, and in that case, the City Manager shall cause to be recorded in the Treasurer's office of the city a sworn statement, showing the cost and expense incurred for the work, and the date, place or property on which the work was done, and the recordation of such sworn statement shall constitute a lien on the property, and shall remain in full force and effect for the amount due in principal and interest, plus costs of court, if any, for collection until final payment has been made.

The costs and expenses shall be collected in the manner fixed by law for the collection of taxes, and, further, shall be subject to a delinquent penalty of 1% per month in the event it is not paid in full on or before the date the tax bill upon which the charge appears becomes delinquent. Sworn statements recorded in accordance with the provisions hereof shall be prima facie evidence that all legal formalities have been complied with and that the work has been properly and satisfactorily done, and shall be full notice that the amount of the statement, plus interest, constitutes a charge against the property designated or described in the statement and is due and collectible as provided by law.

(l) Compliance with the requirements of this section shall be conducted in a manner that controls stormwater runoff and prevents erosion, siltation and dust.

(Ord. passed - - ; Am. Ord. 611, passed 1-14-84; Am. Ord. 660, passed 7-6-87; Am. Ord. 948, passed 5-11-09; Am. Ord. 977, passed 1-28-13) Penalty, see § 96.99

Memorandum



TO: Aaron Desentz, City Manager
FROM: Manuela Powidayko
Director of Planning and Community Development
DATE: August 12, 2024
SUBJECT: TC-24-01 City Commission Introduction: Building Standards in Commercial Districts

At the September 1 and November 2, 2023 Planning Commission work sessions, the Commissioners discussed providing greater design flexibility within commercial district (CD-4 General Urban and CD-5 Urban Central Character Districts) and are recommending that the City Commission adopts the following zoning text changes:

Applicable within CD-4 and CD-5 Districts (would exclude Downtown properties)

- Allow a reduction of the 60% buildout rule (which requires building façades to occupy at least 60% of the principal frontage to ensure that buildings are the prominent feature of a development), in specific situations such as narrow sites and for when there are greater site access needs and design limitations. This text change will more easily enable developments, especially drive-through establishments and other auto-oriented uses.
- Clarify that the 60% buildout rule only applies to the principal frontage on corner lots to ensure that site plans can accommodate parking at the back of the building.
- Amend the definition of “principal frontage” to address situations when the building’s address and main entrance do not match the narrowest side of the lot (from where lot width is measured). This text change will enable developments and improvements that better match the surrounding context and avoid sending projects to the Zoning Board of Appeals for variances.
- Remove the minimum ceiling height requirement (11 feet), currently applicable to business/commercial, office, retail/personal service, or lodging uses (high ceilings increase heating and cooling costs).

Applicable only within CD-5 Districts (would exclude Downtown properties)

- Remove 0-foot front setback requirement for corner lots, and instead allow corner lot buildings to setback up to 15 feet from the front lot line, consistently with how mid-block lot requirements work today. This text change will ensure good driver visibility when entering the right-of-way from intersections;
- Remove the maximum 24-foot side setback requirement while maintaining the 60% frontage buildout rule to give flexibility with building placement. This text change will still require a significant portion of the lot to be occupied by a building, ensuring that the zoning ordinance’s urban design principles can still be achieved.
- Replace the minimum two-story requirement to instead, require building facades to be at least 24 feet in height along the street (buildings behind those facing a street could be shorter). A minimum facade height achieves the goals of enclosure and avoids development stagnation of minimum story requirements¹.

The Planning Commission also agreed with staff’s suggestion to amend the Administrative Waivers section to allow the City Planner to enable up to a 10% deviation of dimensional standards to better replace the necessity for seeking dimensional variances, as suggested by the Zoning Reform Toolkit². The current allowance is 5%.

These discussions were spurred by the Planning Department’s outreach efforts that happened in 2023 referred to as *Zoning for Economic Opportunity* (“ZEO”). At such time, staff held conversations with over 20 participants who represent a wide range of stakeholders in Mt Pleasant: from governmental and nonprofit organizations, to the technical community, lenders, brokers and property owners.

¹ Congress for the New Urbanism. (2018, Sept 15). Redevelopment Ready Communities - Enabling Better Places: User’s Guide to Zoning Reform. Page 19. <https://www.planning.org/knowledgebase/resource/9184990/>

² American Planning Association, Michigan Chapter. Zoning Reform Toolkit. Page 75. https://www.planningmi.org/aws/MAP/asset_manager/get_file/886923?ver=0

Memorandum



Overall, the proposed zoning text amendment is a follow-up of such outreach effort, which aimed to identify and address zoning barriers to:

- Encourage development and redevelopment of underutilized buildings and lots;
- Attract new businesses and more easily enable business expansion; and
- Encourage a greater variety, and a greater mix of uses.

These proposed amendments ultimately balance the goals in the master plan and the current zoning ordinance requirements, with existing development patterns. Staff and the Planning Commission believe that the proposed changes will ultimately attract and encourage more private investment in the city.

REQUESTED ACTION:

Set a public hearing to consider the proposed text change at the September 9, 2024 City Commission meeting.

ATTACHMENTS:

1. Proposed DRAFT zoning text ordinance changes (TC-24-01)
2. Planning Commission Public Hearing slides

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

AN ORDINANCE TO AMEND TABLE 154.405.A DISTRICT STANDARDS: CD-4 GENERAL URBAN, AND CD-5 URBAN CENTRAL CHARACTER DISTRICTS AND RELATED SECTIONS IN ARTICLE IV: BUILDING AND LOT PLANS & STANDARDS, ARTICLE VI: ADMINISTRATION & ENFORCEMENT AND ARTICLE VII: DEFINITIONS OF THE MOUNT PLEASANT ZONING ORDINANCES REGARDING SETBACKS AND BUILDING STANDARDS.

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment to Table 154.405.A. The portions within Table 154.405.A District Standards: CD-5 Urban Center Character District pertaining to Setbacks – Principal Building is amended to remove 0 ft setback at corners and maximum 24 ft side setback requirements along South Mission Street and shall read as follows:

Front Setback, Principal Frontage: 0 ft at corners within the Central Business District; 0 ft. min; 15 ft. max elsewhere

Side Setback: 0 ft. min; 24 ft. max per side within the Central Business District

Section 2. Amendment to Table 154.405.A. The portions within Table 154.405.A District Standards: CD-4 General Urban Character District pertaining to Building Standards, Ceiling Height, is amended to remove the minimum ceiling height requirement, and shall read as follows:

Ceiling Height: May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/Personal Service, or Lodging Use which may not exceed 25 ft.

Section 3. Amendment to Table 154.405.A. The portions within Table 154.405.A District Standards: CD-5 Urban Center Character District pertaining to Building Standards, Building Height and Ceiling Height, is amended to remove the minimum 2-story and minimum ceiling height requirements and shall read as follows:

Principal Building: 5 Stories max; 24 ft min, 75 ft max

Ceiling Height: May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/Personal Service, or Lodging Use which may not exceed 25 ft.

Section 4. Amendment to Table 154.405.A. The portion within Table 154.405.A District Standards: CD-4 General Urban Character District pertaining to Building Standards, Facade, Frontage Buildout is amended to change the designation to be "Principal Frontage Buildout" in order to clarify that the Frontage Buildout requirement only applies to Principal Frontages, and shall read as follows:

Principal Frontage Buildout: 60% min; attached Garage may count toward buildout provided Garage Location standards are met

Section 5. Amendment to Table 154.405.A. The portion within Table 154.405.A District Standards: CD-5 Urban Center Character District pertaining to Building Standards, Facade, Frontage Buildout is amended to change the designation to "Principal Frontage Buildout" in order to clarify that the Frontage Buildout requirement only applies to Principal Frontages, and shall read as follows:

Principal Frontage Buildout: 60% min

Section 6. Amendment to Section 154.407.E. Article IV, Section 154.407.E entitled “Building Facades” is amended to allow the minimum Frontage Buildout requirement to be reduced in certain situations and shall read in its entirety as follows:

E. Building Facades.

1. Within each Character District, Building Facades shall be built as required in Table 154.405.A (District Standards).
2. In each Character District, the Façade of the Principal Building shall be built along the minimum percentage of the Front Lot Line width at the Setback, specified as Principal Frontage Buildout on Table 154.405.A (District Standards). Such Principal Frontage Buildout requirement shall only apply to Principal Frontages.
3. A Streetscreen may be substituted for a Façade for up to 20% of the applicable Principal Frontage Buildout requirement.
4. Except for Lots located within the Central Business District, the Principal Frontage Buildout requirement may be reduced because of circumstances relating to access that are unique to the lot and its Use, and must meet at least two of the following conditions:
 - a. The Lot Width is equal to or less than 75 feet;
 - b. The Use requires more than one access point;
 - c. Site access is unable to be provided through cross access connections;
 - d. Site access is unable to be provided through the combination of driveways with Adjacent Lots;
 - e. For Corner Lots; site access is unable to be provided through the Secondary Frontage.

Section 7. Amendment to Section 154.604. Article IV, Section 154.604 entitled “Administrative Waivers,” is amended to increase the percentage deviation from 5% to 10% and shall read in its entirety as follows:

Upon request of an applicant, the City Planner is authorized to grant a Waiver of any dimensional standard provided in Article IV or Article V provided that such Waiver does not deviate from the otherwise applicable standard by more than ten percent (10%). The City Planner and the Director of Public Works also are authorized to grant any Waiver specifically provided for in this Chapter.

Section 8. Amendment to Article VII: Definitions. The definition of “Central Business District” is amended to refer to the Central Business District Map as opposed to referring to the Central Business District Improvements Development and Tax Increment Financing Plans to improve readability and ensure that the zoning text is automatically updated when the Central Business District Map is updated and shall read in its entirety as follows:

Central Business District: the area contained within the most recent Central Business District Map.

Section 9. Amendment to Article VII: Definitions. The definition of “Principal Frontage” is amended to remove the condition that the Principal Frontage be the narrow Frontage to account for neighborhood context and reduce the amount of nonconformities and shall read in its entirety as follows:

Principal Frontage: with respect to:

- a. Corner Lots, the Frontage designated to bear the address and Principal Entrance to the Building; and
- b. non-Corner Lots, Principal Frontage is synonymous with Frontage. See Frontage. See Illustration 154.408.B (Frontage & Lot Lines).

Section 10. Limitation on Amendments. Except as otherwise expressly amended by this Ordinance, all other provisions of the City’s Zoning Code shall remain in full force and effect, except that if necessary, internal numbering of sections or subsections shall be renumbered or re-lettered accordingly.

Section 11. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____
NAYS: Commissioner(s) _____
ABSTAIN: Commissioner(s) _____
ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2024.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

PC Hearing: _____, 2024
Introduced: _____, 2024
Adopted: _____, 2024
Published: _____, 2024
Effective: _____, 2024

City of Mt. Pleasant

Planning Commission

July 11, 2024

Mt. Pleasant
[meet here]

Text Change (TC-24-01)

Purpose: Allow greater design flexibility within CD-4 General Urban and CD-5 Urban Central Character Districts

Summary:

1. Frontage buildout rules

Allow the 60% Buildout rule to be reduced in certain instances (narrow lots, greater site access needs/design limitations)*;

Clarify that the 60% Buildout is only applicable to Principal Frontages;

Give more flexibility for projects to determine their Principal Frontage to enable designs that better match context.

2. Regulations governing the interior of buildings

Remove the existing 11' min ceiling height requirement

Replace the min 2-story requirement & min 25' height requirement with a min 24' height requirement* → *Modification since Introduction:*

3. Setback rules

Remove the 0' mandatory front setback for corners*

Remove of the 24' maximum side setback requirement*

Allow the min height requirement to be satisfied through pitched-roof buildings, faux-façade designs, articulated flat roofs, etc

4. Additional items:

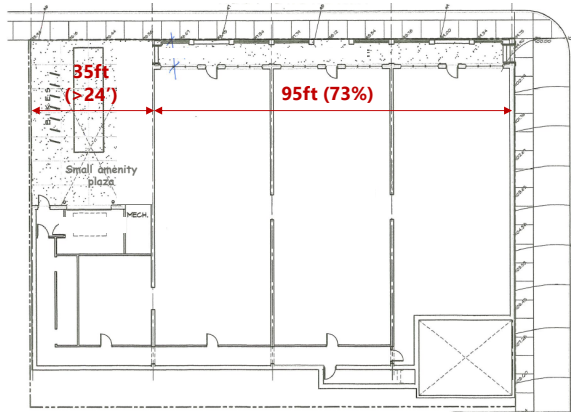
Change the current 5% Administrative Dimensional Waiver to 10%.

Requested Action:

Recommend that the City Commission adopt Text Change 24-01.

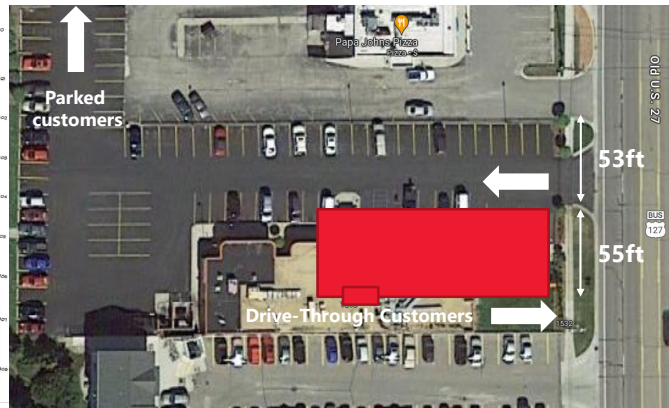
*Note: Items marked with an * exclude Downtown properties*

Building standards in commercial districts Illustrative Examples



Proposed site plan for a mixed-use building (under development) in CD-5

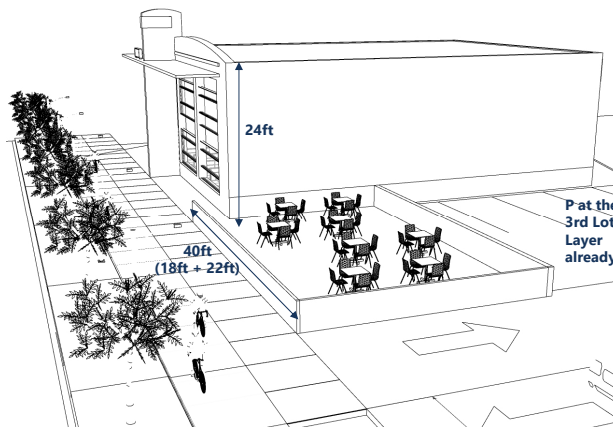
- ✓ Removal of the 24' maximum setback requirement
- ✓ Remove 11' min ceiling height requirement



Reuse concept for a new drive-through business on 1516 S Mission St (former restaurant "La Senhorita") in CD-5

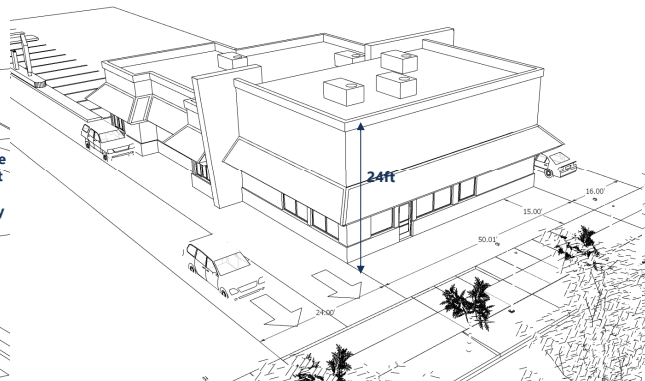
- ✓ Removal of the 24' maximum setback requirement
- ✓ Allow 60% Buildout rule to be reduced in certain instances

Building standards in commercial districts Illustrative Examples



Conceptual site plan for a restaurant with outdoor seating in CD-5 with parking along the side of the building

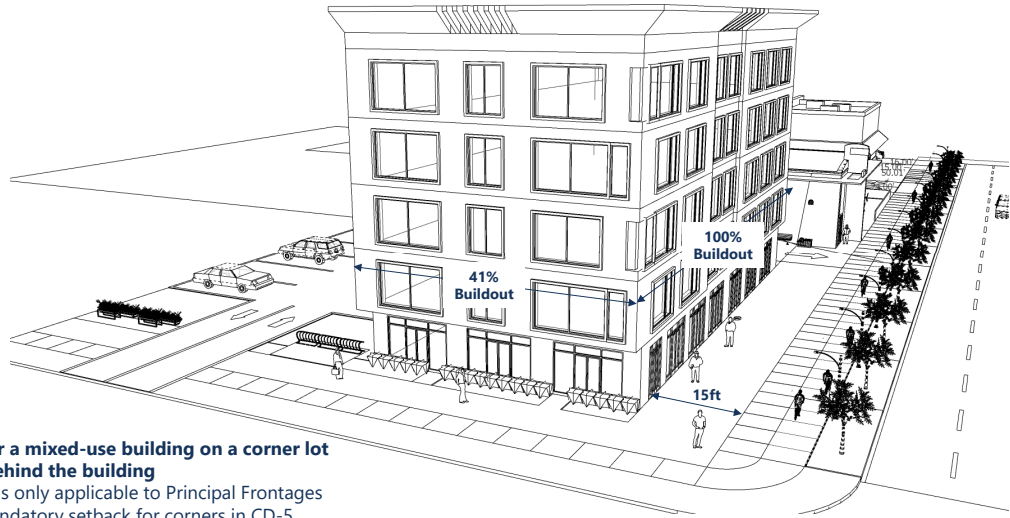
- ✓ Removal of the 24' maximum setback requirement
- ✓ Replace min 2-story requirement with min 24' height requirement



Conceptual site plan for a drive-through restaurant in CD-5

- ✓ Allow 60% Buildout rule to be reduced in certain instances
- ✓ Replace min 2-story requirement with min 24' height requirement

Building standards in commercial districts Illustrative Examples



Conceptual site plan for a mixed-use building on a corner lot in CD-5 with parking behind the building

- ✓ Clarify 60% Buildout is only applicable to Principal Frontages
- ✓ Removal of the 0' mandatory setback for corners in CD-5

City of Mt. Pleasant

City Commission

August 12, 2024

Mt. Pleasant
[meet here]

Proposed Text Change (TC-24-01)

Purpose: Allow greater design flexibility within CD-4 General Urban and CD-5 Urban Central Character Districts

Summary:

1. Frontage buildout rules

Allow the 60% Buildout rule to be reduced in certain instances (narrow lots, greater site access needs/design limitations)*;

Clarify that the 60% Buildout is only applicable to Principal Frontages;

Give more flexibility for projects to determine their Principal Frontage to enable designs that better match context.

2. Regulations governing the interior of buildings

Remove the existing 11' min ceiling height requirement

Replace the min 2-story requirement & min 25' height requirement with a min 24' height requirement* → *Modification since Introduction:*

3. Setback rules

Remove the 0' mandatory front setback for corners*

Remove of the 24' maximum side setback requirement*

Allow the min height requirement to be satisfied through pitched-roof buildings, faux-façade designs, articulated flat roofs, etc

4. Additional items:

Change the current 5% Administrative Dimensional Waiver to 10%.

Mt. Pleasant
[meet here]

*Note: Items marked with an * exclude Downtown properties*

Policy Context

Zoning for Economic Opportunity

A set of zoning interviews held in 2023 with over 20 participants who represent a wide range of stakeholders in Mt Pleasant: from governmental and nonprofit organizations, to the technical community, lenders, brokers and property owners.

Goals

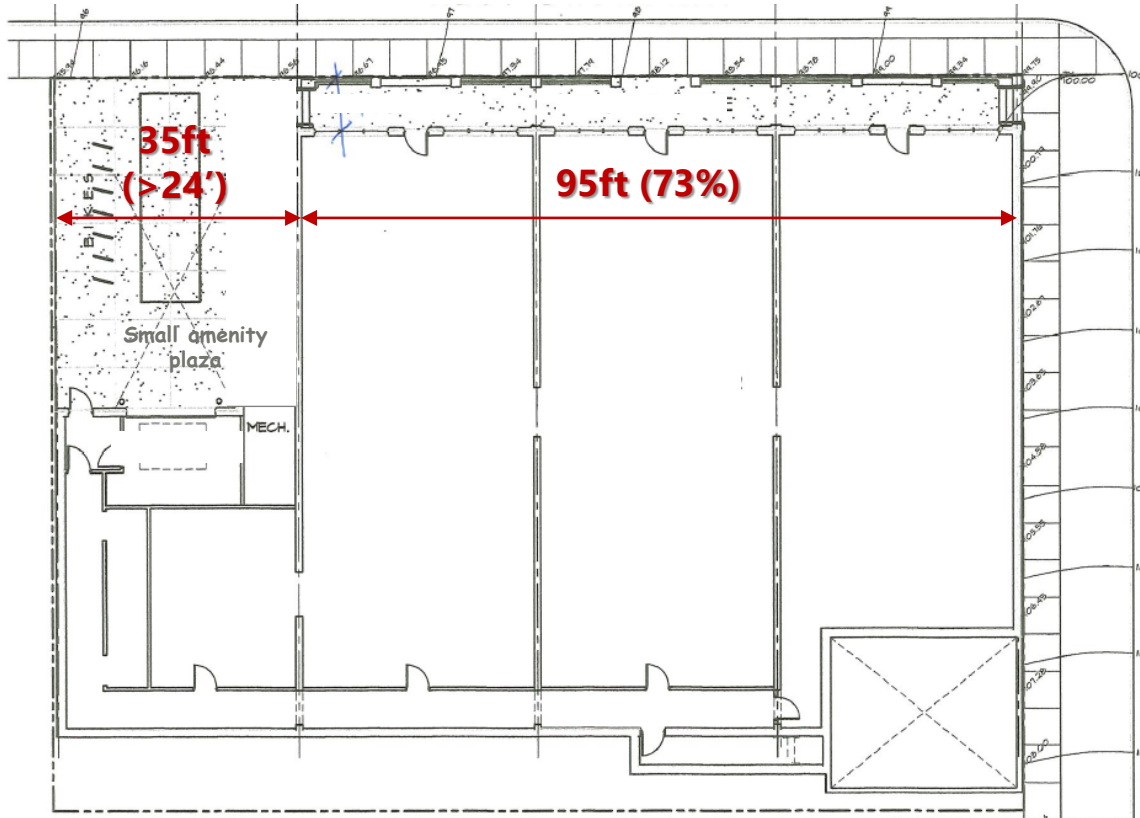
- ✓ Encourage development and redevelopment of underutilized buildings and lots;
- ✓ Attract new businesses and more easily enable business expansion; and
- ✓ Encourage a greater variety, and a greater mix of uses.

Proposed zoning text changes will help balance the goals in the master plan and the current zoning ordinance requirements with existing development patterns, ultimately helping attract and encourage more private investment in the city.

Mt. Pleasant
[meet here]

Building standards in commercial districts

Illustrative Examples



Proposed site plan for a mixed-use building (under development) in CD-5

- ✓ Removal of the 24' maximum setback requirement
- ✓ Remove 11' min ceiling height requirement

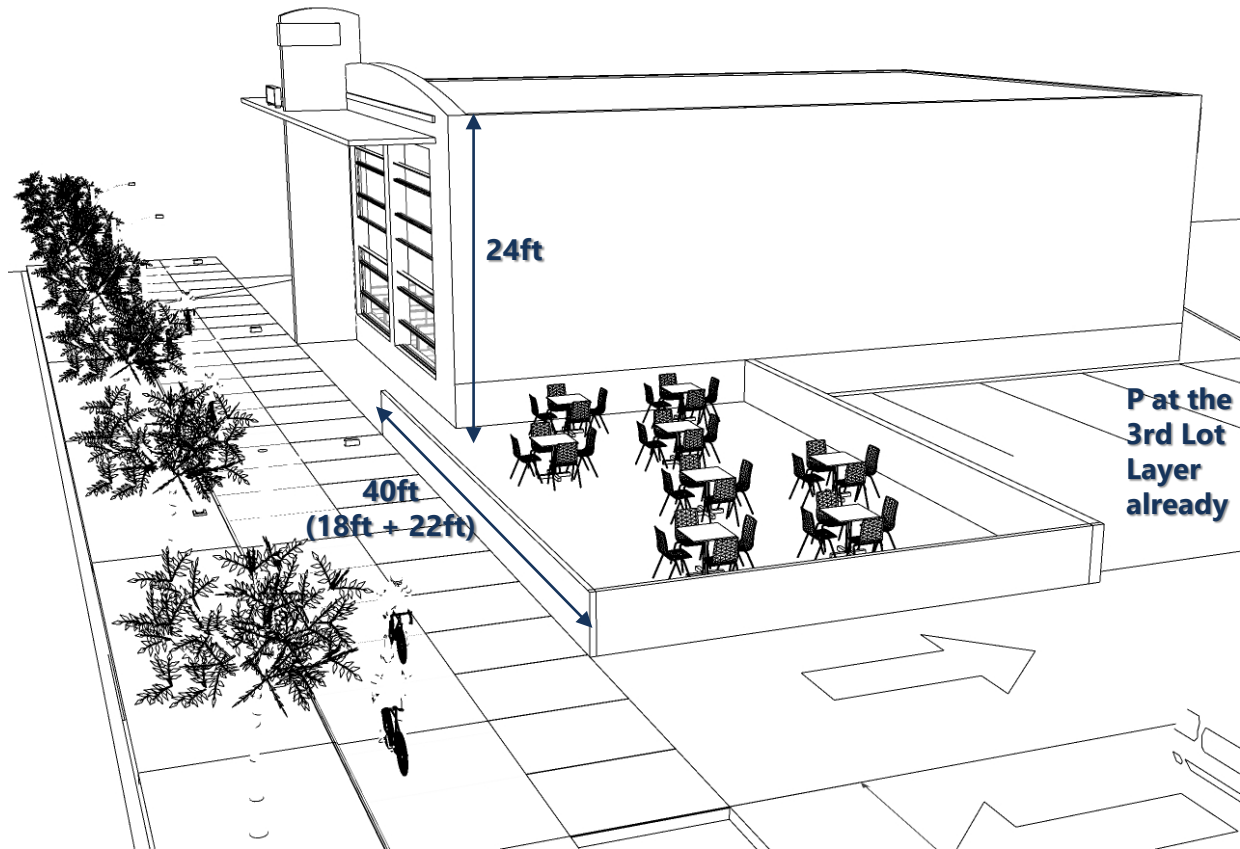


Reuse concept for a new drive-through business on 1516 S Mission St (former restaurant "La Senhorita") in CD-5

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- ✓ Allow 60% Buildout rule to be reduced in certain instances

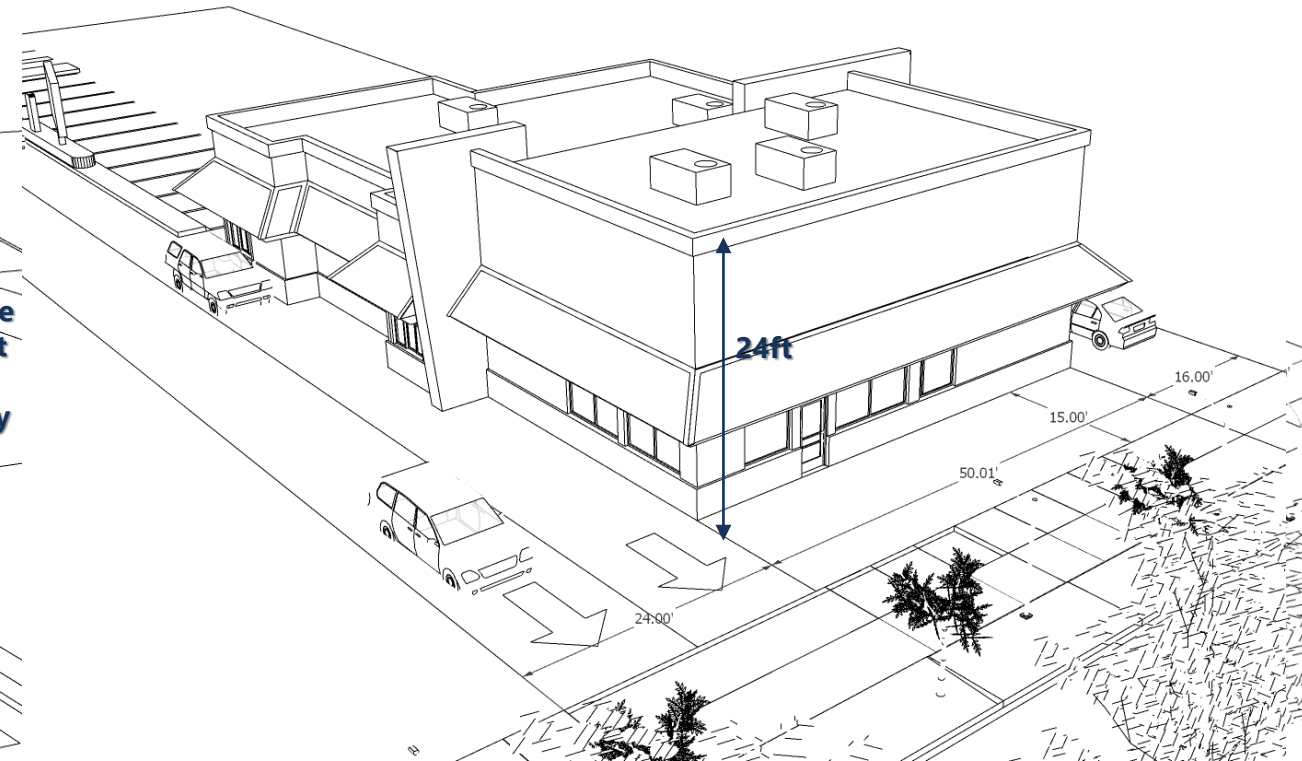
Building standards in commercial districts

Illustrative Examples



Conceptual site plan for a restaurant with outdoor seating in CD-5 with parking along the side of the building

- ✓ Removal of the 24' maximum setback requirement
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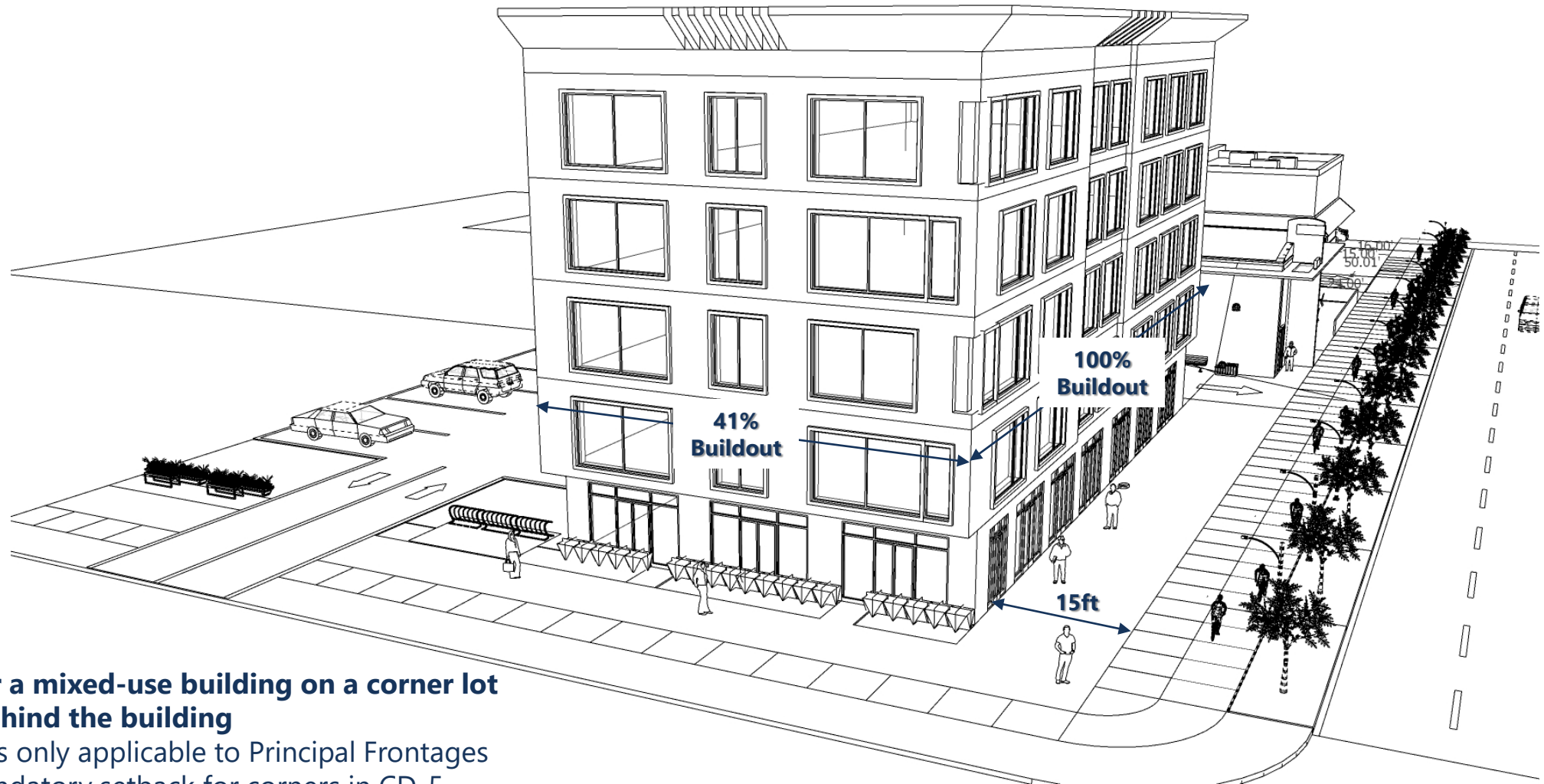


Conceptual site plan for a drive-through restaurant in CD-5

- ✓ Allow 60% Buildout rule to be reduced in certain instances
- ✓ Replace min 2-story requirement with min 24' height requirement

Building standards in commercial districts

Illustrative Examples



Conceptual site plan for a mixed-use building on a corner lot in CD-5 with parking behind the building

- ✓ Clarify 60% Buildout is only applicable to Principal Frontages
- ✓ Removal of the 0' mandatory setback for corners in CD-5

Proposed Text Change (TC-24-01)

Purpose: Allow greater design flexibility within CD-4 General Urban and CD-5 Urban Central Character Districts

Summary:

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Allow the 60% Buildout rule to be reduced in certain instances (narrow lots, greater site access needs/design limitations)*;

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Allow the min height requirement to be satisfied through pitched-roof buildings, faux-façade designs, articulated flat roofs, etc

4. Additional items:

Change the current 5% Administrative Dimensional Waiver to 10%.

Requested Action:

Set a public hearing to consider the proposed changes at the September 9, 2024 CC meeting

*Note: Items market with an * exclude Downtown properties*