



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640 ♦ 989.837.3300 \* 989-835-2717 FAX ♦ www.cityofmidlandmi.gov

## REGULAR MEETING OF THE MIDLAND CITY COUNCIL

June 08, 2020

7:00 PM

**Due to Governor Gretchen Whitmer's current Executive Orders requiring social distancing and allowing meetings of public bodies to be held electronically, this meeting will be conducted via videoconference. The City of Midland will utilize Zoom to conduct this videoconference meeting.**

### AGENDA

#### **To join via videoconference, go to:**

<https://zoom.us/join> ~ Webinar ID: 856 9649 1867 ~ Password: 173315

#### **To join via telephone, dial:**

1 (312) 626-6799 ~ Webinar ID: 856 9649 1867 ~ Password: 173315

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL - Steve Arnosky  
Diane Brown Wilhelm  
Maureen Donker  
Pamela Hall  
Marty A. Wazbinski

CONFLICT OF INTEREST DISCLOSURE STATEMENT

CONSIDERATION OF ADOPTING CONSENT AGENDA ITEMS:

All resolutions marked with an asterisk are considered to be routine and will be enacted by one motion. There will be no separate consideration of these items unless a Council member or citizen so requests during the discussion stage of the "Motion to adopt the Consent Agenda as indicated." If there is even a single request the item will be removed from the consent agenda without further motion and considered in its listed sequence in regular fashion.

APPROVAL OF MINUTES:

1. \* Approve minutes of the May 18 regular City Council meeting. ARMSTRONG

PUBLIC HEARINGS:

2. CDBG-CV Budget public hearing to review the first round of proposed subrecipient grants for the additional Community Development Block Grant dollars to respond to the COVID-19 pandemic (also see material sent in the May 18 agenda packet). MURSCHEL
3. Public hearing to approve the 2020 Sidewalk Improvement Special Assessment District Roll (also see material sent in the May 18 agenda packet). RIPLEY
4. Hearing of Necessity for the purpose of determining a special assessment district to be designated the “2020 Downtown Economic Revitalization Public Improvement Special Assessment District” (also see material sent in the May 11 agenda packet). TISDALE

PUBLIC COMMENTS, IF ANY, BEFORE CITY COUNCIL. This is an opportunity for people to address the City Council on issues that are relevant to Council business but are not on the agenda.

ORDINANCE AMENDMENTS:

5. Introduction and first reading of the amendment to the City of Midland Sewer Ordinance. FRAZEE
6. Introduction and first reading of the amendment to the City of Midland Water Ordinance. SCHWARZ

RESOLUTIONS:

7. \* Bringing Back Downtown Midland – Safely. FREDRICKSON

Considering purchases and contracts:

8. \* 2020 Dilloway Drive Reconstruction; Contract No. 13. FREDRICKSON
9. \* 2020 Mertz & Virginia Street Reconstruction & Water Main; Contract No. 14. FREDRICKSON

Setting a public hearing:

10. Amending 2019-20 city budgets and financial working plans to consider the emergency response and remediation and restoration needs resulting from 2020 dam failures. KEENAN
  - a. Accept a gift from Sue Ann Scheddel Trust for the Grace A. Dow Memorial Library
  - b. Set a public hearing to amend 2019/20 budgets and financial working plans of various City funds
11. \* Resolution that accepts the “2020 Midland Shopping Area Redevelopment Act (SARA) District” special assessment roll, and sets the public hearing on the assessment roll for Monday, June 22, 2020. RIPLEY

**NEW BUSINESS:****TO CONTACT THE CITY WITH QUESTIONS OR FOR ADDITIONAL INFORMATION**

Citizen Comment Line: 837-3400  
City of Midland website address: [www.cityofmidlandmi.gov](http://www.cityofmidlandmi.gov)  
City of Midland email address: [cityhall@midland-mi.org](mailto:cityhall@midland-mi.org)  
Government Information Center: located near the reference desk at the Grace A. Dow Memorial Library

To provide written comment to City Council regarding items on this agenda, please e-mail: [CityHall@midland-mi.org](mailto:CityHall@midland-mi.org). These communications will be shared with members of the public body. Comments are accepted until 4 p.m. on the day of the meeting. Comment can also be made during the public comment portion of the agenda.

For the hearing impaired, please call 711 to access the FCC's phone relaying service and provide the call-in information above.

**File Attachments for Item:**

\* Approve minutes of the May 18 regular City Council meeting. ARMSTRONG

May 18, 2020

A regular electronic meeting of the City Council was held on Monday, May 18, 202110, at 7:00 p.m. online via <https://zoom.us/join>, with Webinar ID: 839 9805 4271 ~ Password: 982665. Mayor Donker presided. The Pledge of Allegiance to the Flag was recited in unison.

Councilmen present: Steve Arnosky, Diane Brown Wilhelm, Maureen Donker, Pamela Hall, Marty Wazbinski

Councilmen absent: None

### **MINUTES**

Approval of the minutes of the May 11, 2020 regular electronic meeting was offered by Councilman Brown Wilhelm and seconded by Councilman Wazbinski. (Motion ADOPTED by a Roll Call Voice Vote.)

### **CONDITIONAL USE PERMIT NO. 67**

Director of Planning and Community Development Grant Murschel presented information on Conditional Use Permit No. 67 – a single family residential use in an OS Office Service zoning district, located at 2905 W. Wackerly Street. A public hearing opened at 7:12 p.m. and hearing no comments, the public hearing closed at 7:13 p.m. The following resolution was offered by Councilman Arnosky and seconded by Councilman Wazbinski:

WHEREAS, Benjamin Hayes has submitted a request for a Conditional Use Permit for a single family residential use in an OS Office Service zoning district. The property is located at 2905 W. Wackerly Street; and

WHEREAS, the City Planning Commission has conducted a public hearing in accord with Section 28.02(A) of the Zoning Ordinance of the City of Midland on said conditional use; and

WHEREAS, the Planning Commission has submitted its recommendation to approve the permit, in accord with Section 28.02(B) of the Zoning Ordinance of the City of Midland; now therefore RESOLVED, that the City Council finds the request for the conditional use permit to be in accord with Section 28.03 of the Zoning Ordinance of the City of Midland, and hereby approves Conditional Use Permit No. 67, in accord with documents provided and submitted at the meeting of May 18, 2020. (Motion ADOPTED by a Roll Call Voice Vote.)

### **CONDITIONAL USE PERMIT NO. 68**

Director of Planning and Community Development Grant Murschel presented information on Conditional Use Permit No. 68 – a single family residential dwelling in an RB Multiple family residential zoning district, located at 311 Sam Street. A public hearing opened at 7:22 p.m. and hearing no comments, the public hearing closed at 7:24 p.m. The following resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Hall:

WHEREAS, the Midland County Habitat for Humanity has submitted a request for a Conditional Use Permit for a single family residential dwelling in an RB Multiple-Family Residential zoning district. The property is located at 311 Sam Street; and

WHEREAS, the City Planning Commission has conducted a public hearing in accord with Section 28.02(A) of the Zoning Ordinance of the City of Midland on said conditional use; and

WHEREAS, the Planning Commission has submitted its recommendation to approve the permit, in accord with Section 28.02(B) of the Zoning Ordinance of the City of Midland; now therefore RESOLVED, that the City Council finds the request for the conditional use permit to be in accord with Section 28.03 of the Zoning Ordinance of the City of Midland, and hereby approves Conditional Use Permit No. 68, in accord with documents provided and submitted at the meeting of May 18, 2020. (Motion ADOPTED by a Roll Call Voice Vote.)

## UNAPPROVED

**ZONING PETITION NO. 630**

Director of Planning and Community Development Grant Murschel presented information on Zoning Petition No. 630 – rezoning property located at 1420 Bayliss Street from RC Regional Commercial to RB Multiple Family Residential. A public hearing opened at 7:38 p.m. and hearing no comments the hearing closed at 7:39 p.m. The following ordinance amendment was then offered by Councilman Hall and seconded by Councilman Wazbinski:

## ORDINANCE NO. 1836

AN ORDINANCE TO AMEND ORDINANCE NO. 1585, BEING AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION OF TRADES AND INDUSTRIES AND THE LOCATION OF BUILDINGS DESIGNED FOR SPECIFIC USES, TO REGULATE AND LIMIT THE HEIGHT AND BULK OF BUILDINGS HEREAFTER ERECTED OR ALTERED, TO REGUL AND DETERMINE THE AREA OF YARDS, COURTS, AND OTHER OPEN SPACES SURROUNDING BUILDINGS, TO REGULATE AND LIMIT THE DENSITY OF POPULATION, AND FOR SAID PURPOSES, TO DIVIDE THE CITY INTO DISTRICTS AND PRESCRIBE PENALTIES FOR THE VIOLATION OF ITS PROVISIONS BY AMENDING THE ZONING MAP TO PROVIDE A RB MULTIPLE FAMILY RESIDENTIAL B ZONING DISTRICT, WHERE AN RC REGIONAL COMMERCIAL DISTRICT PRESENTLY EXISTS.

The City of Midland Ordains:

Section 1. That the Zoning Map of Ordinance No. 1585, being the Zoning Ordinance of the City of Midland, is hereby amended as follows:

A PARCEL OF LAND SITUATED IN THE CITY OF MIDLAND, MORE PARTICULARLY DESCRIBED BEG 132 FT E & 533 FT N OF W 1/8 POST ON S LN SEC 15, TH E 132 FT, N 127 FT, W 132 FT, S 127 FT TO BEG

Be, and the same is hereby changed to RB Multiple Family Residential B

Section 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. This Ordinance shall take effect upon publication. (Ordinance ADOPTED by a Roll Call Voice Vote.)

**PUBLIC COMMENTS**

No public comments were made.

**2020-2021 CITY BUDGET**

Assistant City Manager David Keenan presented information on the 2020-2021 City of Midland Budget. The following resolution was then offered by Councilman Arnosky and seconded by Councilman Wazbinski:

WHEREAS, a public hearing on the 2020-2021 budget was held on Monday, May 11, 2020, at 7:00 p.m., in accord with Section 11.4 of the Charter of the City of Midland and State of Michigan Act 5, Public Acts of 1982, as amended; and

WHEREAS, MCL 211.44 permits local governments which administer property taxes to impose a Property Tax Administration Fee not to exceed one percent (1%) on taxes payable before February 15th of the succeeding year; and

WHEREAS, Section 12.17 of the Charter of the City of Midland requires the City Treasurer to add a four percent (4%) collection fee to all taxes paid after the 15th day of September; and

WHEREAS, MCL 211.44 permits local property tax collecting units to add to taxes collected after February 15 and before March 1, four percent (4%) for late charges and additional fees; and

WHEREAS, pursuant to MCL 211.44, as amended, the governing body must approve by resolution or ordinance an authorization for the imposition of a property tax administration fee, collection fee or any type of late penalty charge; and

WHEREAS, it is the desire of the governing body of the City of Midland to authorize the imposition of a one percent (1%) tax administration fee and a four percent (4%) late penalty collection fee to all applicable taxes levied by all taxing units and payable to the City of Midland; and

UNAPPROVED

WHEREAS, the taxable value of real and personal property in the City of Midland has been determined to be \$2,121,434,585 plus \$48,190,400 of value on the Industrial Facilities Tax Roll; now therefore

RESOLVED, that the budget of the City of Midland for the fiscal year beginning July 1, 2020 and ending June 30, 2021 is hereby determined and adopted as follows:

	<u>Adopted</u>
<b>GENERAL FUND</b>	
<i>Sources of Funds:</i>	
Property taxes	\$ 29,166,623
Intergovernmental	9,853,434
Other revenues	5,411,293
Transfers from other funds	76,903
Fund balance	<u>4,306,125</u>
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 48,814,378</u></b>
 <i>Appropriations:</i>	
General government	\$ 6,321,367
Public safety	20,699,726
Public works	2,593,705
Sanitation	4,099,021
Parks and recreation	6,754,183
Other functions	1,968,358
Capital projects	191,000
Contingencies	400,000
Transfers to other funds	<u>5,787,018</u>
<b><i>Total Appropriations</i></b>	<b><u>\$ 48,814,378</u></b>
 <b>MAJOR STREET FUND</b>	
<i>Sources of Funds:</i>	
State gas and weight tax	\$ 4,900,000
County Road Millage	3,866,116
Other revenues	<u>745,621</u>
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 9,511,737</u></b>
 <i>Appropriations:</i>	
Street maintenance	\$ 2,230,711
Street construction	1,865,000
Transfers to other funds	3,350,283
Contingencies	20,000
Fund balance	<u>2,045,743</u>
<b><i>Total Appropriations</i></b>	<b><u>\$ 9,511,737</u></b>
 <b>LOCAL STREET FUND</b>	
<i>Sources of Funds:</i>	
State gas and weight tax	\$ 1,326,400
Other revenues	192,000
Transfers from other funds	3,200,000
Fund balance	<u>1,064,186</u>
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 5,782,586</u></b>

## UNAPPROVED

**LOCAL STREET FUND (cont'd)***Appropriations:*

Street maintenance	\$ 1,818,696
Street construction	3,795,000
Transfers to other funds	148,890
Contingencies	20,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 5,782,586</u></b>

**SMARTZONE FUND***Sources of Funds:*

Property taxes	\$ 138,215
Other revenues	15,000
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 153,215</u></b>

*Appropriations:*

Operating expenditures	\$ 75,000
Capital expenditures	5,000
Fund balance	73,215
<b><i>Total Appropriations</i></b>	<b><u>\$ 153,215</u></b>

**CENTER CITY AUTHORITY FUND***Sources of Funds:*

Other revenues	\$ 1,700
Transfers from other funds	14,000
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 15,700</u></b>

*Appropriations:*

Operating expenditures	\$ 15,000
Fund balance	700
<b><i>Total Appropriations</i></b>	<b><u>\$ 15,700</u></b>

**STORM WATER MANAGEMENT FUND***Sources of Funds:*

Operating revenues	\$ 17,500
Other revenues	17,500
Transfers from other funds	1,319,173
Fund balance	76,142
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 1,430,315</u></b>

*Appropriations:*

Operating expenditures	\$ 895,315
Storm sewer construction	510,000
Contingencies	25,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 1,430,315</u></b>

**GRACE A. DOW LIBRARY FUND***Sources of Funds:*

Property taxes	\$ 2,090,536
Operating revenues	416,089
State funds	381,146
Other revenues	70,600
Transfers from other funds	1,341,490
Fund balance	191,000
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 4,490,861</u></b>

## UNAPPROVED

**GRACE A. DOW LIBRARY FUND (cont'd)***Appropriations:*

Operating expenditures	\$ 4,299,861
Capital expenditures	191,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 4,490,861</u></b>

**COMMUNITY DEVELOPMENT BLOCK GRANT FUND***Sources of Funds:*

Federal and program	\$ 347,091
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 347,091</u></b>

*Appropriations:*

Other expenditures	\$ 153,400
Transfers to other funds	188,055
Contingencies	5,000
Fund balance	636
<b><i>Total Appropriations</i></b>	<b><u>\$ 347,091</u></b>

**HOMELAND SECURITY GRANT PROGRAM***Sources of Funds:*

Federal	\$ 873,812
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 873,812</u></b>

*Appropriations:*

Other expenditures	\$ 873,812
<b><i>Total Appropriations</i></b>	<b><u>\$ 873,812</u></b>

**SPECIAL ACTIVITIES FUND***Sources of Funds:*

Contributions and other	\$ 83,250
Transfers from other funds	5,000
Fund balance	8,250
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 96,500</u></b>

*Appropriations:*

Other expenditures	\$ 77,500
Transfers to other funds	19,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 96,500</u></b>

**MIDLAND HOUSING FUND***Sources of Funds:*

Sale of assets	\$ 250,000
Other revenues	5,200
Fund balance	800
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 256,000</u></b>

*Appropriations:*

Cost of assets sold	\$ 250,000
Other expenditures	6,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 256,000</u></b>

## UNAPPROVED

**DIAL-A-RIDE FUND***Sources of Funds:*

Operating revenues	\$	120,000
State funds		855,881
Federal funds		1,055,264
Other revenues		5,744
Transfers from other funds		549,017
<b><i>Total Sources of Funds</i></b>	<b>\$</b>	<b><u>2,585,906</u></b>

*Appropriations:*

Operating expenditures	\$	2,376,706
Capital expenditures		199,200
Contingencies		10,000
<b><i>Total Appropriations</i></b>	<b>\$</b>	<b><u>2,585,906</u></b>

**MIDLAND COMMUNITY TELEVISION FUND***Sources of Funds:*

Operating revenues	\$	681,500
Other revenues		22,916
Fund balance		47,171
<b><i>Total Sources of Funds</i></b>	<b>\$</b>	<b><u>751,587</u></b>

*Appropriations:*

Operating expenditures	\$	713,587
Capital expenditures		28,000
Contingencies		10,000
<b><i>Total Appropriations</i></b>	<b>\$</b>	<b><u>751,587</u></b>

**DOWNTOWN DEVELOPMENT AUTHORITY FUND***Sources of Funds:*

Property taxes	\$	1,224,087
Other revenues		5,900
Transfers from other funds		16,500
<b><i>Total Sources of Funds</i></b>	<b>\$</b>	<b><u>1,246,487</u></b>

*Appropriations:*

Contingencies	\$	859,426
Transfers to other funds		25,000
Fund balance		45,000
<b><i>Total Appropriations</i></b>	<b>\$</b>	<b><u>317,061</u></b>
		<b><u>1,246,487</u></b>

**DEBT SERVICE FUND***Sources of Funds:*

Property taxes	\$	281,436
Intergovernmental		103,939
Other revenues		6,000
Transfers from other funds		1,747,511
Fund balance		243,471
<b><i>Total Sources of Funds</i></b>	<b>\$</b>	<b><u>2,382,357</u></b>

*Appropriations:*

Debt service	\$	1,558,450
Transfers to other funds		823,907
<b><i>Total Appropriations</i></b>	<b>\$</b>	<b><u>2,382,357</u></b>

## UNAPPROVED

**CIVIC ARENA FUND***Sources of Funds:*

Operating revenue	\$ 1,094,000
Other revenues	35,000
Transfers from other funds	350,000
Working capital	193,468
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 1,672,468</u></b>

*Appropriations:*

Operating expenses	\$ 1,102,298
Capital expenses	201,134
Contingencies	25,000
Debt service	344,036
<b><i>Total Appropriations</i></b>	<b><u>\$ 1,672,468</u></b>

**LANDFILL FUND***Sources of Funds:*

Operating revenue	\$ 3,910,520
Other revenues	149,100
Working capital	4,177,329
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 8,236,949</u></b>

*Appropriations:*

Operating expenses	\$ 4,056,836
Capital expenses	405,000
Capital projects	3,326,475
Other expenses	700
Contingencies	65,000
Debt service	382,938
<b><i>Total Appropriations</i></b>	<b><u>\$ 8,236,949</u></b>

**WASHINGTON WOODS FUND***Sources of Funds:*

Operating revenues	\$ 1,400,080
Other revenues	417,190
Transfers from other funds	188,055
Working capital	500,634
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 2,505,959</u></b>

*Appropriations:*

Operating expenses	\$ 1,540,055
Other expenses	255,258
Capital expenses	700,646
Contingencies	10,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 2,505,959</u></b>

**RIVERSIDE PLACE FUND***Sources of Funds:*

Operating revenues	\$ 1,460,400
Other revenues	729,803
Working capital	513,539
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 2,703,742</u></b>

## UNAPPROVED

**RIVERSIDE PLACE FUND (cont'd)***Appropriations:*

Operating expenses	\$ 1,638,845
Other expenses	593,302
Capital expenses	461,595
Contingencies	10,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 2,703,742</u></b>

**CURRIE MUNICIPAL GOLF COURSE FUND***Sources of Funds:*

Operating revenues	\$ 1,063,432
Transfers from other funds	250,000
Other revenues	45,207
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 1,358,639</u></b>

**CURRIE MUNICIPAL GOLF COURSE FUND (cont'd)***Appropriations:*

Operating expenses	\$ 1,127,184
Capital expenses	120,000
Contingencies	20,000
Debt service	29,456
Working capital	61,999
<b><i>Total Appropriations</i></b>	<b><u>\$ 1,358,639</u></b>

**PARKING FUND***Sources of Funds:*

Operating revenues	\$ 99,750
Other revenues	15,005
Transfers from other funds	60,000
Working capital	10,050
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 184,805</u></b>

*Appropriations:*

Operating expenses	\$ 183,525
Other expenses	1,280
<b><i>Total Appropriations</i></b>	<b><u>\$ 184,805</u></b>

**WASTEWATER FUND***Sources of Funds:*

Operating revenues	\$ 6,685,460
Other revenues	298,684
Transfers from other funds	1,323,907
Working capital	1,021,766
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 9,329,817</u></b>

*Appropriations:*

Operating expenses	\$ 5,347,719
Other expenses	17,490
Capital expenses	605,000
Capital projects	1,936,430
Debt service	1,373,178
Contingencies	50,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 9,329,817</u></b>

## UNAPPROVED

**WATER FUND***Sources of Funds:*

Operating revenues	\$ 11,784,279
Contractual revenue	88,448
Other revenues	218,150
Working capital	975,845
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 13,066,722</u></b>

*Appropriations:*

Operating expenses	\$ 9,702,892
Other expenses	48,853
Capital expenses	258,500
Capital projects	2,770,000
Debt service	186,477
Contingencies	100,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 13,066,722</u></b>

**STORES REVOLVING FUND***Sources of Funds:*

Operating revenues	\$ 751,000
Other revenues	4,325
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 755,325</u></b>

*Appropriations:*

Operating expenses	\$ 692,506
Working capital	62,819
<b><i>Total Appropriations</i></b>	<b><u>\$ 755,325</u></b>

**INFORMATION SERVICES FUND***Sources of Funds:*

Operating revenues	\$ 1,020,598
Other revenues	20,500
Working capital	259,906
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 1,301,004</u></b>

*Appropriations:*

Operating expenses	\$ 1,236,004
Capital expenses	40,000
Contingencies	25,000
<b><i>Total Appropriations</i></b>	<b><u>\$ 1,301,004</u></b>

**EQUIPMENT REVOLVING FUND***Sources of Funds:*

Operating revenues	\$ 5,854,684
Other revenues	171,000
<b><i>Total Sources of Funds</i></b>	<b><u>\$ 6,025,684</u></b>

*Appropriations:*

Operating expenses	\$ 3,392,917
Capital expenses	1,744,000
Contingencies	25,000
Working capital	863,767
<b><i>Total Appropriations</i></b>	<b><u>\$ 6,025,684</u></b>

## UNAPPROVED

**MUNICIPAL SERVICE CENTER FUND***Sources of Funds:*

Operating revenues	\$	432,863
Other revenues		10,564
Working capital		15,026
<b>Total Sources of Funds</b>	<b>\$</b>	<b>458,453</b>

*Appropriations:*

Operating expenses	\$	288,453
Capital expenses		160,000
Contingencies		10,000
<b>Total Appropriations</b>	<b>\$</b>	<b>458,453</b>

**MUNICIPAL SERVICE ANNEX FUND***Sources of Funds:*

Operating revenues	\$	31,909
Other revenues		1,730
<b>Total Sources of Funds</b>	<b>\$</b>	<b>33,639</b>

*Appropriations:*

Operating expenses	\$	23,674
Contingencies		5,000
Working capital		4,965
<b>Total Appropriations</b>	<b>\$</b>	<b>33,639</b>

**PROPERTY AND LIABILITY INSURANCE FUND***Sources of Funds:*

Operating revenues	\$	560,000
Other revenues		95,000
Working capital		191,000
<b>Total Sources of Funds</b>	<b>\$</b>	<b>846,000</b>

*Appropriations:*

Operating expenses	\$	846,000
<b>Total Appropriations</b>	<b>\$</b>	<b>846,000</b>

**HEALTH INSURANCE FUND***Sources of Funds:*

Operating revenues	\$	10,742,000
Other revenues		402,500
Working capital		517,731
<b>Total Sources of Funds</b>	<b>\$</b>	<b>11,662,231</b>

*Appropriations:*

Operating expenses	\$	11,662,231
<b>Total Appropriations</b>	<b>\$</b>	<b>11,662,231</b>

**SPECIAL ASSESSMENT REVOLVING FUND***Sources of Funds:*

Other revenues	\$	66,903
<b>Total Sources of Funds</b>	<b>\$</b>	<b>66,903</b>

*Appropriations:*

Transfers to other funds	\$	66,903
<b>Total Appropriations</b>	<b>\$</b>	<b>66,903</b>

## UNAPPROVED

; and

RESOLVED FURTHER, that the City Assessor is hereby authorized and instructed to levy 12.1012 mills for operations, 0.4602 mills for storm water operations, 1.0000 mill for library operations, 1.4425 mills for public safety pension, and 0.1346 mills for general obligation sanitary sewer debt, a total of 15.1385 mills, on the taxable value of the various classes of property in the City of Midland on the 2020 City tax roll, in accordance with provisions of Act 114, Public Acts of 1979; and

RESOLVED FURTHER, that in accordance with the recommendation of the Downtown Development Authority, the City Assessor is hereby authorized and instructed to levy an additional 2.0000 mills for operations on the taxable value of the various classes of property on the 2020 City tax roll in the 2006 Amended Downtown Development District; and

RESOLVED FURTHER, that in accordance with MCL 211.44 the City Assessor is hereby authorized and instructed to impose a tax administration fee of one percent (1%) on all applicable taxes levied on both the summer and winter property tax bills in the City of Midland, to offset costs incurred by the City of Midland in assessing property values, collecting property tax levies, and processing taxes under review and appeal; and

RESOLVED FURTHER, that the City Treasurer is hereby authorized and instructed to add to all summer taxes paid after the legal due date of September 15 (or the next business day if that day falls on a holiday or weekend) a four percent (4%) late penalty collection fee on all delinquent parcels within the City of Midland. The City Treasurer is also hereby authorized to add to all winter taxes paid after February 14 (or the next business day if that day falls on a holiday or weekend) a four percent (4%) late penalty collection fee on all delinquent parcels within the City of Midland. Said collection fee, for both summer and winter taxes, is to be calculated on the unpaid base tax plus the one percent (1%) tax administration fee; and

RESOLVED FURTHER, that such added penalty and administrative fees for summer and winter taxes shall belong to the City of Midland and constitute a charge and shall be a lien against the property to which the taxes themselves apply, collectible in the same manner as the taxes to which they are added. The City Treasurer shall apply payments received on delinquent parcels to penalties, interest, and administrative fees before applying payments to delinquent taxes; and

RESOLVED FURTHER, that all City of Midland taxes and administrative fees on summer and winter real property, and penalties on summer real property levied in the immediately preceding year that remain uncollected by the City Treasurer on the first day of March (or the next business day if that day falls on a holiday or weekend) shall be turned over to the County Treasurer as delinquent for collection. These delinquencies and the related settlement distributions from the County shall include all assessments, interest, charges, administrative fees and penalties hereinto provided, and shall be part of the County's delinquent tax roll, collected in the same manner as other taxes returned to the County Treasurer are collected, as provided by law, and shall be and remain a lien upon the property against which they are assessed until paid; and

RESOLVED FURTHER, that for the City's fiscal year ending June 30, 2020, the General Fund's fund balance shall include \$4,306,125 as a Committed Fund Balance for Future Year Expenditures and \$5,776,443 as a Committed Fund Balance for Budget Stabilization; and

RESOLVED FURTHER, that for the City's fiscal year ending June 30, 2020, the City's funds shall include an amount to be determined by the City's Assistant City Manager as Assigned Fund Balance for Encumbrances as authorized by the Assistant City Manager as appropriate to be encumbered into the 2020-2021 budgets and financial working plans, providing that: 1) there is sufficient remaining budget in 2019-2020, 2) each item has previous City Council budgetary approval to be spent for the purpose for which it is being requested to be encumbered, 3) the intent to spend the funds for the purpose in which it was originally approved still exists, and 4) periodic costs, such as supplies and other charges which get budgeted for each year are deemed to be non-recurring or necessary to offset unexpected adverse conditions in the upcoming year; and

RESOLVED FURTHER, that the Assistant City Manager is directed to provide an explanation of amounts encumbered, by fund, to City Council in the quarterly financial report for the period ending September 30, 2020. (Motion ADOPTED by a Roll Call Voice Vote.)

## UNAPPROVED

**PARKS AND RECREATION COVID-19 RELATED SERVICE CHANGES**

Director of Public Services Karen Murphy presented information on the recommended changes to program and facilities offerings due to Covid-19. The presentation interrupted for a break from 8:20 p.m. to 8:28 p.m. while broadcast of the meeting was restored on MCTV. City Manager Brad Kaye noted that prior to the meeting, 6 public comments were received relative to the recreation programming and provided to Council in advance of the meeting. The original resolution was offered by Councilman Brown Wilhelm and seconded by Councilman Hall. Following discussion, Councilman Arnosky motioned and seconded by Mayor Donker to amend the resolution (Motion to Amend ADOPTED by a Roll Call Voice Vote) to the following:

WHEREAS, amid the current environment where exposure to COVID-19 raises concerns for the safety and wellbeing of both City employees and park and recreation program participants; and WHEREAS, after careful consideration of the summer recreation programs offered through the City with regard to participant safety and financial viability staff has proposed a list closures/delays to recreation programming and facility use; now therefore RESOLVED, that City Council approves the list of recommendations for program cancellations and delays including:

- Closure of Plymouth Pool for the 2020 season
- Closure of Gerstacker, Longview and Thrune Park spray grounds and water features
- Closure of Stratford Woods Beach through June 1
- Cancellation of the LEAP program for adults with disabilities
- Postpone the start of Tunes by the Tridge to June 18
- Cancel the onsite July 4 Celebration and the fireworks launch
- Postpone organized athletic league play on City-owned properties until June 15; and

RESOLVED FURTHER, that City Council authorizes staff to modify any of the above items, including extending closures into the summer, based on further guidance provided by Executive Orders issued by the Governor's office and/or guidance provided by the Center for Disease Control, all in accordance with the proposal and City specifications. (Motion ADOPTED by a Roll Call Voice Vote.)

**SITE PLAN NO. 399**

Director of Planning and Community Development Grant Murschel presented information on Site Plan No. 399 – for a 22-unit multiple family residential development, totaling 50,688 square feet located at 4908 and 4912 Universal Drive. Petitioner Patrick Pnacek, Developer with PKP Properties, 2525 N. Eastman spoke regarding the project. Speaking in opposition were Adam Bruski, attorney at Warner, Norcross, and Judd, 715 E. Main Street, Suite 110, on behalf of Kathy Burwick, 5000 Universal Dr., Carol Sanford, 5012 Raintree Dr., Dwight Lewis, 5004 Raintree Dr., Robert Everett, 5130 Raintree Dr., Jennifer Nosakowski, 5126 Raintree Dr., and Shirley Brown, 5006 Stephanie Dr. Scott Bell of Lapam Associates responded regarding technical aspects of the project and Developer Patrick Pnacek responded. The following resolution was then offered by Councilman Wazbinski and seconded by Councilman Brown Wilhelm:

WHEREAS, the City Council has received the recommendation of the Planning Commission for approval of Site Plan No. 399, by PKP Properties, LLC to construct a 22 unit multiple-family residential development, totally 50,688 square feet, at property located at 4908 and 4912 Universal Drive; and

WHEREAS, the City Council has reviewed the proposed Site Plan No. 397 in accord with the provisions set forth in Sections 27.02(A) and 27.06(A) of the Zoning Ordinance of the City of Midland; now therefore

RESOLVED, that the City Council does hereby approve Site Plan No. 399, contingent upon the following:

1. A final stormwater management plan and permit to the satisfaction of the City Engineering Department.
2. A final soil erosion and sedimentation control permit to the satisfaction of the City

UNAPPROVED

Building Department. (Motion ADOPTED by a Roll Call Voice Vote YAYS: Brown Wilhelm, Donker, Wazbinski NAYS: Arnosky, Hall.)

**SET PUBLIC HEARING FOR CDBG-CV BUDGET – COVID-19 PROPOSED GRANTS**

The following resolution was then offered by Councilman Brown Wilhelm and seconded by Councilman Wazbinski:

WHEREAS, the City of Midland is estimated to receive \$132,247 in Community Development Block Grant (CDBG) funds for fiscal year 2020-2021 from the U.S. Department of Housing & Urban Development to be used for relief and recovery activities relating to the Coronavirus (COVID-19) pandemic; and

WHEREAS, these special CDBG-CV revenues must be programmed to activities that are eligible to be funded to support the infectious disease response; and

WHEREAS, on May 1, 2020, following a public hearing, the Housing Commission recommended approval of the first portion of activity funding proposed for the 2020-2021 CDBG-CV budget as set forth in the attached table (Attachment A); and

WHEREAS, it is necessary to provide a minimum of 5-day public comment period on the proposed budget in accordance with federal requirements; now therefore

RESOLVED, that a public hearing will be held by the Midland City Council on June 8, 2020 at 7:00 p.m. in the City Council Chambers. City Hall, 333 West Ellsworth Street, Midland, Michigan, or virtually due to social distancing guidelines as a result of the coronavirus pandemic, for the purpose of receiving public comment on the CDBG-CV budget; and

RESOLVED FURTHER, in the event the meeting on June 8, 2020 is held virtually, information on how to participate via phone or videoconference will be provided within the agenda posting for said meeting; and

RESOLVED FURTHER, that City staff is hereby directed to publish a notice of the public hearing by June 2, 2020.

Attachment A

**CDBG-CV Proposed Budget**

<b><u>Revenues</u></b>	<b><u>Estimated Amount</u></b>
Estimated HUD CDBG-CV Grant	\$ 132,247
<b><u>Expenditures</u></b>	<b><u>Proposed Budgeted Amount</u></b>
<b>Planning/Administration</b>	\$ 0
<b>Public Services</b>	
MidMichigan Health – Drive-Thru Testing	\$ 6,000
<u>MidMichigan Health – COVID Telehub</u>	<u>\$ 13,837.05</u>
Public Services	\$ 19,837.05
<b>Total</b>	<b>\$ 19,837.05</b>
<i>Remainder of CDBG-CV Grant</i>	<i>\$ 112,409.95</i>

(Motion ADOPTED by a Roll Call Voice Vote.)

## UNAPPROVED

**SET PUBLIC HEARING FOR THE 2020 SIDEWALK IMPROVEMENT SPECIAL ASSESSMENT DISTRICT ROLL**

The following resolution was then offered by Councilman Brown Wilhelm and seconded by Councilman Wazbinski:

WHEREAS, pursuant to the direction of the City Council, the City Assessor of said City of Midland has prepared and reported to the City Council the Assessment Roll covering and containing the proposed Special Assessments assessed and levied, respectively in the "2020 SIDEWALK IMPROVEMENT SPECIAL ASSESSMENT DISTRICT" as heretofore established for the proposed Sidewalk Improvement in said district, as designated in Resolutions heretofore adopted by the City Council; now therefore

RESOLVED, that the report concerning said improvements is hereby adopted and shall be placed on file in the office of the City Clerk, and the same shall be available for public inspection during regular business hours; and that the City Council will meet in the City Hall, 333 W. Ellsworth or virtually due to social distancing guidelines as a result of the coronavirus pandemic, on Monday, June 8, at 7:00 p.m. to hear any objections or suggestions regarding the proposed improvements; and

RESOLVED FURTHER, in the event the meeting on June 8, 2020 is held virtually, information on how to participate via phone or videoconference will be provided within the agenda posting for said meeting; and

RESOLVED FURTHER, that the City Clerk give notice of said hearing by causing a copy of this Resolution to be published once in the Midland Daily News at least ten days prior to the date of June 8, 2020, and that the City Clerk also give notice of said hearing by letter to each property owner subject to Special Assessment by reason of said improvement, the addresses of said property owners to be taken from the latest Tax Assessment Roll in the City Assessor's Office in accordance with Act 162 of the Public Acts of Michigan of 1962. (Motion ADOPTED by a Roll Call Voice Vote.)

Being no further business the meeting adjourned at 10:42 p.m.

---

Erica Armstrong, City Clerk

**File Attachments for Item:**

2. CDBG-CV Budget public hearing to review the first round of proposed subrecipient grants for the additional Community Development Block Grant dollars to respond to the COVID-19 pandemic (also see material sent in the May 18 agenda packet). MURSCHEL

**SUMMARY REPORT TO MANAGER**  
for City Council Meeting of June 8, 2020

**SUBJECT:** 2020-2021 Community Development Block Grant-COVID Relief Funds Budget

**INITIATED BY:** Department of Planning and Community Development

**RESOLUTION**

**SUMMARY:** This resolution approves the proposed budget for fiscal year 2020-2021 for the special Community Development Block Grant funds for COVID-19 relief.

**ITEMS ATTACHED:**

1. Letter of Transmittal
2. Resolution
3. Housing Commission Staff Report
4. Housing Commission Minutes

**COUNCIL ACTION:**

1. Public hearing is required.
2. 3/5 vote required to approve resolution.

Grant Murschel  
Director of Planning and Community Development

GRM



City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ [www.cityofmidlandmi.gov](http://www.cityofmidlandmi.gov)

June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland Michigan

Dear Mr. Kaye:

Due to the ongoing COVID-19 pandemic, the City of Midland has been awarded a special allocation of \$132,247 to be used to prevent, prepare for, and respond to the coronavirus. This allocation was authorized by the Coronavirus Aid, Relief and Economic Security Act (CARES Act), which was signed into law on March 27, 2020 to respond to the growing effects of this historic public health crisis.

The CARES Act adds additional flexibility, albeit limited, for the use of these additional Community Development Block Grant dollars (CDBG-CV). The public comment period is reduced to not less than 5 days and grantees may use virtual public hearings when necessary for public health reasons.

As customary, Planning Department staff and the Housing Commission have worked together to determine appropriate activities to fund to meet some of the current community needs arising from COVID-19. After reviewing the list of eligible activities, staff reached out to the MidMichigan Health Foundation to determine ongoing needs within the local hospital. Staff also contacted other community groups and nonprofits to determine if any ongoing need could be funded through these new dollars. Following these contacts, a single grant application was received.

To date, the proposed awards do not total the full grant. This is due to caps on funding certain activities and a large portion of the eligible activities being geared towards building acquisition, new construction or building rehabilitation that is coronavirus-related. The situation in the city of Midland to date has not required these kinds of activities therefore there are no current needs that exist. As such, staff and the Housing Commission are recommending a partial award of the total grant now and are waiting to see how the situation might change to further allocate the balance of the funds.

Following a public hearing and deliberation on the first portion of the proposed CDBG-CV budget during their meeting on May 1, 2020, the Housing Commission took the following action: It was moved and seconded to recommend approval to City Council of the proposed CDBG-CV 2020-2021 budget as presented in the staff report dated April 29, 2020. The motion was approved (5-0). This budget includes proposed awards to MidMichigan Health for drive-thru testing support and for their COVID telehub operations.

A resolution to approve the first portion of the CDBG-CV 2020-2021 budget, and authorize the Mayor and City Clerk to execute the appropriate subrecipient agreements, as approved by the City Attorney, is attached for City Council consideration.

Sincerely,

Grant Murschel  
Director of Planning & Community Development



*City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ www.cityofmidlandmi.gov*

**BY COUNCILMAN**

WHEREAS, the City of Midland is estimated to receive \$132,247 in Community Development Block Grant (CDBG) funds for fiscal year 2020-2021 from the U.S. Department of Housing & Urban Development to be used for relief and recovery activities relating to the Coronavirus (COVID-19) pandemic; and

WHEREAS, these special CDBG-CV revenues must be programmed to activities that are eligible to be funded to support the infectious disease response; and

WHEREAS, on May 1, 2020, following a public hearing, the Housing Commission recommended approval of the first portion of activity funding proposed for the 2020-2021 CDBG-CV budget as set forth in the attached table (Attachment A); and

WHEREAS, a public notice was published in the Midland Daily News initiating a 5-day public comment period on June 1, 2020; and

WHEREAS, a public hearing was held by the Midland City Council on June 8, 200 at 7:00 p.m. conducted virtually via videoconference, in line with the Michigan Governor's Executive Order 2020-75 due to the coronavirus pandemic, for the purpose of receiving public comment on the special dollars of the proposed 2020-2021 CDBG budget; now therefore

RESOLVED, that the City Council hereby adopts the proposed 2020-2021 Community Development Block Grant-CV budget, as set forth in the attached table (Attachment A), for the proposed use of the special funds to respond to the Coronavirus pandemic; and

RESOLVED FURTHER, that the Mayor and City Clerk are authorized to execute the subrecipient agreements, as approved by the City Attorney, on behalf of the City.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a      yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020

---

Erica Armstrong, City Clerk

Attachment A

**CDBG-CV Proposed Budget**

<b><u>Revenues</u></b>	<b><u>Estimated Amount</u></b>
Estimated HUD CDBG-CV Grant	\$ 132,247
<b><u>Expenditures</u></b>	<b><u>Proposed Budgeted Amount</u></b>
<b>Planning/Administration</b>	\$ 0
<b>Public Services</b>	
MidMichigan Health – Drive-Thru Testing	\$ 6,000.00
<u>MidMichigan Health – COVID Telehub</u>	<u>\$ 13,837.05</u>
Public Services	\$ 19,837.05
<b>Total</b>	<b>\$ 19,837.05</b>
<i>Remainder of CDBG-CV Grant</i>	<i>\$ 112,409.95</i>



**STAFF REPORT TO THE HOUSING COMMISSION  
FOR THE MEETING OF MAY 1, 2020**

DATE: April 29, 2020

SUBJECT: Proposed 2020-2021 CDBG-CV Budget

Due to the ongoing COVID-19 pandemic, the City of Midland has been awarded a special allocation of \$132,247 to be used to prevent, prepare for, and respond to the coronavirus. This allocation was authorized by the Coronavirus Aid, Relief and Economic Security Act (CARES Act), which was signed into law on March 27, 2020 to respond to the growing effects of this historic public health crisis.

The CARES Act adds additional flexibility for the use of these additional Community Development Block Grant dollars (CDBG-CV). The public comment period is reduced to not less than 5 days and grantees may use virtual public hearings when necessary for public health reasons.

As contained below, awards totaling the full grant are not proposed due to lack of activity proposals, eligible activities and caps on funding certain activities.

**Eligible Activities**

Attached is a quick guide to eligible activities that CDBG-CV dollars can be used for. Staff will be reviewing this document with the City Housing Commission on during the meeting. This guidance document is continuing to change and further guidance will become available, per the City’s HUD representative.

**GENERAL PROGRAM PLANNING AND ADMINISTRATION**

*The Planning & Administration category is capped at 20% of the CDBG-CV amount. Staff calculates this cap to be \$26,449.40.*

**Staff Recommendation: \$0 (at this time)**

These funds can be used to cover the City’s expenses of administering this program. In the past, CDBG administrative dollars have been used to fund the position of the Community Development Planner within the Planning Department; however, this position is currently vacant and day-to-day administration of the program has move to the Director of Planning & Community Development. The City has the option to charge the time of other personnel who support the City’s CDBG program including members of the Finance Department.

Use of the CDBG-CV dollars will happen in concert with the regular CDBG dollars. At this time, with the grant requests that have been received to date, staff does not anticipate an additional burden that would warrant the need of additional administrative dollars beyond what is already provided for in the current CDBG budget. This may change as time moves and additional activities are added to the CDBG-CV budget.

**PUBLIC SERVICES**

*The public services category is capped at 15% of the CDBG-CV amount. Staff calculates this cap to be \$19,837.05.*

**MidMichigan Health: Midland Drive-thru Testing Sites**

Request: \$6,000

**Staff Recommendation: \$6,000**

MidMichigan Health, a non-profit entity, has requested \$6,000 to cover the expenses of testing tents that were set up outside the Emergency Room and Urgent Care facilities at their Midland campus to serve patients in a drive-thru fashion. This set up reduces illness exposure and supports the increased volume of community members seeking COVID-19 testing and direction. Staff is recommending funding this request in full.

**MidMichigan Health: COVID-Telehub**

Request: \$101,064.72

**Staff Recommendation: \$13,837.05**

MidMichigan Health has also requested \$101,064.72 to support the expenses of the providers who are operating the virtual COVID telehub. This virtual clinic operates Monday-Friday 8:00 AM to 5:00 PM and is staffed by providers within the organization's East End location. In this virtual clinic, community members are able to call the toll-free line and, following receipt of demographic information, connect to one of the providers to assess symptoms, answer questions, and be provided with additional instructions for further treatment if necessary. Patients receive instructions for drive-thru testing is appropriate. Due to the public services cap, staff is recommending partial funding of this request at \$13,837.05.

*A copy of the application by MidMichigan Health is enclosed for review.*

A table of the summary above can be found on the next page, labeled Attachment A.

**Housing Commission Action**

Staff currently anticipates that the Housing Commission will first review this information during their meeting on Friday, May 1, 2020. A recommendation during this meeting to award portions of the grant could be rendered. The Housing Commission could also wait for additional requests or more information before formulating a recommendation.

Respectfully Submitted,



Grant Murschel, Director of Planning & Community Development

**CDBG-CV Proposed Budget**

<b><u>Revenues</u></b>	<b><u>Estimated Amount</u></b>
Estimated HUD CDBG-CV Grant	\$ 132,247

<b><u>Expenditures</u></b>	<b><u>Proposed Budgeted Amount</u></b>
<b>Planning/Administration</b>	\$ 0
<b>Public Services</b>	
MidMichigan Health – Drive-Thru Testing	\$ 6,000
<u>MidMichigan Health – COVID Telehub</u>	<u>\$ 13,837.05</u>
Public Services	\$ 19,837.05
<b>Total</b>	<b>\$ 19,837.05</b>
<i>Remainder of CDBG-CV Grant</i>	\$ 112,409.95

**MINUTES  
SPECIAL MEETING OF THE  
MIDLAND CITY HOUSING COMMISSION  
FRIDAY, MAY 1, 2020 11:00 A.M.  
MEETING HELD ELECTRONICALLY DUE TO THE COVID-19 PANDEMIC**

<https://zoom.us/join> | Webinar ID: 868 7562 9004 | Password: 970584

**1. Call to Order**

Loose called the meeting to order at 11:00 am.

**2. Roll Call**

PRESENT: Mortensen, Garchow, King, and Loose

ABSENT: Moten

OTHERS

PRESENT: Grant Murschel, Director of Community Development and Tadd Underhill,  
Manager of Information Services.

**3. Public Hearings**

a. Community Development Block Grant funds Coronavirus (CDBG-CV)

Commissioner Moten joined the meeting at 11:05 a.m.

Murschel gave an overview of the proposed grant allocations for the special dollars that have been received by the City for coronavirus relief. He indicated that he had spoken with MidMichigan Health, Senior Services, the City's Police and Fire Departments, as well as other City Departments, to determine existing needs that have arisen from the pandemic. All general government expenses are not eligible to be covered under CDBG or CDBG-CV regulations.

The category where the most need is currently in the city of Midland is within the Public Services area. This category is capped at 15 percent of the total grant allocation, or \$19,837.05. As such, staff is recommending funding the requests of MidMichigan Health up to that cap amount.

The Commission indicated that it was logical to fund MidMichigan Health for these activities as this organization has borne a large responsibility to addressing the immediate health needs in the community.

The Commission directed staff to research more on the economic development options and requirements. This might be a potential option for future use of the dollars, in there are eligible activities to fund and an eligible entity to sub-grant to.

Mortensen made a motion to recommend approval of the proposed partial 2020-21 CDBG-CV budget, as prepared by staff. The motion was seconded by King.

Yeas: Garchow, King, Loose, Morten, Mortensen

Nays: None

The motion was approved 5-0.

**4. Public Comments:** None

**5. Communications**

Murschel indicated that the City Council had approved the proposed CDBG budget for 2020-21 for the regular dollars during their meeting on April 27, 2020. He also indicated that as grant requests become known or other community needs service, that are eligible to be funded through CDBG-CV, he will be working on an updated budget. This will likely be presented during the regular meeting on June 1.

**6. Future Meeting Date**

- a. June 1, 2020 Regular Meeting

**7. Adjournment**

The meeting was adjourned by Chairman Loose at 11:24 a.m.

Respectfully submitted,



Grant Murschel, Director of Planning and Community Development

MINUTES ARE NOT FINAL UNTIL APPROVED BY THE MIDLAND CITY HOUSING COMMISSION.

**File Attachments for Item:**

3. Public hearing to approve the 2020 Sidewalk Improvement Special Assessment District Roll (also see material sent in the May 18 agenda packet). RIPLEY

**SUMMARY REPORT TO MANAGER**  
for City Council Meeting of June 8, 2020

**SUBJECT:** Hold a public hearing on the special assessment roll for the "2020 SIDEWALK IMPROVEMENT SPECIAL ASSESSMENT DISTRICT" as prepared by the City Assessor.

**INITIATED BY:** As directed by City Council resolution dated May 18, 2020.

**RESOLUTION SUMMARY:** This resolution approves the special assessment roll for the "2020 SIDEWALK IMPROVEMENT SPECIAL ASSESSMENT DISTRICT" as prepared by the City Assessor.

**ITEMS ATTACHED:**

1. Letter of Transmittal
2. Resolution
3. Special Assessment Roll

**CITY COUNCIL ACTIONS:**

1. Public hearing is required
2. Adopt resolution by 3/5 vote

Kayla Ripley, City Assessor  
City Assessor's Office



City Assessor ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3334 ♦ 989.835.5701 Fax

June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

On May 18, 2020 the City Council accepted a special assessment roll and set the date of June 8, 2020 for a public hearing on the “2020 SIDEWALK IMPROVEMENT SPECIAL ASSESSMENT DISTRICT”. The public improvement district is described as:

Waldo Avenue (east side) from Ashman Street to 425 feet south

The 2020 sidewalk improvement program has a total estimated project cost of \$17,629.25 of which \$9,336.78 has been determined to be the City at large cost and the remaining \$8,292.47 is to be paid by property owners within the described district. Those property owners have been notified of the special assessment amount and the date of the public hearing.

The amortization period and interest rate must be determined and set by City Council at the public hearing. The methodology for establishing the interest rate for special assessments is the City’s approximate rate of return at that time, plus 1 percent; therefore, it is our staff recommendation to set the interest rate at 2.4 percent. Based on previous City Council discussions, the attached resolution sets amortization period at five (5) years for the parcels within this district. Any of these terms may be adjusted upon the City Council’s discretion.

The attached resolution approves the special assessment roll as previously submitted.

Sincerely,

Kayla Ripley, City Assessor  
City Assessor’s Office



*City Assessor ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3334 ♦ 989.835.5701 Fax*

BY COUNCILMAN

WHEREAS, pursuant to due notice to all interested parties the City Council has duly met and reviewed the proposed Special Assessments to be assessed and levied in the Special Assessment Roll, prepared by the City Assessor to provide such part of the cost of certain sidewalk improvements on the "2020 SIDEWALK IMPROVEMENT SPECIAL ASSESSMENT DISTRICT", as heretofore established, as should be paid upon the property therein especially benefited and has heard and considered all objections made to said Assessment and has made such corrections in said roll as in its judgment ought to be made, and the City Assessor being present at said hearing; now therefore

RESOLVED, that the City Council does hereby determine that it is satisfied with said Special Assessment Roll; and

RESOLVED FURTHER, that several proposed improvements are combined into one project and that one special assessment district for the purpose of said combined improvements, be and is hereby established to be known as the "2020 SIDEWALK IMPROVEMENT SPECIAL ASSESSMENT DISTRICT" and that said district comprises and includes the following described lands and premises, to wit:

Waldo Avenue (east side)                      from Ashman Street to 425 feet south

; and

RESOLVED FURTHER, that the City Council does hereby determine that said assessments are in proportion to benefits received; and

RESOLVED FURTHER, that said Special Assessment Roll be and the same is hereby approved and confirmed in all respects, in the amount of \$8,292.47 and that the total estimated cost of said improvements is \$17,629.25, and the City at large cost is \$9,336.78; and

RESOLVED FURTHER, that the amount of said roll shall be divided into five (5) annual installments with interest, one of which is to be collected during the year of 2021, and one during each succeeding year for four (4) years thereafter provided, however, each taxpayer shall have the opportunity of paying said assessment in full without interest or penalty within sixty (60) days from the date of notification to pay the same; and

RESOLVED FURTHER, that the said roll shall be filed in the Office of the City Clerk, and the Clerk is hereby directed to endorse on said roll the date of confirmation, and that said Clerk is hereby directed to attach the warrant to a certified copy within ten days,



*City Assessor ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3334 ♦ 989.835.5701 Fax*

therein commanding the City Assessor to spread the various sums and amounts appearing therein on a Special Assessment Roll or upon the General Tax Roll of the City for the full amount or in annual installments as directed by the Council; and

RESOLVED FURTHER, that the City Treasurer shall notify by mail each property owner on said roll that said roll has been filed, stating the amount assessed, that said property owner shall have sixty (60) days from the date of such notification to pay said assessment in full and without interest or penalty, and that payments made thereafter shall be divided into equal annual installments as herein described bearing the interest rate of 2.4 percent; and

RESOLVED FURTHER, that upon the expiration of said sixty (60) day period the roll shall be closed for collection by the City Treasurer and forwarded to the City Assessor for spreading said roll on all unpaid assessments on an annual installments basis as herein described with interest.

RESOLVED FURTHER, that the report concerning said improvements is hereby adopted and shall be placed on file in the office of the City Clerk, and the same shall be available for public inspection during regular business hours; and that the City Council will meet in the City Hall, 333 W. Ellsworth or virtually due to social distancing guidelines as a result of the coronavirus pandemic, on Monday, June 8, at 7:00 p.m. to hear any objections or suggestions regarding the proposed improvements; and

RESOLVED FURTHER, in the event the meeting on June 8, 2020 is held virtually, information on how to participate via phone or videoconference will be provided within the agenda posting for said meeting.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020.

---

Erica Armstrong, City Clerk

# City of Midland

## 2020 SIDEWALK IMPROVEMENT SPECIAL ASSESSMENT ROLL

Owner	Parcel Number	Frontage	Assessment Amt
DOW CHEMICAL CO 1 EAST MAIN STREET BAY CITY MI 48708 3010 WALDO AVE BEG 40 FT E & 40 FT S OF NW COR OF SEC 13 S 405.5 FT, E 188 FT N 405.5 FT W 188 FT TO BEG	14-13-80-580	406.00	8,292.47

**Total:** **\$8,292.47**

**File Attachments for Item:**

4. Hearing of Necessity for the purpose of determining a special assessment district to be designated the “2020 Downtown Economic Revitalization Public Improvement Special Assessment District” (also see material sent in the May 11 agenda packet). TISDALE

**SUMMARY REPORT TO MANAGER**  
for City Council Meeting of June 8, 2020

**SUBJECT:** Hold a public hearing of necessity for the purpose of determining a special assessment district to be designated the “2020 DOWNTOWN ECONOMIC REVITALIZATION PUBLIC IMPROVEMENT SPECIAL ASSESSMENT DISTRICT”.

**INITIATED BY:** Selina Crosby Tisdale, Community Affairs Director

**RESOLUTION SUMMARY:** This resolution approves the necessity of a downtown economic revitalization program and directs the City Assessor to prepare a special assessment roll for the purpose of this program and schedule a public hearing on the special assessment roll.

**ITEMS ATTACHED:**

1. Letter of Transmittal
2. Resolution

**CITY COUNCIL ACTION:**

1. Hold a public hearing of necessity
2. 3/5 vote required to approve resolution

Selina Crosby Tisdale  
City of Midland Community Affairs Director



*City of Midland ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300*

June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

On Monday, May 11, 2020, the City Council set the date of June 8, 2020 to hold a public hearing for the purpose of determining necessity for the “2020 Downtown Economic Revitalization Public Improvement Special Assessment District” as provided by the Shopping Area Redevelopment Act (SARA).

Similar to the 2018 program, the 2020 SARA special assessment program proposes to spread \$90,009.69, as a \$45,000 annual two-year special assessment, across the district to be billed to the benefited property owners on July 1, 2020 and July 1, 2021. This special assessment is necessary to finance, coordinate, and market activities and events used to promote economic influx within the district.

Affected property owners have been notified via certified mail and written notification appeared in the Midland Daily News as required. The attached resolution will direct the City Assessor to prepare a special assessment roll.

Sincerely,

Selina Crosby Tisdale  
City of Midland  
Community Affairs Director  
[stisdale@midland-mi.org](mailto:stisdale@midland-mi.org)  
989-837-3304



*City of Midland ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300*

BY COUNCILMAN

WHEREAS, the City Council has given due notice of its intention to provide a revitalization program in a certain district, said improvement being more particularly described in a resolution dated May 11, 2020, said district being:

That area located in the Southwest ¼ of Section 16, the Southeast ¼ of Section 17, the Northwest ¼ of Section 21, and the Northeast ¼ of Section 20, bounded by West Main Street, Ripley Street, Eastman Avenue, Buttles Street, Cronkright Street, the Tittabawassee River, the “Tridge”, and all lands within 100 feet of the structure, the Tittabawassee River, and Isabella Street (M-20) excepting the Southeasterly 10 feet of Lot 4, and all of Lots 9, 10, 11 and 12 of Block 35, Carpenter and Hines Addition, all within the City of Midland, Midland County, Michigan.

and has heretofore established one special assessment district designated:

"2020 DOWNTOWN ECONOMIC REVITALIZATION PUBLIC IMPROVEMENT SPECIAL ASSESSMENT DISTRICT"

in conjunction with said improvement and has heretofore given due notice it would meet on Monday, June 8, 2020, for the purpose of hearing and considering any objections or suggestions on the necessity of the proposed improvement; and

WHEREAS, the City Council has met pursuant to said notice on said day at the time specified in said notice and has heard and considered all objections and suggestions to the proposed improvement; now therefore

RESOLVED, that the City Council finds and determines that the revitalization program is a necessary public improvement, conducive to the public health and general welfare of the people of the City of Midland, and that the City Council proceed forthwith to authorize said improvement in accordance with the report of the City Manager and the assessment district adopted for the same; and

RESOLVED FURTHER, that the detailed estimate of cost of said improvement is hereby approved in the amount of ninety thousand nine and 69/100 dollars (\$90,009.69) and that the proportion of the cost and expense to be borne and paid by the City at large, County, and/or DDA shall be zero (0) and that all other costs and expenses of said improvements amounting ninety thousand nine and 69/100 dollars (\$90,009.69) shall be borne and paid by special assessment on all lands and premises in said 2020 Downtown Economic Revitalization Improvement Special Assessment District; and

RESOLVED FURTHER, that the City Assessor of said City be and hereby is directed to prepare and report to the City Council a special assessment roll for the:

"2020 DOWNTOWN ECONOMIC REVITALIZATION PUBLIC IMPROVEMENT SPECIAL ASSESSMENT DISTRICT"

and to assess and levy upon the several lots and premises in said district said sums of money in proportion to the estimated benefits resulting thereto from said improvement, computed as near as practicable on a front foot basis.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020.

---

Erica Armstrong, City Clerk

**File Attachments for Item:**

5. Introduction and first reading of the amendment to the City of Midland Sewer Ordinance. FRAZEE

**SUMMARY REPORT TO MANAGER**  
For City Council Meeting of June 8, 2020

**SUBJECT:** Introduction and First Reading of Amendment to the City of Midland Sewer Ordinance

**INITIATED BY:** Wastewater Department

**RESOLUTION**

**SUMMARY:** This is the introduction and first reading of a proposed amendment to Section 28-163 of Division 3 of Article III of Chapter 28 of the Code of Ordinances.

**ITEMS ATTACHED:**

1. Letter of transmittal
2. Sewer Rates/Quarterly Bill Comparisons
3. Combined Water and Sewer Bill Comparisons
4. Ordinance Amendment

**COUNCIL ACTION:**

1. 3/5 vote required to approve resolution.

Patrick Frazee  
Director of Wastewater Services



Utilities Department • 333 West Ellsworth Street • Midland, Michigan 48640-5132 • (989) 837-3341 • [CitizenCommentsWater@midland-mi.org](mailto:CitizenCommentsWater@midland-mi.org)

June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

Attached is the proposed amendment to the Sewer Fund Ordinance. This amendment increases sewer rates commensurate with the 2020/21 budget adopted on May 18, 2020.

The proposed sewer rates amendment, to result in a sewer service revenue increase of 2.5%, continues the City's policy of adjusting sewer rates in accordance with the cost of service water and sewer rate study methodology prepared by the City's consultant, presented to and approved by the Council in 1993.

The readiness-to-serve charge or the flat rate quarterly charge for a customer having a 5/8-3/4-inch meter water service is proposed to increase in fiscal year 2020/21 by \$1.14 to \$51.55, and increase by \$1.49 to \$67.02 for a 1-inch service. The current commodity charge of \$2.48 per thousand gallons of water usage is proposed to increase by \$0.07 to \$2.55. Winter sewer usage averaging to compensate for summer water usage is unchanged.

The quarterly sewer service bill for a 5/8-3/4-inch meter utilizing 15,000 gallons of water will increase from the current charge of \$87.61 to \$89.80, or an increase of \$2.14 (2.5%) per quarter. A 1-inch sewer service utilizing 20,000 gallons will increase from the current charge of \$115.13 to \$118.02, or an increase of \$2.89 (2.5%) per quarter.

This proposed rate amendment is consistent with earlier projections and will meet the revenue needs as outlined in the Wastewater Fund Five-Year Working Capital Plan and the 2020/21 Fiscal budget.

The first reading on the proposed sewer rates amendment is attached for your consideration. A 3/5 vote is required to approve.

Respectfully submitted,

Patrick Frazee, Director of Wastewater Services

## Sewer Rates Comparison

### 3/4-Inch Meter

	2016/17	2017/18	2018/19	2019/20	2020/21	Change	
RTS 3/4"	\$47.37	\$48.33	\$49.32	\$50.41	\$51.55	\$1.14	2.3%
Commodity	\$2.27	\$2.34	\$2.41	\$2.48	\$2.55	\$0.07	2.8%

#### Quarterly Sewer Bill:

5 units	\$58.72	\$60.03	\$61.37	\$62.81	\$64.30	\$1.44	2.3%
10 units	\$70.07	\$71.73	\$73.42	\$75.21	\$77.05	\$1.79	2.4%
<b>15 units</b>	<b>\$81.42</b>	<b>\$83.43</b>	<b>\$85.47</b>	<b>\$87.61</b>	<b>\$89.80</b>	<b>\$2.14</b>	<b>2.5%</b>
20 units	\$92.77	\$95.13	\$97.52	\$100.01	\$102.55	\$2.49	2.6%

### 1-Inch Meter

	2016/17	2017/18	2018/19	2019/20	\$96.19	Change	
RTS 1"	\$61.58	\$62.83	\$64.12	\$65.53	\$67.02	\$1.49	2.3%
Commodity	\$2.27	\$2.34	\$2.41	\$2.48	\$2.55	\$0.07	2.8%

#### Quarterly Sewer Bill:

5 units	\$72.93	\$74.53	\$76.17	\$77.93	\$79.77	\$1.84	2.4%
10 units	\$84.28	\$86.23	\$88.22	\$90.33	\$92.52	\$2.19	2.4%
15 units	\$95.63	\$97.93	\$100.27	\$102.73	\$105.27	\$2.54	2.5%
<b>20 units</b>	<b>\$106.98</b>	<b>\$109.63</b>	<b>\$112.32</b>	<b>\$115.13</b>	<b>\$118.02</b>	<b>\$2.89</b>	<b>2.5%</b>

## Combined Water & Sewer Bills

### 3/4-Inch Meter

	2019/20	2020/21	Change	
Quarterly Combined Bill:				
5 units	\$108.66	\$111.55	\$2.89	2.7%
10 units	\$129.41	\$133.20	\$3.79	2.9%
<b>15 units</b>	<b>\$150.16</b>	<b>\$154.85</b>	<b>\$4.69</b>	<b>3.1%</b>
20 units	\$170.91	\$176.50	\$5.59	3.3%

### 1-Inch Meter

	2019/20	2020/21	Change	
Quarterly Combined Bill:				
5 units	\$135.03	\$138.53	\$3.50	2.6%
10 units	\$155.78	\$160.18	\$4.40	2.8%
15 units	\$176.53	\$181.83	\$5.30	3.0%
<b>20 units</b>	<b>\$197.28</b>	<b>\$203.48</b>	<b>\$6.20</b>	<b>3.1%</b>

**\*\*First Reading\*\***

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF MIDLAND, MICHIGAN, BY AMENDING SECTION 28-163 OF DIVISION 3 OF ARTICLE III OF CHAPTER 28 THEREOF.

The City of Midland Ordains:

Section 1. Section 28-163 of Division 3 of Article III of Chapter 28 of the Code of Ordinances is hereby amended to read as follows:

**Sec. 28-163. Amount of sewer charge.**

The city's methodology of adjusting sewer rates shall be in accordance with the cost of service water and sewer rate study prepared by the city's consultant, presented to and approved by the council in 1993 and shall be in conformity with the findings set forth in Section 28-4 of this chapter.

The charges for sewer service shall be calculated according to the following schedule:

- (1) There shall be a readiness-to-serve charge per quarter on each metered water service as follows:

<u>Metered Service</u>	<u>Amount</u>	<u>Amount</u>
5/8" – 3/4"	<del>\$50.44</del>	\$51.55
1"	<del>\$65.53</del>	\$67.02
1 – 1/2"	<del>\$80.66</del>	\$82.48
2"	\$131.07	\$134.03
3"	\$504.10	\$515.50
4"	<del>\$655.33</del>	\$670.15
6"	<del>\$957.79</del>	\$979.45
8"	\$1,361.07	\$1,391.85

- (2) In addition to the readiness-to-serve charge set forth in subsection (1) of this section, there will be an additional charge for sewer service, which will be calculated as follows:

For each 1,000 gallons of water used per quarter:      ~~\$2.48~~    \$2.55

However, bills for sewer services for two (2) summer quarters for domestic customers, schools and churches shall be based on the average consumption during two (2) winter quarters. In cases where there is no previous consumption upon which to base bills for sewer services in the summer quarters, twenty-five thousand (25,000) gallons or actual consumption, whichever is the least, shall be used.

Section 2. This ordinance shall take effect July 1, 2020.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yea vote of all the Councilmen present at a regular meeting of the City Council held Monday,

---

Erica Armstrong, City Clerk

**File Attachments for Item:**

6. Introduction and first reading of the amendment to the City of Midland Water Ordinance. SCHWARZ

**SUMMARY REPORT TO MANAGER**  
For City Council Meeting of June 8, 2020

**SUBJECT:** Introduction and First Reading of Amendment to the City of Midland Water Ordinance

**INITIATED BY:** Water Department

**RESOLUTION**

**SUMMARY:** This is the introduction and first reading of a proposed amendment to Section 28-52 of Division 3 of Article II of Chapter 28 of the Code of Ordinances.

**ITEMS ATTACHED:**

1. Letter of transmittal
2. Water Rates/Quarterly Bill Comparisons
3. Combined Water and Sewer Bill Comparisons
4. Ordinance Amendment

**COUNCIL ACTION:**

1. 3/5 vote required to approve resolution.

Peter Schwarz  
Director of Water Services



Utilities Department • 333 West Ellsworth Street • Midland, Michigan 48640-5132 • (989) 837-3341 • [CitizenCommentsWater@midland-mi.org](mailto:CitizenCommentsWater@midland-mi.org)

June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

Attached is the proposed amendment to the Water Fund Ordinance. This amendment increases water rates commensurate with the 2020/21 budget adopted on May 18, 2020.

The proposed water rates amendment, to result in a water service revenue increase of 4%, continues the City's policy of adjusting water rates in accordance with the cost of service water and sewer rate study methodology prepared by the City's consultant, presented to and approved by the Council in 1993.

The readiness-to-serve charge or the flat rate quarterly charge for a 5/8-3/4-inch meter service is proposed to increase in fiscal year 2020/21 by \$.85 to \$38.35, and increase by \$1.11 to \$49.86 for a 1-inch service. The current commodity charge of \$1.67 per thousand gallons of water usage is proposed to increase by \$0.11 to \$1.78.

The quarterly water service bill for a 5/8-3/4-inch meter utilizing 15,000 gallons of water will increase from the current charge of \$62.55 to \$65.05, or an increase of \$2.50 (4%) per quarter. A 1-inch water service utilizing 20,000 gallons will increase from the current charge of \$82.15 to \$85.46, or an increase of \$3.31 (4%) per quarter.

This proposed rate amendment is consistent with earlier projections and will meet the revenue needs as outlined in the Water Fund Five-Year Working Capital Plan and the 2020/21 Fiscal budget.

The first reading on the proposed water rates amendment is attached for your consideration. A 3/5 vote is required to approve.

Respectfully submitted,

  
Peter Schwarz, Director of Water Services

## Water Rates Comparison

### 3/4-Inch Meter

	2017/18	2018/19	2019/20	2020/21	Change	
RTS 3/4"	\$36.91	\$36.91	\$37.50	\$38.35	\$0.85	2.3%
Commodity	\$1.53	\$1.53	\$1.67	\$1.78	\$0.11	6.6%

Quarterly Water Bill:

5 units	\$44.56	\$44.56	\$45.85	\$47.25	\$1.40	3.1%
10 units	\$52.21	\$52.21	\$54.20	\$56.15	\$1.95	3.6%
<b>15 units</b>	<b>\$59.86</b>	<b>\$59.86</b>	<b>\$62.55</b>	<b>\$65.05</b>	<b>\$2.50</b>	<b>4.0%</b>
20 units	\$67.51	\$67.51	\$70.90	\$73.95	\$3.05	4.3%

### 1-Inch Meter

	2017/18	2018/19	2019/20	2020/21	Change	
RTS 1"	\$47.98	\$47.98	\$48.75	\$49.86	\$1.11	2.3%
Commodity	\$1.53	\$1.53	\$1.67	\$1.78	\$0.11	6.6%

Quarterly Water Bill:

5 units	\$55.63	\$55.63	\$57.10	\$58.76	\$1.66	2.9%
10 units	\$63.28	\$63.28	\$65.45	\$67.66	\$2.21	3.4%
15 units	\$70.93	\$70.93	\$73.80	\$76.56	\$2.76	3.7%
<b>20 units</b>	<b>\$78.58</b>	<b>\$78.58</b>	<b>\$82.15</b>	<b>\$85.46</b>	<b>\$3.31</b>	<b>4.0%</b>

## Combined Water & Sewer Bills

### 3/4-Inch Meter

	<u>2019/20</u>	<u>2020/21</u>	<u>Change</u>	
Quarterly Combined Bill:				
5 units	\$108.66	\$111.55	\$2.89	2.7%
10 units	\$129.41	\$133.20	\$3.79	2.9%
<b>15 units</b>	<b>\$150.16</b>	<b>\$154.85</b>	<b>\$4.69</b>	<b>3.1%</b>
20 units	\$170.91	\$176.50	\$5.59	3.3%

### 1-Inch Meter

	<u>2019/20</u>	<u>2020/21</u>	<u>Change</u>	
Quarterly Combined Bill:				
5 units	\$135.03	\$138.53	\$3.50	2.6%
10 units	\$155.78	\$160.18	\$4.40	2.8%
15 units	\$176.53	\$181.83	\$5.30	3.0%
<b>20 units</b>	<b>\$197.28</b>	<b>\$203.48</b>	<b>\$6.20</b>	<b>3.1%</b>

**\*\*First Reading\*\***

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF MIDLAND, MICHIGAN, BY AMENDING SECTION 28-52 OF DIVISION 3 OF ARTICLE II OF CHAPTER 28 THEREOF.

The City of Midland Ordains:

Section 1. Section 28-52 of Division 3 of Article II of Chapter 28 of the Code of Ordinances is hereby amended to read as follows:

**Sec. 28-52. Filtered water rate generally.**

The city's methodology of adjusting water rates shall be in accordance with the cost of service water and sewer rate study prepared by the city's consultant, presented to and approved by the council in 1993 and shall be in conformity with the findings set forth in section 28-2 of this chapter.

All filtered water bills shall be calculated according to the following:

- (1) For each one thousand (1,000) gallons used per quarter: ~~\$1.67~~      \$1.78
- (2) In addition to the rate set forth in this section for the use of water, there shall be a readiness-to-serve charge per quarter on each metered service as follows:

<u>Metered Service</u>	<u>Amount</u>	<u>Amount</u>
5/8" – 3/4"	<del>\$37.50</del>	\$38.35
1"	<del>\$48.75</del>	\$49.86
1- 1/2"	<del>\$60.00</del>	\$61.36
2"	<del>\$97.50</del>	\$99.71
3"	<del>\$375.00</del>	\$383.50
4"	<del>\$487.50</del>	\$498.55
6"	<del>\$712.50</del>	\$728.65
8"	<del>\$1,012.50</del>	\$1,035.45

- (3) Gross rates shall be ten (10) percent greater than the above schedule of rates and shall be charged for water service paid for after the date shown on the bills.

Section 2. This ordinance shall take effect July 1, 2020.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a            yea vote of all the Councilmen present at a regular meeting of the City Council held Monday,

---

Erica Armstrong, City Clerk

**File Attachments for Item:**

7. \* Bringing Back Downtown Midland – Safely. FREDRICKSON

**SUMMARY REPORT TO MANAGER**  
for City Council Meeting of June 8, 2020

**SUBJECT:** Bringing Back Downtown Midland - Safely

**INITIATED BY:** City of Midland Engineering Department

**RESOLUTION**

**SUMMARY:** This resolution approves the request of Selina Crosby Tisdale, Community Affairs Director, DDA Executive Director, seeking permission to conduct Bringing Back Downtown Midland - Safely, utilizing the public right-of-way and amplified sound.

**ITEMS ATTACHED:**

1. Letter of Transmittal
2. Request Letter
3. Resolution

**COUNCIL ACTION:**

1. 3/5 vote required to approve resolution

Joshua Fredrickson  
Engineering Department



*City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ www.cityofmidlandmi.gov*

June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

Attached please find a request from Selina Crosby Tisdale, Community Affairs Director, DDA Executive Director, seeking permission to conduct “Bringing Back Downtown Midland – Safely” utilizing the public right-of-way and amplified sound. The event will take place on Main Street, between Ashman Street and Rodd Street. This event will allow restaurants and other businesses along Main Street to utilize public right-of-way.

For more than two months, many downtown businesses have been closed or limited in their operation due to executive orders in response to the Covid-19 pandemic. As conditions change and businesses are allowed to reopen, the Downtown Development Authority is seeking opportunities to support businesses in providing safe return-to-work environments for employees and customers. Current executive orders restrict indoor capacity for dine-in and shopping customers. This limit to capacity does not allow for full use of a business facility. The attached request will allow for greater capacity by utilizing public right-of-way.

“Bringing Back Downtown Midland – Safely” will allow for the closure of two blocks of Main Street and allow businesses to utilize the public right-of-way in order to extend their operating space. The request is to allow this as soon as possible following the lifting of the Covid-19 restrictions in our area. This would extend until the executive orders restricting indoor capacity are fully lifted.

The Administrative Staff has reviewed the request and recommends approval subject to the following conditions:

- The responsible party and contact number for the event date is Selina Crosby Tisdale 989-837-3304.
- Provide special event liability insurance in the amount of \$1,000,000 per occurrence, \$2,000,000 aggregate, with the City of Midland named as Additional Insured and the event specified on the certificate. The certificate must be submitted to the City Engineer’s Office no less than one week prior to the event. You may fax it to 989-837-5708.

- Provide proof of the appropriate liquor license approval from the Michigan Liquor Control Commission prior to holding the event. You may fax it to 989-837-5708.
- Temporary Outdoor Service Licenses are to be secured by businesses.
- Engineering will write a Traffic Control Order for street closures.
- Department of Public Services will provide barricades for the street closures per Engineering's TCO.
- Parks Department will provide the 12 picnic tables and additional trash receptacles.
- A minimum 15' fire lane shall be maintained on one side of the street.
- A minimum 3' clearance shall be maintained around fire hydrants, with clear access from the hydrants to the street.
- Any barricades shall be easily removable to facilitate passage of emergency vehicles should access be required.

Attached for your consideration is a resolution which will grant approval of the request.

Sincerely,



Joshua N. Fredrickson  
City Engineer

June 4, 2020

Mr. Joshua Fredrickson  
 Midland City Hall  
 333 W. Ellsworth  
 Midland, MI 48640



Re: Request to hold *“Bringing Back Downtown Midland - Safely”*

Dear Mr. Fredrickson:

As areas across Michigan, the United States and the world prepare to make a comeback from shutdowns caused by the Covid-19 pandemic, Midland, too, is preparing to bring back our downtown business district – safely!

To provide restaurants and retailers with opportunities for safe return-to-work environments for employees and customers, many communities are opting for the use of public streets and private parking lot areas to enable small business to operate safely under Covid-19 precautions.

Downtown Midland is requesting the ability to close of our two festival blocks of Main Street to allow businesses the use the public right-of-way (on-street parking spaces and a portion of the street right-of-way) in front of their building to extend their operating space. Restaurants and retails shops would be able to use the extra space for dining or to display merchandise sold in their store in order to reduce interior crowding.

Materials and guidance that will be utilized in the rollout of this opportunity will be:

- Guidelines and best practices for restaurant and retail to comply with the governor’s executive order;
- Outdoor dining requirements from the Michigan Liquor Control Commission; and
- The 2020 Downtown Midland Sidewalk Use Policy

Development of a Bringing Back Downtown Midland – Safely campaign to compliment and introduce this effort to the community will also be launched.

### **Street Closure Request**

Downtown Midland would like to require the permanent closure of up to two festival blocks of Main Street during the duration of the Covid-19 restrictions on business. The closures will go into effect as soon as possible following the lifting of Covid-19 restrictions for businesses in our area.

Specifically the Main Street block closures could include:

- Ashman to McDonald
- McDonald to Rodd

The cross streets of Ashman, McDonald and Rodd would remain open for through traffic and parking.

Duration of the closures will happen in 14-18 day periods with the ability to extend in two-week increments until the executive order restrictions are fully lifted. The two-week extension steps will allow us time to evaluate the program and make adjustments to meet the needs of businesses and the community or discontinue the program if it is not achieving the intended goal of providing more safe shopping and dining space given current health constraints. Extension determination will be made by the DDA office in consultation with the DDA Board, the MDBA and input from downtown businesses and customers.

Closure of the streets will provide for:

- Restaurant outdoor seating to utilize sidewalk, parking and street areas for seating;
- Retail areas to expand outdoors into more of an art fair or sidewalk sale environment;
- Addition of more general seating (picnic tables, café tables) for visitors to enjoy outdoor activity in a larger open spaces.

Following initial conversations with downtown businesses and city departments, the following accommodations are being made:

- Layout that insures a 15-foot clearance down the center of the roadway to allow for emergency vehicle access;
- Temporary relocation of accessible parking options to side streets;
- Convenient accommodation for customers and businesses continuing curbside services;
- Trash collection vehicles access to the 15-foot clearance down the center of the roadway;
- Maintaining horticulture access to landscaping beds;
- Signage requiring that pedestrian's crossing open streets (Ashman, McDonald, Rodd) be only allowed to do so at the sidewalk corners;
- Extra precautions on Farmers Market Day's to accommodate traffic backups from the vehicular-only status of the Farmer's Market.
- Consideration of the addition of outdoor restrooms and hand washing stations to minimize and supplement indoor usage.

### **Amplified Sound Request**

As allowed for under the executive order allowances, the *Bringing Back Downtown Midland – Safely* project would request the ability to use amplified sound to provide musical entertainment per the discretion and approval of the DDA office. Recognizing evening hour limitations for residents along Main Street.

### **Application**

Businesses can apply to use sidewalk, and with approval of the program, public right-of-way space via the 2020 Sidewalk Use Policy.

Many businesses utilizing the sidewalk area for outdoor dining space have already submitted and received approval for 2020. As an extension of this approval, businesses would need to re-submit a detailed layout showing use of the public right-of-way, table layout or display plans (for retail) and materials used to delineate the space. Guidelines for outdoor spaces will generally follow policies outlined in the 2020 Downtown Midland Sidewalk Policy as it applies to structures, stability, materials, etc. Updated insurance policy reflecting the change will be required. These applications are reviewed by the DDA executive director and right-of-way inspector for the City of Midland and given final approval by the City Manager.

In summary, our formal request is as follows:

- Closure of Main Street between Ashman & McDonald; and McDonald and Rodd beginning as soon as possible once Covid-19 related executive orders are put in place for our area.
- Allowance for delivery trucks to access the closed areas prior to 10:30 a.m. only each day.
- Permission to use the parking spaces in the closed streets. Temporary Outdoor Service licenses will be secured by businesses providing outdoor dining that includes adult beverage services.
- Permission for amplified sound per the discretion of the DDA executive director.
- Twelve (12) picnic tables provided in the open areas of parking spaces.
- Six (6) additional trash receptacles located in the closed-off street portions.
- Electricity access.
- Traffic Control Orders for the above requests where necessary.

The Downtown Development Authority is eager and ready to help ***Bring Back Downtown Midland – Safely*** and looks forward to your support in helping us do so.

Sincerely,



**Selina Crosby Tisdale**

*Community Affairs Director, DDA Executive Director*

**City of Midland**

333 W. Ellsworth Street, Midland, MI 48640

(989) 837-3304

stisdale@midland-mi.org



*City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ www.cityofmidlandmi.gov*

## BY COUNCILMAN

RESOLVED, that the request from Selina Crosby Tisdale, Community Affairs Director, DDA Executive Director, seeking permission to conduct “Bringing Back Downtown Midland – Safely” utilizing the public right-of-way and amplified sound, is hereby approved subject to the following conditions:

- The responsible party and contact number for the event date is Selina Crosby Tisdale 989-837-3304.
- Provide special event liability insurance in the amount of \$1,000,000 per occurrence, \$2,000,000 aggregate, with the City of Midland named as Additional Insured and the event specified on the certificate. The certificate must be submitted to the City Engineer’s Office no less than one week prior to the event. You may fax it to 989-837-5708.
- Provide proof of the appropriate liquor license approval from the Michigan Liquor Control Commission prior to holding the event. You may fax it to 989-837-5708.
- Temporary Outdoor Service Licenses are to be secured by businesses.
- Engineering will write a Traffic Control Order for street closures.
- Department of Public Services will provide barricades for the street closures per Engineering’s TCO.
- Parks Department will provide the 12 picnic tables and additional trash receptacles.
- A minimum 15’ fire lane shall be maintained on one side of the street.
- A minimum 3’ clearance shall be maintained around fire hydrants, with clear access from the hydrants to the street.
- Any barricades shall be easily removable to facilitate passage of emergency vehicles should access be required.
- Can be implemented as soon as possible following the lifting of Covid-19 restrictions in our area. And is extended until the executive orders restricting indoor capacity are fully lifted.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a        yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020.

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Erica Armstrong, City Clerk

**File Attachments for Item:**

8. \* 2020 Dilloway Drive Reconstruction; Contract No. 13. FREDRICKSON

**SUMMARY REPORT TO MANAGER**  
for City Council Meeting of June 8, 2020

**SUBJECT:** 2020 Dilloway Drive Reconstruction; Contract No. 13

**INITIATED BY:** City of Midland Engineering Department

**RESOLUTION**

**SUMMARY:** This resolution authorizes the Mayor and City Clerk to execute a contract with Johnston Contracting, Inc. in the amount of \$414,860.50 for the street reconstruction of Dilloway Drive from Eastman Avenue to Nakoma Drive. This resolution also authorizes the City Manager to approve change orders in an aggregate amount not to exceed \$40,000.00.

**ITEMS ATTACHED:**

1. Letter of Transmittal
2. Resolution
3. Location Map

**COUNCIL ACTION:**

1. 3/5 vote required to approve resolution

Joshua Fredrickson  
Engineering Department



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June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

On Tuesday, May 12, 2020 at 2:00 p.m., sealed proposals were publicly opened and read by the Accounting Manager for the "2020 Dilloway Drive Reconstruction; Contract No. 13".

The City of Midland Engineer's estimate was \$491,902.00. Bids were received as follows:

Johnston Contracting, Inc.	Midland, MI	\$414,860.50
McGuirk Sand-Gravel, Inc.	Mt. Pleasant, MI	\$438,125.70
Geiersbach Construction, Inc.	Freeland, MI	\$438,634.00
Crawford Contracting, Inc.	Mt. Pleasant, MI	\$449,884.75
Sova Excavating & Trucking, Inc.	Midland, MI	\$532,047.00
Champagne & Marx Excavating, Inc.	Saginaw, MI	\$619,218.73

Funding for the 2020 Dilloway Drive Reconstruction project is provided by the Local Street Fund in the fiscal year 2020/2021 budget. This contract is for the street reconstruction of Dilloway Drive from Eastman Avenue to Nakoma Drive. This project was recommended by the Engineering Department and the Department of Public Services and was approved by City Council during the annual Capital Improvement Plan process.

It is our recommendation that the low bid of \$414,860.50, submitted by Johnston Contracting, Inc. of Midland, Michigan, be accepted in the best interest of the City of Midland.

Respectfully submitted,

Joshua N. Fredrickson  
City Engineer

Christina Evans  
Accounting Manager



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BY COUNCILMAN

WHEREAS, sealed proposals have been advertised and received in accord with Article II of Chapter 2 of the Midland Code of Ordinances for the street reconstruction of Dilloway Drive; and

WHEREAS, funding for this project is provided by the Local Street Fund; now therefore

RESOLVED, that the low sealed proposal submitted by Johnston Contracting, Inc. of Midland, Michigan for the "2020 Dilloway Drive Reconstruction; Contract No. 13" project, in the amount of \$414,860.50, is hereby accepted and the Mayor and the City Clerk are authorized to execute a contract therefore in accord with the proposal and the City's specifications; and

RESOLVED FURTHER, that the City Manager has the authority to approve change orders modifying or altering this contract in an aggregate amount not to exceed \$40,000.00.

YEAS:

NAYS:

ABSENT:

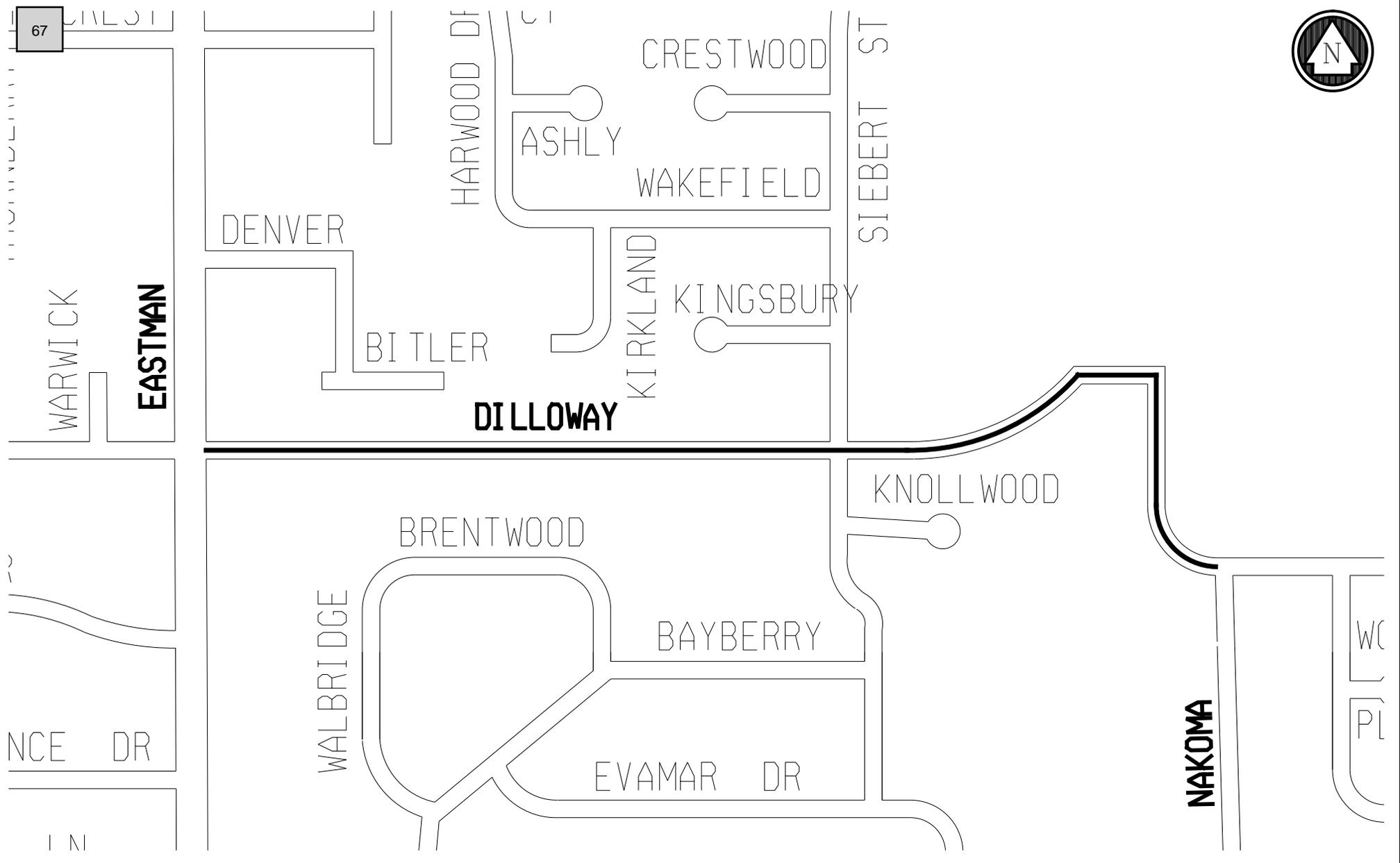
I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a      yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020.

---

Erica Armstrong, City Clerk



67



# DILLOWAY RECONSTRUCTION AND WATER EASTMAN TO NAKOMA

**File Attachments for Item:**

9. \* 2020 Mertz & Virginia Street Reconstruction & Water Main; Contract No. 14. FREDRICKSON

**SUMMARY REPORT TO MANAGER**  
for City Council Meeting of June 8, 2020

**SUBJECT:** 2020 Mertz & Virginia Street Reconstruction & Water Main;  
Contract No. 14

**INITIATED BY:** City of Midland Engineering Department

**RESOLUTION  
SUMMARY:**

This resolution authorizes the Mayor and City Clerk to execute a contract with McGuirk Sand-Gravel, Inc. in the amount of \$458,577.00 for the water main replacement and street reconstruction on Mertz Street from Manor Drive to Ashman Street and street reconstruction on Virginia Street from Haley Street to Eastlawn Drive. This resolution also authorizes the City Manager to approve change orders in an aggregate amount not to exceed \$40,000.00.

**ITEMS ATTACHED:**

1. Letter of Transmittal
2. Resolution
3. Location Map

**COUNCIL ACTION:**

1. 3/5 vote required to approve resolution

Joshua Fredrickson  
Engineering Department



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June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

On Tuesday, May 26, 2020 at 2:00 p.m., sealed proposals were publicly opened and read by the Accounting Manager for the "2020 Mertz & Virginia Street Reconstruction & Water Main; Contract No. 14".

The City of Midland Engineer's estimate was \$492,122.50. Bids were received as follows:

McGuirk Sand-Gravel, Inc.	Mt. Pleasant, MI	\$458,577.00
Sova Excavating & Trucking, Inc.	Midland, MI	\$461,266.05
Rohde Brothers Excavating, Inc.	Saginaw, MI	\$478,210.00
Crawford Contracting, Inc.	Mt. Pleasant, MI	\$481,124.35
Champagne & Marx Excavating, Inc.	Saginaw, MI	\$552,278.00

Funding for the 2020 Mertz & Virginia Street Reconstruction & Water Main project is provided by the Local Street Fund and the Water Fund in the fiscal year 2020/2021 budget. This contract is for the water main replacement and street reconstruction on Mertz Street from Manor Drive to Ashman Street and street reconstruction on Virginia Street from Haley Street to Eastlawn Drive. This project was recommended by the Engineering Department, Water Department and the Department of Public Services and was approved by City Council during the annual Capital Improvement Plan process.

It is our recommendation that the low bid of \$458,577.00, submitted by McGuirk Sand-Gravel, Inc. of Mt. Pleasant, Michigan, be accepted in the best interest of the City of Midland.

Respectfully submitted,

Joshua N. Fredrickson  
City Engineer

Christina Evans  
Accounting Manager



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BY COUNCILMAN

WHEREAS, sealed proposals have been advertised and received in accord with Article II of Chapter 2 of the Midland Code of Ordinances for the water main replacement and street reconstruction on Mertz Street and street reconstruction on Virginia Street; and

WHEREAS, funding for this project is provided by the Local Street Fund and Water Fund; now therefore

RESOLVED, that the low sealed proposal submitted by McGuirk Sand-Gravel, Inc. of Mt. Pleasant, Michigan for the "2020 Mertz & Virginia Street Reconstruction & Water Main; Contract No. 14" project, in the amount of \$458,577.00, is hereby accepted and the Mayor and the City Clerk are authorized to execute a contract therefore in accord with the proposal and the City's specifications; and

RESOLVED FURTHER, that the City Manager has the authority to approve change orders modifying or altering this contract in an aggregate amount not to exceed \$40,000.00.

YEAS:

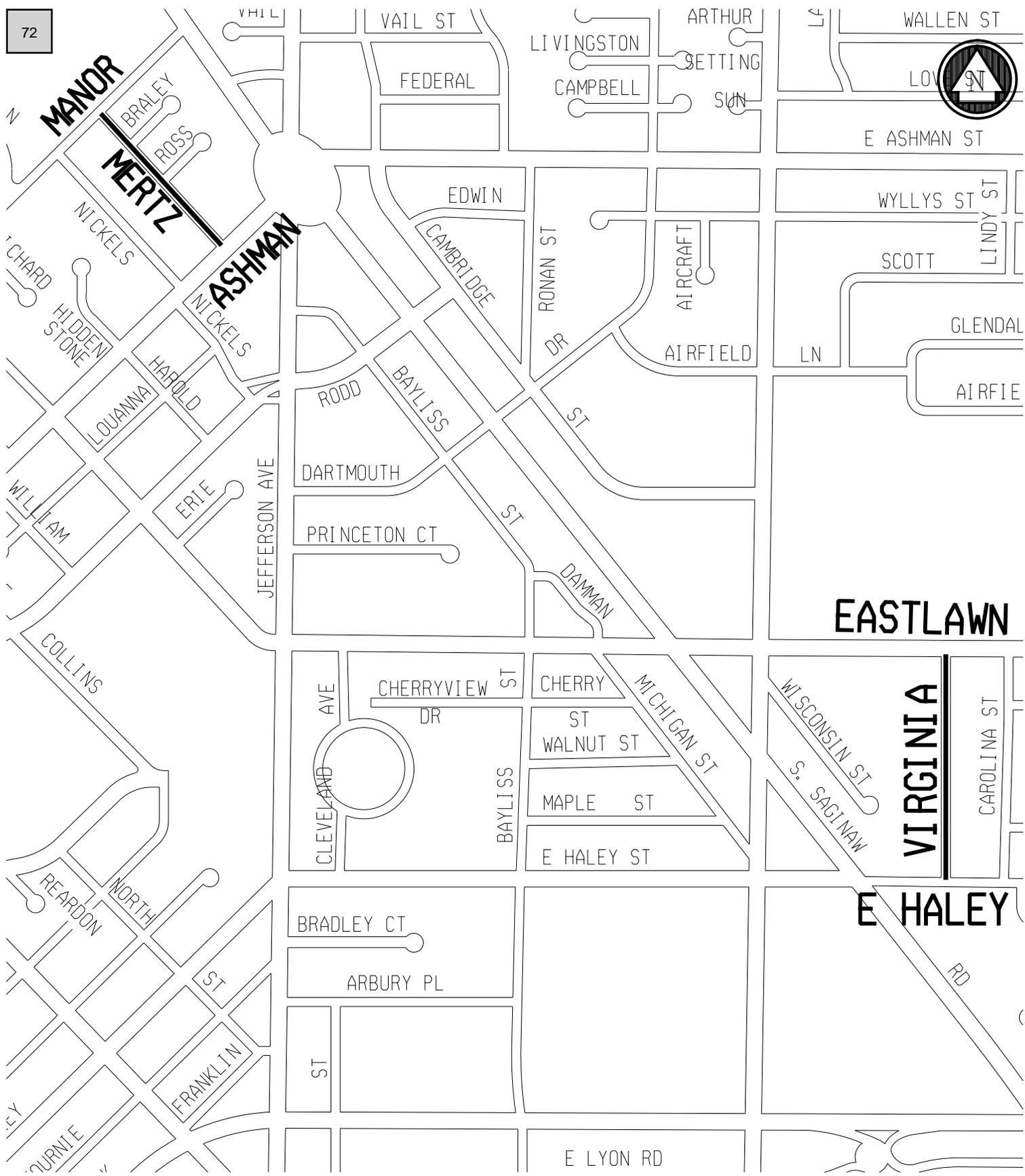
NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a      yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020.

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Erica Armstrong, City Clerk



CONTRACT NO. 14 OF 2020  
**MERTZ & VIRGINIA RECONSTRUCTION**  
 MANOR TO ASHMAN AND HALEY TO EASTLAWN

**File Attachments for Item:**

10. Amending 2019-20 city budgets and financial working plans to consider the emergency response and remediation and restoration needs resulting from 2020 dam failures. KEENAN

- a. Accept a gift from Sue Ann Scheddel Trust for the Grace A. Dow Memorial Library
- b. Set a public hearing to amend 2019/20 budgets and financial working plans of various City funds

**SUMMARY REPORT**  
For City Council Meeting of June 8, 2020

**SUBJECT:** Amending 2019-20 budgets and financial working plans to consider the emergency response, and remediation and restoration needs resulting from 2020 dam failures

**INITIATED BY:** David A. Keenan, Assistant City Manager

**RESOLUTIONS  
SUMMARY:**

- a) Resolution accepts a \$700,000 gift from the Sue Ann Scheddel Trust for the Grace A. Dow Memorial Library.
- b) Resolution sets Monday, June 22, 2020, as the date to hold a public hearing on the proposal to amend the 2019-20 budgets and financial working plans of various City funds to include the emergency response, and remediation and restoration needs resulting from the 2020 dam failures, and additional consideration of the COVID-19 situation.

**ITEMS ATTACHED:**

1. Letter of transmittal
2. Resolutions

**CITY COUNCIL ACTION:**

1. 3/5 affirmative vote required to approve resolution

June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

**Back Ground Information**

On Sunday, May 17, 2020 rain started falling in Midland County and in several counties to the north that drain into the Tittabawassee River (the River). Early predictions had the river cresting at 26 feet on late Tuesday night; however, as uncertainties with the network of dams along the River began to unfold, the River forecast was updated to crest at 32.4 feet on Wednesday, May 20, 2020. As some of the dams began to fail, the River forecast updated to crest at 38 feet on Wednesday. Ultimately it is believed that the River crested at 35.05 feet, well below the expected 38 feet, but still the highest river elevation in Midland's history.

The Tittabawassee River floods on a fairly regular basis, albeit not typically to over 30 feet, so the City budgets are usually fairly well equipped to handle any additional costs as a result of these floods. An event of the magnitude of the 2017 rain and flood event, which included near record rainfall and flood levels in a single event, caused the City to incur many non-routine costs to respond, and property damage that doesn't typically occur with the lesser flood events. Because of the dam failures that occurred in May 2020, the flood event that was expected to be well below the 30 foot level was elevated to record levels, causing the need for significant City resources and causing significant damage to City property. Riverside Place Apartments, Currie West Clubhouse, and the Currie equipment storage facility all flooded for the first time. The Currie East Clubhouse and the Grace A. Dow Memorial Library also flooded again as they did in 2017. None of these additional costs are considered in the amended 2019-20 City budgets and financial working plans.

**Impact on the City's Budgets and Financial Working Plans**

Because of the significance of these costs, they will likely put the City in a position of violating the State of Michigan Uniform Budgeting Act where we will be incurring expenses in excess of budget. My intent is to amend the budgets and financial working plans based upon estimates to avoid that situation. As you know, amending a budget requires two City Council meetings, and because of the timing of this event only two City Council remain fiscal year. One of the accompanying resolutions for Council's consideration would set June 22, 2020 as the date to amend certain 2019-20 budgets and financial working plans

### **Funding Sources**

The City has incurred, and will continue to incur into the 2020-21 fiscal year, excess costs for labor, equipment rental, and property remediation and restoration. The City's property insurance includes \$1 million of flood coverage, subject to a \$10,000 deductible. That will be fully exhausted between Riverside Place, The Grace A. Dow Memorial Library, and Currie Golf Course.

In addition, the Property and Liability Insurance Fund has a \$1 million fund balance which has accumulated over several years to serve as a reserve to help stabilize years of significant claims or premium increases. This will certainly be one of those years. I am proposing we appropriate \$400,000 of fund balance from this fund to be put towards flood costs. That will leave approximately \$600,000 remaining fund balance to continue to protect the various city budgets and financial working plans from cost spikes as we restore the fund balance over time.

During the 2019-20 fiscal year, the Grace A. Dow Memorial Library has received a total of \$700,000 in gifts from the Sue Ann Scheddel Trust. The recent budget amendment of May 18, 2020 recognized \$400,000 of this gift in the 2019-20 budget and budgeted to spend \$100,000 on capital improvements for the Library. A second payment of \$300,000 was recently received. I am proposing we recognize the additional revenue within the 2019-20 budget for the Library, and appropriate \$200,000 of these funds to pay for the library costs associated with the dam failure event. That would leave \$400,000 in a reserve fund balance for future improvements and replacements at the Library. Note that there is a separate resolution for Council's consideration to accept both of these gifts totaling \$700,000 which will be discussed during the public hearing process on June 22, 2020.

### **Impact on City Budgets and Financial Working Plans**

During the 2020-21 budget process, the General Fund's 2019-20 budget was amended to acknowledge some additional personal property tax reimbursements that was expected in May. The plan was to include an additional \$1.6 million within the General Fund Budget, and leave any balance of the payment as unbudgeted and available for other budget priorities to be determined at a later time. The actual receipt in May was \$4,021,718, leaving \$2,421,718 as unbudgeted and available revenue. I am recommending that we recognize an additional \$1,418,100 of these funds in the 2019-20 General Fund budget and appropriate \$1,218,100 towards covering the costs of the event, and appropriate \$200,000 to the City Managers Reserve for Contingency line item to assist with other unanticipated costs either related to the flood event or COVID-19 response activities.

A summary of the anticipated cost increases by department, as well as the proposed funding sources, is reflected in the following schedule.

<b>Department</b>	<b>Estimated Costs</b>
General Fund - Assessing	3,000
General Fund - Police	10,100
General Fund - Fire	128,500
General Fund - Building	11,800
General Fund - Engineering	5,100
General Fund - Public Works Admin	5,400
General Fund - Public Works Activities	158,800
General Fund - Sanitation	218,300
General Fund - Parks & Recreation	107,100
General Fund - TOTAL	<u>648,100</u>
Grace A. Dow Memorial Library Fund	546,000
Landfill Fund	49,000
Riverside Place Fund	889,000
Currie Municipal Golf Course Fund	450,600
Sanitary Sewer Fund	213,000
Equipment Revolving Fund	12,400
<b>TOTAL ESTIMATED COSTS</b>	<b><u><u>2,808,100</u></u></b>

**Funding Sources**

Property and Liability insurance coverage	990,000
Property and Liability Insurance Fund	400,000
Gift to Library - Sue Ann Scheddel Trust	200,000
General Fund - PPT reimbursements	1,218,100
<b>TOTAL FUNDING SOURCES</b>	<b><u><u>2,808,100</u></u></b>

The accompanying resolutions for Council’s consideration will perform the following:

- a) Accept the gifts from the Sue Ann Scheddel Trust to the Grace A. Dow Memorial Library in the amount of \$700,000
  
- b) Set a public hearing for Monday, June 22, 2020, on the proposal to amend the 2019-20 budgets and financial working plan of various City funds that would:
  - o Increase expenditures in the 2019-20 budgets of the General Fund, Grace A. Dow Memorial Library Fund, Landfill Fund, Riverside Place Fund, Currie Municipal Golf Course Fund, Sanitary Sewer Fund, Equipment Revolving Fund, and Property and Liability Insurance Fund to include \$2,808,100 of additional costs incurred as a result of the failed dams along the Tittabawassee River north of the City

- Increase revenues in the 2019-20 budgets of the General Fund, Grace A. Dow Memorial Library Fund, and Property and Liability Insurance Fund to recognize additional personal property tax reimbursement of \$1,418,100, donations from the Sue Ann Scheddel Trust of \$300,000, and property and liability insurance reimbursements of \$990,000
- Increase the General Fund Reserve for Contingencies expenditure line item by \$200,000 to allow the City Manager to address unforeseen costs related to both the dam failures and the COVID-19 situation.
- Direct the Assistant City Manager to execute the necessary interfund transfers between the impacted funds listed to account for the costs and the funding thereof

Sincerely,

---

David A. Keenan  
Assistant City Manager



*City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ www.cityofmidlandmi.gov*

BY COUNCILMAN

WHEREAS, the Grace A. Dow Memorial Library has received \$700,000 through two unrestricted gifts from the Sue Ann Scheddel Trust; now therefore

RESOLVED, that the City Council of the City of Midland hereby accepts the gifts from the Sue Ann Scheddel Trust, totaling \$700,000 to be recorded as contribution revenue in the Grace A. Dow Memorial Library Fund.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a           yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020.

---

Erica Armstrong, City Clerk



*City Hall ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3300 ♦ 989.835.2717 Fax ♦ www.cityofmidlandmi.gov*

BY COUNCILMAN

RESOLVED, that in accordance with Section 11.6 of the Charter of the City of Midland, a public hearing shall be conducted at 7:00 p.m., Monday, June 22, 2020, in the Council Chambers of City Hall, or virtually due to social distancing guidelines as a result of the coronavirus pandemic, on the proposal to amend the 2019-20 budgets and financial working plans of various City funds to include additional expenditures of \$2,808,100 for emergency response, and remediation and restoration costs as a result of the failed dams along the Tittabawassee River north of the City, also directing the Assistant City Manager to execute the necessary interfund transfers between the impacted funds to account for the costs and the funding thereof, and to increase the General Fund Reserve for Contingencies expenditure line item by \$200,000 to address unforeseen costs related to both the dam failures and the COVID-19 situation; and

RESOLVED FURTHER, in the event the meeting is held virtually, information on how to participate via phone or videoconference will be provided within the agenda posting for said meeting.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a       yea vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020.

---

Erica Armstrong, City Clerk

**File Attachments for Item:**

11. \* Resolution that accepts the “2020 Midland Shopping Area Redevelopment Act (SARA) District” special assessment roll, and sets the public hearing on the assessment roll for Monday, June 22, 2020.  
RIPLEY

**SUMMARY REPORT TO MANAGER**  
for City Council Meeting of June 8, 2020

**SUBJECT:** Accept the special assessment roll for the "2020 DOWNTOWN ECONOMIC REVITALIZATION PUBLIC IMPROVEMENT SPECIAL ASSESSMENT DISTRICT" as prepared by the City Assessor and set a public hearing on the special assessment roll for June 22, 2020.

**INITIATED BY:** Assessing

**RESOLUTION SUMMARY:** This resolution accepts the special assessment roll for the "2020 DOWNTOWN ECONOMIC REVITALIZATION PUBLIC IMPROVEMENT SPECIAL ASSESSMENT DISTRICT" as prepared by the City Assessor and sets a public hearing on the special assessment roll for June 22, 2020.

**ITEMS ATTACHED:**

1. Letter of Transmittal
2. Resolution
3. Special Assessment Roll

**CITY COUNCIL ACTION:**

1. Accept the special assessment roll for the 2020 Downtown Economic Revitalization Public Improvement Special Assessment District.
2. Set a public hearing on the special assessment roll for June 22, 2020.
3. Adopt resolution by 3/5 vote.

Kayla Ripley  
City of Midland City Assessor's Office



*City Assessor ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3334 ♦ 989.835.5701 Fax*

June 3, 2020

C. Bradley Kaye, AICP CFM  
City Manager  
City of Midland  
Midland, Michigan

Dear Mr. Kaye:

On June 8, 2020, the City Council will hold a public hearing on the necessity for the “2020 DOWNTOWN ECONOMIC REVITALIZATION PUBLIC IMPROVEMENT SPECIAL ASSESSMENT DISTRICT”. Assuming that the City Council will approve the resolution that finds necessity and directs the City Assessor to prepare the special assessment roll, I have prepared the special assessment roll, which is attached. Also included is a resolution that will set the date of June 22, 2020 for the public hearing on the roll.

Please note that the proposed special assessment roll is to be a two-year installment which will levy one half of the total assessment on July 1, 2020 and the other half on July 1, 2021.

Sincerely,

Kayla Ripley  
City Assessor’s Office



*City Assessor ♦ 333 West Ellsworth Street ♦ Midland, Michigan 48640-5132 ♦ 989.837.3334 ♦ 989.835.5701 Fax*

BY COUNCILMAN

WHEREAS, pursuant to the direction of the City Council, the City Assessor of said City of Midland has prepared and reported to the City Council the Assessment Roll covering and containing the proposed Special Assessments assessed and levied, respectively in the "2020 DOWNTOWN ECONOMIC REVITALIZATION PUBLIC IMPROVEMENT SPECIAL ASSESSMENT DISTRICT" as heretofore established for the proposed revitalization program in said district, as designated in Resolutions heretofore adopted by the City Council; now therefore

RESOLVED, that the report concerning said improvements is hereby adopted and shall be placed on file in the office of the City Clerk, and the same shall be available for public inspection during regular business hours; and that the City Council will meet in the City Hall, 333 W. Ellsworth or virtually due to social distancing guidelines as a result of the coronavirus pandemic, on Monday, June 22, at 7:00 p.m. to hear any objections or suggestions regarding the proposed improvements; and

RESOLVED FURTHER, in the event the meeting on June 22, 2020 is held virtually, information on how to participate via phone or videoconference will be provided within the agenda posting for said meeting; and

RESOLVED FURTHER, that the City Clerk give notice of said hearing by causing a copy of this Resolution to be published once in the Midland Daily News at least ten days prior to the date of June 22, 2020, and that the City Clerk also give notice of said hearing by letter to each property owner subject to Special Assessment by reason of said improvement, the addresses of said property owners to be taken from the latest Tax Assessment Roll in the City Assessor's Office in accordance with Act 162 of the Public Acts of Michigan of 1962.

YEAS:

NAYS:

ABSENT:

I, Erica Armstrong, City Clerk, City of Midland, Counties of Bay and Midland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted by a yeas vote of all the Councilmen present at a regular meeting of the City Council held Monday, June 8, 2020.

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Erica Armstrong, City Clerk

# City of Midland

## 2020 DOWNTOWN ECONOMIC REVITALIZATION PUBLIC IMPROVEMENT SPECIAL ASSESSMENT ROLL

Owner	Parcel Number	Frontage	Assessment Amt
THE TADPOLE GROUP LLC 800 STERLING MIDLAND MI 48640-271 314 TOWNSEND S NE 75 FT OF LOTS 3 & 4 BLK 51 CARPENTERS DIV	14-16-50-144	19.00	673.13
VAIL HOUSE MIDLAND, INC 301 TOWNSEND ST MIDLAND MI 48640-511 301 TOWNSEND S SW 80 FT OF LOT 8 BLK 52 CARPENTERS DIV	14-16-50-150	8.00	269.25
MARSHALL, LARRY G & ELISABETH 811 RODD ST MIDLAND MI 48640 311 E ELLSWORTH S LOT 7 BLK 52 CARPENTERS DIV	14-16-50-208	8.00	269.25
MIDLAND BUSINESS ALLIANCE FO 300 RODD ST MIDLAND MI 48640-511 300 RODD ST LOTS 3,4,5 6 BLK 52 CARPENTERS DIV	14-16-50-214	15.00	538.50
FOURSOME REAL ESTATE LLC PO BOX 532 MIDLAND MI 48641-051 224 E LARKIN ST SE 20 FT OF LOT 3 & NW 4 IN OF LOT 2 BLK 24 ORIGINAL PLAT OF MIDLAND	14-16-50-284	5.00	179.48
MICH BELL TELEPHONE CO 221 N WASHINGTON SQ R LANSING MI 48933 217 E LARKIN ST	14-16-50-292	15.00	538.50

TCP COMMERCIAL, LLC	14-16-50-294	9.00	314.13
233 E LARKIN ST, STE 2			
MIDLAND MI 48640-51			
233 E LARKIN ST, ST			

SW 70 FT OF LOTS 7 &amp; 8 BLK 30 ORIGINAL PLAT OF MIDLAND

ELLSWORTH PLACE LLC	14-16-50-308	15.00	538.50
201 E ELLSWORTH ST			
MIDLAND MI 48640-51			
201 E ELLSWORTH ST			

UNIT 100 OF ELLSWORTH PLACE, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 1618, PAGE 1381, AS AMENDED, AND DESIGNATED AS MIDLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 77, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

CHEMICAL FINANCIAL CORPORAT	14-16-50-340	120.00	4,307.51
333 EAST MAIN ST			
MIDLAND MI 48640			
235 E MAIN ST			

LOTS 1, 2, 7 &amp; 8 EXC NW 4 INCHES OF LOT 2 BLOCK 24 ORIGINAL PLAT OF THE CITY OF MIDLAND

DOWNTOWN MIDLAND DEVELOPM	14-16-50-348	21.00	753.81
1100 S WASHINGTON AVE			
SAGINAW MI 48601			
223 E MAIN ST			

SE 21 FT OF LOT 6 BLK 24 ORIGINAL PLAT OF MIDLAND

DOWNTOWN MIDLAND DEVELOPM	14-16-50-350	5.00	170.53
1100 S WASHINGTON AVE,			
SAGINAW MI 48601			
219 E MAIN ST			

SE 19 FT OF NW 39 FT OF LOT 6 BLK 24 ORIG PLAT OF MIDLAND

L & M LEASING	14-16-50-352	38.00	1,364.20
E3214 STATE RD M28			
AU TRAIN MI 49806-95			
213 E MAIN ST			

NW 20 FT OF LOT 6 &amp; SW 100 FT OF SE 18 FT OF LOT 5 BLK 24 ORIGINAL PLAT OF MIDLAND

87	HL ENTERPRISES	14-16-50-354	42.00	1,507.80
	3 E MAIN ST			
	MIDLAND MI 48640			
	201 E MAIN ST			
	NW 42 FT OF SW 80 FT OF LOT 5 BLK 24 ORIG PLAT OF MIDLAND			

	TOM MCCANN FAMILY LLC	14-16-50-355	10.00	359.00
	3310 JEFFERSON AVE			
	MIDLAND MI 48640			
	120 MCDONALD S			
	NE 40 FT OF LOT 5 BLK 24 ORIGINAL PLAT OF MIDLAND EXC SW 100 FT OF SE 18 FT OF SD LOT L592 P517			

	GSB PROPERTIES LLC	14-16-50-356	20.00	718.00
	143 E MAIN ST			
	MIDLAND MI 48640			
	121 MCDONALD S			
	NE 20 FT OF LOTS 7 & 8 & NE 5 FT OF SW 100 FT OF NW 30 FT OF LOT 7 BLK 23 ORIGINAL PLAT OF MIDLAND			

	BLACKACRE PROPERTIES, LLC	14-16-50-362	10.00	359.00
	143 MCDONALD STREET			
	MIDLAND MI 48640			
	143 MCDONALD S			
	NE 40 FT OF LOTS 1 & 2 BLK 23 ORIGINAL PLAT OF MIDLAND & BEG AT A PT 40 FT SWLY OF E COR OF LOT 1, TH SWLY .4 FT, NWLY 115.72 FT, NELY .55 FT, SELY 115.72 FT TO POB			

	COMERICA BANK-MIDLAND	14-16-50-364	98.00	3,518.20
	2800 POST OAK BLVD, STE			
	HOUSTON TX 77056			
	201 MCDONALD S			
	LOTS 1,8 & SE 37.5 FT OF LOTS 2 & 7 BLK 31 ORIG PLAT OF MIDLAND			

	EVERETT CARPET COMPANY	14-16-50-370	15.00	538.50
	318 ASHMAN			
	MIDLAND MI 48640			
	301 MCDONALD S			
	SW 112 FT OF LOTS 7 & 8 BLK 39 ORIGINAL PLAT OF MIDLAND			

	EVERETT PROPERTY INVESTMEN	14-16-50-416	8.00	269.25
	318 ASHMAN ST			
	MIDLAND MI 48640			
	322 ASHMAN ST			

EVERETT PROPERTY INVESTMEN	14-16-50-418	30.00	1,077.00
318 ASHMAN ST			
MIDLAND MI 48640-51			
318 ASHMAN ST			

SW 1/2 OF LOTS 3 & 4 NE 1/2 LOTS 5 & 6 SW 50 FT OF LOTS 1 & 2 BLK 39 ORIGINAL PLAT OF MIDLAND

PRIMARY PROPERTIES LLC	14-16-50-440	10.00	359.00
P O BOX 532			
MIDLAND MI 48641-05			
142 ASHMAN ST			

NE 40 FT OF LOT 4 & NE 40 FT OF NW 30 FT OF LOT 3 BLK 23 ORIGINAL PLAT OF MIDLAND

JEJ REAL ESTATE, LLC	14-16-50-442	20.00	718.00
PO BOX 1863			
MIDLAND MI 48641			
140 ASHMAN ST			

SW 20 FT OF NE 60 FT OF LOT 4 & SW 20 FT OF NE 60 FT OF NW 55 FT OF LOT 3 BLK 23 ORIGINAL OF PLAT OF MIDLAND

GRISWALDS LLC	14-16-50-446	30.00	1,077.00
PO BOX 532			
MIDLAND MI 48641-05			
134 ASHMAN ST			

NE 30 FT OF SW 60 FT OF LOT 4 & NE 30 FT OF SW 60 FT OF NW 30 FT OF LOT 3 BLK 23 ORIGINAL PLAT OF MIDLAND

LANG ENTERPRISES LLC	14-16-50-448	30.00	1,077.00
848 S MIDNIGHT PASS			
MIDLAND MI 48640			
124 ASHMAN ST			

SW 30 FT OF LOT 4 & SW 30 FT OF NW 30 FT OF LOT 3 BLK 23. ORIGINAL PLAT OF MIDLAND.

J & M INVESTMENTS	14-16-50-450	60.00	2,154.00
8218 BRACKEN FERN LANE			
FIFE LAKE MI 49633			
101 E MAIN ST			

LOT 5 BLK 23 ORIGINAL PLAT OF MIDLAND

SSP ASSOCIATES INC	14-16-50-452	8.00	269.25
89 10 S WASHINGTON AVE, LANSING MI 48601			
117 E MAIN ST			
NW 30 FT OF LOT 6 BLK 23 ORIGINAL PLAT OF MIDLAND			

GOURMET PROPERTIES LLC	14-16-50-454	40.00	1,436.00
PO BOX 532 MIDLAND MI 48641-05:			
121 E MAIN ST			
SE 30 FT OF SW 100 FT OF LOT 6 & SW 30 FT OF NW 10 FT OF LOT 7 BLK 23 ORIGINAL PLAT OF MIDLAND L570 P1347			

BETTER GROUNDS LLC	14-16-50-456	20.00	718.00
2105 SPRINGWOOD DR MIDLAND MI 48640			
131 E MAIN ST			
NW 30 FT OF SW 95 FT OF LOT 7 EXC SW 30 FT OF NW 10 FT BLK 23 ORIGINAL PLAT OF MIDLAND.			

DIAMONDBACK PROPERTIES LLC	14-16-50-458	8.00	269.25
PO BOX 532 MIDLAND MI 48641-05:			
133 E MAIN ST			
SE 30 FT OF SW 100 FT OF LOT 7 BLK 23 ORIGINAL PLAT OF MIDLAND			

BRINES, ROBERT W & KAREN J	14-16-50-460	40.00	1,436.00
2739 N STURGEON RD MIDLAND MI 48640			
139 E MAIN ST			
BEG 18.34 FT NW OF SELY COR LOT 8 BLK 23 ORIGINAL PLAT OF MIDLAND, NW 40.26 FT, NE 70.48 FT, SE 18.68 FT, SW .69 FT, SE 21.67 FT, SW 70 FT TO BEG EXC EASES			

GSB PROPERTIES LLC	14-16-50-462	20.00	718.00
143 E MAIN ST MIDLAND MI 48640			
147 E MAIN ST			
SW 100 FT OF LOT 8 BLK 23 ORIGINAL PLAT OF MIDLAND EXC BEG 18.34 FT NW OF SELY COR LOT 8, NW 40.26 FT, NE 70.48 FT, SE 18.68 FT, SW .69 FT, SE 21.67 FT, SW 70 FT TO BEG INCL EASES			

LARKIN GROUP LLC, THE	14-16-50-464	64.00	2,297.60
PO BOX 532 MIDLAND MI 48641-05:			
140 E MAIN ST			

LANG ENTERPRISES LLC	14-16-50-466	40.00	1,436.00
848 S MIDNIGHT PASS			
MIDLAND MI 48640			
136 E MAIN ST			

NE 115 FT OF SE 40 FT OF LOT 2 BLK 12 ORIG PLAT OF MIDLAND

MIDLAND CO CONVENTION & VISIT	14-16-50-468	5.00	179.50
128 E MAIN ST			
MIDLAND MI 48640			
128 E MAIN ST			

UNIT 128 SUITE 1 OF MAIN STREET MIDLAND CONDOMINIUM AS DESCRIBED IN MASTER DEED L1591 P1084 AND FIRST AMENDMENT L1601 P397

KS MAIN STREET DEVELOPMENT I	14-16-50-472	70.00	2,513.00
1100 S WASHINGTON AVE,			
SAGINAW MI 48601			
120 E MAIN ST			

UNIT 120 SUITE 2 OF MAIN STREET MIDLAND CONDOMINIUM AS DESCRIBED IN MASTER DEED L1591 P1084 AND FIRST AMENDMENT L1601 P397

NORTHWOOD UNIVERSITY	14-16-50-476	34.00	1,220.60
4000 WHITING DR			
MIDLAND MI 48640			
102 E MAIN ST			

UNIT 102 SUITE 2 OF MAIN STREET MIDLAND CONDOMINIUM AS DESCRIBED IN MASTER DEED L1591 P1084 AND FIRST AMENDMENT L1601 P397

SAHASA REALTY CORP	14-16-50-496	16.00	556.45
1100 S WASHINGTON ST, S			
SAGINAW MI 48601			
124 MCDONALD S			

LOTS 7,8, SW 5 FT OF LOT 1, SW 5 FT OF SE 40 FT OF LOT 2, LOTS 5 & 6 EXC NE 21 FT & EXC BEG AT W COR OF LOT 5, NE 46.6 FT, SE 62.65 FT, SW TO SW LN OF BLK 12 NW TO BEG, ALL IN BLK 12 ORIGINAL PLAT OF MIDLAND & 1/2 VAC ANN ST ADJ & NW 4FT OF MCDONALD ST ADJ, EXC BEG 10 FT NW OF INT OF CL OF VAC ANN ST & NW LN OF MCDONALD ST, SE 14 FT, NE 1.5 FT, NW TO BEG.

MACKINAC CTR FOR PUBLIC POLI	14-16-50-550	80.00	2,872.00
P O BOX 568			
MIDLAND MI 48641-051			
140 W MAIN ST			

LOTS 4, 5, NW 20 FT OF LOT 6 BLK 22 ORIGINAL PLAT OF MIDLAND

ADJACENT PROPERTIES LLC	14-16-50-552	10.00	359.00
91 BOX 532			
MIDLAND MI 48641-05			
134 W MAIN ST			
SE 10 FT OF NW 30 FT OF LOT 6 BLK 22 ORIG PLAT OF MIDLAND			

EOH HOLDINGS, LLC	14-16-50-554	8.00	269.25
2125 RIDGEWOOD DR			
MIDLAND MI 48642			
128 W MAIN ST			
PART OF LOT 6, BLOCK 22, ORIGINAL PLAT OF MIDLAND; PART OF SW 1/4, SEC 16, T14N, R02E; COM AT SW COR OF SAID LOT 6; TH ALONG THE WESTERLY LINE OF LOT 6, N 46D 30M 00S W, 26.63 FT; TH ALONG AN EXISTING BLDG LINE THE FOLLOWING TWO COURSES: N 43D 39M 15S E, 74.90 FT; N 09D 56M 00S W, 4.46 FT; TH N 43D 37M 40S E, 43.25 FT TO THE EASTERLY LINE OF LOT 6; TH S 46D 30M 00S E, 30.19 FT TO THE SE COR OF LOT 6; TH S 43D 37M 42S W, 120.81 FT TO POB.			

CURRIER, JEFFERY JAMES	14-16-50-555	25.00	897.50
122 W MAIN ST			
MIDLAND MI 48640			
122 W MAIN ST			
NW 25 FT & SE 5.4 FT OF NW 30.4 FT OF NE 50 FT OF LOT 7 BLK 22 ORIGINAL PLAT OF MIDLAND			

WALL, HELEN	14-16-50-556	25.00	897.50
120 W MAIN ST			
MIDLAND MI 48640			
118 W MAIN ST			
NW 50 FT OF LOT 7, BLK 22 ORIGINAL PLAT OF CITY OF MIDLAND, EXC BEG SW COR LOT 7, TH NELY 120.83 FT, SELY 30.35 FT, SW 50.5 FT, NW 5.2 FT, SWLY 70.10 FT, NW 24.75 FT, SUBJ TO ESMTS & ROWS			

STAMAS PROPERTIES LLC	14-16-50-558	70.00	2,513.00
1611 E MILLER RD			
MIDLAND MI 48640-89			
102 W MAIN ST			
LOT 8, SE 10 FT OF LOT 7, SW 52 FT OF LOT 1, NE 32 FT OF SW 52 FT OF SE 20 FT OF LOT 2, SE 10 FT OF SW 20 FT OF LOT 2 BLK 22 ORIGINAL PLAT OF MIDLAND.			

H HOTEL	14-16-50-560	120.00	4,308.00
111 W MAIN ST			
MIDLAND MI 48640			
111 W MAIN ST			
BLK 13 ORIGINAL PLAT OF MIDLAND & VACATED ANN ST ADJ			

COURTHOUSE SQUARE LTD	14-16-50-570	23.00	807.75
240 W MAIN ST			
MIDLAND MI 48640-511			
240 W MAIN ST			

MICHIGAN BASEBALL FOUNDATIO	14-16-50-574	40.00	1,436.00
825 E MAIN ST			
MIDLAND MI 48640			
220 W MAIN ST			

LOTS 1,2,3,7 & 8 & SE 30 FT OF LOT 6 BLK 21 ORIGINAL PLAT OF MIDLAND & VACATED GORDON ST ADJ. EXCEPTING THEREFROM: THE SOUTHWESTERLY 0.18 FEET OF THE NORTHWESTERLY HALF OF SAID LOT 3

METHODIST CHURCH, FIRST UNIT	14-16-50-624	60.00	2,154.00
315 W LARKIN ST			
MIDLAND MI 48640-51			
315 W LARKIN ST			

BLK 20 ORIGINAL PLAT OF MIDLAND

CATHOLIC CH, ST BRIGIDS	14-16-50-690	30.00	1,077.00
207 ASHMAN ST			
MIDLAND MI 48640-51			
207 ASHMAN ST			

ENTIRE BLK 32 ORIGINAL PLAT OF MIDLAND & SE 1/2 OF VACATED GORDON ST

L & M LEASING	14-16-50-704	68.00	2,441.20
E3214 STATE RD M28			
AU TRAIN MI 49806-95			
133 ASHMAN ST			

NE 68 FT OF LOT 1, NE 68 FT OF SE 20 FT OF LOT 2 BLK 22 ORIGINAL PLAT OF MIDLAND

312 MCDONALD LLC	14-16-50-734	15.00	538.50
312 MCDONALD ST			
MIDLAND MI 48640			
312 MCDONALD ST			

FRL LOT 1 BLK 40 ORIG PLAT OF MIDLAND & FRL LOTS 8 & 9 BLK 40 CARPENTERS DIV

SPENCER OIL COMPANY	14-16-60-716	50.00	1,777.05
16410 COMMON RD			
ROSEVILLE MI 48066-59			
309 JEROME ST			

LOTS 1, 2, 3, 6, 7, & 8 EXC SELY 12 FT OF LOTS 1 & 8, ALSO THE SELY 25 FT OF LOTS 4 & 5 BLK 35 CARPENTER & HINES ADD.

93	UNITED WAY OF MIDLAND COUNT JEROME ST MIDLAND MI 48640 115 JEROME ST LOTS 1, 2, 3, & 4 BLK 19 ORIGINAL PLAT OF MIDLAND	14-17-40-004	15.00	538.50
	CHOW CHOW HOLDINGS INC 4480 COIT AVE NE GRAND RAPID MI 49525 416 E ELLSWORTH S LOTS 1 & 2 BLK 45 ORIGINAL PLAT OF MIDLAND	14-21-80-138	30.00	1,077.00
	JAR REALTY LLC 402 E ELLSWORTH MIDLAND MI 48640 402 E ELLSWORTH S LOTS 3 & 4 BLK 45 ORIGINAL PLAT OF THE CITY OF MIDLAND	14-21-80-144	30.00	1,077.00
	SPAGNUOLO, MARK & SARAH 1724 OLD MILL RD EAST LANSIN MI 48823 130 TOWNSEND S SW 22 FT OF NE 82 FT OF LOT 4 BLK 26 ORIGINAL PLAT OF MIDLAND	14-21-80-162	22.00	789.80
	SPAGNUOLO, MARK M TRUST 1724 OLD MILL RD EAST LANSIN MI 48823 126 TOWNSEND S SW 38 FT OF LOT 4 BLK 26 ORIGINAL PLAT OF MIDLAND	14-21-80-164	38.00	1,364.20
	ACE HARDWARE & SPORTS INC 419 E MAIN ST MIDLAND MI 48640 122 TOWNSEND S NE 51.2 FT & SW 7.7 FT OF THE NW 29.95 FT OF LOT 5 BLK 26 ORIGINAL PLAT OF MIDLAND L585 L331	14-21-80-166	59.00	2,118.10
	THE CULINARY CORNER LLC PO BOX 532 MIDLAND MI 48640 405 E MAIN ST	14-21-80-168	60.00	2,154.00

COLORADO BOUND LLC 14-21-80-170 8.00 269.25  
 5765 ELM LN  
 HARBOR SPR MI 49740  
 415 E MAIN ST  
 NW 1/2 OF LOT 6 BLK 26 ORIGINAL PLAT OF MIDLAND

ACE HARDWARE & SPORTS INC 14-21-80-172 150.00 5,385.00  
 419 E MAIN ST  
 MIDLAND MI 48640  
 419 E MAIN ST  
 LOTS 1,2,3,7,8, & NE 60 FT OF LOT 4, & SE 30 FT OF LOT 6 BLK 26 ORIGINAL PLAT OF MIDLAND

ALLEN DOWNTOWN ENTERPRISES 14-21-80-220 46.00 1,651.40  
 505 E MILLER RD  
 MIDLAND MI 48640  
 244 E MAIN ST  
 SE 45.6 FT OF NE 58 FT OF LOT 4 & NELY 7 FT OF SE 45.6 FT OF NW 58 FT OF LOT 11 BLK 11 ORIGINAL PLAT OF MIDLAND

ALLEN DOWNTOWN ENTERPRISES 14-21-80-222 40.00 1,436.00  
 505 E MILLER RD  
 MIDLAND MI 48640  
 238 E MAIN ST  
 NW 12 5/12 FT OF LOT 4 & SE 27 7/12 FT OF LOT 5 & NELY 7 FT OF NW 12 5/12 OF LOT 11 & NELY 7 FT OF SE 27 7/12 FT OF LOT 10 BLK 11 ORIGINAL PLAT OF MIDLAND

OSTROFSKY, JOSEPH & PAULINE 14-21-80-224 44.00 1,579.60  
 4511 CHATHAM DR  
 MIDLAND MI 48642-35  
 228 E MAIN ST  
 SE 11 7/12 FT OF LOTS 6 & 9, & NW 32 5/12 FT OF LOTS 5 & 10 BLK 11, ORIGINAL PLAT OF MIDLAND

DAKOTASKY LLC 14-21-80-225 17.00 610.30  
 5 PINEHAVEN CIRCLE  
 MIDLAND MI 48642  
 222 E MAIN ST  
 PART OF LOT 6, BLK 11 ORIGINAL PLAT OF MIDLAND, T14N-R2E, BEG AT A PT S 47D 00M 00S E 94.62 FT FROM NW COR OF BLK 11, TH S 47D 00M 00S E 16.75 FT, TH S 42D 47M 05S W 114.93 FT, N 46D 55M 00S W 17.01 FT, TH N 42D 54M 51S E 114.91 FT TO POB, CONTAINING 1,940 S.F. SUBJ TO ESMT OF RECORD.

95	TRIP STAR REAL ESTATE HOLDING 14 N MICHIGAN AVE LANSING MI 48602 200 E MAIN ST	14-21-80-226	51.00	1,830.90
	LOTS 7 & 8 & NW 48.42 FT OF LOTS 6 & 9 BLK 11 ORIGINAL PLAT OF MIDLAND EXC C&O R/W & EXC BEG 51.38 FT SE FROM N COR OF BLK 11, SE 43.24 FT, SW 100.86 FT, NW 1 FT, SW 14.05 FT, NW 36.6 FT, NE 34.21 FT, NW 4.70 FT, NE 80.67 FT TO POB. ALSO EXC PART OF LOT 6, BLK 11 ORIGINAL PLAT OF MIDLAND, T14N-R2E, BEG AT A PT S 47D 00M 00S E 94.62 FT FROM NW COR OF BLK 11 TH S 47D 00M 00S E 16.75 FT, TH S 42D 47M 05S W 114.93 FT, N 46D 55M 00S W 17.01 FT, TH 42D 54M 51S E 114.91 FT TO POB SUBJ TO ESMT OF RECORD.			
	BRUZEWSKI, TIMOTHY C 400 FRANCIS CT AUBURN MI 48611-93: 220 E MAIN ST	14-21-80-228	43.00	1,543.70
	BEG 51.38 FT SE FROM N COR OF BLK 11 ORIGINAL PLAT OF MIDLAND, SE 43.24 FT, SW 100.86 FT, NW 1 FT, SW 14.05 FT, NW 36.6 FT, NE 34.21 FT, NNW 4.7 FT, NE 80.67 FT TO POB.			
	IOOF 116 RODD ST MIDLAND MI 48640-51: 116 RODD ST	14-21-80-286	10.00	359.00
	NW 40 FT OF LOT 5 BLK 25 ORIGINAL PLAT OF MIDLAND			
	CHEMICAL BANK & TRUST CO 333 E MAIN ST MIDLAND MI 48640 311 E MAIN ST	14-21-80-290	60.00	2,154.00
	SE 20 FT OF LOT 5, NW 40 FT OF LOT 6, SW 6 FT OF SE 21.48 FT OF LOT 4 & SW 6 FT OF NW 40 FT OF LOT 3 BLK 25 ORIGINAL PLAT OF MIDLAND			
	CHEMICAL BANK & TRUST CO 333 E MAIN ST MIDLAND MI 48640 329 E MAIN ST	14-21-80-292	52.00	1,866.80
	NW 32 FT OF LOT 7, SE 19.93 FT OF LOT 6, SW 6 FT OF SE 19.93 FT OF LOT 3 BLK 25 ORIGINAL PLAT OF MIDLAND			
	CHEMICAL BANK & TRUST CO 333 E MAIN ST MIDLAND MI 48640 333 E MAIN ST	14-21-80-296	88.00	3,159.20
	LOT 8 & SE 28 FT OF LOT 7 BLK 25 ORIGINAL PLAT OF MIDLAND			
	<b>Total:</b>			<b>\$90,009.69</b>