

CITY COUNCIL AGENDA

Regular Meeting

January 16, 2024 at 7:00 PM



- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **INVOCATION**
- 4) **PLEDGE OF ALLEGIANCE**
- 5) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.
- 6) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.
- 7) **CONSENT AGENDA**
 - A. **City Council Minutes**
Regular Session - January 2, 2024
 - B. **City Bills**

Purchases 12/29/2023	\$123,782.89
Purchases 01/05/2024	\$662,591.16
TOTAL	\$786,374.05
 - C. **CHARGING OFF UNCOLLECTIBLE ACCOUNTS POLICY REVISION**
 - D. **JULY 1, 2024 - JUNE 30, 2030, CAPITAL IMPROVEMENT PROGRAM (CIP) ADOPTION - SCHEDULE A PUBLIC HEARING**
- 8) **PRESENTATIONS AND RECOGNITIONS**
- 9) **INFORMATIONAL ITEMS**
 - A. **COMMITTEE FOR MARSHALL NOT THE MEGASITE VS CITY OF MARSHALL LAWSUIT UPDATE**
- 10) **PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes per public hearing.
 - A. **PARKING ORDINANCE UPDATE**
 - B. **135 WEST MANSION OPRA EXEMPTION REQUEST**
- 11) **OLD BUSINESS**
- 12) **REPORTS AND RECOMMENDATIONS**
 - A. **PUBLIC PARKING LOT SPACE DESIGNATIONS**
 - B. **FY 2025 DART MDOT BUDGET REQUEST**

MAYOR: Jim Schwartz CITY MANAGER: Derek N. Perry
COUNCIL MEMBERS: Joe Caron, Theresa Chaney-Huggett, Jacob Gates,
Ryan Traver, Ryan Underhill, Scott Wolfersberger
Council Chambers, 323 W Michigan Ave, Marshall, Michigan 49068

C. CITY OF MARSHALL TITLE VI PLAN UPDATE

D. SAFER GRANT APPLICATION

13) APPOINTMENTS / ELECTIONS

A. APPOINTMENT OF FARMERS MARKET BOARD MEMBERS

14) PUBLIC COMMENT ON NON-AGENDA ITEMS Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) ADJOURNMENT

CITY COUNCIL MINUTES

January 2, 2024

Regular Meeting - 7:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Tuesday, January 2, 2024 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall City Council was called to order by Mayor Schwartz.

2) ROLL CALL

Roll was called:

Present: Mayor Schwartz, Caron, Chaney-Huggett, Gates. Traver, Underhill, Wolfersberger

Also Present: Manager Derek Perry and Deputy Clerk Jennifer Pickford

Absent:

3) INVOCATION

4) PLEDGE OF ALLEGIANCE

5) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by City Council action.

Moved by Joe Caron, supported by Ryan Traver to approve the agenda as presented
On a voice vote: **Motion Carried**

6) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.

Barry Wayne Adams of 622 W Green St provided public comment

7) CONSENT AGENDA

Moved by Scott Wolfersberger, supported by Joe Caron to approve the consent agenda
On a roll call vote:

Ayes: James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill, Scott Wolfersberger

Nays: None

Abstain: None

Motion Carried

A. City Council Minutes
Regular Session - 12/04/2023
Special Meeting - 12/09/2023

B. City Purchases
12/01/2023 \$169,024.63

12/08/2023	\$170,612.30
12/15/2023	\$107,708.54
12/19/2023	\$434,499.88
12/22/2023	\$402,670.21
Total	\$1,284,515.56

C. 2024 ACTION PLAN

8) PRESENTATIONS AND RECOGNITIONS

9) INFORMATIONAL ITEMS

10) PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION

Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes per public hearing.

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. FIBERNET UTILITY COMPREHENSIVE EVALUATION

Moved by Jacob Gates, supported by Scott Wolfersberger to Authorize the City Manager to enter into an agreement and sign the necessary documents, subject to review as to form by the City Attorney, with Magellan/Entrust to perform a comprehensive operational review and audit of the FiberNet Utility in the amount of \$102,200.00 subject to Section 32.07 (B) of the City's Purchasing Ordinance (Chapter 32). On a roll call vote:

Ayes: James Schwartz, Joe Caron, Theresa Chaney-Huggett, Jacob Gates, Ryan Traver, Ryan Underhill, Scott Wolfersberger

Nays: None

Abstain: None

13) APPOINTMENTS / ELECTIONS

A. PLANNING COMMISSION APPOINTMENT

Moved by Joe Caron, supported by Ryan Underhill to Approve the appointment of Aron Hodo to the Planning Commission for a term ending on December 31, 2026. On a voice vote:

14) PUBLIC COMMENT ON NON-AGENDA ITEMS

Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

Barry Wayne Adams of 622 W Green Street provided public comment.

15) COUNCIL AND MANAGER COMMUNICATIONS

Manager Perry reported a concern was reported by a citizen about their water quality and will investigate and follow up with them.

16) ADJOURNMENT

The meeting was adjourned at 7:20PM

Respectfully submitted by,

Jennifer Pickford
Deputy Clerk

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 01/05/2024 - 01/05/2024
JOURNALIZED
PAID

INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
1CKJ-R4QJ-KXT6	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 CLICKER PRESENTE		53.93
1KCF-MFFT-MDDM	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 BRACELET MAKING		45.98
1L7Y-NFP6-TFWD	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 ATHLETIC FIELD S		135.76
1GKP-TF4N-QDQY	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WATER FILTER CAR		58.99
1WMV-CVVM-DVY4	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 CAMEL CROSSING S		22.98
1WMV-CVVM-RMKD	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WALL FILE RACK (		47.50
1PDG-HHXR-RJ6C	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WATERPROOF THERM		120.58
1Y9R-CNR4-7X3T	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 PET WASTE BAGS		45.99
1D94-7NMW-RYQ9	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 RETURN INK CARTR		(159.01)
1NTQ-RRH6-13QD	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 FRONT DOOR MATS		437.94
1LPL-WWRD-XMWV	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 KEYBOARD DRAWER,		70.66
35590723	APPLIED CAPITAL, LLC	CONTRACT NO. 132-1753516-000 MRLEC COPIE		117.52
225-514591	AUTO VALUE MARSHALL	LED WORK LAMP, OIL FILTER, AIR FILTER		97.63
225-514609	AUTO VALUE MARSHALL	OIL FILTERS		17.60
225-514656	AUTO VALUE MARSHALL	TOUCH-UP PAINT, GLOSS CLEAR COAT, VEHICL		212.94
225-514741	AUTO VALUE MARSHALL	5 GALLON DIESEL (FOR MINI EXCAVATOR)		28.99
225-514772	AUTO VALUE MARSHALL	LED MINI BAR LIGHT		352.76
225-514859	AUTO VALUE MARSHALL	REMANUFACTURED ALTERNATOR		205.02
225-514901	AUTO VALUE MARSHALL	CLOTHS, WADDING POLISH, SCOTCH-BRITE		28.08
225-514915	AUTO VALUE MARSHALL	BLOWER MOTOR ASY		73.89
225-514957	AUTO VALUE MARSHALL	SIMPLE GREEN, STARBRITE, AIR FRESHENER		22.37
225-514979	AUTO VALUE MARSHALL	CABIN AIR FILTER		63.00
225-514993	AUTO VALUE MARSHALL	OIL FILTERS		7.04
225-515150	AUTO VALUE MARSHALL	OIL-DRI PREMIUM		33.98
0365592-IN	BEAVER RESEARCH COMPAN	TOWELS		150.00
MFCA 12.09.23	BEST ELECTRIC, LLC	IDENTIFICATION OF CONTACTS ON ELECTRIC U2024.108		15,620.00
BLU-12750	BLUFISH CONSULTING, LL	STATIONERY LAYOUT/DESIGN (BUSINESS CARDS		550.00
BLU-12751	BLUFISH CONSULTING, LL	BRAND GUIDE LAYOUT/DESIGN		570.00
150879	BS& A SOFTWARE	COMMUNITY DEVELOPMENT SOFTWARE SETUP TRA2024.180		7,840.00
12292023	CALHOUN COUNTY SHERIFF	2024 ANNUAL SOFTWARE SUPPORT - BEAST EVI		937.50
133513	CARR BROTHERS & SONS,	14 YDS SAND		229.52
133523	CARR BROTHERS & SONS,	32 YDS SAND		440.00
01042024	CB HALL ELECTRIC COMP	INSPECTION SERVICES 12/1/23 - 12/31/23		950.00
766575	CHR SOLUTIONS	FIBERNET SUPPORT CONTRACT - DEC 2023	2024.046	5,100.00
4176809740	CINTAS CORP	UNIFORM SERVICES - ELECTRIC & FIBER 12/1		55.11
4176809749	CINTAS CORP	UNIFORM SERVICES - POWER HOUSE 12/12/23		98.39
4176809733	CINTAS CORP	UNIFORM SERVICES - WASTE WATER 12/12/23		65.63
4176809837	CINTAS CORP	UNIFORM SERVICES - WATER 12/12/23		64.85
4177344677	CINTAS CORP	UNIFORM SERVICES - ELECTRIC & FIBER 12/1		55.11
4177344671	CINTAS CORP	UNIFORM SERVICES - POWER HOUSE 12/18/23		98.39
4177344702	CINTAS CORP	UNIFORM SERVICES - WASTE WATER 12/18/23		65.63
4177344733	CINTAS CORP	UNIFORM SERVICES - WATER 12/18/23		64.85
660190	CRYSTAL FLASH MARSHALL	ACCT NO. 149759-2 DYED DIESEL 12/7/23		2,043.08
S3-96114	CUMMINS SALES AND SERV	SERVICE CALL TO MARSHALL HOUSE FOR GENSE		512.90
S6-17904	CUMMINS SALES AND SERV	LOAD SIMULATOR BANK TO TEST ENGINE #2	2024.143	7,601.00
628171	DARLING ACE HARDWARE	FUEL STABILIZER, WATER SOFTENER PELLETS		49.95
628500	DARLING ACE HARDWARE	DOOR KNOBS, TOILET SEAT		61.97
628663	DARLING ACE HARDWARE	SNOW SPRAY, WAX RING W/ FLANGE		41.95
628741	DARLING ACE HARDWARE	WALL PLATES		27.65
628764	DARLING ACE HARDWARE	CLOROX WIPES, SCRUB PADS, BRUSH, SPONGES		37.93
628806	DARLING ACE HARDWARE	COAX ADAPTER, FISHING LINE, AERATOR ADAP		187.73
628855	DARLING ACE HARDWARE	NUTS, BOLTS, PROPANE CYLINDER, LP GAS		96.83
628936	DARLING ACE HARDWARE	TANK LEVER		7.99
628498	DARLING ACE HARDWARE	TIE DOWN W/ RATCHET		49.98
628539	DARLING ACE HARDWARE	FLAT BAR		31.98
628527	DARLING ACE HARDWARE	INCANDESCENT BULBS		6.59
628525	DARLING ACE HARDWARE	MILWAUKEE RECIPROCATING SAW KIT, BATTERY		292.56
628615	DARLING ACE HARDWARE	BATTERIES		35.98
300123	ELHORN ENGINEERING COM	CARUS 4500 (30-GAL DRUM) QTY 10	2024.192	4,145.00
0017760	ENG., INC.	S KALAMAZOO AVE IMPROVEMENTS ENGINEERING	2023.282	3,655.00
0017762	ENG., INC.	S KALAMAZOO AVE IMPROVEMENTS CONSTRUCTIO	2023.282	1,185.06
0017761	ENG., INC.	CONSTRUCTION ENGINEERING - LEGGITT AND E	2023.226	1,648.75
I128273	ERIC DALE HEATING & AI	SERVICE CALL AT CITY HALL 12/7/23		198.00
S105300451.001	ETNA SUPPLY	CUST NO. 5277 SAFETY FLANGE REPAIR KITS		920.00
2295	FIELDS ELECTRIC LLC	RELOCATE 200AMP PANEL AT 727 E. MICHIGAN	2024.188	4,185.00
23-11349	GARAGE DOORS UNLIMITED	SUPPLIED & INSTALLED/KEYED LEVER HANDLE		452.30
23-10387	GARAGE DOORS UNLIMITED	SUPPLIED & INSTALLED 2 BATTERIES AT PSB		486.42
4941346	GENUINE CABLE GROUP, L	Q CLAMP, DROP WIRE CLAMPS		229.21
130549	GIFFELS WEBSTER	PLANNING & ZONING SERVICES THROUGH 11/25		263.00
121333228	GLOBAL INDUSTRIAL	CROSBY S-4055 LATCH KIT (TRUCK #300)		42.11
9924892723	GRAINGER	BLEED VALVE ASSEMBLY FOR BLEACH PUMP		146.61
2333	GREAT LAKES FUNDRAISIN	BASKETBALL T-SHIRTS & SOFTBALL CHAMPION		865.50
2445704	GRIFFIN PEST SOLUTIONS	PEST SERVICE AT FIRE STATION 12/27/23		42.00
01042024	GROSS, JOHN	INSPECTION SERVICES 12/1/23 - 12/31/23		900.00
20231063	GRP ENGINEERING, INC.	ENGINEERING SERVICES - MISC. 10/30/23 -		175.00
19177	HOEKSTRA ROOFING COMP	AROF REPAIRS ON LOWER ROOF AT FIRE STATI	2024.195	3,424.59
3141775804	IDEXX DISTRIBUTION, IN	LAB QA/QC SUPPLIES		1,607.62
4184624	IIX INSURANCE INFORMAT	ACCT NO. 888907 MOTOR VEHICLE REPORTS/AC		100.75
178422	IMPACT SOLUTIONS	PROCESSING/SHIPPING FEE FOR UTILITY BILL		24.00

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 01/05/2024 - 01/05/2024
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INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
33585	J AND K PLUMBING SUPPL	PIPE & FITTINGS		37.04
33590	J AND K PLUMBING SUPPL	PIPE FITTING		2.38
33641	J AND K PLUMBING SUPPL	LIME FEED VALVES		149.42
01/05/2024	JAMES DIAZ	UB refund for account: 2990		109.40
75725	KEBS, INC.	PROJECT 102091.CON S MARSHALL AVE V/L LO		575.00
2194BRO23P01	KENT POWER INC	LABOR TO SWITCH THE PHASING AT BROOKS SU2024.122		14,208.00
101750395	KIMBALL MIDWEST	NBSN331 CONNECTORS		66.00
INV049372	KNIGHT WATCH, INC	TEST ALL FIRE ALARMS/REPLACE FAULTY EQUI		1,570.00
43767	LAKELAND ASPHALT CORPO	2.65 TONS COLD PATCH		368.35
35763	LEGG LUMBER	2X4X8 LUMBER		15.96
019107	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - NASH, DUSTY (WILL)		210.00
01/05/2024	LOCKYER, TOM & TAMMY	UB refund for account: 401280017		39.52
P02954	MACQUEEN EMERGENCY GRO	SCBA FLOW TESTS		1,595.00
002899	MARSHALL HARDWARE, LLC	CLOROX WIPES, SPRAY NOZZLE, SPRAY PAINT,		260.53
002921	MARSHALL HARDWARE, LLC	TUBE SAND		35.96
002928	MARSHALL HARDWARE, LLC	GARAGE SUPPLIES		10.49
3675	MARSHALL WELDING & FAB	TRUCK UNLOADING (2ND DAY)		85.00
01/05/2024	MCCONNELL, KEVIN	UB refund for account: 118801		75.66
12202023	MCGINTY, HITCH, PERSON	CLIENT NO. 4030.001 SERVICES THROUGH 11/		11,973.00
18979700	MCMASTER-CARR	CIRCULATION PUMP FOR ENGINE #2		674.66
19507245	MCMASTER-CARR	KEYED PADLOCKS		59.93
15346	MDK GROUP	MRLEC SHRED SERVICES THROUGH 12/11/23		105.00
S5306920.001	MEDLER ELECTRIC COMPAN	PVC PARTS		594.43
S5306920.002	MEDLER ELECTRIC COMPAN	ELECTRIC INVENTORY		176.60
INV-0000002534	METRO WIRELESS	BUSINESS DATA SERVICES - 10 GBPS INTERNE	2023.283	2,500.00
23-101274-1	MILLENNIUM	CONDUIT- 3/4" SDR WITH SILICORE & 1.5" S	2024.189	12,730.00
23311	MWEA	2024-2025 MWEA MEMBERSHIP - HAZEL, CHAD		95.00
23315	MWEA	2024-2025 MWEA MEMBERSHIP - HOFFMAN, STE		95.00
632146	NAPA OF MARSHALL	ACCT NO. 1400 WIPER BLADES		22.92
632841	NAPA OF MARSHALL	ACCT NO. 1400 DEICER		8.98
496550	NORTH CENTRAL LABORATO	LAB SUPPLIES	2024.005	174.15
496746	NORTH CENTRAL LABORATO	LAB SUPPLIES	2024.005	299.34
12042023-A	OAKLAWN MEDICAL GROUP	DOT PHYSICAL - FRED'S, MATTHEW 11/16/23		90.00
2768549	OFFICE THREE SIXTY INC	LABELS, FILE FOLDERS		34.39
2770641	OFFICE THREE SIXTY INC	COPY PAPER		257.94
8893	PARRISH EXCAVATING, IN	MOLE LABOR AT 815 MAPLE STREET		2,310.00
01/05/2024	PEARL PROPERTIES, L.C.	UB refund for account: 501020007		72.34
01/05/2024	PEREZ, ANGEL	UB refund for account: 3205120031		86.26
56790264	POWER LINE SUPPLY	COLD SHRINK		1,495.05
56790265	POWER LINE SUPPLY	METER RINGS		332.88
56790266	POWER LINE SUPPLY	100AMP CUT OUT	2024.158	4,691.94
56790267	POWER LINE SUPPLY	9KV ARRESTER		225.69
56790268	POWER LINE SUPPLY	LG BOLTED DEADEND		809.75
56787118	POWER LINE SUPPLY	1/0 AL TRIPLEX		2,519.00
56787119	POWER LINE SUPPLY	4/0 AL TRIPLEX		2,590.00
56787120	POWER LINE SUPPLY	MATERIALS FOR VALLEY VIEW UNDERGROUND	2024.181	16,940.00
56787122	POWER LINE SUPPLY	TIE WIRE		766.08
56788587	POWER LINE SUPPLY	WORK GLOVES		144.24
56789007	POWER LINE SUPPLY	FLOOD SEAL		154.47
56789011	POWER LINE SUPPLY	ARRESTER		1,579.83
56789012	POWER LINE SUPPLY	ARRESTER		214.29
16013	POWER PLANT COMPLIANCE	ON-SITE EMISSION COMPLIANCE CONSULTATION	2024.182	3,400.00
229645	PRINTING SYSTEMS, INC.	TAX FORMS (W2/W3/1094/1095/1096/1099)		386.39
2024.079-PAY APP #	QUALITY EXCAVATORS INC	S. KALAMAZOO RESURFACING PROJECT - PAY A	2024.079	105,022.36
12222023	QUALITY EXCAVATORS INC	2022 STREET IMPROVEMENTS - ROAD MILLAGE	2022.280	135,806.03
54841	R.W. LAPINE INC.	RESET MAU AFTER GAS LINE REPAIR AT PSB		345.00
54842	R.W. LAPINE INC.	SERVICE CALL AT PSB FOR HEATING ISSUE		400.00
3015788	RESCO	CUSTOMER ID: 11524 METER RINGS		835.00
93276595	SAFETY-KLEEN SYSTEMS,	16G PARTS WASHER SOLVENT		192.78
10811	SIGNWORLD CONCEPTS	DESIGN & CUT DECALS FOR FIBER & ELECTRIC		360.00
38393	SONAR SOFTWARE	FIBERNET CUSTOMER MANAGEMENT SOFTWARE -	2023.243	2,502.50
162466	SPARTAN BARRICADING &	'TRAFFIC CONTROL SIGNS FOR CHRISTMAS PARA		1,069.00
2177730	STANTEC CONSULTING MIC	BOBP SITE PLAN AND NOISE STUDY THROUGH 1	2024.174	7,292.70
S013845880.001	STUART C IRBY CO	METER RINGS		1,194.00
16743	TIRE CITY TIRE PROS	SMART SENSOR TPMS FOR M6		259.92
196	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 12/25/23 - 12/31	2024.007	4,026.00
279088	TYMCO, INC.	MODEL 435 TYMCO SWEEPER - SOURCEWELL CON	2024.020	227,715.00
INV00215479	USABLUBOOK	HACH DPD SAMPLES, POWDER PILLOWS		404.14
INV00216452	USABLUBOOK	LAB SUPPLIES		716.90
INV00219259	USABLUBOOK	LAB SUPPLIES		626.78
530372869	UTILITIES INSTRUMENTAT	CIRCUIT BREAKERS FOR ENGINE #2 - PER QUO	2024.136	3,913.00
530372870	UTILITIES INSTRUMENTAT	LOAD TEST ENGINE #2	2024.160	3,236.00
01052024	V & V ASSESSING LLC	ASSESSING SERVICES JANUARY 2024	2024.104	4,700.00
13935	VRIESMAN & KORHORN	CONSTRUCTION ENGINEERING - INDUSTRIAL RO	2023.224	1,125.00
93686	WATKINS ROSS	POST EMPLOYMENT BENEFITS PLAN REPORT PRE		1,900.00
12242023	WOW! BUSINESS	ACCT NO. 013934621 DPW DEC 2023		46.70
GRAND TOTAL:				662,591.16

01/11/2024 02:42 PM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 12/29/2023 - 12/29/2023
JOURNALIZED
PAID

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INVOICE NUMBER	VENDOR NAME	DESCRIPTION	PO NUMBER	AMOUNT
75468	ALEXANDER CHEMICAL COR	CHLORINE		1,609.97
75571	ALEXANDER CHEMICAL COR	CHEMICALS - BLEACH	2024.002	1,396.56
93424	ALL-TRONICS, INC.	QUARTERLY FIRE ALARM MONITORING 01/01/24		81.00
12172023	AT&T	ACCT NO. 145970911 MRLEC INTERNET DEC 20		105.69
12292023	CORELOGIC CENTRALIZED	REFUND PARCEL #13-53-002-410-02 & #13-53		1,865.59
14135	FAIRBANKS MORSE, LLC	REPLACE WATER PUMPS FOR ENGINE #3 REBUIL	2024.165	10,781.42
2432334	GRIFFIN PEST SOLUTIONS	PEST SERVICE AT CITY HALL 11/29/23		35.00
12212023	LUIB, EARL	OPTICAL ALLOWANCE - LUIB, EARL		60.00
12292023	MARANA GROUP	ACCT NO. M323 PREPAYMENT FOR DAILY MAIL		500.00
12102023CR	MARSHALL COMMUNITY	CRE CREDIT CARD - CHRISTY RAMEY 0619		424.65
12102023COM	MARSHALL COMMUNITY	CRE CREDIT CARD - CITY OF MARSHALL 3431		2,432.69
12102023DP	MARSHALL COMMUNITY	CRE CREDIT CARD - DEREK PERRY 0601		617.39
12102023EZ	MARSHALL COMMUNITY	CRE CREDIT CARD - ERIC ZUZGA 0627		791.47
12102023JL	MARSHALL COMMUNITY	CRE CREDIT CARD - JOSHUA LANKERD 0577		72.78
12102023JM	MARSHALL COMMUNITY	CRE CREDIT CARD - JUSTIN MILLER 0593		303.14
12102023KM	MARSHALL COMMUNITY	CRE CREDIT CARD - KEVIN MAYNARD 0585		142.66
12102023KA	MARSHALL COMMUNITY	CRE CREDIT CARD - KRISTOPHER AMBROSE 0635		101.48
12102023MF	MARSHALL COMMUNITY	CRE CREDIT CARD - MARSHALL FIBERNET 3297		1,823.99
12102023ME	MARSHALL COMMUNITY	CRE CREDIT CARD - MARTIN ERSKINE 0551		30.00
56785657	POWER LINE SUPPLY	ROD GROUND, CONNECTOR VISE		338.36
MARVIEW122220231	QUALITY EXCAVATORS INC	MARVIEW #2 SUBDIVISION STREET CONSTRUCTI	2024.193	77,700.26
MARVIEW122220232	QUALITY EXCAVATORS INC	MARVIEW #2 SUBDIVISION STREET CONSTRUCTI	2024.193	2,273.70
2023.227-PAY APP #:	QUALITY EXCAVATORS INC	2023 LEAD SERVICE LINE REPLACEMENT - 317	2023.227	6,481.12
2023.227-PAY APP #:	QUALITY EXCAVATORS INC	2023 LEAD SERVICE LINE REPLACEMENT - 519	2023.227	2,235.00
70902115	ROSE PEST SOLUTIONS	CLIENT NO. 70019775 MARSHALL HOUSE SERVI		1,465.00
761-11171440	STATE OF MICHIGAN	2024 ANNUAL BIOSOLIDS LAND APPLICATION F		1,954.45
195	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 12/18/23 - 12/24	2024.007	4,950.00
12292023	WELLS FARGO	REFUND PARCEL #13-53-006-883-00		667.18
12192023	WOW! INTERNET	ACCT NO. 010040764 MARSHALL HOUSE FINAL		784.04
5202133	XEROX FINANCIAL SERVIC	CUST NO. 69580 XEROX LEASE DECEMBER 2023		1,758.30
GRAND TOTAL:				123,782.89

CHARGING OFF UNCOLLECTIBLE ACCOUNTS - POLICY

The following is the policy of the City of Marshall with respect to which a determination of uncollectible accounts will be made by the City Treasurer as, from time to time, certain uncollectible accounts not governed by other statutes need to be charged off the City's financial reporting records.

1. Accounts involving any tort claim that have been forwarded to the City Attorney for review and/or collection that upon written e-mail or report by a City Attorney to the City Treasurer that the claim is in the Attorney's opinion uncollectible.
2. Accounts representing any unpaid City invoice or part of the balance of any unpaid City invoice as reflected in the City's financial reporting records in any of the following situations:
 - a. Upon written e-mail or report by the City Attorney to the City Treasurer that the invoice is in his/her opinion uncollectible.
 - b. Where after diligent efforts by the City Treasurer and his/her staff or other City Department or City Agent it is determined by the City Department or City Agent that further efforts towards collection will not be fruitful and the account has been outstanding not less than 2 (two) years.
 - c. Where after diligent effort by the City Treasurer and his/her staff, it is determined that the best effort toward collection is to charge off the account and send it to a collection agency for collection.
 - d. Following any bankruptcy discharge of the debtor or any probate case whereby the estate has not had sufficient funds to satisfy the City's proof of claim.
 - e. Where after diligent collection efforts by the City Treasurer and his/her staff or other City Department or City Agent it is determined that the City will be best served by waiving amounts billed up to three hundred dollars (\$300.00) per invoice as equity may require.

ITEM: 7.D

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer
DATE: January 16, 2024
SUBJECT: **JULY 1, 2024 - JUNE 30, 2030, CAPITAL IMPROVEMENT PROGRAM (CIP) ADOPTION - SCHEDULE A PUBLIC HEARING**

boundaries. Each year the City of Marshall must prepare a six-year Capital Improvement Program (CIP) that is formally adopted by the City Council. This six-year CIP (spreadsheet attached) is the guide for future capital needs and resource allocation for the City of Marshall.

Beginning in October, staff began to update the previous CIP to address the changes impacting the six-year plan and add the latest fiscal year, 2029 - 2030. The Director's Team assembles the data, analyzes the needs, and the potential revenue sources.

The DDA/LDFA Board was provided the FY 2025 -2030 CIP at their November 2023 meeting, highlighting the items within their boundaries.

The Marshall City Planning Commission approved and accepted the proposed CIP on December 13, 2023. The Planning Commission's role is to review the CIP to make certain it addresses any priorities included in the Master Plan for future land use and development. Council shall conduct a public hearing to receive comments on the proposed Capital Improvement Program in its entirety. Following the public hearing, Council will be asked to adopt the CIP as presented, or with any changes the Council deems necessary.

We are recommending that City Council set a Public Hearing and subsequently adopt the proposed July 1, 2024, through June 30, 2030, Capital Improvement Program at the regularly scheduled February 5, 2024, City Council meeting.

BUDGET IMPACT:

None. Projects identified in the CIP will be evaluated for funding as part of the FY 2025 Operating Budget process.

RECOMMENDATION:

Set a public hearing for the proposed July 1, 2024, - June 30, 2030, Capital Improvement Program for the regularly scheduled February 5, 2024, City Council meeting and publish the necessary public notice.

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
101	DPW	DPW building master plan	2	10	General Fund	I would like to add a DPW building master plan, to maximize space for the building at 619 Homer Rd. This will help the city understand the changes needed to maximize space.	\$40,000						\$40,000		\$40,000
101	DPW	South Driveway Improvements	1	30	General Fund	The south door out of the DPW garage is narrow and the driveway has a small radius curve immediately outside the building which prevents the door from being used by some DPW equipment. This project would include widening the north (entry) and south (exit) door of the DPW garage and installing a new driveway connecting the south door to Homer Road. This would allow all vehicles to use the south door safely. This would prevent the vehicles that currently don't fit from having to back up 200' inside the building to exit the building after loading/washing. Currently, 1 vehicle doesn't fit out the south door. In the future, however, plow trucks are expected to get wider and will not be able to fit out the door.		\$75,000					\$75,000		\$75,000
101	PSB	Carpet Replacement	2	12	General Fund	Replace approx. 9,786 sq. ft. of carpet on the 1st and 2nd floors of PSB including lobby and hallways.	\$25,000	\$25,000					\$50,000		\$50,000
101	PSB	Asphalt Mill and Pave			General Fund	Mill and Pave sections of asphalt behind fence		\$25,000				\$25,000	\$50,000		\$50,000
101	City wide	S Kalamazoo Pathway - River District	2	20	General Fund	10-foot-wide pathway along the east side of Kalamazoo Ave to create a stronger connection between the Downtown and the River District. Amenities would match our downtown benches and trash cans. The concept would also include similar lighting to the downtown, although that is not part of the estimate provided by the consultant. The plan also incorporates completing the sidewalk gaps along the west side, but at a standard width used throughout the City.	\$465,000						\$465,000		\$465,000
101	City wide	Sidewalk repairs		20	General Fund	Sidewalk Repairs	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000		\$125,000		\$125,000
TOTAL							\$555,000	\$150,000	\$25,000	\$25,000	\$25,000	\$25,000	\$805,000	\$0	\$805,000
101	Parks	Stuarts Landing Improvements	3	30	Grants & other	Rehabilitation of Stuart's Landing including the following updates: replace canoe/kayak launch, a new shelter, a linear path around the site, improved shoreline and river access, and related improvements.			\$910,000				\$0	\$910,000	\$910,000
101	Parks	Repair Brooks Fountain	1	25	General Fund	The Brooks Fountain is in need structural repairs	\$750,000						\$750,000		\$750,000
101	Parks	Carver Park Fountain Replacement/Repair	2	30	General Fund	Carver Park Fountain has been deteriorating for several years. After a review of the fountain and discussions with Council the decision was made to utilize the fountain until the end of it's useful life and then execute a complete replacement.	\$40,000						\$40,000		\$40,000
101	Parks	Riverwalk Repairs Phase 1	1	30	General Fund	Replace structural beams along riverwalk. Fix and replace fencing and deckboards. Trim and remove trees throughout riverwalk.	\$350,000						\$350,000		\$350,000
101	Parks	Riverwalk Repairs Phase 1B			General Fund	Replace structural beams along riverwalk. Fix and replace fencing and deckboards. Trim and remove trees throughout riverwalk.		\$200,000					\$200,000	\$150,000	\$350,000
101	Parks	Riverwalk Repairs Phase 2			General Fund	Replace structural beams along riverwalk. Fix and replace fencing and deckboards. Trim and remove trees throughout riverwalk.			\$200,000				\$200,000	\$150,000	\$350,000
101	Parks	Riverwalk Repairs Phase 2B			General Fund	Replace structural beams along riverwalk. Fix and replace fencing and deckboards. Trim and remove trees throughout riverwalk.				\$500,000			\$500,000		\$500,000
101	Parks	Riverwalk Repairs Phase 3			General Fund	Replace structural beams along riverwalk. Fix and replace fencing and deckboards. Trim and remove trees throughout riverwalk.					\$500,000		\$500,000		\$500,000
101	Parks	Riverwalk Repairs Phase 3B			General Fund	Replace structural beams along riverwalk. Fix and replace fencing and deckboards. Trim and remove trees throughout riverwalk.						\$500,000	\$500,000		\$500,000
101	Parks	Riverwalk Extension	3	30	General Fund	Extend Riverwalk west of Kalamazoo towards Historic Bridge Park, partner with County						\$3,500,000	\$0	\$3,500,000	\$3,500,000
101	Parks	Athletic Field Renovations	2	7	General Fund	Athletic Field Resurface, clay replacement for pitching areas and batters boxes, level outfield with sand, replace all base pegs, new bases for all fields, fencing repairs		\$100,000					\$100,000	\$75,000	\$175,000

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
101	Parks	Ketchum Park Great Lawn	2	50	General Fund	LOWER KETCHUM COMMONS AND PROMENADE Work related to the establishment of the lower lawn commons, drainage system, and its perimeter pedestrian walkway. Also included is the main path between parking on Montgomery Street and the Rotary Bridge. Construction Cost: \$143,000 Construction and Soft Costs: \$185,900						\$1,285,900	\$0	\$1,285,900	\$1,285,900
101	Parks	Ketchum Park Parking Lot	4	15	General Fund	Mill and repave parking lot/paint parking spots				\$35,000			\$35,000		\$35,000
101	Parks	Sand Volleyball Court Renovations	2	20	General Fund	Replace all fencing at Volleyball courts, remove current sand and equipment. Replace with sugar sand. Replace post with new. Replace nets.		\$100,000					\$100,000	\$100,000	\$200,000
101	Parks	Skate Park Equipment	2	30	General Fund	Adding up to date & safe skateboard equipment to existing skatepark	\$100,000						\$100,000	\$100,000	\$200,000
101	Parks	Kids Kingdom Renovation	2	30	General Fund	Replace dilapidated equipment with new equipment @ Kids Kingdom. Update with state of the art play structure with accessible equipment for all.				\$1,000,000			\$0	\$1,000,000	\$1,000,000
TOTAL							\$1,240,000	\$400,000	\$1,110,000	\$1,535,000	\$500,000	\$5,285,900	\$3,375,000	\$7,270,900	\$10,645,900
101	Fire	Storage Shed	2	20	General Fund	Fire Department has very little storage area for maintenance equipment. We are currently using an old trailer to store lawn equipment and other limited use items. Marshall High School wood shop teacher has volunteered to build shed if we buy materials. I have material list for a 12X20 storage shed with an overhead door to store all this equipment.	\$25,000						\$25,000		\$25,000
101	Fire	Self-Contained Breathing Apparatus	3	10	General Fund/Grants	Our current Self Contained Breathing Apparatus was purchased in the beginning of 2018. They have a life expectancy of 10 to 15 years. This is mandated by MIOSHA and is National Fire Protection Association and Manufactures recommendations. We will need to replace these by the end of 2031.						\$250,000	\$250,000		\$250,000
101	Fire	Auxiliary Fire Equipment	4	25	General Fund	We have auxiliary equipment such as compressor and fill station for SCBA Bottles and Oxygen Bottles and a hose washer for cleaning soiled fire hose after fires. These are items that will eventually need replaced in the future. They last a long time be we need to plan for replacement through the CIP. Is it better to plan a yearly contribution to CIP or just fund we needed if they need replaced.						\$75,000	\$75,000		\$75,000
101	Fire	Staff Vehicles	2	10	General Fund	Replace a 2013 and 2015 Ford Inceptor former MPD Vehicle with a Pickup Truck or SUV that is better suited for Fire Dept. needs. These vehicles were hard use as MPD vehicles before MFD received them. Average life span as a MPD vehicle is 5 years and then re-purposed or sold to another department or outside buyer for lighter use. Would like a Pickup to replace vehicle currently used by MFD Fire Inspection Division. This pickup could serve multi purposes for MFD. Of course to be used by Inspection Division to conduct inspections and respond to emergencies if needed during this time, used as a plow truck to keep parking lot and front ramp cleared of snow, used to pick up and transport equipment after a fire or when needed. Fire Chief vehicle could be replaced with either a truck or suv for use by Chief and be set up as a command and control vehicle for emergency scenes.	\$60,000		\$60,000				\$120,000		\$120,000
101	Fire	Replace Fire Engine	1	20	General Fund	Replace Fire Engine	\$800,000						\$800,000		\$800,000
101	Fire	Audio Visual Upgrades	2	10	General Fund	Audio visual upgrades to the Training Room	\$25,000						\$25,000		\$25,000
TOTAL							\$910,000	\$0	\$60,000	\$0	\$0	\$325,000	\$1,295,000	\$0	\$1,295,000

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
101	Police	Taser Upgrade	3	5-7 years	General Fund	The Police Department issues each sworn officer the Axon Taser X-2 weapon as a less than lethal use of force option. National studies have shown the Taser as an effective means of applying force at a distance, thus minimizing the risks of injury to patrol officers from a physical altercation. Axon only warranties their devices for 5 years, and have typically phased in a newer model every five years. As they are a weapon that can cause injury or death, we should strive to keep the warranty in place. This is both for officer safety (if Taser malfunctions due to age), and to some degree of liability mitigation, as Taser may not legally support us if we are using an out of warranty device.				\$35,000			\$35,000		\$35,000
101	Police	Vehicle Changeover	2	5	General Fund	Cover labor to outfit all equipment to new vehicle, buy emergency lighting, radio and equipment console, weapons rack, video camera and radio upgrades, radars, bumpers, cage with restraints, and decal the vehicle for police use.	\$30,000	\$30,000	\$30,000				\$90,000		\$90,000
101	Police	Firearm Replacement	3	10-15 years	General Fund	Replacement of glock pistols and shot guns. Includes red dot sights, holsters and accessories.			\$30,000				\$30,000		\$30,000
101	Police	Community Camera Project	2	5-7 years	General Fund	A community camera program is an integrated camera system that will improve the safety of the Marshall Communtiy. The program includes surveillance cameras at the city parks, traffic cameras to monitor high traffic areas, and software that will use LPR, AI, and dispatch integration to assist law enforcement and first responders.		\$250,000						\$250,000	\$250,000
101	Police	MVR/Body Camera Change Over	1	5-7 years	General Fund	Moble Car Camera and Body Camera replacement.	\$140,000						\$140,000		\$140,000
TOTAL							\$170,000	\$280,000	\$60,000	\$35,000	\$0	\$0	\$295,000	\$250,000	\$545,000
202	Major Streets	West Drive and Verona Road Reconstruction	2	15	Small Urban Grant/Act 51	Reconstruction of West Dr. from W. Michigan Ave. to Verona and Verona Rd. from West Dr. to W. Mansion St. and the extension of sidewalk routes on the south side of Verona. Project has been designated as an MDOT Small Urban Proj. with \$385,000 in federal funding allocated.	\$385,000						\$0	\$385,000	\$385,000
203	Local Streets	Replace and Mill/Pave High St	2	25	Act 51	Part of the Watermain Replacement Project for High St between Michigan Ave. and Forest St. The watermain replacement will be resurfaced, remaining area will be mill and pave. Sidewalks and ADA ramps will be installed as needed.	\$330,000						\$330,000		\$330,000
203	Local Streets	Fountain St. Paving	2	25	Act 51	Part of the Watermain Replacement Project for Fountain St between W. Hanover to Arms St. The watermain replacement will be resurfaced, remaining area will be mill and pave. Sidewalks and ADA ramps will be installed as needed.	\$183,000						\$183,000		\$183,000
TOTAL							\$898,000	\$0	\$0	\$0	\$0	\$0	\$513,000	\$385,000	\$898,000
207	MRLEC	MRLEC Flooring	3	10	MRLEC Operations	MRLEC building has several capeted areas that are highly trafficked, The carpet will be 10 years old in 2025	\$50,000						\$50,000		\$50,000
207	MRLEC	Front Parking Lot Expansion	3	40	MRLEC Operations	A need for additional parking has been identified at MRLEC. There are numerous times each month where the parking lot is overflowing because of trainings or events at MRLEC. The expansion will help solve this issue. The estimated cost (with assistance of the Marshall DPW) of expanding the parking lot is \$50,000. The new section will be added to the 5 year maintenance schedule for resurfacing.		\$100,000					\$100,000		\$100,000
207	MRLEC	MRLEC Barn Expansion	1	40	MRLEC Operations	The MRLEC agencies have identified a need for an added secured storage area for vehicles held for evidence. Currently we are all being asked to hold vehicles for evidence when involved in major crimes. The delayed time frame is leading to vehicles being parked in the storage area of our shared barn. An addition is being proposed to be added to the MRLEC barn to individually secure 8-10 vehicles. The building would be on the east side of the building and would require new construction.			\$250,000				\$250,000		\$250,000
TOTAL							\$50,000	\$100,000	\$250,000	\$0	\$0	\$0	\$400,000	\$0	\$400,000

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
208	Recreation	Replacement of Athletic Field Light System	3	30	Recreation Fund	The current lights on diamond #1 & #2 are approaching the end of their expected life. The entire system should be replaced.				\$300,000			\$300,000		\$300,000
208	Recreation	Seal Coating Athletic Field Parking Lot & Pathways. Striping of Parking Lot	4	12	Recreation Fund	Seal Coating Athletic Field Parking Lot & Pathways is considered routine maintenance.	\$50,000					\$50,000	\$100,000		\$100,000
208	Recreation	Athletic Fields- Batting Cages	2	15	Recreation Fund	Two batting cages-35'x70'			\$30,000				\$30,000		\$30,000
208	Recreation	Eaton Park Development	2	30	Recreation Fund/Local Grants	Construction of a new park facility that would provide pickle ball courts, splash pad, bathroom facility, new ADA improvements for accessing the athletic fields from the south, new playground, parking lots, and a basketball court.	\$3,000,000						\$0	\$3,000,000	\$3,000,000
208	Recreation	Recreation Athletic Facility	4	30	Grants/Fund Raising	Construction of a Recreation Center that would include 2 basketball courts, community room, etc					\$6,000,000		\$6,000,000		\$6,000,000
TOTAL							\$3,050,000	\$0	\$30,000	\$300,000	\$6,000,000	\$50,000	\$6,430,000	\$3,000,000	\$9,430,000
211	Farmer's Market	Farmer's Market Pavilion	3	40	Farmer's Market/Donations	Farmer's Market pavilion will include a covered area for the farmer's market. The space design will consider supporting a winter market, event space (in conjunction with social district), and maintaining parking.			\$500,000				\$500,000	\$500,000	\$1,000,000
TOTAL							\$0	\$0	\$500,000	\$0	\$0	\$0	\$500,000	\$500,000	\$1,000,000
247	NE NIA	Eastside Redevelopment Infrastructure	1	20	NIA TIF Capture	Infrastructure necessary to allow the redevelopment of the Land Bank property off of East Dr/Mann. Extension of water, sewer, storm sewer, roads, and sidewalks for the development. Does not include electric or fiber extension at this time.			\$1,341,900				\$1,341,900		\$1,341,900
247	NE NIA	Mann Extension	3	20	NIA TIF Capture	Infrastructure necessary to allow the extension of Mann to O'Keefe allowing the development of 10 acres for additional housing opportunities. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.	\$1,520,700						\$1,520,700		\$1,520,700
247	NE NIA	Pratt Park Future Phases	3	20	NIA TIF Capture	Infrastructure necessary to allow for the development of future phases of Pratt Park for housing opportunities. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.					\$3,172,800		\$3,172,800		\$3,172,800
247	NE NIA	Briarwood Extension	1	20	NIA TIF Capture	Infrastructure necessary to allow the development of Briarwood and the extension of Forest to O'Keefe. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.	\$547,100						\$547,100		\$547,100
TOTAL							\$2,067,800	\$0	\$1,341,900	\$0	\$3,172,800	\$0	\$6,582,500	\$0	\$6,582,500
248	Downtown Development Authority	South Activation Zone	2	30	General fund Loan/RAP Grant	The City and DDA have embarked on design for a Activation Zone in the area including parking lots 9, 10, and 11 as well as improved garbage management and a social area within Lot 10. On street parking is also part of the project in the 200 block of West Green Street and the 100 block of South Jefferson Street.	\$300,000						\$300,000	\$654,400	\$954,400
248	Downtown Development Authority	North Activation Zone	2	30	DDA Revenues/Grants	The proposed Social Area will be a 4,000 square foot community area with tables and chairs in the northern portion of lot 10 along the south alley. The proposed trash component will be a coral for business use. The businesses to be served are those located along Michigan Avenue between Eagle Street and Jefferson Streets.				\$500,000	\$100,000		\$600,000		\$600,000
248	Downtown Development Authority	DDA Parking Lots (8,13,14,15)	2	15	DDA Revenues	Mill and pave downtown parking lots #8, 13, 14, 15			\$78,400				\$78,400		\$78,400
248	Downtown Development Authority	DDA Parking Lots (1, 4, 5, 6, 7)	2	20	DDA Revenues	Mill and pave downtown parking lots #1, 4, 5, 6, 7	\$115,200						\$115,200		\$115,200
248	Downtown Development Authority	Sound System Upgrades	3	15	DDA Revenues	Improve the downtown sound system and incorporate cameras for events and security. This is an estimate as this has not been explored with vendors at this time.		\$90,000					\$90,000		\$90,000
TOTAL							\$415,200	\$90,000	\$78,400	\$500,000	\$100,000	\$0	\$1,183,600	\$654,400	\$1,838,000

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
250	LDFA	Oliver Drive Extension	3	30	LDFA reserves and possible Bond	Extension of Oliver Drive, water, and sewer infrastructure to serve over 100 acres of undeveloped Industrial zoned property					\$550,000		\$550,000		\$550,000
250	LDFA	Udell Property Lift Station	3	30	LDFA reserves and possible Bond	Addition of a new sanitary lift station to serve 100+ acres of industrial zoned property. Exact location of station on property to be determined.				\$400,000			\$400,000		\$400,000
250	LDFA	Land Acquisition	2	50	LDFA reserves and possible Bond	Explore land acuisition possibilities.	\$500,000						\$500,000		\$500,000
250	LDFA	Pedestrian Path LDFA	2	15	LDFA reserves and possible Bond	Construction of an 8' wide patch connecting the Industrial Park to the south NIA and rest of town. Council has made a goal of increased walkability and we have seen an increased level of pedestrian activity to and from the Industrial Park.			\$166,700				\$166,700		\$166,700
250	LDFA	Pratt Avenue Rehabilitation	2	15	LDFA reserves and possible Bond	Mill and overlay of Pratt Avenue as it will be in need of maintenance due to age and condition.		\$413,500					\$413,500		\$413,500
TOTAL							\$500,000	\$413,500	\$166,700	\$400,000	\$550,000	\$0	\$2,030,200	\$0	\$2,030,200
251	S NIA	Hughes Street Infrastructure Extension	3	30	S NIA TIF Capture	Extension of sewer, electric, fiber, streets, etc. to add or create buildable lots	TBD						TBD		TBD
251	S NIA	Emerald Hills Phase 2	1	20	S NIA TIF Capture	Extension of sewer, electric, fiber, streets, etc. to add or create buildable lots		\$2,161,700					\$2,161,700		\$2,161,700
251	S NIA	Emerald Hills Phase 3	1	20	S NIA TIF Capture	Infrastructure necessary to allow the construction of the third phase of the emerald hills subdivision which includes the planned multi-family units (6 buildings). Extension of water, sewer, storm sewer, roads, and sidewalks for the development.		\$780,000					\$780,000		\$780,000
251	S NIA	Emerald Hills Phase 4	1	20	S NIA TIF Capture	Infrastructure necessary to allow the construction of the fourth phase of the emerald hills subdivision which includes 42 housing units. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.				\$1,142,100			\$1,142,100		\$1,142,100
251	S NIA	Emerald Hills Phase 5	1	20	S NIA TIF Capture	Infrastructure necessary to allow the construction of the second phase of the emerald hills subdivision which is 98 housing units. Extension of water, sewer, storm sewer, roads, and sidewalks for the development.						\$3,550,600	\$3,550,600		\$3,550,600
251	S NIA	Emerald Hills Pedestrian Path	3	15	S NIA TIF Capture	8' wide path built between Circle Drive and the Airport on the east side of South Kalamazoo. This would improve walkability for the proposed development, Fairway meadows, and the surrounding neighborhood. This would be a connection between downtown and the extension of a path from the airport to the industrial park (which is included in LDFA CIP).			\$118,300				\$118,300		\$118,300
TOTAL							\$0	\$2,941,700	\$118,300	\$1,142,100	\$0	\$3,550,600	\$7,752,700	\$0	\$7,752,700
295	Airport	Pavement Marking and Crack Sealing	1	10	General Fund 5%, FAA Allocation 90%, State 5%	Replacement of pavement markings and crack sealing as necessary. Participation in the MDOT crack sealing program to prolong the life of the airport runway and taxiways.		\$1,500			\$1,100		\$2,600	\$61,750	\$64,350
295	Airport	North Perimeter Fence	2	20	General Fund 5%, FAA Allocation 90%, State 5%	Design and installation of a fence on the north perimeter of the airport property for safety reasons (wildlife and proximity to new Emerald Hills Development.				\$1,500	\$17,500		\$19,000	\$352,500	\$371,500
295	Airport	North Apron and West Parallel Taxiway Rehabilitation	1	15	General Fund 5%, FAA Allocation 90%, State 5%	Engineering and Construction of North Apron and West Parallel Taxiway	\$39,500						\$39,500	\$750,500	\$790,000
295	Airport	Airport Master Plan (ALP Update)	2	20	General Fund 5%, FAA Allocation 90%, State 5%	Update of the Airport Master Layout Plan which is used as a guide for future development on the airport grounds. Funding is \$225,000 Federal, \$12,500 State, and \$12,500 City.			\$12,500				\$12,500	\$237,500	\$250,000
295	Airport	Construction Hangar Taxiway	3	20	General Fund 5%, FAA Allocation 90%, State 5%	Construct a new hangar taxiway to provide access to new T-hangar buildings east of the current buildings. New hangars would be a partnership with a third party. Project would only move forward if hangars were constructed.	\$1,250	\$11,250					\$12,500	\$237,500	\$250,000

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
295	Airport	Main Hangar Improvements	1	25	General Fund 5%, FAA Allocation 90%, State 5%	The roof over the main hangar and the space leased by Griswold Aviation is nearing the end of life and needs to be replaced. The City would need to fund \$13,000 (2023 \$1250 and 2024 \$11,750) of the improvements and the Feds/State \$247,000 (2023 \$23,750 and 2024 \$223,250).	\$1,500	\$13,500					\$15,000	\$285,000	\$300,000
295	Airport	Land Acquisition	3	50	General Fund/LDFA	Purchase of 66.34 acres from the Udell Trust for airport and Industrial Park expansion. Purchase would have to be funded by City/LDFA and reimbursement for portion used by airport can be pursued using our annual allocation.		\$35,000	(\$25,000)				\$10,000	\$590,000	\$600,000
TOTAL							\$42,250	\$61,250	(\$12,500)	\$1,500	\$18,600	\$0	\$111,100	\$2,514,750	\$2,625,850
582	Electric	Replace Tie 1 and 2 underground cable	4	40 years	Electric Fund	A portion of the two main express feeder cables from Pearl St. Substation to the Powerhouse are underground and in a duct system. They have been in service for 35 years and have met their life expectancy. The feeder cables are the main source of power to the City's electric load and are the connection to the grid for the City's internal generation. Because they are a critical component of the electric system the cables should be modernized.			\$2,500,000				\$2,500,000		\$2,500,000
582	Electric	Replace Windows	3	50	Electric Fund	Existing windows are the original single pane steel framed and not energy efficient. Many of the window sills and frames are deteriorated to the point that water is coming in and further damaging the building.	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000		\$225,000		\$225,000
582	Electric	Pearl St. Substation 7.2/12.5 KV Upgrade	1	40	Electric Fund - Revenue Bond	Modernize obsolete 7.2/12.5 KV cubicle breaker and bus systems with open-air system to improve operations and increase safety	\$1,000,000						\$1,000,000		\$1,000,000
582	Electric	Pole Replacement and Line Reconstruction	2	40	Electric Fund	Wooden poles have an estimated service life of 33-40 years. To maintain safe, reliable electric service, replacement of old and unsafe poles must be performed on an annual basis.	\$82,400	\$84,872	\$87,418	\$90,041			\$344,731		\$344,731
582	Electric	AMI Project	2	20	Electric Fund - Bond	The Automated Metering Infrastructure (AMI) Project consists of hardware, software, communications and metering that will allow electric meters to be read remotely, in the same manner that water meters are now read. The system is designed to reduce operating expenses and provide additional services to customers.	\$206,000	\$212,180	\$218,545	\$229,475			\$866,200		\$866,200
582	Electric	Underground Cable Replacement	2	40	Electric Fund	Replace 40 year old underground electric system in the Waldon Pond Apartment Complex, Homer Road, Circle/Rose/Lowe Subdivision & Polo Club Apartments	\$515,000	\$530,450	\$546,365				\$1,591,815		\$1,591,815
582	Electric	Additional Local Generating Resources	3	50	Bond	The Power Plant's primary functions include emergency backup power in the event of a transmission system or substation failure, as well as helping meet Midcontinent Independent System Operator (MISO) capacity requirements that are based on the City's peak electric demand. The City's average demand is approximately 20 MW, and 2022 peak demand exceeded 29 MW. CAT Generators are being added in 2024, but the need will continue. Additional generation should be planned for 2027/2028 to continue to help meet the City's MISO capacity obligations while also providing additional emergency backup service.				\$3,600,000			\$3,600,000		\$3,600,000

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
582	Electric	Distribution Tranformer Replacements	3	40	Electric Fund	The estimated service life of electric distribution system transformers is 25-40 years. The City has numerous electric distribution system transformers that are approaching or exceed 40 years of service. Some are live-front transformers with exposed cable and terminals, which are dangerous to staff and the public. In addition to new growth and voltage conversion, proactively replacing old transformers rather than running to failure is a goal of the department.	\$200,000	\$210,000	\$220,500	\$231,525	\$243,100		\$1,105,125		\$1,105,125
582	Electric	Rewind Hydroelectric Generating Units #1 and #3	1	50	Electric Fund	Hydroelectric Generating Unit #3 was installed in 1919. Unit #1 was installed in 1928. Neither unit appears to have been rewound since they were installed. Unit #1 generator windings were tested and inspected earlier this year. Visual inspection shows insulating material flaking off of the generator windings. Based on megger tests, the windings insulation appears to be failing. The City received two 2023 quotes for rewinding Hydroelectric Unit #1 generator at a cost of approximately \$250,000. Rewinding the generator will improve its reliability and also result in increased capacity, and energy and Renewable Energy Credits/Certificates (RECs) production. Unit #1 generator rewind is scheduled for FY2025, followed by Unit #3 rewind in FY2026.	\$250,000	\$250,000					\$500,000		\$500,000
582	Electric	Plant 2 Space Heater Replacements	1	20	Electric Fund	Plant 2, which houses Generator #6, has five electric heaters that provide building space heat. Only one of the five heaters, installed in 1977, still works, making it difficult to effectively heat Plant 2 during cold weather.		\$75,000					\$75,000		\$75,000
582	Electric	Circuit Upgrade / Voltage Upgrade	2	50	Electric Fund	The municipal electric distribution system currently has two operating voltages, 4,160 volts and 12,470 volts. Circuits on each system cannot be directly tied together for maintenance and reliability purposes, limiting operational flexibility and reliability. The 4,160-volt system has greater resistance losses and less power-carrying capability than if its circuits were operated at 12,470 volts. Staff estimates approximately one-half of the electric distribution system operates at 4,160 volts. These 4,160-volt circuits should be upgraded to 12,470-volt operation as time and funds allow.	\$400,000	\$412,000	\$424,360	\$437,091	\$450,204		\$2,123,654		\$2,123,654
TOTAL							\$2,678,400	\$1,824,502	\$4,047,188	\$4,638,132	\$743,304	\$0	\$13,931,525	\$0	\$13,931,525
588	DART	Bus Replacement		7	Federal, State, City	Replacment of Two Busses each year			\$260,000	\$260,000			\$0.00	\$520,000	\$520,000
TOTAL									\$260,000	\$260,000				\$520,000	\$520,000
590	Wastewater	Wastewater Rate Study	1	4	Wastewater Fund	It has been several years since the City has commissioned a rate study from a consultant. The past few years our rate reviews have been a collaboration between Michigan Rural Water Association and City Staff. MRWA no longer provides this service due to staffing levels. City Staff will be involved with the process but a consultant with appropriate experience will be hire to perform the evaluation and provide rate recommendations.			\$35,000				\$35,000		\$35,000
590	Wastewater	Wastewater Laboratory Remodel	3	25	Wastewater Fund	Full remodel of outdated laboratory built in 1975, including cabinets, counter tops, fixtures, flooring, lighting, and lab safety equipment. We plan on retaining much of the existing lab equipment as that has been updated regularly.			\$250,000				\$250,000		\$250,000
590	Wastewater	Channel Monster Cartridge Replacement	2	5	Wastewater Fund	Replace the cutter cartridge in the Channel Monster as recommended by the manufacture.		\$40,000					\$40,000		\$40,000
590	Wastewater	WW Superintendent Vehicle	1	15	Wastewater Fund	Wastewater Superintendent does not currently have a vehicle assigned. He typically has to use his personal vehicle for City business throughout the day due to Staff utilizing the Departments other two trucks for maintenance work. This presents a liability issue for the City. Superintendent's personal vehicle does not have emergency lighting, so safety is a concern when visiting job sites around the City.	\$50,000						\$50,000		\$50,000
590	Wastewater	Muffin Monster cartridge replacement	2	5	Wastewater Fund	Replace the cutter cartridge in the in-line Muffin Monsters as recommended by the manufacture.				\$30,000			\$30,000		\$30,000

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
590	Wastewater	Aeration Blower Replacement	1	15	MEDC - Wastewater Fund - SRF Bonds	The current aeration blowers were installed in 1999. Since that time our aeration needs have changed and these blowers provide more air than necessary. Technology has advanced to a level that we can meet today's needs and retain the ability to meet future needs by replacing our current centrifugal blower with one that may be controlled by VFD. The current blowers cannot by controlled by a VFD and must run and full speed.		\$100,000					\$100,000		\$100,000
590	Wastewater	Headworks & Equalization Basin Improvements	1	20	MEDC - Possible SRF Bonds	Headworks improvements including grit removal and fine screening will extend the life of the downstream equipment.		\$20,000,000					\$20,000,000		\$20,000,000
590	Wastewater	Master Plan	2	10	Wastewater Fund	Update the 2008 Master Plan	\$25,000						\$25,000		\$25,000
590	Wastewater	Sewer Lining	1	30	Wastewater Fund	Project will line sewers which have experienced failure and root penetration.	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$360,000		\$360,000
590	Wastewater	New Sludge Thickening/De-watering Process	2	20	Wastewater Fund	The current equipment wil be 20 years old and the polymer agent used in the process is no longer produced. A suitable replacement is not expected. We have enough polymer to last about 4 years. With a new system, Class A biosolids may be achieved.			\$500,000				\$500,000		\$500,000
590	Wastewater	Clarifier Rehabilitation	3	25	Wastewater Fund	Rehabilitate concrete and steel structures in each of 4 clarifiers due to age and corrosion. Rehab/Replace clarifier drive mechanisms due to age and wear. Coat all concrete surfaces with marine grade coating.							\$0		\$0
TOTAL							\$135,000	\$20,200,000	\$845,000	\$90,000	\$60,000	\$60,000	\$21,390,000	\$0	\$21,390,000
591	Water	S. Marshall Ave. Water Main Replacement (Michigan to Spruce)	2	100	Water Fund	Replace undersized 6" cast iron water main on S. Marshall from Michigan to Spruce St. This main was installed in 1958 and will be past it's useful life.						\$600,000	\$600,000		\$600,000
591	Water	S. Marshall Ave. Water Main(Spruce to Clinton), line Clinton to Powerhouse	2	100	Water Fund	Replace 4" main on S. Marshall from Spruce to Clinton. This main is undersized and past its useful life. Line water main from Clinton to the Powerhouse. This main can be structurally lined under the railroad tracks and spillway to keep the project cost down.						\$700,000	\$700,000		\$700,000
591	Water	Replace Filter Media in Water Treatment Plant	1	15	Water Fund	The current media in each of the 4 filters in the water plant is past its useful life. The media was replaced in 2006 and had a useful life of 15 years. Testing on the existing media shows significant failure. This media needs to be replaced to help keep the water for the City safe to drink.	\$315,000						\$315,000		\$315,000
591	Water	S. Kalamazoo water main lining	2	50	Water Fund	Line water main from Brooks Fountain south to Railroad tracks. Replacement of valves, hydrants and services through the entire area.					\$550,000		\$550,000		\$550,000
591	Water	Cosmopolitan Water Main Lining	1	25	Water Fund	The current water main on Cosmopolitan has very poor water quality and flow. This technology of lining a water main can extend the useful life of the infrastructure, increase the structural integrity of the pipe, increase the flow, and help solve the water quality issue in the area.	\$400,000						\$400,000		\$400,000
591	Water	Hanover St. water main replacement/water main lining	2	100		Replace/line aging 6" water main on Hanover from S. Marshall to S. Kalamazoo. This main is past it's useful life and is known to be in poor condition.					\$1,110,200		\$1,110,200		\$1,110,200
591	Water	Replace 10" Cast Iron Water Main on High St.	2	100	Water Fund	Replace 10" water main on High St. from Michigan Ave. to Forest St. Also replace all lead services, hydrants, valves, and connections. The size of the water main and amount of flow is causing water quality issues.				\$901,000			\$901,000		\$901,000
591	Water	Replace 6" Water Main on Fountain St.	2	100	Water Fund	Replace 6" water main on Fountain St. from Hanover to Arms St. Currently 6" cast iron with poor water quality.				\$563,000			\$563,000		\$563,000
591	Water	500,000 Tower Maintenance	1	25	Water Fund	2019 Maintenance Inspection identified several items that needed to be addressed. These were not critical issues so we have decided to lump them into the 200,000 tower project in 2026.	\$35,000						\$35,000		\$35,000
591	Water	200,000 Water Tower Painting	1	15	Water Fund	2019 Water Tower inspection identified that the water tower would need an exterior overcoat in approximately 5-6 years.	\$120,000						\$120,000		\$120,000
591	Water	Replace Water Main on N. Gordon	2	100		Replace aging 6" water mian on N. Gordon from Mansion to Forest. Increase size to 8" for better fire flow and water quality.			\$963,300				\$963,300		\$963,300

FUND	Department	Project Title	Priority Ranking	Estimated Useful Life	Source of Funding	Project Narrative/Purpose	2024-2025 Expenditure	2025-2026 Expenditure	2026-2027 Expenditure	2027-2028 Expenditure	2028-2029 Expenditure	2029-2030 Expenditure	City Expenditure	Other Funds or Grant Share	Total Expenditure
591	Water	New Water Treatment Plant	1	60	Water Fund Bond	Replace Water Treatment Plant. Build new iron removal plant on North side of E. Green St. across from existing plant.					\$5,000,000		\$5,000,000		\$5,000,000
591	Water	Replace 6" water main on E. Michigan between Gordon and Marshall	1	100	Water Fund	Replace 6" water main on E. Michigan with 8". This is the only section of Michigan Ave that has not been replaced. This replacement would complete the Michigan Ave loop through the City. The existing water main was installed in 1950, and is past its useful life.		\$330,300					\$330,300		\$330,300
591	Water	Replace 6" water main on Rose St. and Oak	1	100	Water Fund	Replace 6" water main on Rose St and Oak. This section of water main was built in 1959 and is known to have low water quality. This is the only section in that area that has not been replaced, and will significantly improve water flow and quality with a new 8" water main.		\$503,100					\$503,100		\$503,100
591	Water	Replace 6" water main at Walden Pond Apartments	2	100	Water Fund	Replace 6" cast iron water main at Walden Pond Apts. from Verona to Arms. This section of water main is known to have poor water quality and is aging past it's useful life.				\$527,700			\$527,700		\$527,700
591	Water	Water Withdrawal	1	N/A	Water Fund	Per America's Water Infrastructure Act of 2018 The City of Marshall Water Department is required to complete a Reliability Study every 5 years. The Department completed their first study in 2020. This report was required to analyze 20 year water demand versus 20 year water supply for the community. The results are that the Water Department's water supply is not adequate for the anticipated future demand.	\$75,000	\$75,000					\$150,000		\$150,000
591	Water	Replace Water Main on Sibley Ln	1	100	Water Fund	Replace 6" water main on Sibley Ln. with new 8" water main. The existing water main is cast iron built in 1956 and is at its useful life. Although we don't have water main breaks on this section, it is time to replace this water main and upgrade the infrastructure to improve water quality and water flow.			\$650,000				\$650,000		\$650,000
591	Water	Replace Water Main on Mulberry St	1	100	Water Fund	Replace 6" water main on Mulberry from Hanover to Prospect. The existing water main was installed in 1957 and is at its useful life. The water main also has a history of water main breaks through the replacement area. The new water main would upsize to 8", and replace all lead connections to residents.			\$650,000				\$650,000		\$650,000
TOTAL							\$945,000	\$908,400	\$2,263,300	\$1,991,700	\$6,660,200	\$1,300,000	\$14,068,600	\$0	\$14,068,600
661	Motor Pool	2024 Purchases	1	Variable	Motor Pool	Replace 5 units							\$0		\$0
661	Motor Pool	2025 Purchases	1	Variable	Motor Pool	Replace 6 units	\$203,000						\$203,000		\$203,000
661	Motor Pool	2026 Purchases	1	Variable	Motor Pool	Replace 1 unit		\$254,000					\$254,000		\$254,000
661	Motor Pool	2027 Purchases	1	Variable	Motor Pool	Replace 1 unit			\$500,000				\$500,000		\$500,000
TOTAL							\$203,000	\$254,000	\$500,000				\$957,000		\$957,000
711	Cemetery	Cemetery Road Paving Project	2	20	Cemetery Trust Fund	Finishing the drives in the cemetery will provide a clean and solid surface during inclement weather for those visiting their loved ones during a funeral service.	\$18,000						\$18,000		\$18,000
711	Cemetery	Cemetery Expansion to Meet Future Demand	2	150	Cemetery Trust Fund	Cemetery has two sections left holding 500 spaces for purchase. The number available will shrink exponentially as families begin having trouble finding blocks of spaces available for family plots. This will drive many to seek alternate locations. \$35,000 Design - \$100,000 Construction.		\$35,000	\$100,000				\$135,000		\$135,000
TOTAL							\$18,000	\$35,000	\$100,000	\$0	\$0	\$0	\$153,000	\$0	\$153,000
GRAND TOTAL							\$13,877,650	\$27,658,352	\$11,743,288	\$10,918,432	\$17,829,904	\$10,596,500	\$81,773,225	\$15,095,050	\$96,868,275
GENERAL FUND TOTALS							\$2,875,000	\$830,000	\$1,255,000	\$1,595,000	\$525,000	\$5,635,900	\$5,770,000	\$7,520,900	\$13,290,900

ITEM: 9.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: David Revore, City Attorney
DATE: January 16, 2024
SUBJECT: **COMMITTEE FOR MARSHALL - NOT THE MEGASITE V. CITY OF MARSHALL LAWSUIT UPDATE**

Please see the attached memorandum from Clark Hill Attorneys Joseph W. Colaianne and Zachary Larsen providing an update of the Megasite litigation (Circuit Court Case No. 23-1712-CZ).

BUDGET IMPACT:
N/A.

RECOMMENDATION:
Receive report.

TO: Hon. Jim Schwartz, Mayor and City Council
City of Marshall

FROM: Joseph W. Colaianne
Zachary Larsen

DATE: January 12, 2024

SUBJECT: ***Committee for Marshall – Not the Megasite, et al v City of Marshall and Michelle Eubank, Circuit Court Case No. 23-1712-CZ***

On January 8, 2024 the Calhoun County Circuit Court issued its opinion dismissing Petitioner's Amended Petition brought against the City and City Clerk Eubank (collectively the "City") that sought, among other things, a writ of mandamus and other relief to have the City certify the sufficiency of their referendum petition on Ordinance #2023-08.

Ordinance #2023-08 rezoned a large parcel of land within Marshall Township that was the subject of conditional land transfer agreement between the City of Marshall and Marshall Township in accordance with Public Act 425.¹ ("Act 425"). In addition, the Ordinance included an appropriation to provide funding for site plan review and building inspections. Since the ordinance included an appropriation, the ordinance was not subject to referendum under the City Charter.

The Committee for Marshall – Not the Megasite ("Petitioners") was formed and circulated petitions and filed signatures for a referendum to place the Ordinance on the next general election ballot.² Signatures were filed with the Marshall City Clerk on May 30, 2023. In accordance with the City Charter, on June 15, 2023, the City Clerk notified Petitioner-Committee both by email and certified mail that the Referendum petition was legally insufficient. Subsequently, this litigation was initiated by the Petitioners.

Attached are the three (3) separate opinions issued by the Court in favor of the City in connection with this litigation:

- (1) July 12, 2023 Opinion and Order Denying Petitioners Motion for Preliminary Injunction. (**Attachment 1**)
- (2) August 9, 2023 Opinion Re: [City and MAEDA's] Motion for Summary Disposition of Complaint/Petition for Writ of Mandamus, Injunctive Relief and Declaratory Judgment ("Original Petition") (**Attachment 2**)
- (3) January 8, 2024 Opinion Re: [City and MAEDA's] Motion for Summary Disposition of Complaint/Petition for Writ of Mandamus, Injunctive Relief and Declaratory Judgment ("Amended Petition"). (See **Attachment 3**)

¹ Intergovernmental Conditional transfer of Property by Contract, Michigan Public Act 425 of the Public Acts of 1984, as amended, MCL 124.21, *et seq.*

² The individuals who organized the Committee are Petitioner-Regis Klingler; Petitioner-Stephanie Klingler; Petitioner-Mark Robinson; Petitioner-Gretchen Esser; and Petitioner-Holly Harnden.

On June 27, 2023, Petitioners filed their Original Petition against the City alleging three counts: (a) Count I, Mandamus Relief (Violation of City Charter Article V); (b) Count II, Injunctive Relief (Violation of City Charter § 5.05, Suspension of Ordinance Upon Referendum); and (c) Count III, Declaratory Judgment (Violation of City Charter § 4.02(A), Single-Subject Rule and/or §§ 9.05–9.06, 9.08's Limitation on Appropriations Being Passed via Ordinance). Counts II and III, for injunctive and declaratory relief, were filed in the alternative. On July 5, Marshall Area Economic Alliance ("MAEDA") sought to intervene in the litigation to protect its rights as the owner of the Property. On July 12, the Circuit Court granted MAEDA's motion to intervene and denied Petitioners' motion for a temporary restraining order and preliminary injunctive relief (See **Attachment 1**).

On July 17 and July 19, respectively, the City and MAEDA filed their Motions for Summary Disposition on all claims asserted in the Original Petition. The Motions were argued on August 9, however, Petitioners were permitted to file their Reply Briefs in Support of their Motions for Summary Disposition on August 18. That same day, Petitioners filed an Amended Petition that added two new claims: Count IV "Violation of the Master 425 Agreement and Individual 425 Agreements" ("425 Claim"); and Count V "Violation of City Charter Section 4.02's Notice Requirement" ("Notice Claim").

On September 14 (but dated August 9th), the Circuit Court issue its Opinion granting the City's and MAEDA's motions for summary disposition and dismissing Counts I, II and III of Petitioners' Original Petition, but noted that the Petitioners had filed the Amended Petition. (See **Attachment 2**). In lieu of filing an Answer to the Amended Petition, the City and MAEDA filed a motion to dismiss all claims asserted in Petitioners' Amended Petition.

On January 8, 2024 (the Circuit Court issue its Opinion granting the City's and MAEDA's motions for summary disposition and dismissing all counts alleged in their Amended Petition. (See **Attachment 3**).

At this time, we have submitted an order to the Court to dismiss this matter in it entirety with prejudice.

Cc: David Revore, Esq.

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**STATE OF MICHIGAN
37TH JUDICIAL CIRCUIT COURT
CALHOUN COUNTY**

COMMITTEE FOR MARSHALL NOT –
THE MEGASITE, *et al*,

Plaintiffs,

vs.

CASE NO: 2023-1712 CZ

HON. JOHN A. HALLACY

CITY OF MARSHALL, MICHELLE EUBANKS

Respondents,

and

MARSHALL AREA ECONOMIC
DEVELOPMENT ALLIANCE (MAEDA), a
Michigan non-profit organization,

Intervenor.

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OPINION AND ORDER
RE: MOTION FOR PRELIMINARY INJUNCTION

At a session of Court, in the
37th Judicial Circuit Court for the City of Battle Creek,
County of Calhoun, State of Michigan,
On the 12th day of July, 2023

PRESENT: HON. WILLIAM C. MARIETTI
Circuit Judge, sitting by assignment

The court has before it a motion for a preliminary injunction.¹ Prior to convening the hearing for oral arguments on this motion, the court rendered bench opinions and orders regarding four separate motions to intervene filed by five proposed intervenors. The court granted the motion for the Marshall Area Economic Development Alliance (MAEDA) and denied the motions without prejudice filed by the MEDC, MSF, Muskegon Committee for Jobs and Opportunities (MCJO) and the Ford Motor Company. In lieu of intervention the court agreed to consider the proposed intervenors' briefs as submitted *amicus curiae*.

At oral argument the petitioners announced that the relief they were seeking in this motion was the suspension of the operation of Marshall City Ordinance 2023-08 which rezoned a large parcel of property from township to industrial and included an appropriation for site review and building inspections. The respondents, the City of Marshall and its Clerk are opposed to the motion as is the intervenor.

The petitioners are individuals and the committee which they have organized to promote a referendum on the ordinance. The respondents are the City of Marshall that passed the ordinance and made a final determination that the referendum petition was insufficient. Respondents also include the Clerk who declined to certify the petitioners' petition for a referendum was sufficient to have the matter referred to the City Council for repeal on the ordinance or to be included on the ballot for the next city election. Ultimately, the petitioners seek to have the court order the clerk to certify the petition for placement on the ballot. There has been a final determination by the City Council that the referendum petition is insufficient and, thus, if any suspension of the ordinance was required, it is terminated by the Charter. Marshall City Charter, Sec. 5.505. Nevertheless, the petitioners ask the court to exercise its equitable powers to enjoin the operation of the ordinance during the pendency of this litigation, prohibit any actions taken in reliance on the provisions of the ordinance and order the City to repeal it or place the referendum on the ballot. *Id.*

To justify the grant of preliminary injunctive relief, the court must consider four factors, to wit: (1) the likelihood that the petitioners will prevail on the merits of the case, (2) the harm that will result for the petitioners in the absence of an injunction balanced against the harm suffered by the respondents if an injunction issues, (3) the harm to the public interest that would be generated by an injunction, and (4) the existence or absence of irreparable harm for the petitioners if relief is denied. *Vincent Johnson v Michigan Minority Purchasing Council*, __ Mich App __; 988 NW2d 800

¹ The petitioners have filed a motion for a writ of mandamus., however, they are not seeking immediate action for the writ at this time. Although this motion references a temporary restraining order, this is not an ex parte proceeding, and, therefore, the appropriate remedy, should petitioners prevail, would be a preliminary injunction.

(2022). The petitioners bear the burden to demonstrate that these factors weigh in favor of granting preliminary injunctive relief. MCR 3.310(A)(4).

The purpose of a preliminary injunction is to preserve the *status quo* pending a final hearing on the parties' rights. *Michigan AFSCME Council 25 v Woodhaven-Brownstown Sch Dst.*, 293 Mich App 143; 809 NW2d 444 (2011). The *status quo* is a situation in which the subject ordinance remains in effect following the city council's final determination that the petition for a referendum is insufficient. The respondents, intervenor and *amicus curiae* are undertaking activities in reliance on the ordinance's validity. An order enjoining any such activity, suspending the operation of the ordinance, and requiring the council to repeal it or place the referendum on the ballot will alter the *status quo* instead of preserving it. For that reason alone, the motion should be denied.

The parties have extensively briefed and advocated regarding the first factor. Petitioners contend that they need only demonstrate a likelihood that they will prevail on the issue of mandamus. To succeed on that request the petitioners would have to establish a clear right to have the respondents certify the petition as sufficient. *AG v Bd of State Canvassers & Dir of Elections*, 318 Mich App 242; 896 NW2d 485 (2016). In that regard, they take the position that there are several theories which will result in a grant of the writ. Initially, they note that the clerk's authority is limited to the ministerial function of ascertaining whether there are sufficient valid signatures to justify a certificate of sufficiency. They cite several cases limiting the authority of the Board of State Canvassers and Secretary of State as it relates to state-wide referendums. Thus, they reason that the Clerk's decision to certify the petition as insufficient based upon a finding that it addresses an ordinance that includes an appropriation is beyond the scope of her mandate.² Initially, the court notes that the finding of insufficiency was not exclusively the prerogative of the Clerk. The Charter provided the petitioners with the opportunity to have the City Council *en banc* make a final determination of the sufficiency of the petition. Marshall City Charter, Sec. 5.04(b). The final determination of insufficiency by the Council, not the Clerk, is the action that is under review by this court pursuant to subsection (c) of this provision.

Moreover, the ordinance under consideration herein contains an appropriation. The City Charter prohibits a referendum on an ordinance that relates to an appropriation. Marshall City Charter, Sec. 5.01(b). The Michigan Constitution contains a similar provision. Const 1963, art 2, sec 9. In *Michigan United Conservation Clubs v Sec'y of State*, the Supreme Court vacated a declaration of sufficiency by the Board of State Canvassers for a referendum petition involving a statute that included an appropriation.³ The Court directed the Board and Secretary that the statute was not subject to a referendum and granted the relief requested which sought a writ of mandamus that ordered the defendants to reject the petition for referendum. The Supreme Court reached the same conclusion in *MGM Grand Detroit, LLC v Community Coalition for Empowerment, Inc*, 465 Mich 303; 633 NW2d 357 (2001). In that case, the Court applied the same reasoning to an attempt to petition for a

² The petitioners also suggest that the Clerk's additional finding that the petition is insufficient because the signatures were improperly solicited by non- members of the referendum committee is erroneous. For reasons set forth, *infra*, this opinion will not adjudicate the merits of this claim.

³ 464 Mich 359; 630 NW2d 297 (2001).

referendum on a Detroit city ordinance that included an appropriation. The City Clerk had denied certification of the referendum petition on the same basis as the Clerk has in the instant case, to wit: the ordinance was exempt from referendum because it contained an appropriation.

The petitioners in *MGM*, just as those petitioners herein, filed a complaint against the City Council and applied for a writ of mandamus ordering the Clerk to certify the petition for a referendum. The trial court granted the Council and Clerk's motion for summary disposition. The Supreme Court found that the Detroit City Charter prohibits a referendum on an ordinance that contains an appropriation and affirmed the trial court's grant of summary disposition in favor of the Clerk and the Council. Thus, petitioners are unlikely to be able to establish they have a clear right to have the Clerk issue a certification of sufficiency in this case. In the ultimate decision on the merits, the court would likely refrain from the exercise of its discretion to engage the extraordinary powers of chancery and grant petitioners a writ of mandamus to facilitate a scheme that is prohibited by Supreme Court precedent.

However, if the appropriation section in the ordinance is invalid, then the Council and Clerk could not have relied on that as a basis for declining to repeal the ordinance or place it on the ballot. In recognition of that, the petitioners take the position that the appropriation provision violates the restriction of the Charter that an ordinance be confined to a single purpose. Marshall City Ordinance, Sec. 4.02(a). In evaluating a single object challenge the court must examine the title as well as the body of the law. *Gillete Commercial Operations v Dep't of Treasury*, 312 Mich App 394; 878 NW2d 891 (2015). The title of 2023-08 designates it as an act to change the zoning of described property from township to industrial. It has a specific stated purpose to, *inter alia*, promote the safety and general welfare of the residents by regulating land use for safe use to meet their needs for industry and to reduce hazards to life and property. Marshall City Ordinance 2023-08. In *Kuhn v Dept of Treasury*, 384 Mich 378; 183 NW2d 796 (1971), the Michigan Supreme Court rejected a challenge to the inclusion in the Income Tax Act an appropriation for the administration and enforcement of the Act. The Court noted that a statute may authorize the doing of anything which is in furtherance of the general purpose of the statute without violating the single-object clause in the Michigan Constitution. Thus, the Court concluded that an appropriation to finance the administration of the Act did not violate the single-object clause.

In *Livonia v DSS*, 423 Mich 466; 378 NW2d 402 (2002), the Court weighed in once again on the single-object clause and noted that it is violated if a statute contains subjects diverse in their nature and having no necessary connection. If these principles are applied to ordinance 2023-08, it is clear that an appropriation of funds for site review and building inspections on property reclassified from township to industrial will further the stated purpose to promote the safety and general welfare of the residents. Conducting site reviews and building inspections is directly related to regulating land for its safe use and reducing hazards to life and property. Accordingly, Section 3 of ordinance 2023-08 does not violate Section 4.02(a).

In addition to the single subject limitation, Sec. 4.02(a) requires that the ordinance title clearly express its subject. The title to 2023-08 indicates it is an ordinance to change zoning from township to industrial manufacturing. The petitioners assert that the body of the ordinance, insofar as it includes an appropriation for site review and building inspection services for the transition from township to industrial zoning exceeds the scope of the title. The purpose of the title-object limitation is to provide fair notice. *Pobutski v Allen Park*, 465 Mich 675; 641 NW2d 219 (2002). This purpose is not accomplished only when the challenged provision is so diverse from the subject in

the title that they have no necessary nexus. *People v Cynar*, 252 Mich App 82; 651 NW2d 136 (2002). The appropriation of funds for services to facilitate the transition from township to industrial zoning is incidental to the general purpose of rezoning and is not beyond the scope of the ordinance's title. *Livonia v DSS*, 423 Mich 466; 378 NW2d 402 (1985). There is no violation of the Charter's title-object requirements.

Finally, the petitioners challenge the validity of appropriating through the ordinance procedure instead of by resolution. The petitioners' position is that Section 9.04 of the Charter restricts the Council to appropriating funds exclusively by resolution. Indeed, that section provides that the council shall adopt the annual budget by resolution. It does not say the council is prohibited from making an appropriation by ordinance. In fact, the Charter places a limit on the power of the Council to act by resolution. Marshall City Charter, Sec. 4.01(c). It places no limitations on what an ordinance may encompass and states that all legislation shall be by ordinance or resolution. *Id.* Sec. 4.01(a). Moreover, the Charter obviously contemplates that appropriations can be made through ordinance since it specifically refers to ordinances relating to the appropriation of money. *Id.* Sec. 5.01.

The court finds there is no basis for severing Section 3 from Ordinance 2023-08. Thus, the principles announced in *MGM* and *Michigan United*, *supra*, render it likely that the petitioners will not prevail on the merits in this case.

In addition to demonstrating a likelihood of prevailing on the merits, the petitioners must also convince the court that they will suffer irreparable harm in the absences of an injunction. The petitioners allege that they are irreparably harmed because the actions of the Clerk in limiting the persons eligible to circulate petitions deny their rights to free speech, petition, and association as set forth in the United States and Michigan Constitutions. This court does not offer an opinion as to whether those allegations have merit since, as noted *supra*, it is likely that the court will ultimately conclude that the ordinance is exempt from referendum because it involves an appropriation. The petitioners offer no explanation of how the exclusion of an appropriation ordinance from the referendum procedure violates the rights to free speech, assembly, or petition.

Respondents make a generalized statement that the actions of the Clerk deny them their referendum rights. Whatever their referendum rights are, as Justice Markman noted in his concurring opinion in *Michigan United*, *supra*, there is no general power of referendum in Michigan except such as is specified by the Michigan Constitution of 1963 which excludes appropriation legislation.⁴ The petitioners have failed to establish that they will suffer irreparable harm in the absence of an injunction.

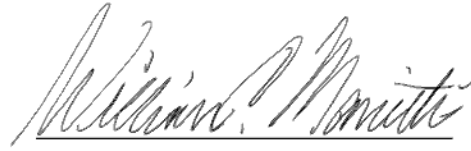
The petitioners' argument regarding the balancing of harm to the respective parties and public interest factors rests on a fulcrum that assumes the court will find the referendum petition should be advanced to the council for repeal or placement on the ballot. Since the court has not made that finding, the petitioners have failed to persuade the court that the balancing of harm to the

⁴ The same is true for the Marshall City Charter as well as the Detroit City Charter as the Supreme Court held in *MGM*.

respective parties and public interest weigh in favor of granting the relief requested. Accordingly, the motion is denied.

IT IS SO ORDERED.

Date: July 17, 2023

A handwritten signature in cursive script, reading "William P. Smith", is written over a horizontal line.

2

**STATE OF MICHIGAN
37TH JUDICIAL CIRCUIT COURT
CALHOUN COUNTY**

COMMITTEE FOR MARSHALL NOT –
THE MEGASITE, *et al*,

Plaintiffs,

vs.

CASE NO: 2023-1712 CZ

HON. JOHN A. HALLACY

CITY OF MARSHALL, MICHELLE EUBANKS

Respondents,

and

MARSHALL AREA ECONOMIC
DEVELOPMENT ALLIANCE (MAEDA), a
Michigan non-profit organization,

Intervenor.

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**OPINION RE: MOTION FOR
SUMMARY DISPOSITION**

At a session of Court, in the
37th Judicial Circuit Court for the City of Battle Creek,
County of Calhoun, State of Michigan,
On the 9th day of August, 2023

PRESENT: HON. WILLIAM C. MARIETTI
Circuit Judge, sitting by assignment

The Respondents, City and Eubanks, as well as the Intervenor, MAEDA, have filed motions for summary disposition pursuant to MCR 2.116(C)(5) and (8). Petitioners have filed a response which includes a prayer for summary judgment pursuant to 2.116(I)(2). A (C)(8) motion is confined to a review of the pleadings. *Mays v Snyder*, 323 Mich App 1; 916 NW2d 227 (2018). The court will grant relief when a party is entitled to judgment as a matter of law. *MacDonald v PKT, Inc*, 464 Mich 322; 628 NW2d 33 (2001). Neither MAEDA nor the Respondents have filed a pleading as of yet.¹ Therefore, it would be premature for the court to grant (I)(2) relief for the Petitioners in the absence of a pleading to circumspect from the Respondents and Intervenor.² Initially, the court notes that many of the arguments in the briefing by the parties were addressed in the opinion of July 12, 2023; that opinion is incorporated herein.

The Petitioners have filed a complaint/petition that prays for a writ of *mandamus*, injunctive relief and a declaratory judgment. The *mandamus* petition requests the court to order the Marshall City Clerk, Ms. Eubanks, to certify the sufficiency of their petitions for a referendum on ordinance 2023-08 which rezones a large parcel to industrial use and provides an appropriation for building inspections and site plan review. The complaint also seeks injunctive relief from the operation of the ordinance and a declaratory judgment that the appropriation section of the ordinance is invalid.

The petition for *mandamus* allocates the burden to the Petitioners to establish a clear legal right to the performance of a duty, a clear legal duty for the Respondents to so perform, the duty involved is ministerial and no other remedy exists for achieving the same result. *Citizens Protecting Michigan's Constitution v Secretary of State*, 280 Mich App 273, 761NW2d 210 (2008). Regarding the existence of alternative remedies, Section 5.04 of the City of Marshall's Charter provides an opportunity for the Respondents to require the City Council to review a finding of insufficiency and for judicial scrutiny of the final determination. Thus, it is apparent that there is an alternative remedy to *mandamus* available to the Petitioners for obtaining a certificate of sufficiency. Petitioners have failed to sustain their burden to establish the nonexistence of a viable alternative to *mandamus*. For that reason, alone, the writ should be denied as a matter of law.

¹ For Respondents and Intervenor a pleading would be an answer in the context of this case. MCR 2.110(A)(5). A motion for summary disposition is not a pleading. *Id.*

² Petitioners' reference to *Galasso v Surveybrain.Com*, unpublished opinion *per curiam* of the Court of Appeals, issued 5/5/12 (Docket No. 303300) is not applicable here. In that case, the plaintiff brought a (C)(10) and (C)(9) motion. The defendant filed an answer and requested judgment under (I)(2). The court considered the (I)(2) motion the equivalent of a (C)(8) motion. In the course of adjudicating this motion, the court was able to review the plaintiff's complaint as well as an answer. In the instant case there is no answer or pleading to review.

The petitioners also have the burden to prove they have a clear legal right to have the petition certified sufficient and that there is a legal obligation for the City Council to do so. Section 5.01(b) of the Charter provides that a referendum is not available to challenge an ordinance that contains an appropriation of funds. Ordinance 2023-08 contains an appropriation provision. Therefore, by the terms of the Charter, the petition is facially insufficient because its subject is not amenable to a referendum. The Supreme Court has upheld a similar charter provision in *MGM Grand Detroit, LLC v Community Coalition for Empowerment, Inc.*, 465 Mich 303; 633 NW2d 357 (2001). The decision of the City Clerk and Elections Commission to decline to certify as sufficient a petition for a referendum on an ordinance that rezoned a parcel and included an appropriation was affirmed because the Detroit Charter, as with the Marshall Charter, prohibited a referendum for an ordinance that includes an appropriation of funds. This trial court does not have the prerogative to depart from Supreme Court precedent; any decision to abandon the principle of *stare decisis* must emanate from the highest court.

Notwithstanding this decision by the Supreme Court, the petitioners contend that the clerk did not have the authority to conclude their petition was insufficient based upon Section 5.01(b). The petitioners rely on *Coalition for a Safer Detroit* which confines the Clerk's authority to determining whether a petition manifests the requisite number of valid signatures and is in proper form. *Coalition for a Safer Detroit v Detroit City Clerk*, 295 Mich App 362; 820 NW2d 208 (2012). Neither the Clerk nor Detroit City Council were empowered to consider the substance or effect of the proposed ordinance. The Detroit City Charter and state statutes were analyzed to arrive at that holding. The Charter provides that, when presented with a petition, the clerk shall canvass the signatures. The statute under consideration in *Coalition for a Safer Detroit* provided that the Clerk shall canvass the petition to see if it is signed by the requisite number of electors. Given that language, the holding limiting the clerk to ascertaining the sufficiency of the signatures was compelled by the terms of the charter.

The Marshall Charter requires the clerk to complete a certification as to its sufficiency and, if insufficient, specify the particulars wherein it is defective. Marshall City Charter Sec. 5.04(a). The fact that this Section limits the opportunity to amend the petition to defects related to signatures implies that there are other particulars, that don't involve the validity of signatures, which may provide a basis for the Clerk to find a petition to be insufficient. The difference in the language of the respective Charters materially distinguishes this case from *Coalition*.

In addition, the Detroit City Clerk, although precluded by *Coalition for a Safer Detroit* from considering the substance and effect of an initiative petition, does have authority to reject a petition as facially defective. *Detroit Coalition for Compassionate Care v Detroit City Clerk*, unpublished opinion *per curiam* of the Court of Appeals, issued 10/22/02 (Docket No. 241648).³

Moreover, regardless of whether the clerk had the authority to certify insufficiency due to the appropriation section, the scenario presented in this case is remarkably similar to that which the Court of Appeals considered in *Citizens Lobby of Port Huron, Inc., v Port Huron City Clerk*, 132 Mich App 412; 347 NW2d 423 (1984). In that case, the Clerk and City Council, notwithstanding the sufficiency of the signatures and form of the petition, refused to certify it because it involved an administrative, as opposed to legislative, matter and, thus, was not appropriately referable to the

³ Though not binding, unpublished opinions may be considered persuasive when they involve similar facts. *Miclea v Cherokee Ins Co*, 333 Mich App 661; 963 NW2d 665 (2020).

electorate.⁴ The plaintiff filed suit with a prayer for a writ of *mandamus* to compel the defendants to certify the petition and either enact it or place it on the ballot. The Court of Appeals found that the Circuit Court's denial of a writ was justified because the city council did not violate the charter by refusing to place the initiative involving an administrative matter on the ballot. In the instant case, the Marshall City Council refused to adopt the proposed ordinance or place it on the ballot because it involved a repeal of an ordinance that contained an appropriation which is not properly referable to the electorate under Section 5.01(b) of the Charter. This is the same action that the Court of Appeals approved in *Citizens*. It is also significant that the Court in *Citizens* noted that, though the clerk did not have the authority to refuse to certify the petition, which was in proper form, the main issue was whether the petition was not referable because it was administrative in nature. Since it was not referable, the writ was properly denied.

The same principle applies herein. If the petition was facially not referable because it involved repeal of an appropriation, the writ must be denied. As with *MGM*, *Citizens Lobby* is a published opinion and binding precedent for this court.

Of course, if the Council did not have the authority to include an appropriation in the ordinance, *MGM* would be inapposite. With that in mind, the Petitioners collaterally attack the validity of the appropriation provision in ordinance 2023-08. Two reasons are tendered to sever and/or strike the appropriation from the ordinance. First, they reference Section 9.05 of the Charter which requires that the annual budget and appropriation of funds for the ensuing fiscal year be adopted in the same resolution. Thus, it is submitted that an ordinance cannot be the legislative vehicle for an appropriation; it must be enacted by resolution. However, ordinance 2023-08 does not involve the annual budget and, therefore, the limitation on the legislative process to a resolution does not apply. The Petitioners cite Section 9.06 of the Charter for the proposition that any new appropriation during the fiscal year must be authorized "in accordance with the budgetary process" which must be by resolution. Petitioner's brief p. 24. A careful reading of Section 9.06 does not support the statement that the appropriation must be done "in accordance with the budgetary process"; that limitation is neither expressed nor implied in Section 9.06. The specific language provides that any withdrawal of city funds or obligation incurred for the expenditure of funds must comply with the budget appropriation. In the same section, the Council retains the prerogative to move unencumbered funds from one account to another. This provision does not specify which form of legislation can be employed to accomplish such a transfer. In the absence of specification, Section 4.01(a) of the Charter provides that the Council shall legislate by ordinance *or* resolution. (*emphasis supplied*) The Charter clearly contemplates that appropriations may be accomplished by ordinance since it references this concept in Section 5.01's language precluding initiative and referendum power for "any ordinance relating to appropriation of money".⁵ The Council's election to proceed by ordinance for the appropriation in 2023-08 is, in indeed, authorized by the Charter.

⁴ The *Citizens* court relied on the opinion of Justice Levin that the right of referendum extends only to legislative acts, and, thus, does not encompass administrative matters. *West v Portage*, 392 Mich 458; 221 NW2d 303 (1974).

⁵ Petitioners contend that this language in Section 5.01 refers to appropriations authorized by Section 9.08. However, that provision relates to borrowing money, the issuance of bonds and pledges. It addresses the borrowing power of the City. Appropriations are not equivalent to borrowing power. They are two distinct and different activities. Section 5.01 makes no reference to borrowing powers.

The second reason offered to strike the appropriation section from 2023-08 involves the title/subject restrictions imposed by Section 4.02 of the Charter. By the terms of that Section, an ordinance must be confined to one subject that is clearly expressed in its title.⁶ With regard to the single subject restriction, the ordinance may contain an appropriation provision if it directly relates to, carries out, and implements the principle object of the law. *Livonia v Dept of Social Services*, 423 Mich 466; 165 NW2d 608 (1968). This principle has been applied to uphold the validity of a statute that imposed a tax and included an appropriation to fund its collection. *Kuhn v Dept of Treasury*, 384 Mich 378; 183 NW2d 796 (1971). It also served to sustain the inclusion of an appropriation for initiating management practices related to invasive species in a statute expressing a purpose of ensuring that scientific principles govern decisions pertaining to wildlife management. *Keep Mich Wolves Protected v State of Michigan*, unpublished opinion *per curiam* of the Court of Appeals, issued 11/22/16 (Docket No. 328604). In *MGM* the City of Detroit included an appropriation with a change in zoning in one ordinance. The Supreme Court held that this precluded a referendum on the ordinance based upon a provision in the Detroit City Charter that paralleled Section 5.01(b). *MGM*, *supra*.

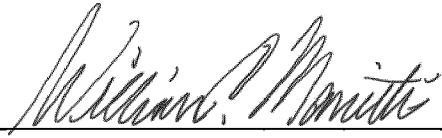
If the zoning involved in Ordinance 2023-08 was for agricultural, conservancy or recreational purposes there might be a viable argument that there is no direct relationship to an appropriation for site review or building inspections. However, the stated purpose of the Ordinance is to "... promote the public health, safety and general welfare of the residents...by regulating the land use for safe and efficient use ... to meet the needs for ... industry, trade, service and efficient use of lands and to reduce hazards to life and property." Ordinance 2023-08 Sec. 1. The metamorphosis of the zone to an industrial and manufacturing complex in this case clearly contemplates development of the property with industrial/ manufacturing facilities. This would generate site plan reviews as well as building inspections to achieve the purposes of promoting safety, meeting the needs for industry, and reducing hazards to life and property. The appropriation directly relates to and implements the object and express purposes of the ordinance.

Petitioners also contend that the ordinance violates Section 4.08 because the title does not mention an appropriation. The purpose of the title object restriction is to provide the public with fair notice. *Pobutski v Allen Park*, 465 Mich 675; 641 NW2d 219 (2002). This requirement is not satisfied in the absence of a necessary connection between a section of the ordinance and its subject. *People v Cynar*, 252 Mich App 82; 651 NW2d 136 (2002). The title for 2023-08 provides that it will transform zoning from township to industrial and manufacturing complex. As noted, *supra*, industry and manufacturing necessarily involve physical facilities which will require site plans and building inspections. An appropriation to accomplish this is incidental to the general purpose of transitioning to industrial/manufacturing activities and not beyond the scope of the title. *Livonia*, *supra*.

Having determined that the ordinance is valid, the decision of the Supreme Court in *MGM*, *supra*, governs the disposition of this motion. As the court indicated in the decision denying injunctive relief, the Petitioners are litigating their claims in chancery. This court will not exercise its discretionary equitable powers to facilitate a scheme that violates the City Charter and flouts Supreme Court precedent. Accordingly, the (C)(8) motion is granted. In conformance with MCR

⁶ Article 4, Section 24 of the Michigan Constitution imposes a similar limitation on statutes.

2.116(I)(5), the Petitioners shall be given the opportunity to amend their pleadings.⁷ Respondents may prepare an order in conformance with this opinion.


9/14/23
Hon. William C. Marietti
Circuit Court Judge sitting by assignment

⁷ The Petitioners have already filed an amended pleading. Respondents have filed a motion to strike which has been held in abeyance pending the decision herein. The Respondents may notice for hearing the motion to strike. As a result of this dispositive decision pursuant to MCR 2.116(C)(8), the court does not address the (C)(5) motion presented by the Respondents nor the constitutional issues related to signatures raised by the Petitioners. *Booth Newspapers v Univ of Michigan Bd of Regents*, 444 Mich 211; 507 NW2d 422 (1993).

3

STATE OF MICHIGAN
37TH JUDICIAL CIRCUIT COURT
CALHOUN COUNTY

COMMITTEE FOR MARSHALL NOT –
THE MEGASITE, *et al*,

Plaintiffs,

vs.

CASE NO: 2023-1712 CZ

HON. JOHN A. HALLACY

CITY OF MARSHALL, MICHELLE EUBANKS

Respondents,

and

MARSHALL AREA ECONOMIC
DEVELOPMENT ALLIANCE (MAEDA), a
Michigan non-profit organization,

Intervenor.

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**OPINION RE: DEFENDANTS' MOTION FOR
SUMMARY DISPOSITION**

At a session of Court, in the
37th Judicial Circuit Court for the City of Battle Creek,
County of Calhoun, State of Michigan,
On the 8th day of January 2024

PRESENT: HON. WILLIAM C. MARIETTI
Circuit Judge, sitting by assignment

Following an opinion and order for dismissal the petitioners exercised the option to file an amended complaint. The respondents have filed a motion for summary disposition for the amended complaint. Counts I-III are not materially different from the original complaint. The material changes to the complaint can be found in Counts IV and V. The respondents and intervenor seek relief pursuant to MCR 2.116(C)(5). Intervenor MAEDA also relies upon MCR 2.116(C)(8).

The (C)(8) motion addresses the legal viability of the claims based upon the factual allegations in the complaint. *El-Khalil v Oakwood Healthcare, Inc*, 504 Mich 152, 934 NW2d 665 (2019). All factual allegations are accepted as true. *Id.* The court's inquiry is confined to the pleadings. *Id.* To grant summary disposition on the basis of MCR 2.116(C)(8), the claims must be so clearly unenforceable that no factual development could possibly generate a recovery. *Adair v Michigan*, 970 Mich 105, 680 NW2d 386 (2004).

A (C)(5) motion allows for summary disposition if the petitioner lacks the legal capacity to sue. MCR 2.116(C)(5). This challenge should be distinguished from a claim of lack of standing which focuses on whether a litigant is a proper party to request adjudication of a particular issue. *Pontiac Police & Fire Retiree Prefunded Group Health & Ins Trust Bd of Trustees, Pontiac No 2*, 309 Mich App 611, 873 NW2d 783 (2015). Motions asserting lack of standing are appropriately reviewed pursuant to MCR 2.116(C)(8). *Id.* In the context of a prayer for a declaratory judgment, a petitioner has standing if it meets the requirements of MCR 2.605. *League of Women Voters of Mi v Sec'y of State*, 506 Mich 561, 957 NW2d 561 (2020).

As for counts I-III, the court has previously granted summary disposition for the defendants. The court incorporates herein the previous opinions and orders. It is worth repeating that the dispositive Supreme Court precedent cited in those opinions is binding on this trial court. This court has no choice; it must, and will, follow the directives of the Supreme Court to date. If *stare decisis* is to be cast aside and the precedent ignored or overruled, it would be the exclusive prerogative of the Supreme Court. Summary disposition is GRANTED for the defendants once again as to these counts.

Count IV introduces a new claim. The petitioners contend that the City Council violated the terms of a contract with the Township of Marshall. The City and the Township entered into a

contract authorized by MCL 124.21 *et seq* (Act 425). Amended Complaint exhibit A. The petitioners contend this contract was breached when the Council passed the zoning ordinance at issue in this case notwithstanding the Joint Planning Commission's failure to approve it.

Aside from the merits of this argument, the respondents allege that the petitioners lack standing to sue for a breach of a government contract. The petitioners respond to this argument with the claim that this is an election law case and they meet the minimal standing threshold.

In essence, count IV petitions the court to declare that the Act 425 agreement was breached. As a general rule, only the parties to the contract have a cause of action for breach thereof. *Gianotta v Holderid*, 143 Mich App 249, 372 NW2d 326 (1985). The legislature has created an exception to this principle by granting standing to sue for breach to third-party beneficiaries. MCL 600.1405. To have standing as a third-party beneficiary, the person must prove that the promisor undertook an obligation directly to him. MCL 600.1405(1). When the person claims standing as a member of a class of third-party beneficiaries, that group must be reasonably identified. *Shay v Aldrich*, 487 Mich 648, 790 NW2d 629 (2010). The petitioners in this case are not parties to the Act 425 agreement. Therefore, if they are to have standing to assert their claim that the agreement was breached, they would have to qualify as members of a class of third-party beneficiaries. The petitioners do not demonstrate that they are members of any intended class of beneficiaries other than the general citizenry. The public does not qualify as a group that is sufficiently described to be considered an intended class of third-party beneficiaries. *Brunsell v City of Zeeland*, 467 Mich 293, 651 NW2d 388 (2002). Accordingly, the (C)(8) motion is GRANTED as to count IV.¹

Count V alleges the amendment to the zoning ordinance was passed without compliance with the notice requirements of the City Charter. As with count IV, the respondents contend that the petitioners lack standing to assert this claim. The Court of Appeals addressed a similar fact pattern in *Montrief v Macon Twp*, unpublished *per curiam* opinion of the Court of Appeals, issued 4/27/23 (Docket No. 360437). The court is mindful that this unpublished decision is not binding, however, the reasoning thereof is persuasive. The petitioners in that case, as in this, sought a declaratory judgment that would invalidate the amendment based on a violation of notice requirements. The Court of Appeals held that the petitioners had standing to pursue the declaratory judgment action pursuant to MCR 2.605(A)(1). The court rule grants standing when there is an actual controversy that needs resolution. The Court specifically held that an actual controversy existed because “... the Township amended its zoning ordinance in a manner that

¹ Assuming, *arguendo*, that the petitioners have standing, the merits of the claim fail. The petitioners contend that the 425 agreement limits the authority to alter a zoning classification to the Joint Planning Commission which was created pursuant to the contract. However, Schedule A of the agreement provides that the property involved in this matter shall be administered by the Commission pursuant to the City's zoning and planning act and in accordance with City procedures and definitions. Amended complaint exhibit A. The City's zoning and planning act provides that final authority for a zoning change resides with the City Council. City of Marshall Zoning Ordinance Art. 7. Thus, the ordinance under attack was not passed in violation of the procedures required by the Act 425 agreement.

allegedly violated the notice requirements of the MZEA and Macon Township Zoning Ordinance.” *Id* at 5. This is precisely the scenario presented in this case. As the respondents have alleged in this case, the amendment in *Montrief* was passed in anticipation of an industrial sized development. The parallels between the two cases are simply too compelling to ignore. If the *Montrief* petitioners had standing, then, certainly, these claimants can litigate count V.

The respondents also contend that the merits of count V do not justify the relief requested. Because this is a (C)(8) challenge, the court assumes the facts pled in the complaint are true. *El-Khalil, supra*. The City Charter requires that, following the introduction of an ordinance, a notice be published which contains a summary of the proposal and the time and place for a public hearing on it. Marshall City Charter, Section 4.02(b). The hearing can’t be sooner than 5 days after the publication. *Id*. On April 15, 2023, the City published a notice of a public hearing set for May 1 on a proposed zoning ordinance change from township to industrial. Amended complaint exhibit P. The referenced ordinance wasn’t actually introduced until April 17. The petitioners seize on this discrepancy and contend that it demonstrates a violation of the notice requirements of Section 4.02(b).

The apparent purpose of the notice provision is to afford the citizenry an opportunity to voice their concerns regarding an ordinance proposal. The fact that the public was provided with notice in advance of the introduction of the proposal does not materially impact the purpose of the notice requirement. The public was, in fact, notified of the hearing and a summary of the ordinance content. The proposal was taken up at the hearing that was held on May 1 where numerous citizens, including some of these petitioners, expressed their support or opposition to the proposal. Amended complaint exhibit F. The notice was published and available to the public more than 5 days before the hearing. The forum chosen was, apparently, a weekly newspaper publication date of April 15. The notice would have been published and in circulation until the succeeding publication on April 22, which is for 5 days following day the ordinance was introduced on April 17. The literal terms of 4.02(b), therefore, would have been complied with. At a minimum the Charter’s notice requirement has been substantially complied with which is the actual measure of its validity. *Bay Co v Hand*, 257 Mich 262, 241 NW2d 256 (1932); *State Treasurer v Crehan*, unpublished *per curiam* opinion of the Court of Appeals, issued 7/20/06 (Docket No. 260716). The (C)(8) motion as to count V is GRANTED. Defendants may prepare an order in conformity with this opinion.

A handwritten signature in black ink, appearing to read "William C. Marietti", written over a horizontal line.

Hon. William C. Marietti
Circuit Court Judge sitting by assignment

ITEM: 10.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Joshua Lankerd, Chief of Police
DATE: January 16, 2024
SUBJECT: **PARKING ORDINANCE UPDATE**

Over the last two years, we have been working to update our parking ordinance and parking permit process. In May 2022, we updated sections of 70.008 addressing street parking and residential parking. In December 2022, we had a work session with City Council regarding municipal lot parking where we presented and discussed the ordinance and proposed changes. The feedback we received from the DDA and the public was that the municipal lot parking permit was not favorable and designated overnight parking sections may be more beneficial to the community as a whole. We left the workshop with the goals of completing a parking study/assessment and completing an update to the parking ordinance.

Over the last year, staff worked to gather additional information to assess and map all 642 parking spots in 16 City parking lots. We used the maps to identify and designate handicap parking spots (per ADA requirements), electric vehicle parking spots, and overnight parking spots.

We also worked with City Prosecutor John Sullivan to update the municipal lot parking section of the parking regulation ordinance 70.008. The proposed ordinance eliminates the permit process for municipal parking lot parking, establishes designated areas for overnight parking (2 AM to 6 AM) in each lot, and changes the overnight hours to 2 AM to 6 AM from 3 AM to 6 AM to be consistent with our overnight on-street parking hours.

The proposed changes in the ordinance and the updated plan provide adequate overnight parking for growing downtown residents and visitors.

BUDGET IMPACT:

There is an anticipated decrease in revenue from the permits as the program will no longer be authorized, but there will be an overall cost savings as we will no longer need to maintain and staff the program. Historically, parking permits have fluctuated from 15 to 54 permits a year with permits costing \$100 per year.

RECOMMENDATION:

Enact Ordinance 2023-14, An Ordinance amending City of Marshall Code of Ordinances Section 70.008, Parking Regulations, and publish the ordinance in full in the local newspaper.

**CITY OF MARSHALL, MICHIGAN
ORDINANCE # 2023-14**

AN ORDINANCE AMENDING CITY OF MARSHALL CODE OF ORDINANCES, SECTION 70.008

WHEREAS, Marshall City Code Section 70.008 addresses the subject of parking; and

WHEREAS, the City Manager, the Chief of Police and other city officials have determined that it is in the best interests of the City to revise Section 70.008; and

WHEREAS, the health, safety and welfare of city residents and visitors to the City will be furthered by the revisions set forth herein;

NOW, THEREFORE, THE CITY OF MARSHALL ORDAINS that the current version of Section 70.008 be amended as set forth herein;

§ 70.008 PARKING REGULATIONS.

- (A) Prohibitions. No person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic, or in compliance with law or the direction of a police officer, fire personnel or first responder, or traffic-control device, in any of the following places:
- (1) Within 200 feet of an accident at which police officer, fire personnel or first responders are in attendance;
 - (2) A person who violates subsection (1) shall be subject to fines and costs and the vehicle may be removed by the City Police Department or its authorized designee, with the costs of removal and storage paid by the owner or person in control of the vehicle.
- (B) Prohibitions on specific streets.
- (1) Temporary Orders. The Traffic Engineer is hereby authorized, pursuant to R 28.1153 of the Uniform Traffic Code, as amended, to issue temporary traffic-control orders which permit, prohibit or restrict the stopping, standing or parking of vehicles on any city street, parking lot, or other place open to the general public or generally accessible to motor vehicles and to erect signs giving notice thereof, where, in his or her opinion, the permission, prohibition or restriction is necessary to protect person or property or is in furtherance of public health, safety and welfare. The temporary order shall be effective for a period of 90 days and shall not be renewed or extended without the approval of city council.

- (2) Permanent Orders. The Traffic Engineer is hereby authorized, with the consent of the City Council, to permit, prohibit or restrict the stopping, standing or parking of vehicles on any city street, parking lot, or other place open to the general public or generally accessible to motor vehicles for periods which exceed 90 days, and to erect signs giving notice thereof, where, in his or her opinion, the permission, prohibition or restriction is necessary to protect person or property or is in furtherance of public health, safety and welfare.
- (3) With the consent of the City Council, the Traffic Engineer may prohibit or restrict the stopping, standing or parking of vehicles and may direct the erection of signs giving notice thereof in the following places:
 - (a) On city streets, city parking lots or any city-owned property;
 - (b) On public or private property when, after consultation with the Fire Chief, he or she has designated the same as a fire lane. Fire lane signs erected on private property shall be at the expense of the owners or persons in charge of the property. (Prior Code, § 73.02)
- (C) Parking Limited Between 2:00 a.m. and 6:00 a.m.
 - (1) Except as provided in this section, it shall be unlawful for any person to park, allow to be parked or allow to remain parked, any motor vehicle on any public street of the city between the hours of 2:00 a.m. and 6:00 a.m.
 - (2) The Traffic Engineer shall erect signs giving notice of the on-street parking prohibition contained in subsection (1).
 - (3) Specific blocks of specific streets may be permitted as exceptions to the foregoing general provisions in subsection (1), when so designated by the Traffic Engineer with the consent of the City Council.
 - (4) Parking on any public street in the City between the hours of 2:00 a.m. and 6:00 a.m., as prohibited in subsection (1), may be permitted for a period of up to three (3) days upon notification to, and approval of, the Marshall Police Department.
 - (5) Hardship Permits.
 - (a) Permits for parking on any public street in the City between 2:00 a.m. and 6:00 a.m., as prohibited in subsection (1), may be permitted if all of the following apply:
 - (i) The Traffic Engineer finds that not more than one vehicle may be legally parked on a lot of record, as defined by the zoning code;

- (ii) The specific characteristics of the lot of record, including size, shape and placement of structures prevent any area from being reasonably adapted for the legal parking of more than one;
 - (iii) Permits may only be issued for vehicles which are owned or operated by a resident of the lot of record.
- (b) A permit for parking on the street shall be valid for a period not to exceed one year. Parking permits issued under this subsection shall be issued to the registered owner of a vehicle. Permits are not transferrable. Each permit shall be affixed to the front windshield of the vehicle in a location readily visible. There will be an annual fee in the amount established by resolution for each permit issued.
- (c) Permit holders shall park the permitted vehicle on that area of a public street within the lot lines of the lot of record for which the permit has been issued and on the same side of the street as the lot of record unless on-street parking is permitted only on the opposite side of the street.
- (6) Temporary Hardship Permits. Temporary hardship permits for periods of up to 30 days may be granted for construction, medical services, or other needs, based upon a finding by the Traffic Engineer that the applicant has established that a temporary hardship exists. There will be a fee in the amount established by resolution for each permit issued.
- (7) Vehicle owners holding a permit issued pursuant to subsection (5) or subsection (6) must, upon notice, immediately remove the vehicle from a public street if, in the opinion of the Traffic Engineer or his or her designee, the vehicle is interfering or will interfere with the performance of necessary street maintenance service, including, but not limited to, street cleaning or snow plowing operations. Vehicles not removed as required in this section shall be subject to immediate impoundment.
- (8) The Traffic Engineer is authorized, with the consent of City Council, to establish procedures for the issuance of permits for parking overnight on municipal streets.
- (9) The Traffic Engineer shall erect signs giving notice of the provisions of this section.
- (10) A person who violates any provision under section shall be subject to fines and costs and the vehicle may be removed by the City Police Department or

its authorized designee, with the costs of removal and storage paid by the owner or person in control of the vehicle. (Prior Code, § 73.19)

(D) Municipal Lot Parking.

- (1) Parking in municipal parking lots is hereby prohibited between the hours of ~~3:00 a.m.~~ **2:00 a.m.** and 6:00 a.m., **except in designated areas.**
- (2) The Traffic Engineer is authorized, with the consent of the City Council by motion, to establish ~~procedures for the issuance of permits for parking overnight on municipal parking lots.~~ **designated areas for parking between the hours of 2:00 a.m. and 6:00 a.m.**
- (3) A person who violates subsection (1) ~~without first obtaining a permit or permission pursuant to subsection (2)~~ shall be subject to fines and costs and the vehicle may be removed by the City Police Department or its authorized designee, with the costs of removal and storage paid by the owner or person in control of the vehicle. (Prior Code, § 73.19.1)

(E) Parking of Trailers.

- (1) No unattached trailer, semi-trailer, camper or any other object designed to be towed behind a vehicle shall be parked at any time in or upon the public streets of the city, except when it is necessary for loading or unloading.
- (2) No vehicle with a trailer, semi-trailer, camper or any other object designed to be towed behind a vehicle attached thereto shall be parked on any public street where angle parking is allowed, nor shall it be parked for a period of more than three hours on any public street in the city.
- (3) Any person who is in violation of this section shall be subject to fines and costs and the trailer, semi-trailer, camper or other object designed to be towed behind a vehicle may be removed from the street or highway by the City Police Department or its authorized designee, with the costs of removal and storage paid by the owner or person in control of the vehicle.

(F) Snow and Ice Emergencies

- (1) If a snow or ice emergency exists, the City Manager, or his or her designee, is authorized to prohibit the parking or standing of a motor vehicle on a public street or highway for the duration of the emergency.
- (2) A snow or ice emergency shall be deemed to exist when snow or ice, or a combination thereof, hinders the proper removal of accumulated snow and ice from city streets or highways due to the amount of snow or ice, the number and type of storms, multiple storms in close proximity to each other, or as deemed necessary by the City Manager or designee.

- (3) The declaration of a snow or ice emergency shall be immediately effective upon the posting of a notice in City Hall that such emergency is in effect, and upon the announcement of such snow or ice emergency in public media, including but not limited to newspaper, radio, television or electronic social media that disseminates news within the city.
 - (4) Any person who owns or is in the control of a vehicle that is in violation of this section shall be subject to fines and costs and the motor vehicle may be removed from the street or highway by the City Police Department or its authorized designee, with the costs of removal and storage paid by the owner or person in control of the vehicle.
 - (5) Appropriate signs providing notice of this section shall be posted at all entrances to the city.
- (G) Marked parking. In streets and municipal parking lots where marked parking is identified, no person shall stand or park a vehicle other than within a single marked space.
- (H) Penalty. Any person who is in violation of this ordinance shall be subject to the fines and costs set forth in § 70.010 in addition to any other remedies provided herein.

(Ord. passed 11-16-1992; Am. Ord. 2013-07, passed 06-17-2013; Am. Ord. 2016-01, passed 01-04-2016; Am. Ord. 2022-04, passed 05-02-2022 Am. Ord. 2023- ____, passed _____)

CODE EDITS

The editors of the Marshall City Code are hereby authorized, subject to approval of the City Manager, or designee, to update and revise code section numbers to effectuate the provisions of this Ordinance.

REPEALER

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, and the City of Marshall City Code shall remain in full force and effect, amended only as specified above.

SEVERABILITY

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void or illegal by any Court of competent jurisdiction, such section,

clause or provision shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

ENACTMENT

This ordinance is declared to have been enacted by the City Council of the City of Marshall at a meeting called and held on the ____ day of _____, 2024, and ordered to be given publication in the manner prescribed by law.

AYES:

NAYES:

ABSTENTIONS:

Mayor

STATE OF MICHIGAN

COUNTY OF CALHOUN

I, the undersigned, the qualified and acting City Clerk of the City of Marshall, Calhoun County, Michigan, do certify that the foregoing is a true and complete copy of the ordinance adopted by the City Council of the City of Marshall at a meeting called and held on the ____ day of _____, 2024, the original of which is on file in my office.

Clerk

Adopted:

Published:

ITEM: 10.B

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
William Dopp, Finance Director/ City Treasurer
DATE: January 16, 2024
SUBJECT: **135 WEST MANSION OPRA EXEMPTION REQUEST**

The City has received a request from Amy and Vaughn Frentz to consider granting an Obsolete Property Rehabilitation (OPRA) exemption for 135 West Mansion Street. They are planning to renovate this property into a multiple-use first floor with commercial kitchen space and an apartment on the second floor. The property has been vacant since the Harvester Flower shop closed and requires major improvements to transition to the new use and make the apartment functional. The Assessor's review of the property is attached.

The proposed investment of approximately \$689,050 would result in a recommendation of an 8-year OPRA exemption, per our new OPRA policy. However, a review of the project's financials indicates that a minimum of a 10-year abatement is necessary for the project to be viable and approved by the MEDC. The current amount of taxes derived from the property is \$3,294. With the proposed renovation, the property tax would increase to \$12,793. At the end of the 10-year abatement period, the property will provide \$15,289 in taxes to the local community. Over the life of the abatement, the property would save \$107,146. Local taxing jurisdictions would lose \$12,000 in taxes per year if the project does not move forward.

Staff have reviewed the proforma and are recommending approval of a ten-year abatement to support this redevelopment project. Approval of the attached resolution is necessary to approve the OPRA request.

BUDGET IMPACT:

The taxable value of the property will be frozen for the next 10 years. The City will not lose any revenue, but we will forego any revenue increase over the life of the OPRA exemption. When the OPRA exemption is completed, the property will return to the regular tax rolls at its full taxable value, which would increase tax revenue over \$12,000 per year from the 2024 value.

RECOMMENDATION:

Approve Resolution 2024-2, Approving Obsolete Property Rehabilitation Exemption Certificate Application for Amy and Vaughn Frentz for 135 West Mansion Street.

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION
PA 146 OF 2000 AS AMENDED**

Minutes of a regular meeting of the Council of the City of Marshall, held on January 16, 2024 at 7:00 PM.

PRESENT:

ABSENT:

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

**Resolution 2024-2 Approving Obsolete Property Rehabilitation Exemption
Certificate Application for Amy and Vaughn Frentz for 135 West Mansion Street**

WHEREAS, pursuant to PA 146 of 2000, as amended, the City of Marshall is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts (OPRA); and

WHEREAS, the City of Marshall legally established the Obsolete Property Rehabilitation District 135 West Mansion Street Obsolete Property Rehabilitation District No. 1 on December 4, 2023, after a public hearing held on December 4, 2023; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Marshall; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000, as amended, on January 16, 2024; and

WHEREAS, the Frentzs are not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000, as amended; and

WHEREAS, the applicant has provided answers to all required questions under the application instructions to the City of Marshall; and

WHEREAS, the City of Marshall requires that rehabilitation of the facility shall be completed by December 31, 2025; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000, as amended, and that is situated within an Obsolete Property Rehabilitation District established in the City of Marshall eligible under Public Act 146 of 2000, as amended, to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to create employment, revitalize urban areas, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in Obsolete Property Rehabilitation District 135 West Mansion Street Obsolete Property Rehabilitation District No. 1 at 135 West Mansion Street for a period of 10 years, beginning December 31, 2024, and ending December 31, 2034, pursuant to the provisions of PA 146 of 2000, as amended.

AYES:

NAYS:

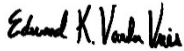
RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Marshall, County of Calhoun, Michigan at a regular meeting held on January 16, 2024.

Clerk

Statement of Obsolescence from Assessor

The building is located at 135 West Mansion Street, Marshall MI 49068. The subject of this request is a typical, two-story, downtown residential structure constructed circa 1880. The building was originally constructed as a home. The first floor of the building has been used as commercial retail space for many years. The second floor has been used as a 2-bedroom residential unit and is unusable in its present condition. After a review of the property on November 16, 2023, the obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems. These items will need to be replaced. The poor condition of the walls, floors, and ceilings will require repairs. The windows and doors are also very old and inefficient by today's standards restoration or replacement will be needed for most windows.



Edward VanderVries, MMAO IV
Assessor, City of Marshall

November 21, 2023

Date

12 Year OPRA - 112 N Eagle St

1.01 1.02

2 %CPI

0.0723798 Assumption

					Non-OPRA		
	OPRA Frozen	OPRA Taxes	Non-OPRA TV	Taxes Paid		Savings	
	2023 SEV/TV	Paid based on	(Based on	based on		from Opra	
		2022 Millage	NOI)	2022 Millage			
2025	\$ 45,053	\$ 3,294	\$ 175,000	\$ 12,793	\$ 9,500		First Year of OPRA
2026	\$ 45,053	\$ 3,294	\$ 178,500	\$ 13,049	\$ 9,755		
2027	\$ 45,053	\$ 3,294	\$ 182,070	\$ 13,310	\$ 10,016		
2028	\$ 45,053	\$ 3,294	\$ 185,711	\$ 13,576	\$ 10,283		
2029	\$ 45,053	\$ 3,294	\$ 189,426	\$ 13,848	\$ 10,554		
2030	\$ 45,053	\$ 3,294	\$ 193,214	\$ 14,125	\$ 10,831		
2031	\$ 45,053	\$ 3,294	\$ 197,078	\$ 14,407	\$ 11,114		
2032	\$ 45,053	\$ 3,294	\$ 201,020	\$ 14,695	\$ 11,402		
2033	\$ 45,053	\$ 3,294	\$ 205,040	\$ 14,989	\$ 11,696		
2034	\$ 45,053	\$ 3,294	\$ 209,141	\$ 15,289	\$ 11,995		
2035	\$ 45,053	\$ 3,294	\$ 213,324	\$ 15,595	\$ 12,301		
2036	\$ 45,053	\$ 3,294	\$ 217,591	\$ 15,907	\$ 12,613		

Total Savings

Development Costs under \$500,000 6 year OPRA	\$ 60,939
Development Costs \$500,000-\$750,000 8 year OPRA	\$ 95,150
10-Year Abatment	\$ 107,146

135 W. MANSION RENO

135 W MANSION ST, MARSHALL, MI 49068

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T001 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

PROJECT DESCRIPTION

MODERN RENOVATION, REPLACING SIDING AND CLEANING UP THE SECOND FLOOR TO BE BETTER CODE COMPLIANT.

DRAWING LIST

SHEET NUMBER	DRAWING TITLE	8/10/2023 - DESIGN DEVELOPMENT
00 GENERAL		
T000	TITLE SHEET	X
T001	RENDERINGS	X
T002	MOUNTING HEIGHTS + ABBREVIATIONS	X
T003	MOUNTING HEIGHTS CONTINUED	X
T004	CODE COMPLIANCE	X
T005	CODE COMPLIANCE	X
T006	AREA PLANS	X
01 CIVIL		
C100	ARCHITECTURAL SITE PLAN	X
02 ARCHITECTURAL		
A000	EXISTING FLOOR PLANS	X
A110	DEMOLITION PLANS	X
A120	NEW FLOOR PLANS	X
A140	FINISH PLAN & SCHEDULE	X
A200	REFLECTED CEILING PLANS	X
A210	CEILING DETAILS	X
A220	ROOF PLAN	X
A300	INTERIOR ELEVATIONS	X
A301	INTERIOR ELEVATIONS CONTINUED	X
A310	INTERIOR DETAILS	X
A400	DOOR SCHEDULE AND DETAILS	X
A500	EXTERIOR ELEVATIONS	X
04 MEP		
MEP101	MECH, ELEC, PLUMB SPECS/NOTES	X
Grand total: 21		



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ENGINEER

ENGINEER

ENGINEER

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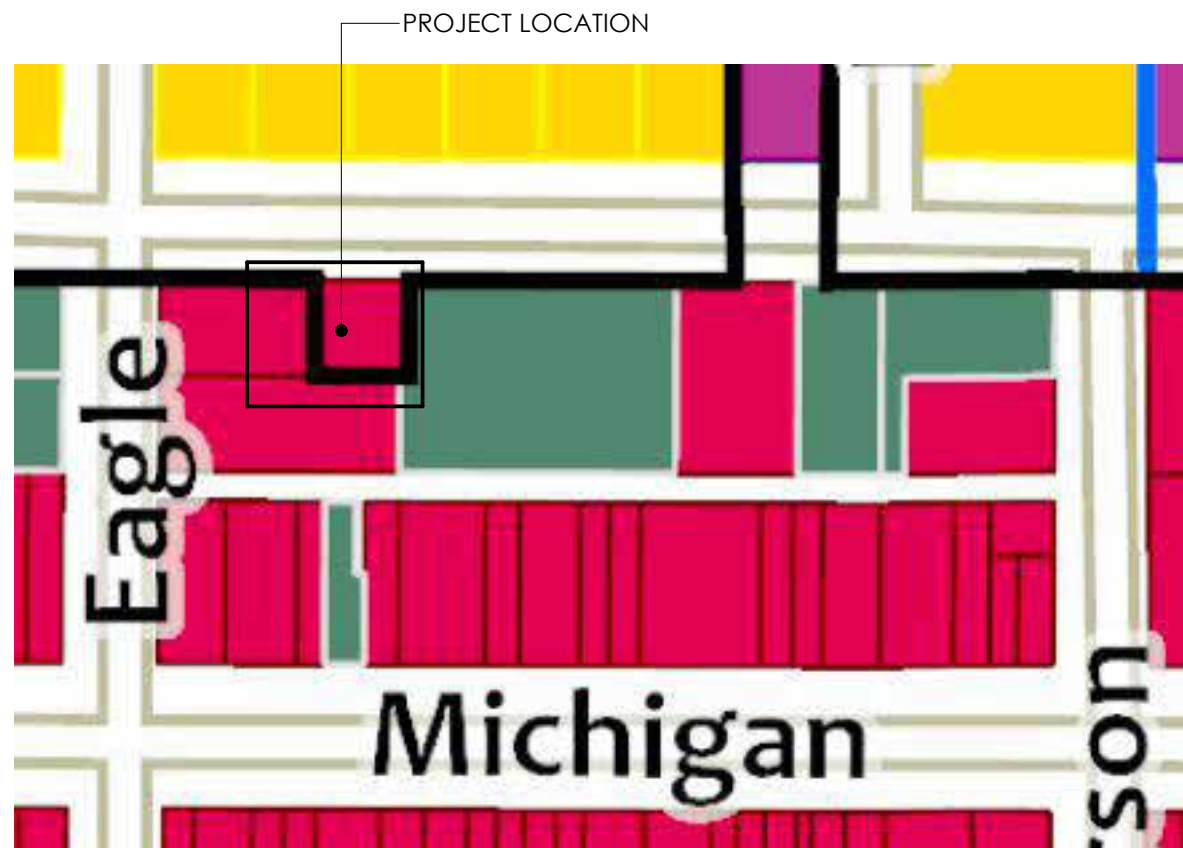
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2023.092

TITLE SHEET
T000

ZONING MAP

ZONING - B3 - NEIGHBORHOOD COMMERCIAL



AREA MAP





RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY

ABBREVIATION LIST

A/C

AIR CONDITIONING

A/V

AUDIO/VISUAL

ACP

ACOUSTICAL CEILING PANEL

AD

AREA DRAIN

ADA

AMERICANS WITH DISABILITIES ACT

ADJ

ADJUSTABLE

AFF

ABOVE FINISHED FLOOR

ALT

ALTERNATE

ALUM

ALUMINIUM

APPROX

APPROXIMATELY

ARCH

ARCHITECT(URAL, URE)

ASSOC

ASSOCIATED

AUTO

AUTOMATIC

AWP

ACOUSTICAL WALL PANEL

BD

BOARD

BF

BARRIER FREE

BIT

BITUMINOUS, BITUMEN

BLDG

BUILDING

BLKG

BLOCKING

BM

BEAM

BOT

BOTTOM

CAB

CABINET

CJ

CONTROL JOINT

CLG

CEILING

CLR

CLEAR(ANCE)

CMU

CONCRETE MASONRY UNIT

COL

COLUMN

COM

COMMUNICATIONS

CONC

CONCRETE

CONFIG

CONFIGURATION

CONST

CONSTRUCTION

CONT

CONTINUOUS

COORD

COORDINATE

CORR

CORRIDOR

CPT

CARPET

CT

CERAMIC TILE

CTR

CENTER

DEG

DEGREE

DF

DRINKING FOUNTAIN

DIA

DIAMETER

DIAG

DIAGONAL

DIM

DIMENSION

DIV

DIVISION

DN

DOWN

DR

DOOR

DS

DOWNSPOUT

DTL

DETAIL

DWG(S)

DRAWING(S)

E

EAST

EA

EACH

EJ

EXPANSION JOINT

EL

ELEVATION

ELEC

ELECTRICAL

ELEV

ELEVATION

EMER

EMERGENCY

ENCL

ENCLOS(E)URE

EQ

EQUAL

EQUIP

EQUIPMENT

EST

ESTIMATE(D)

EXIST

EXISTING

EXP

EXPANSION

EXT

EXTERIOR

FA

FIRE ALARM

FD

FLOOR DRAIN

FDN

FOUNDATION

FE

FIRE EXTINGUISHER

FEC

FIRE EXTINGUISHER CABINET

FF

FINISHED FACE

FGL

FIBERGLASS

FHC

FIRE HOSE CABINET

FIXT

FIXTURE

FL

FLOOR(ING)

FLUOR

FLUORESCENT

FOC

FACE OF CONCRETE

FOS

FACE OF STUDS

FP

FIREPROOF(ING)

FT

FEET

FTG

FOOTING

FUR

FURR(ED,ING)

GA

GAUGE

GALV

GALVANIZED

GB

GRAB BAR

GC

GENERAL CONTRACT(OR)

GL

GLASS, GLAZING

GOVT

GOVERNMENT

GT

GROUT

GYP BD

GYPSUM WALLBOARD

HC

HOLLOW CORE

HDR

HEADER

HDWD

HARDWOOD

HDWR

HARDWARE

HGT

HEIGHT

HM

HOLLOW METAL

HORIZ

HORIZONTAL

HP

HIGH POINT

HR

HOUR

HT

HEIGHT

HVAC

HEATING, VENTILATION & AIR CONDITIONING

ID

INSIDE DIAMETER

IN

INCH(ES)

INCAN

INCANDESCENT

INCL

INCLUDE(D,ING)

INSUL

INSULATION, INSULATED

INT

INTERIOR

JAN

JANITOR

JT(S)

JOINT(S)

KIT

KITCHEN

ABBREVIATION LIST

LAM

LAMINATE(D)

LAV

LAVATORY

LBL

LABEL

LH

LEFT HAND

LL

LIVE LOAD

LP

LOW POINT

LTG

LIGHTING

LTL

LINTEL

MANF

MANUFACTURE(R)

MAS

MASONRY

MATL

MATERIAL(S)

MAX

MAXIMUM

MECH

MECHANICAL

MEMB

MEMBRANE

MIN

MINIMUM

MISC

MISCELLANEOUS

MO

MASONRY OPENING

MTD

MOUNTED

MTG

MOUNTING

MTL

METAL

N

NORTH

N/A

NOT APPLICABLE

NAT

NATURAL

NIC

NOT IN CONTRACT

NO

NUMBER

NOM

NOMINAL

NTS

NOT TO SCALE

OC

ON CENTER

OD

OUTSIDE DIAMETER

OH

OVERHEAD

OPNG

OPENING

OPP

OPPOSITE

OPP HD

OPPOSITE HAND

PART

PARTITION

PC

PRECAST

PERF

PERFORATE(D)

PL

PLATE

PLAM

PLASTIC LAMINATE

PLAS

PLASTER

PLWD

PLYWOOD

PNL

PANEL(ED)

PR

PAIR

PREP

PREPARE (SURFACE)

PROV

PROVIDE

PSF

POUNDS PER SQUARE FOOT

PSI

POUNDS PER SQUARE INCH

PT

PAINT

PVMT

PAVEMENT

QTY

QUANTITY

R

RISER

RAD

RADIUS

RB

RUBBER BASE

REF

REFRIDGERATOR

REINF

REINFORCED

REQD / REQ'D

REQUIRED

RES

RESILIENT

RET

RETAINING

REV

REVISION(S) / REVISE(D)

RFG

ROOFING

RH

RIGHT HAND

RM

ROOM

RO

ROUGH OPENING

S

SOUTH

SC

SOLID CORE

SCHED

SCHEDULE

SECT

SECTION

SF

SQUARE FEET

SHT

SHEET

SIM

SIMILAR

SPEC(S)

SPECIFICATION(S)

SQ

SQUARE

SS

STAINLESS STEEL

STD

STANDARD

STL

STEEL

STN

STAIN

STO

STORAGE

STRUC

STRUCTURAL

SUSP

SUSPENDED

SYM

SYMMETRICAL

SYS

SYSTEM

T

TREAD

T&G

TONGUE AND GROOVE

T.O.

TOP OF

TECH

TECHNOLOGY

TEL

TELEPHONE

TEMP

TEMPERED

THK

THICK(NESS)

THRESH

THRESHOLD

TOC

TOP OF CURB

TOM

TOP OF MASONRY

TOS

TOP OF STEEL

TOW

TOP OF WALL

TRANS

TRANSPARENT

TV

TELEVISION

TYP

TYPICAL

UL

UNDERWRITER'S LABORATORY

UNFIN

UNFINISHED

UNO

UNLESS OTHERWISE NOTED

VAR

VARIES

VCT

VINYL COMPOSITION TILE

VERT

VERTICAL

VEST

VESTIBULE

VIF

VERIFY IN FIELD

VU

VENTILATION UNIT

VWC

VINYL WALLCOVERING

ABBREVIATION LIST

W

WATER RESISTANT

W/

WITH

W/O

WITHOUT

WC

WATER CLOSET

WD

WOOD

WDW

WINDOW

WH

WALL HUNG

WP

WORK POINT

WR

PAINT(ED)

WT

WEIGHT

WWF

WELDED WIRE FABRIC

#

NUMBER

&

AND

+/-

EXIST (OR APPROX) DIM - VIF

CL

CENTER LINE

L

ANGLE

INTERIOR STEEL STUD FRAMING

THE INTERIOR STUD FRAMING GUIDE DESIGNATES THE DESIGN INTENT OF THE ARCHITECT. THE GUIDE IS FOR THE CONTRACTORS REFERENCE WHEN INSTALLING INTERIOR STUD FRAMED WALLS. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL INFORMATION PORTRAYED WITHIN THIS GUIDE AND THE CONTRACT DOCUMENTS.

NOTE: VERIFY MIN. STEEL STUD FRAMING GAUGE REQUIREMENTS /MAXIMUM ALLOWABLE HEIGHTS WITH STEEL STUD FRAMING SUPPLIER.

*FIRE BLOCKING TO BE PROVIDED HORIZONTALLY AT 10'-0" O.C. MAX, FIRE CAULK AROUND BLOCKING, IF METAL STUDS ARE USED A MINIMUM OF 20 GA. STUDS MUST BE UTILIZED.

MAXIMUM ALLOWABLE HEIGHTS
(NON-LOAD BEARING - METAL STUDS)

STEEL STUD FRAMING SECTION 092216	COLD-FORMED MT'L FRAMING SECTION 054000						* DEFLECTION = L/360 * SPACING = 16" O.C.
SIZE \ GA.	25	20	18	16	14	12	
2 1/2"	9'-10"	11'-2"	12'-7"	13'-5"	14'-4"	--	
3 5/8"	12'-4"	14'-3"	16'-8"	17'-11"	19'-2"	21'-2"	
6"	17'-11"	21'-4"	24'-9"	26'-7"	28'-4"	31'-8"	
2 1/2" CH STUD	10'-7"	13'-4"	--	--	--	--	

GENERAL NOTES

*THE MOUNTING HEIGHTS, MATERIALS, AND SYMBOLS SHOWN ON THIS PAGE ARE FOR REFERENCE THROUGHOUT THE PROJECT. NOT ALL ELEMENTS SHOWN WILL APPLY TO THIS SPECIFIC PROJECT. REVIEW THE PROJECT PLANS, SECTIONS, AND ELEVATIONS FOR ADDITIONAL DETAILS AND TO VERIFY WHAT RELATES TO THIS PROJECT.

MATERIAL DESIGNATIONS & SYMBOLS

EXISTING WALL TO REMAIN

NEW WALL

1 HOUR PARTITION

2 HOUR PARTITION

3 HOUR PARTITION

ELEMENTS TO BE REMOVED

EXTENT OF WORK

CMU

CONCRETE

WOOD BLOCKING

STEEL (LARGE SCALE)

PLASTER

RIGID INSULATION

PLYWOOD

MILLWORK

Room name

101

ROOM NUMBER

FINISH TYPE

11

DOOR NUMBER

11

WALL TYPES

11

WINDOW NUMBER

EXISTING ELEVATION

NEW ELEVATION

BATT INSULATION

1

COLUMN CENTER LINE / IDENTIFIER

1

REVISION INDICATION

DETAIL / PLAN / ELEVATION

DRAWING REFERENCE

1

SIM

A101

SHEET REFERENCE

BLDG SECTION CUT

DRAWING REFERENCE

1

SIM

A101

SHEET REFERENCE

WALL SECTION

DRAWING REFERENCE

1

SIM

A101

SHEET REFERENCE

REQUIRED CLEARANCES

30" MIN

48" MIN

CLEAR FLOOR SPACE

48" MIN

30" MIN

FORWARD APPROACH

30" MIN

48" MIN

PARALLEL APPROACH

X > 24"

36" MIN

ALCOVE, FORWARD APPROACH

X > 15"

60" MIN

ALCOVE, SIDE APPROACH

60" MIN

60" MIN

60" TURNING DIAMETER

12" MIN

36" MIN

12" MIN

60" MIN

24" MIN

36" MIN

T - SHAPED TURNING SPACE

REQUIRED PUSH/PULL CLEARANCES

60" MIN

18" MIN

FRONT APPROACH - PULL SIDE

48" MIN

12" MIN

FRONT APPROACH - PUSH SIDE

48" MIN

FRONT APPROACH - PUSH SIDE

48" MIN

42" MIN

HINGE APPROACH - PULL SIDE

48" MIN

22" MIN

HINGE APPROACH - PUSH SIDE

TYPICAL MOUNTING HEIGHTS

1. MOUNTING HEIGHTS SHOWN ARE BASED UPON RECOGNIZED DESIGN STANDARDS AND/OR BARRIER FREE CODE REQUIREMENTS. IT IS INTENDED THAT LIKE DEVICES ALL BE MOUNTED AT THE SAME HEIGHT THROUGHOUT THE ENTIRE PROJECT. RECESSED DEVICES IN MASONRY WALLS MAY DICTATE A DEVIATION (+/- 2") FROM THESE HEIGHTS (WHEN PERMITTED BY CODE) SO AS TO ALLOW THE BOTTOM OR THE TOP OF THE DEVICE RECESS TO ALIGN WITH MASONRY COURSING. COORDINATE THESE DEVIATIONS WITH THE ARCHITECTS/OWNER'S REPRESENTATIVE. MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE ON DRAWINGS.

DIMENSIONING

1. DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE, UNLESS NOTED OTHERWISE. SEE DIMENSIONING KEY ON THIS PAGE FOR REFERENCE

FRAMING LEGEND

16" OR 24" O.C. AS NOTED

COMMON STUD

KING STUD

JACK STUD

TOP PLATE

TOP CRIPPLE

HEADER

KING STUD

JACK STUD

COMMON STUD

BOTTOM PLATE

*PROVIDE TREATED WOOD OR METAL TRACK AGAINST ANY CONC. OR MASONRY SURFACE

DIMENSIONING KEY

PARTITION AT RIGHT ANGLE

4"

*IF THE DOOR IS NOT AGAINST A RIGHT ANGLE PARTITION OR EXISTING, IT IS TO BE CENTERED IN THE ROOM, U.N.O.

DIMENSIONING SYSTEM (UNLESS NOTED OTHERWISE)

FINISH FACE OF NEW CONSTRUCTION

2' - 6"

COLUMN LINE

FINISH FACE OF NEW CONSTRUCTION

2' - 0"

FINISH FACE OF EXISTING CONSTRUCTION

FINISH FACE OF NEW CONSTRUCTION

ALIGN

FINISH FACE OF EXISTING CONSTRUCTION

DRIVEN DESIGN

ARCHITECT

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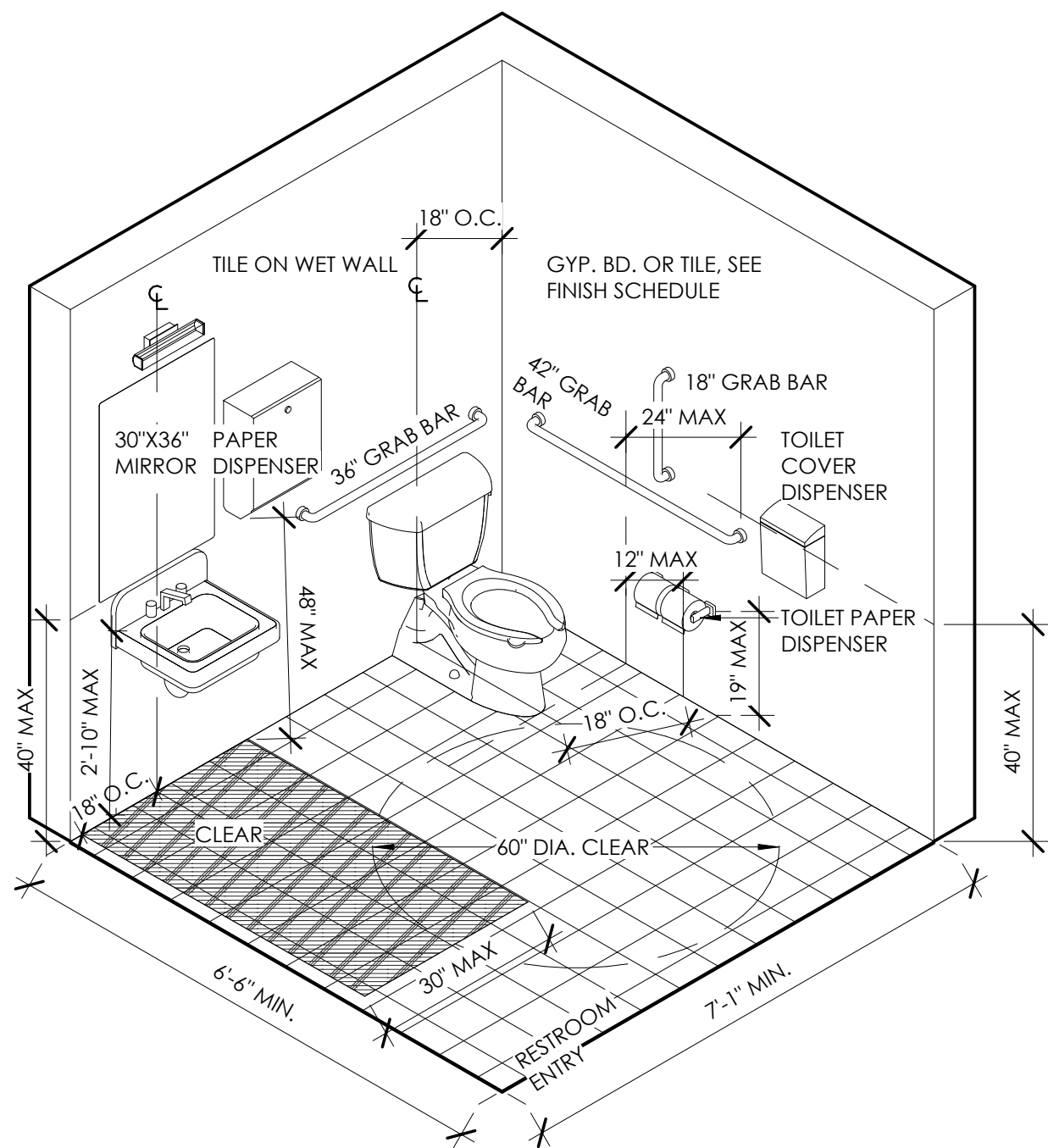
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MOUNTING HEIGHTS + ABBREVIATIONS

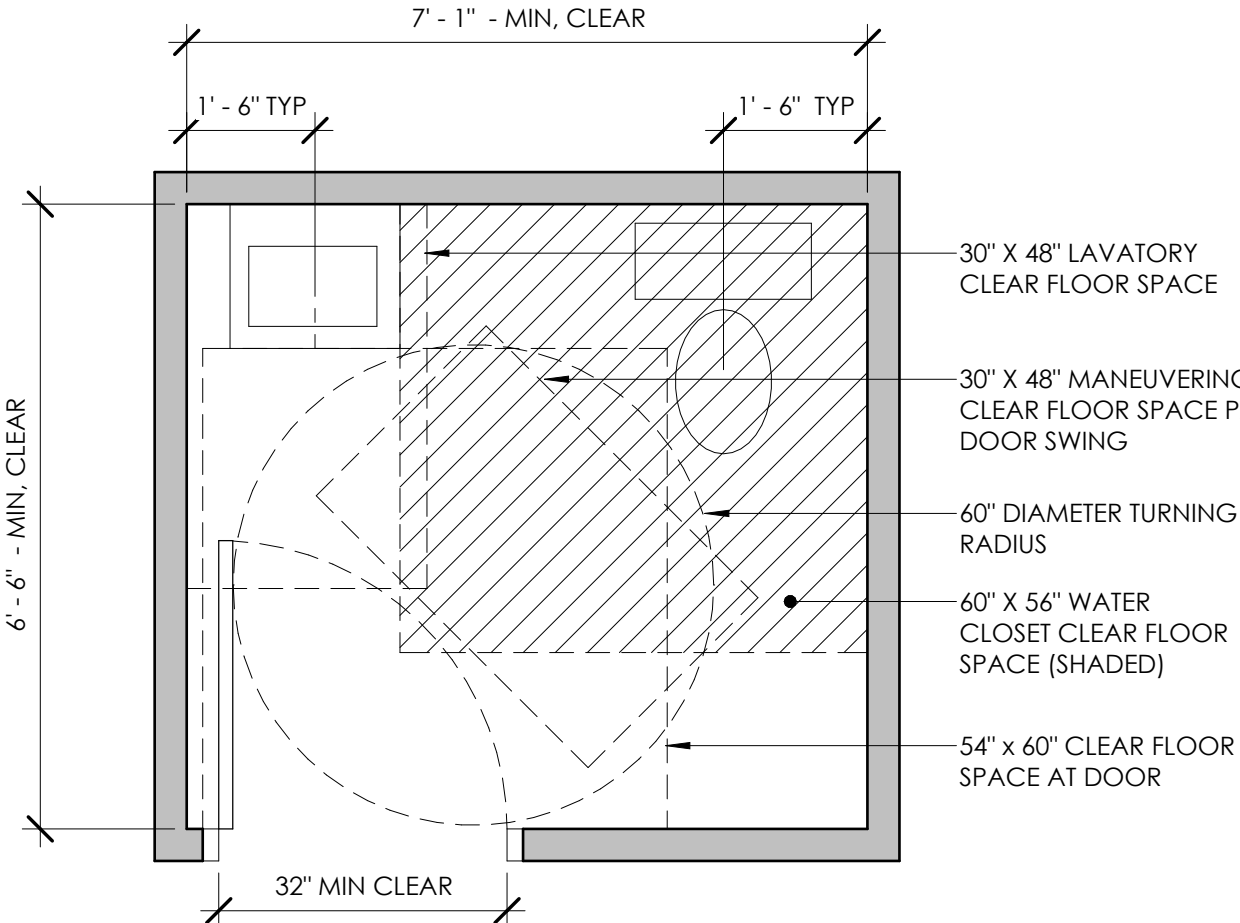
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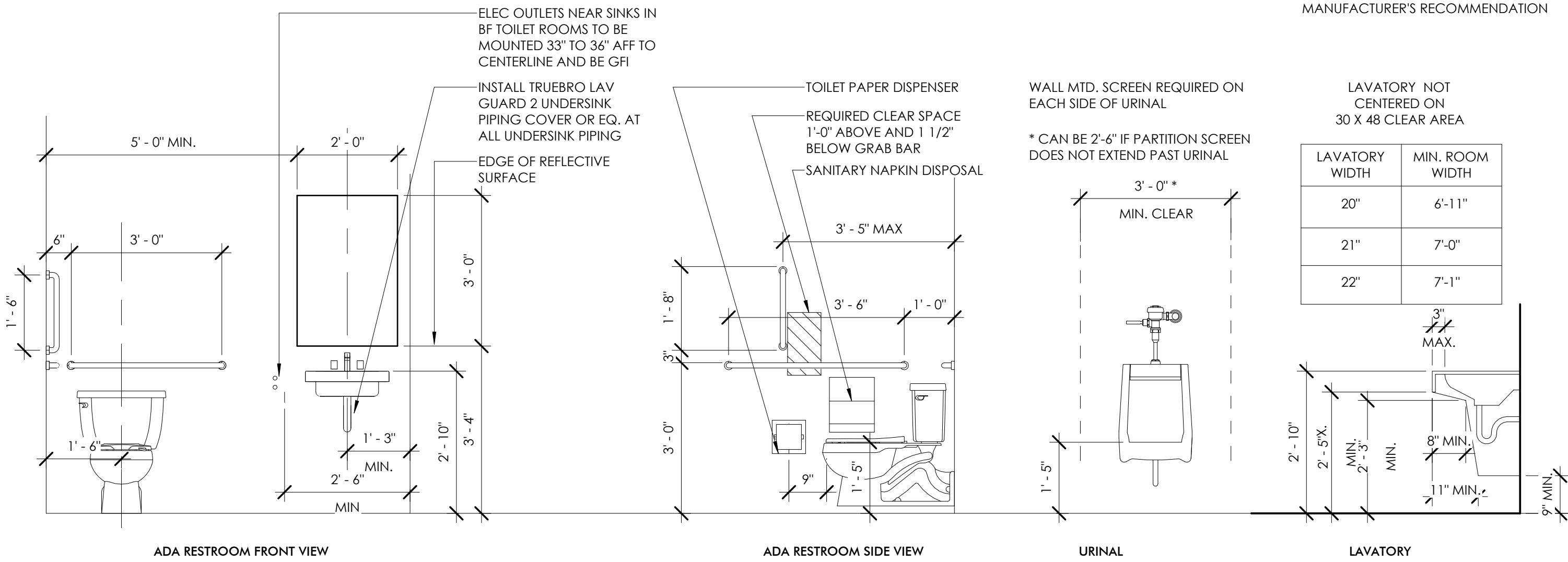
Page 56 of 114



ADA RESTROOM AXON - NTS

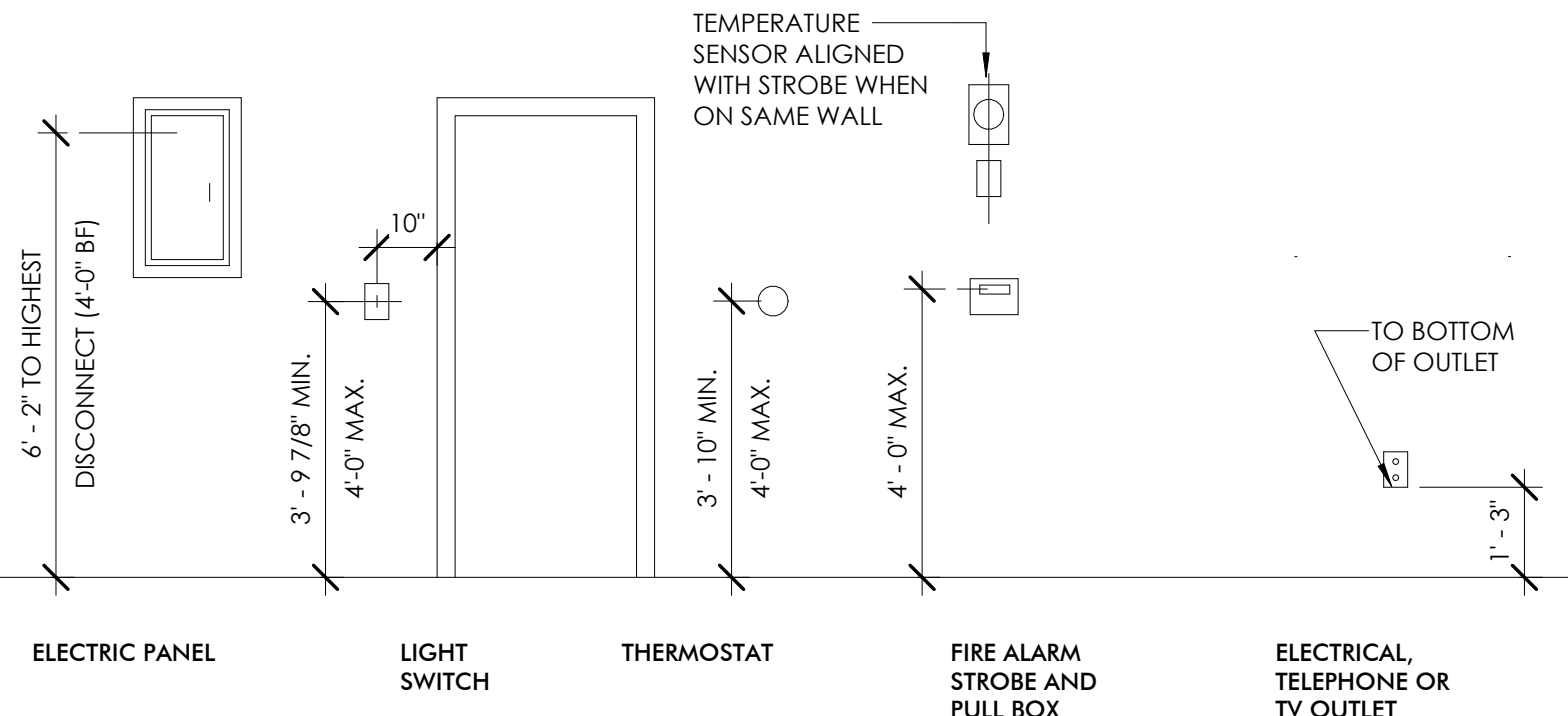


ADA RESTROOM PLAN - NTS

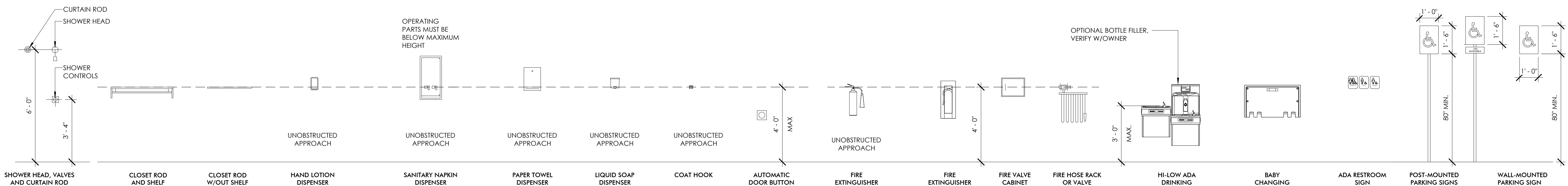


RESTROOM DETAILS - NTS

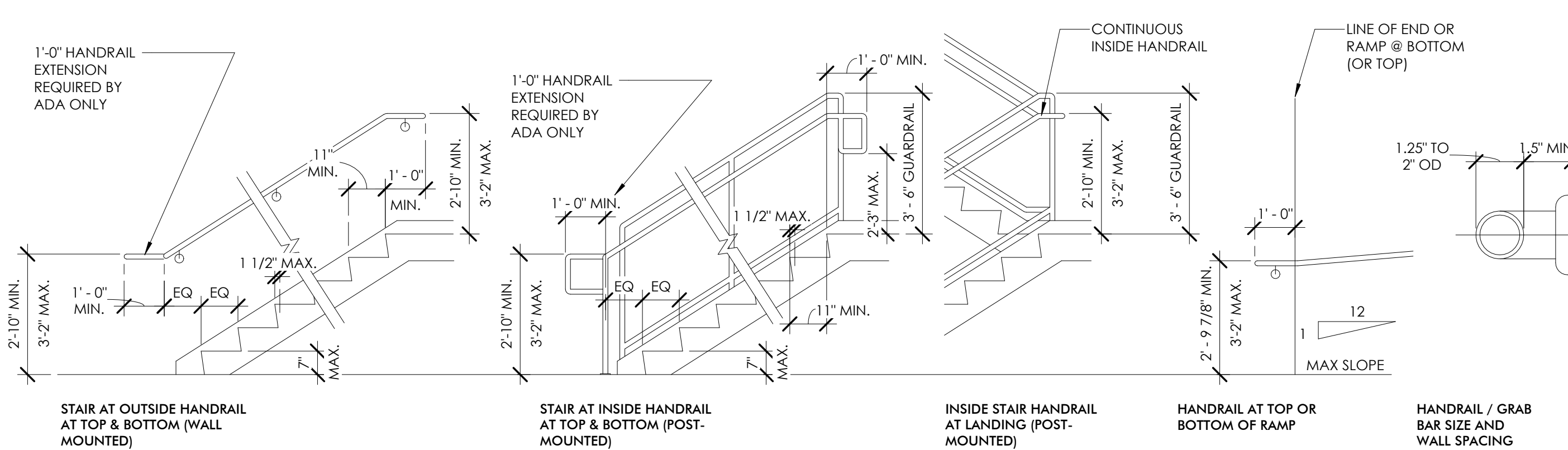
ELECTRICAL DETAILS



MOUNTING HEIGHTS



RAILING DETAILS



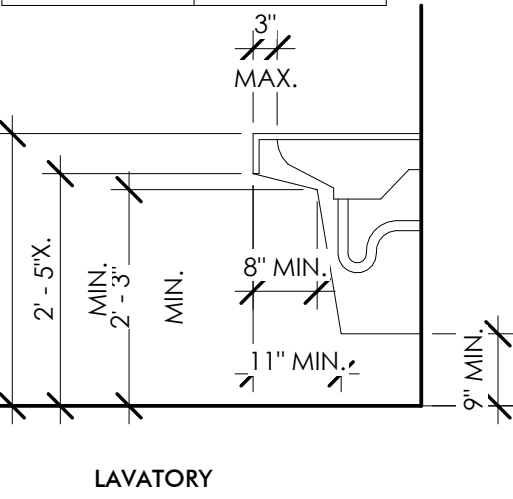
*NOTE: PROVIDE BLOCKING AS
REQUIRED FOR ALL GRAB BARS AND
FIXTURE MOUNTING PER
MANUFACTURER'S RECOMMENDATION

LAVATORY NOT
CENTERED ON
30 X 48 CLEAR AREA

LAVATORY WIDTH	MIN. ROOM WIDTH
20"	6'-11"
21"	7'-0"
22"	7'-1"

WALL MTD. SCREEN REQUIRED ON
EACH SIDE OF URINAL

* CAN BE 2'-6" IF PARTITION SCREEN
DOES NOT EXTEND PAST URINAL



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MOUNTING HEIGHTS CONTINUED

T003

2015 MICHIGAN REHABILITATION CODE

CHAPTER 5: CLASSIFICATION OF WORK
SECTION 50X

AREA OF RENOVATION = XXX SQUARE FEET, WHICH IS XX% OF THE TOTAL BUILDING AREA.
SINCE THE WORK AREA IS UNDER 50% OF THE BUILDING AREA, THE WORK IS NOT CONSIDERED A LEVEL 3 ALTERATION.

SECTION 508.2 EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED. THE BUILDING IS CURRENTLY LISTED ON THE STATE REGISTRY OF HISTORIC PROPERTIES.

CHAPTER 8: ALTERATIONS - LEVEL 2
SECTION 801.3 ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

SECTION 803.2.1 ALL EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES. **EXCEPTION 11:** IN GROUP R-2 OCCUPANCIES, A MINIMUM 30-MINUTE ENCLOSURE SHALL BE PROVIDED TO PROTECT ALL VERTICAL OPENINGS NOT EXCEEDING THREE STORIES. THIS ENCLOSURE, OR THE ENCLOSURE SPECIFIED IN SECTION 803.2.1, SHALL NOT BE REQUIRED IN BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE BUILDING IS PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM.

SECTION 804.2.2 IN BUILDINGS WITH OCCUPANCIES IN GROUP R-2, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AS APPLICABLE TO NEW CONSTRUCTION AND THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA.

SECTION 804.4.1.6 A FIRE ALARM SYSTEM SHALL BE INSTALLED IN WORK AREAS OF GROUP R-2 APARTMENT BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE FOR EXISTING GROUP R-2 OCCUPANCIES.

SECTION 804.4.3 INDIVIDUAL SLEEPING UNITS AND INDIVIDUAL DWELLING UNITS IN ANY WORK AREA IN GROUP R OCCUPANCIES SHALL BE PROVIDED WITH SMOKE ALARMS IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 805.3.1 EVERY STORY UTILIZED FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXIT OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

SECTION 805.4.1.1 IN ANY WORK AREA, ALL ROOMS AND SPACES IN WHICH THE TRAVEL DISTANCE TO AN EXIT EXCEEDS 75 FEET SHALL HAVE A MINIMUM OF TWO EGRESS DOORWAYS.

SECTION 805.4.3 IN ANY WORK AREA, ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.

SECTION 805.5.1 ALL DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE AT LEAST 1 3/8" SOLID CORE WOOD OR APPROVED EQUIVALENT AND SHALL BE EQUIPPED WITH APPROVED DOOR CLOSERS. **EXCEPTION 5:** DOOR ASSEMBLIES HAVING A FIRE PROTECTION RATING OF AT LEAST 20 MINUTES.

SECTION 805.6 DEAD-END CORRIDORS IN ANY WORK AREA SHALL NOT EXCEED 35 FEET.

SECTION 805.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

SECTION 807.2 NEW STRUCTURAL ELEMENTS IN ALTERATIONS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.

SECTION 807.4 ALTERATIONS SHALL NOT REDUCE THE CAPACITY OF EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENTS UNLESS IT IS DEMONSTRATED THAT THE ELEMENTS HAVE THE CAPACITY TO CARRY THE APPLICABLE DESIGN GRAVITY LOADS REQUIRED BY THE INTERNATIONAL BUILDING CODE.

SECTION 808.1 ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70.

SECTION 809.1 ALL RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND ALL SPACES CONVERTED TO HABITABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.

SECTION 811.1 LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 10: CHANGE OF OCCUPANCY
SECTION 1008.3 WHERE THE OCCUPANCY OF PART OF AN EXISTING BUILDING IS CHANGED, ELECTRICAL SERVICE SHALL BE UPGRADED TO MEET THE REQUIREMENTS OF NFPA 70 FOR THE NEW OCCUPANCY.

SECTION 1012.1.1.2 WHERE A PORTION OF AN EXISTING BUILDING IS CHANGED TO A NEW OCCUPANCY CLASSIFICATION, AND THAT PORTION IS SEPARATED FROM THE REMAINDER OF THE BUILDING WITH FIRE BARRIERS HAVING A FIRE-RESISTANCE RATING AS REQUIRED IN THE INTERNATIONAL BUILDING CODE FOR THE SEPARATE OCCUPANCY, THAT PORTION SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 9 FOR THE NEW OCCUPANCY CLASSIFICATION.

TABLE 1012.4 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3.

SECTION 1012.4.2 WHEN THE CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.4, EXISTING ELEMENTS OF THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR CONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE. THE ORIGINAL USE OF THE SECOND AND THIRD FLOORS WAS R-1. THE PROPOSED USE IS R-2.

TABLE 1012.5 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 2.

SECTION 1012.5.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.5, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

TABLE 1012.6 OCCUPANCY CLASSIFICATIONS R-1 AND R-2 ARE BOTH CONSIDERED RELATIVE HAZARD LEVEL 3.

SECTION 1012.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.6, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS SHALL BE ACCEPTED.

SECTION 1012.6.3 OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. **EXCEPTION 4:** EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHEN THE CHANGE OF OCCUPANCY GROUP IS TO AN EQUAL OR LOWER HAZARD CLASSIFICATION IN ACCORDANCE WITH TABLE 1012.6.

CHAPTER 11: ADDITIONS
SECTION 1102.1 NO ADDITION SHALL INCREASE THE HEIGHT OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS.

SECTION 1102.2 NO ADDITION SHALL INCREASE THE AREA OF AN EXISTING BUILDING BEYOND THAT PERMITTED UNDER THE APPLICABLE PROVISIONS OF CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE FOR NEW BUILDINGS UNLESS FIRE SEPARATION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE IS PROVIDED.

SECTION 1103.4 ANY STRUCTURAL ELEMENT OF AN EXISTING BUILDING SUBJECTED TO ADDITIONAL LOADS FROM THE EFFECTS OF SNOW DRIFT AS A RESULT OF AN ADDITION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.

SECTION 1106.1 ADDITIONS TO EXISTING BUILDINGS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE AS THEY RELATE TO NEW CONSTRUCTION.

CHAPTER 12: HISTORIC BUILDINGS
SECTION 1204.1 EXCEPTION: TYPE B DWELLING OR SLEEPING UNITS REQUIRED BY SECTION 1107 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED TO BE PROVIDED IN HISTORICAL BUILDINGS.

SECTION 1205.2 THE ALLOWABLE FLOOR AREA FOR HISTORIC BUILDINGS UNDERGOING A CHANGE OF OCCUPANCY SHALL BE PERMITTED TO EXCEED BY 20 PERCENT THE ALLOWABLE AREAS SPECIFIED IN CHAPTER 5 OF THE INTERNATIONAL BUILDING CODE

SECTION 1205.4 REQUIRED OCCUPANCY SEPARATIONS OF 1 HOUR MAY BE OMITTED WHEN THE BUILDING IS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM THROUGHOUT.

SECTION 1205.10 WHERE 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION IS REQUIRED BY THESE PROVISIONS, IT NEED NOT BE PROVIDED, REGARDLESS OF CONSTRUCTION OR OCCUPANCY, WHERE THE EXISTING WALL AND CEILING FINISH IS WOOD LATH AND PLASTER.

SECTION 1203.6 IN BUILDINGS OF THREE STORIES OR LESS, EXIT ENCLOSURE CONSTRUCTION SHALL LIMIT THE SPREAD OF SMOKE BY THE USE OF TIGHT-FITTING DOORS AND SOLID ELEMENTS. SUCH ELEMENTS ARE NOT REQUIRED TO HAVE A FIRE-RESISTANCE RATING.

SECTION 1205.6 EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE THAT WOULD BE ACCEPTABLE FOR NONHISTORIC BUILDINGS UNDER THESE PROVISIONS SHALL BE APPROVED. PROVIDED THAT, IN THE OPINION OF THE CODE OFFICIAL, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE EXIT AND THAT THE CAPACITY OF THE EXIT SYSTEM IS ADEQUATE FOR THE OCCUPANT LOAD, OR WHERE OTHER OPERATIONAL CONTROLS TO LIMIT OCCUPANCY ARE APPROVED BY THE CODE OFFICIAL.

SECTION 1205.11 EXISTING STAIRWAYS SHALL COMPLY WITH THE REQUIREMENTS OF THESE PROVISIONS. THE CODE OFFICIAL SHALL GRANT ALTERNATIVES FOR STAIRWAYS AND GUARDS IF ALTERNATIVE STAIRWAYS ARE FOUND TO BE ACCEPTABLE OR ARE JUDGED TO MEET THE INTENT OF THESE PROVISIONS. EXISTING STAIRWAYS SHALL COMPLY WITH SECTION 1203.

2015 MICHIGAN BUILDING CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION
SECTION XXX.X

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
SECTION 420.2 WALLS SEPARATING DWELLING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708

SECTION 420.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING AND SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711

SECTION 420.5 GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8. QUICK RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3.2

SECTION 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.9 SINGLE OR MULTIPLE STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS R-2 IN ACCORDANCE WITH SECTION 907.2.11.

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
SEE CODE COMPLIANCE TABLE TO BUILDING HEIGHTS/AREAS/SEPARATION REQUIREMENTS
PER THE 2015 MICHIGAN REHABILITATION CODE SECTIONS 1205.4 AND 1205.10 THERE ARE NO REQUIRED SEPARATIONS BETWEEN THE STORAGE IN THE BASEMENT AND THE RESTAURANT AS WELL AS BETWEEN THE RESTAURANT AND THE RESIDENTIAL UNITS. THE BUILDING WILL BE COMPLETELY FIRE SUPPRESSED THROUGHOUT.

CHAPTER 6: TYPES OF CONSTRUCTION
SECTION 602 CONSTRUCTION CLASSIFICATION TYPE XX. SEE CODE COMPLIANCE TABLE FOR ADDITIONAL INFORMATION

CHAPTER 7: FIRE AND SMOKE PROTECTION
SECTION 708.3 EXCEPTION 1: CORRIDOR WALLS PERMITTED TO HAVE A 1/2 HOUR FIRE RESISTANCE RATING BY TABLE 1020.1.

SECTION 711.2.3 THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED. EXCEPTION: IN TYPE III-B BUILDINGS THE CONSTRUCTION SUPPORTING HORIZONTAL ASSEMBLIES AT THE SEPARATIONS OF THE DWELLING UNITS IS NOT REQUIRED TO BE FIRE RESISTANCE RATED.

SECTION 711.2.4.1 WHERE THE HORIZONTAL ASSEMBLY SEPARATED MIXED OCCUPANCIES, THE ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4. HALF HOUR FIRE RESISTANCE IS REQUIRED IN TYPE III-B BUILDINGS CORRIDORS

SECTION 713.13.4 SHAFT ENCLOSURES SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN ONE HOUR WHERE CONNECTING THREE STORIES OR LESS

SECTION 713.14.1 EXCEPTION 4: ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE BUILDING IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2.

TABLE 716.5 OPENINGS IN ONE HOUR FIRE BARRIERS FOR SHAFTS, EXIT ACCESS STAIRWAYS, AND INTERIOR EXIT STAIRWAYS ARE TO HAVE ONE HOUR FIRE DOORS

CHAPTER 8: INTERIOR FINISHES
TABLE 803.1.1 INTERIOR WALL AND CEILING FINISH REQUIREMENTS
INTERIOR WALL & CEILING FINISHES
EXIT ENCLOSURE AND PASSAGEWAY CLASS B / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 26-75
CORRIDORS CLASS C / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 76-200
ROOMS AND ENCLOSED SPACES C / SMOKE-DEVELOPED INDEX 0-450 / FLAME SPREAD 76-200

INTERIOR FINISH FLOOR REQUIREMENTS
INTERIOR WALL & CEILING FINISHES
EXIT ENCLOSURE AND PASSAGEWAY CLASS II / WATTS / CM2 .22 OR GREATER
CORRIDORS CLASS II / WATTS / CM2 .22 OR GREATER
ROOMS AND ENCLOSED SPACES CLASS II / WATTS / CM2 .22 OR GREATER

CHAPTER 9: FIRE PROTECTION SYSTEMS
SECTION 903.2.1.2 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP A-2 OCCUPANCY WHERE A FIRE AREA EXCEEDS 5,000 SQUARE FEET. AN NFPA 13 COMPLIANT AUTOMATIC SPRINKLER SYSTEM EXISTS IN THE EXISTING A-2 RESTAURANT ON THE FIRST FLOOR

SECTION 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

SECTION 906.1.1 EXCEPTION: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C.

CHAPTER 10: MEAN OF EGRESS
SEE CODE COMPLIANCE TABLE FOR SIZING BREAKDOWN

SECTION 1005 MEANS OF EGRESS SIZING
SECTION 1005.3.1 STAIRWAYS .3" PER OCCUPANT; MINIMUM WIDTH 44" (36" IF < 50 OCCUPANTS (SECTION 1011.2))
SECTION 1005.3.2 OTHER ELEMENTS .2" PER OCCUPANT
SECTION 1010.1.1 DOORS 32" MINIMUM CLEAR WIDTH, CORRIDORS 44" MINIMUM CLEAR WIDTH
SECTION 1011.1.1 EXCEPTION 4: CHANGES IN ROOM ELEVATIONS OF THREE OR FEWER RISERS WITHIN DWELLING UNITS IN GROUP R-2 DO NOT REQUIRE HANDRAILS

TABLE 1017.2 MAXIMUM EXIT ACCESS TRAVEL DISTANCE
R USE GROUP AREAS 250'-0" WITH FIRE SUPPRESSION THROUGHOUT

SECTION 1020.4 EXCEPTION 2: IN OCCUPANCIES IN GROUP R-2, WHERE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'.

SECTION 1023.1 INTERIOR EXIT STAIRWAYS SHALL BE ENCLOSED AND LEAD DIRECTLY TO THE EXTERIOR OF THE BUILDING OR SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING WITH AN EXIT PASSAGEWAY CONFORMING TO THE REQUIREMENTS OF SECTION 1024.

SECTION 1023.2 ENCLOSURES FOR INTERIOR EXIT STAIRWAYS SHALL BE CONSTRUCTION AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707. INTERIOR EXIT STAIRWAY ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOURS WHERE CONNECTING THREE STORIES OR LESS.

SECTION 1024.2 EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS, AND CEILINGS OF NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING, AND NOT LESS THAN THAT REQUIRED FOR ANY CONNECTING INTERIOR EXIT STAIRWAY. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707.

CHAPTER 11: ACCESSIBILITY
SECTION 1107.6.2.2.1 IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE A UNIT. THIS PROJECT CONTAINS 7 DWELLING UNITS, AND THEREFORE IS NOT REQUIRED TO HAVE ANY TYPE A UNITS.

SECTION 1107.6.2.2.2 WHERE THERE ARE FOUR OR MORE DWELLING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT. NOTE THAT THE 2015 MICHIGAN REHABILITATION CODE 1204.1 STATES THAT TYPE B UNITS ARE NOT REQUIRED IN HISTORICAL BUILDINGS.

CHAPTER 12: INTERIOR ENVIRONMENT
SECTION 1207.2 WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50 FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. **PROVIDED STC = 50.**

SECTION 1207.3 FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E492. **PROVIDED IIC = 57.**

SECTION 1208.2 OCCUPIABLE SPACES, HABITABLE SPACES, AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6". BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".
EXCEPTION 4: CORRIDORS CONTAINED WITHIN A DWELLING UNIT OR SLEEPING UNIT IN A GROUP R OCCUPANCY SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".

CHAPTER 30: ELEVATORS AND CONVEYING SYSTEMS
SECTION 3002.1 ELEVATOR HOISTWAY ENCLOSURES SHALL BE SHAFT ENCLOSURES COMPLYING WITH SECTION 713.

CODE COMPLIANCE			
TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2015 INTERNATIONAL FIRE CODE			
2015 MICHIGAN BUILDING CODE			
2015 MICHIGAN MECHANICAL CODE			
2015 MICHIGAN REHABILITATION CODE	505	LEVEL 2 ALTERATION	INTERIOR RENOVATION LESS THAN 50%
2017 NATIONAL ELECTRICAL CODE			
2018 MICHIGAN PLUMBING CODE			
ANSI/ASHRAE 90.1-2013			
ICC/ANSI 117.1-2009			
NFPA 13 (2013) + NFPA 72 (2013)			
ZONING			
ZONING	CITY OF MARSHALL		B3 - NEIGHBORHOOD COMMERCIAL
1 - SCOPE AND ADMIN			
DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT
3 - USE			
BUILDING USE	303.2 + 310.4	BEFORE - M + R-2	AFTER - A-2 + R-2
3 - AREA BY USE			
ASSEMBLY			692 SF
RESIDENTIAL			2,034 SF
3 - GROSS BUILDING AREA			
0 - BASEMENT			614 SF
1 - FIRST FLOOR			1,197 SF
2 - SECOND FLOOR			932 SF
TOTAL			2,743 SF
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	40 FEET	31 FEET
BASE STORIES ALLOWED	TABLE 504.4	2 STORIES	2 STORIES
TABULAR AREA	TABLE 506.2	6,000 SF	1,197 SF
6 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		V-B
7 - FIRE AND SMOKE PROTECTION			
			CARBON MONOXIDE + SMOKE DETECTORS REQUIRED IN RESIDENTIAL UNITS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	LESS THAN 12,000 SF, NOT REQUIRED	NOT PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	NOT REQUIRED	NOT PROVIDED
10 - MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36 INCHES	92 INCHES
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	200 FEET	46 FEET
NUMBER OF EXITS	TABLE 1006.3.1	1 EXIT PER UNIT	3 EXITS
STAIR EGRESS WIDTH	1005.3.1	36 INCHES	33 INCHES
10 - OCCUPANCY			
OCCUPANCY	TABLE 1004.1.2	2,034/200	11 PEOPLE
	TABLE 1004.1.2	692 SF/15	47 PEOPLE
TOTAL OCCUPANT LOAD			58 PEOPLE
15 - ROOF ASSEMBLY			
	1501.1		
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2, 1008.3.3	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
28 - PLUMBING			
DRINKING FOUNTAIN REQUIREMENTS	TABLE 403.1	# REQUIRED	# PROVIDED
LAVATORY REQUIREMENTS	TABLE 403.1	# MALE / # FEMALE	# MALE / # FEMALE
SERVICE SINK REQUIREMENTS	TABLE 403.1	# REQUIRED	# PROVIDED
WATER CLOSETS REQUIREMENTS	TABLE 403.1	# MALE / # FEMALE	# MALE / # FEMALE



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CLIENT
AMY & VAUGHN FRENZ

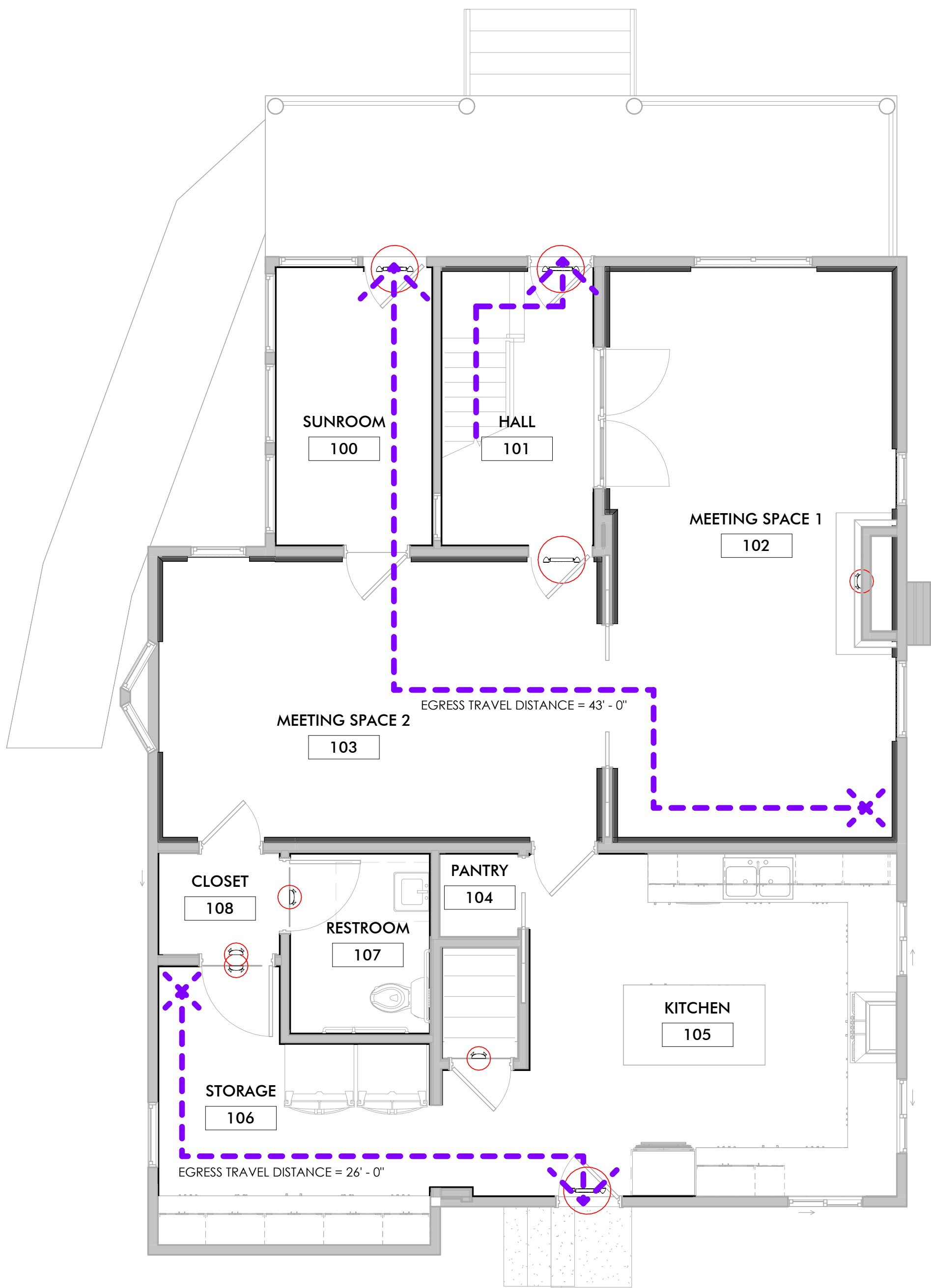
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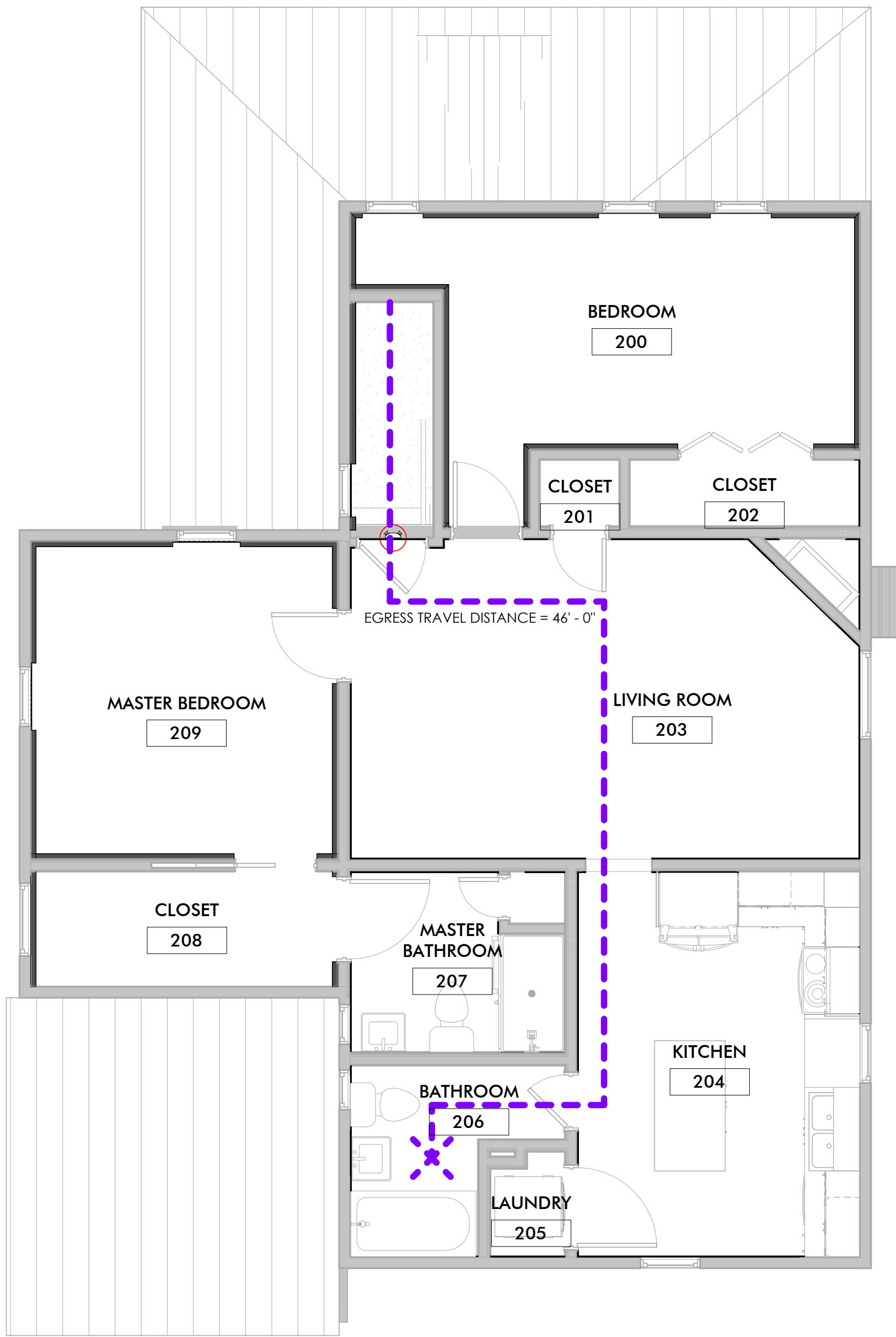
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PROJECT NUMBER
2023.092

CODE COMPLIANCE
T004



1 FIRST FLOOR COMPLIANCE PLAN
1/4" = 1'-0"



2 SECOND FLOOR COMPLIANCE PLAN
1/4" = 1'-0"

COMPLIANCE LEGEND

SYMBOL	ITEM
	FIRE EXTINGUISHER
	EXIT SIGN W/ EGRESS LIGHTS
	EGRESS LIGHTING
	TRAVEL DISTANCE
	1 HOUR WALL
	2 HOUR WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

CODE COMPLIANCE			
TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
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WATER CLOSETS REQUIREMENTS	TABLE 403.1	# MALE / # FEMALE	# MALE / # FEMALE

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CLIENT
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T005

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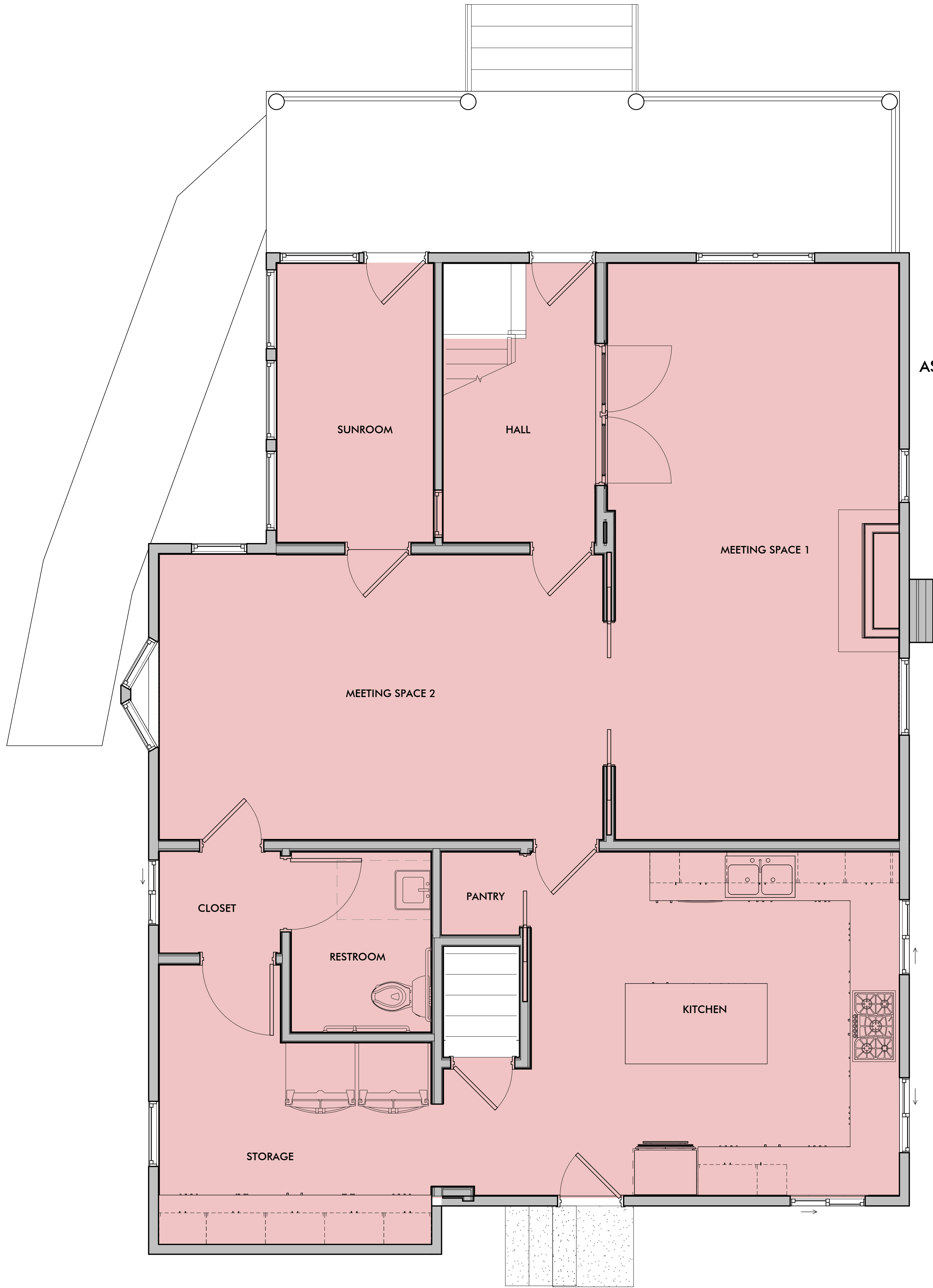
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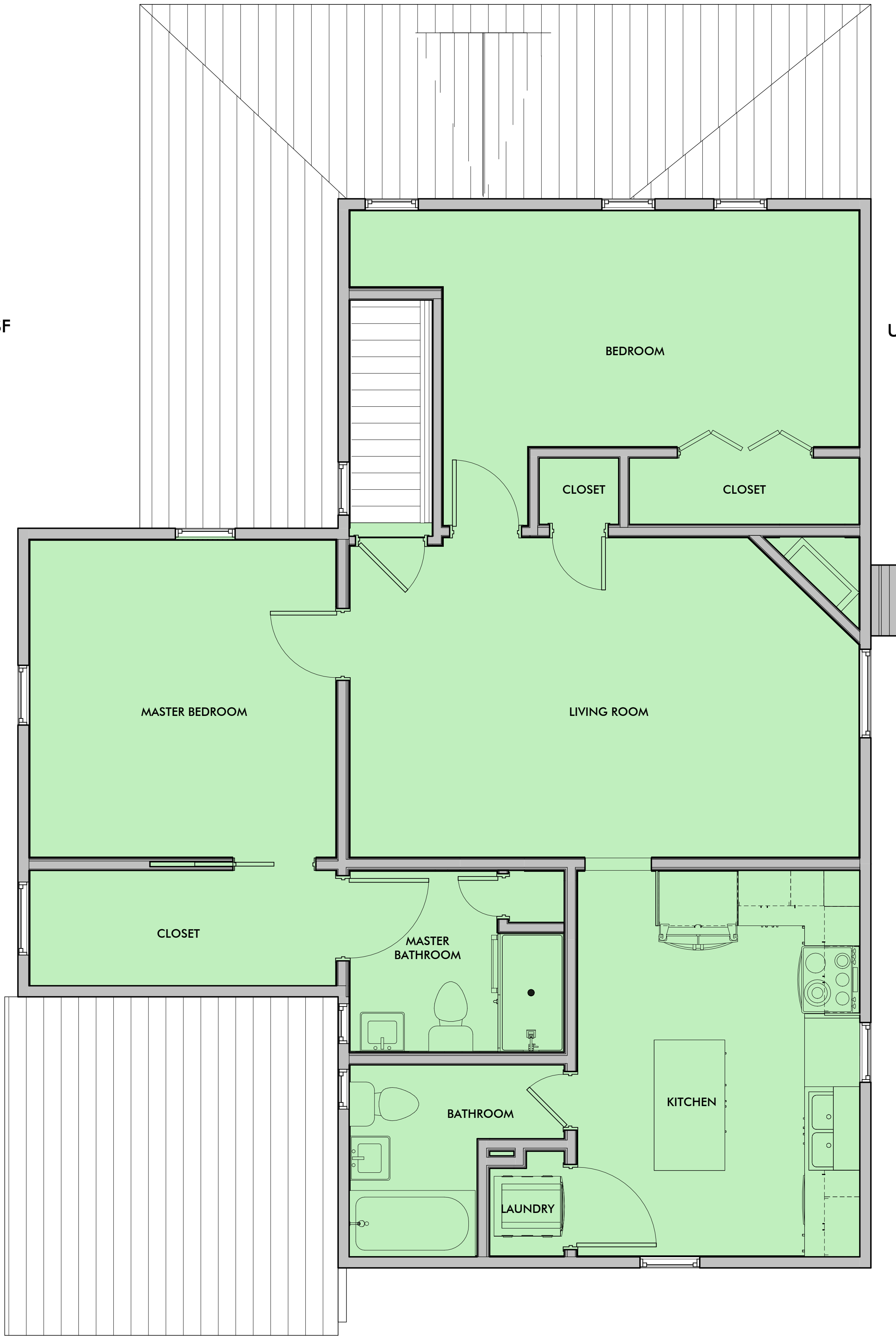
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PROJECT NUMBER
2023.092

AREA PLANS
T006



1 FIRST FLOOR PROPOSED PLAN
1006 3/8" = 1'-0"



2 SECOND FLOOR PROPOSED PLAN
1006 3/8" = 1'-0"

GENERAL NOTES

- 1. EXISTING BUILDING TO REMAIN ON THE EXISTING SITE
- 2. THE UTILITIES THAT ARE CURRENTLY CONNECTED TO THE BUILDING ARE TO REMAIN
- 3. CONTACT MISS DIG TO LOCATE ALL EXISTING UTILITIES BEFORE DOING ANY SITE WORK
- 4. PATCH EXISTING ASPHALT PARKING LOT AS REQUIRED, RESTRIPE PARKING LOT IF REQUIRED
- 5. EXISTING VEGETATION TO REMAIN ON THE SITE, TRIM AS REQUIRED
- 6. PROVIDE A KNOX BOX AT THE MAIN ENTRY TO THE BUILDING, COORDINATE WITH LOCAL FIRE DEPARTMENT ON KEYING AND INSTALLATION
- 7. WORK WITHIN THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- 8. PERMITS, TESTING, BONDS & INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. CITY INSPECTION FEES SHALL BE PAID FOR BY THE OWNER.

PARKING REQUIREMENTS

REVIEW LOCAL ORDINANCES AND PROVIDE CALCULATIONS

LANDSCAPE REQUIREMENTS

REVIEW LOCAL ORDINANCES AND PROVIDE CALCULATIONS

LEGAL DESCRIPTION

MARSHALL CITY, LOWER VILLAGE E 58 1/2 FT OF N 1/2 OF LOT 2 BLK 13 & W 6 FT OF N 1/2 OF LOT 3.



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135 W MANSION ST, MARSHALL, MI 49068
CLIENT
AMY & VAUGHN FRENTZ

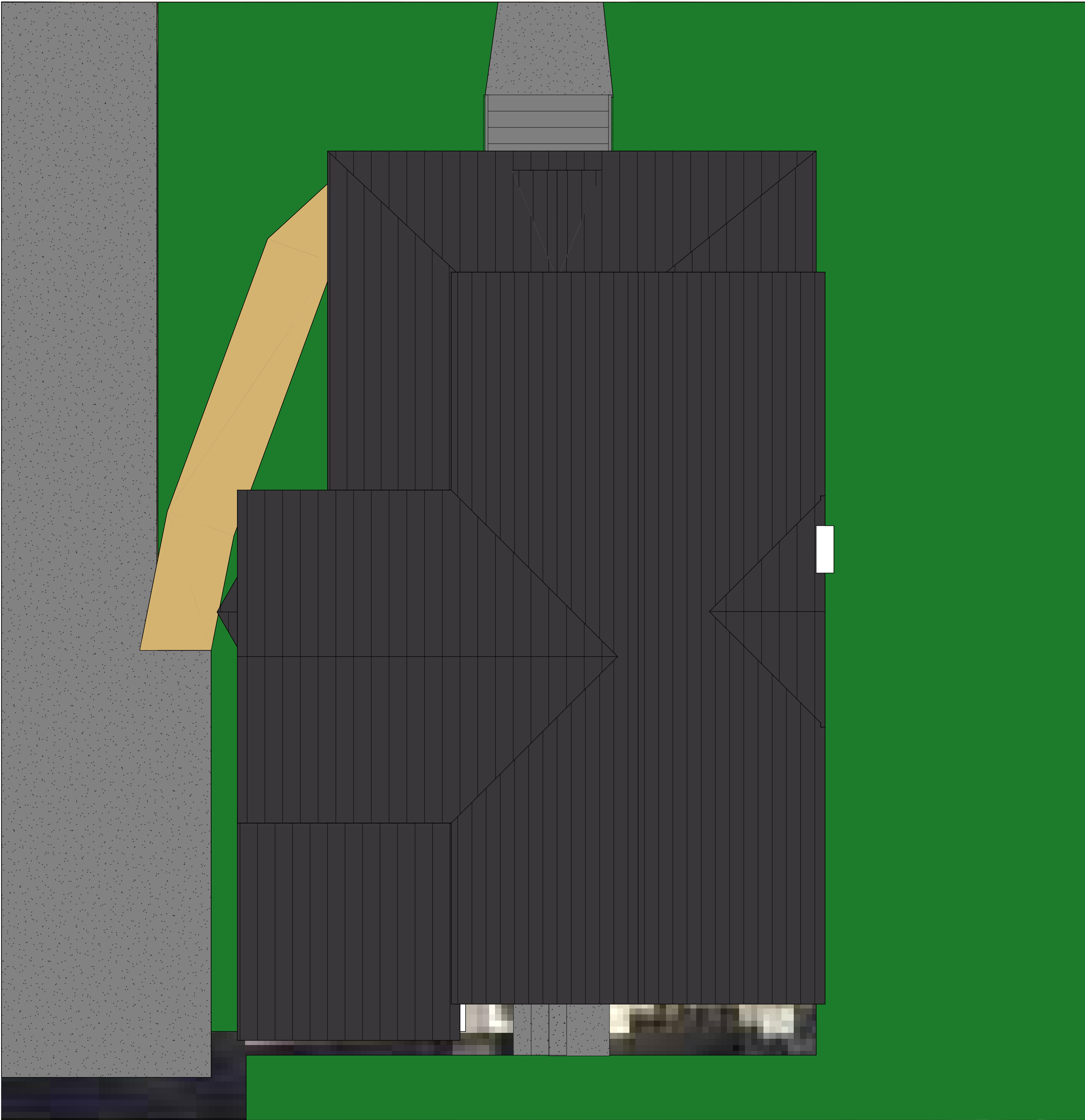
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2023.092
ARCHITECTURAL SITE PLAN

C100



GENERAL NOTES

EXISTING PLANS AND DIMENSIONS ARE SHOWN FOR REFERENCE ONLY



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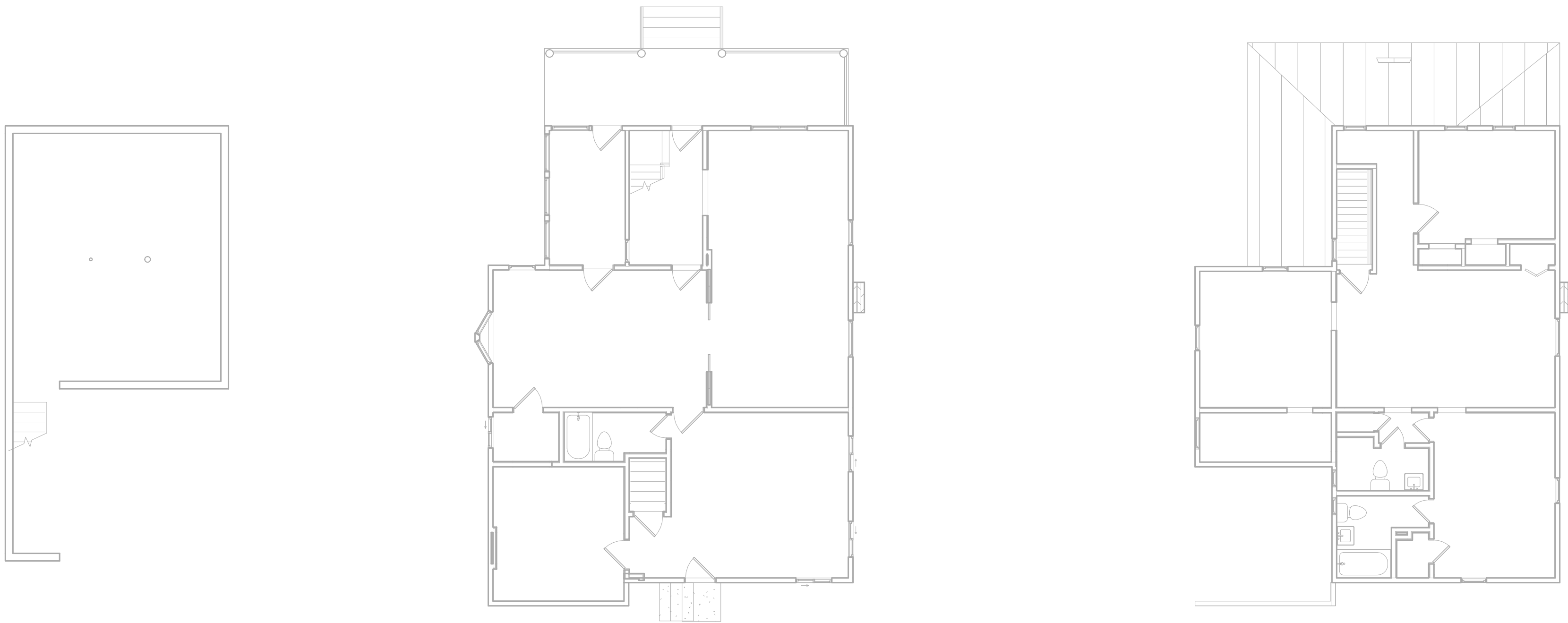
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PROJECT NUMBER
2023.092
EXISTING FLOOR PLANS

A000



1 BASEMENT EXISTING PLAN
A000 1/8" = 1'-0"

2 FIRST FLOOR EXISTING PLAN
A000 1/8" = 1'-0"

3 SECOND FLOOR EXISTING PLAN
A000 1/8" = 1'-0"

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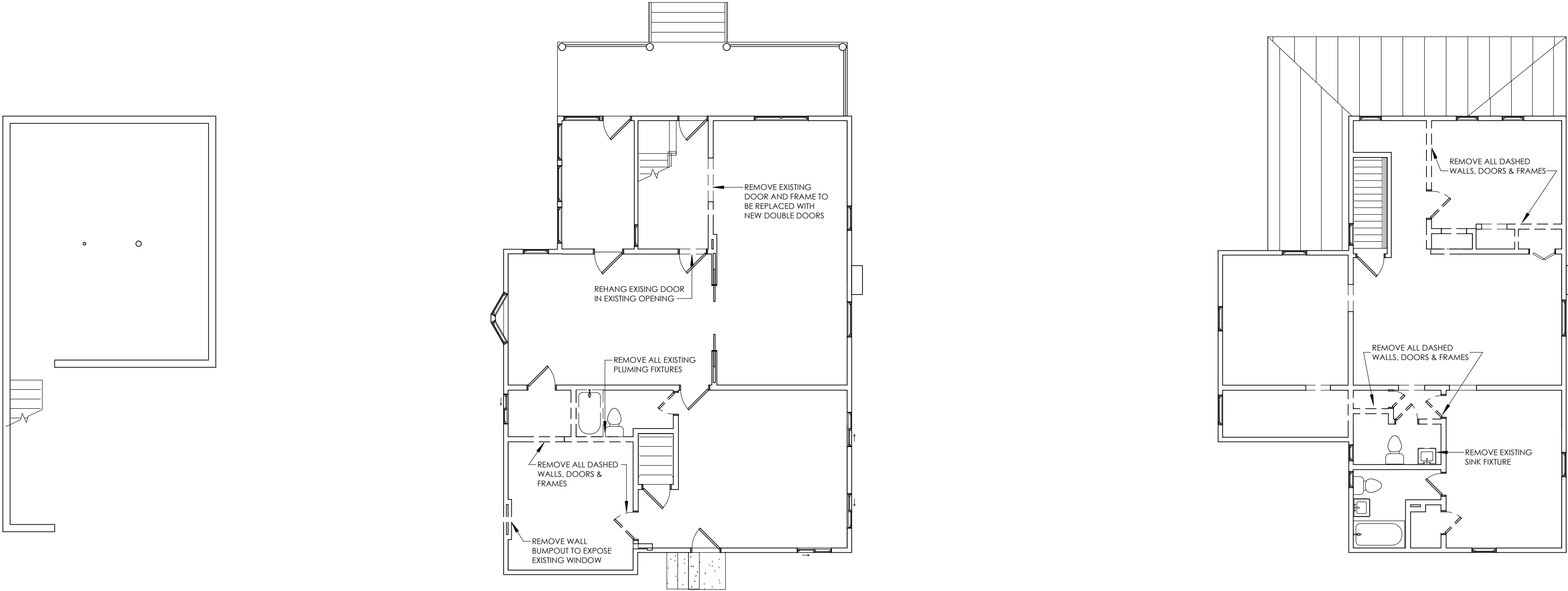
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PROJECT NUMBER
2023.092

DEMOLITION PLANS
A110

DEMOLITION NOTES

1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
2. OWNER TO REMOVE ALL FURNISHINGS/ EQUIPMENT THAT THEY WISH TO RETAIN FROM THE AREAS OF DEMOLITION/ CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION WORK IN EACH AREA. OWNER TO COORDINATE WITH CONTRACTOR REGARDING THE TIME SCHEDULE FOR THIS TO BE COMPLETED.
3. PATCH AND FILL ANY HOLES IN THE WALL CAUSED BY THE REMOVAL OF DOORS, WINDOWS, OR WALLS TO MATCH SURROUNDINGS.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
5. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
6. ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
7. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY. PROVIDE SHORING AS REQ'D TO ENSURE SAFE CONDITIONS EXIST. SHORING IS NOT SHOWN ON PLANS. STRUCTURAL ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. ALL TRADES TO COORDINATE BETWEEN ONE ANOTHER TO AVOID CONFLICTS.
9. NOTATIONS ARE MADE IN VARIOUS PLACES ON THE DRAWINGS TO CALL ATTENTION TO DEMOLITION WHICH IS REQUIRED. THESE DRAWINGS ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL REMOVE ALL MATERIALS RELATED TO THEIR RESPECTIVE TRADES AS REQUIRED TO PERMIT THE CONSTRUCTION OF THE NEW WORK AS SHOWN.
10. THE CONTRACTOR SHOULD TAKE CARE DURING THE PROJECT TO NOT INTERRUPT THE USE IN AREAS NOT IN SCOPE.
11. PRIOR TO ANY DIGGING ON OR AROUND THE SITE UTILITIES ARE TO BE LOCATED USING MISS DIG.
12. ALL RUBBISH AND DEBRIS FROM DEMOLITION IS TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER DEMOLITION. COORDINATE ALL DEMOLITION, DUMPSTER LOCATIONS, BARRICADING, PEDESTRIAN PROTECTION MEASURES, ETC. WITH THE OWNER AND LOCAL MUNICIPALITY PRIOR TO COMMENCEMENT.
13. REMOVE ALL LIGHTING, WIRING, FIRE ALARM DEVICES, RECEPTACLES, AND SPEAKERS FROM WALLS AND CEILINGS BEING REMOVED. COORDINATE WITH ARCHITECT AS REQUIRED. REMOVE ALL ABANDONED EXPOSED CONDUIT AND WIRING BACK TO SOURCE. REMOVE WIRING BACK TO PANEL OR NEAREST JUNCTION BOX. RE-LABEL CIRCUIT BREAKER AS SPARE, IN SCOPE OF WORK.
14. PROVIDE BLANK COVERPLATE OVER EMPTY OUTLET BOXES IF DEVICE IS REMOVED AND NOT REPLACED.
15. REMOVE ALL EXISTING HVAC, FIRE PROTECTION AND PLUMBING EQUIPMENT, PIPING BACK TO MAIN AND ALL ASSOCIATED ACCESSORIES. SANITARY, STORM, AND VENT STACKS TO REMAIN. CAP ANY UNUSED AREAS.
16. SALVAGE MATERIALS AS REQUIRED IF PART OF THE SCOPE IS MATCHING MATERIALS OR INFILL MATERIALS AS PART OF A RENOVATION PROJECT.
17. REMOVE ALL CEILINGS AND FLOOR FINISHES IN AREAS OF DEMOLITION U.N.O.
18. ALL EXISTING COLUMNS AND STRUCTURAL ELEMENTS TO REMAIN. ANY DISCREPANCIES THAT OCCUR IN THE FIELD DURING DEMOLITION SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION.
19. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE TO BROOM CLEAN AT ALL TIMES.
20. THE OWNER WILL MAINTAIN OCCUPANCY OF SPACES ADJACENT TO AREAS OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL POTENTIALLY DISRUPTIVE ACTIVITIES WITH THE OWNER.



1 BASEMENT DEMOLITION PLAN
A110 1/8" = 1'-0"

2 FIRST FLOOR DEMOLITION PLAN
A110 1/8" = 1'-0"

3 SECOND FLOOR DEMOLITION PLAN
A110 1/8" = 1'-0"

WALL LEGEND

- EXISTING WALL TO REMAIN
- ELEMENTS TO BE REMOVED
- 1 HOUR PARTITION
- 2 HOUR PARTITION
- EXTENT OF WORK

MATERIAL LEGEND

- CMU
- CONCRETE
- WOOD BLOCKING
- STEEL (LARGE SCALE)
- PLASTER
- RIGID INSULATION
- PLYWOOD
- MILLWORK

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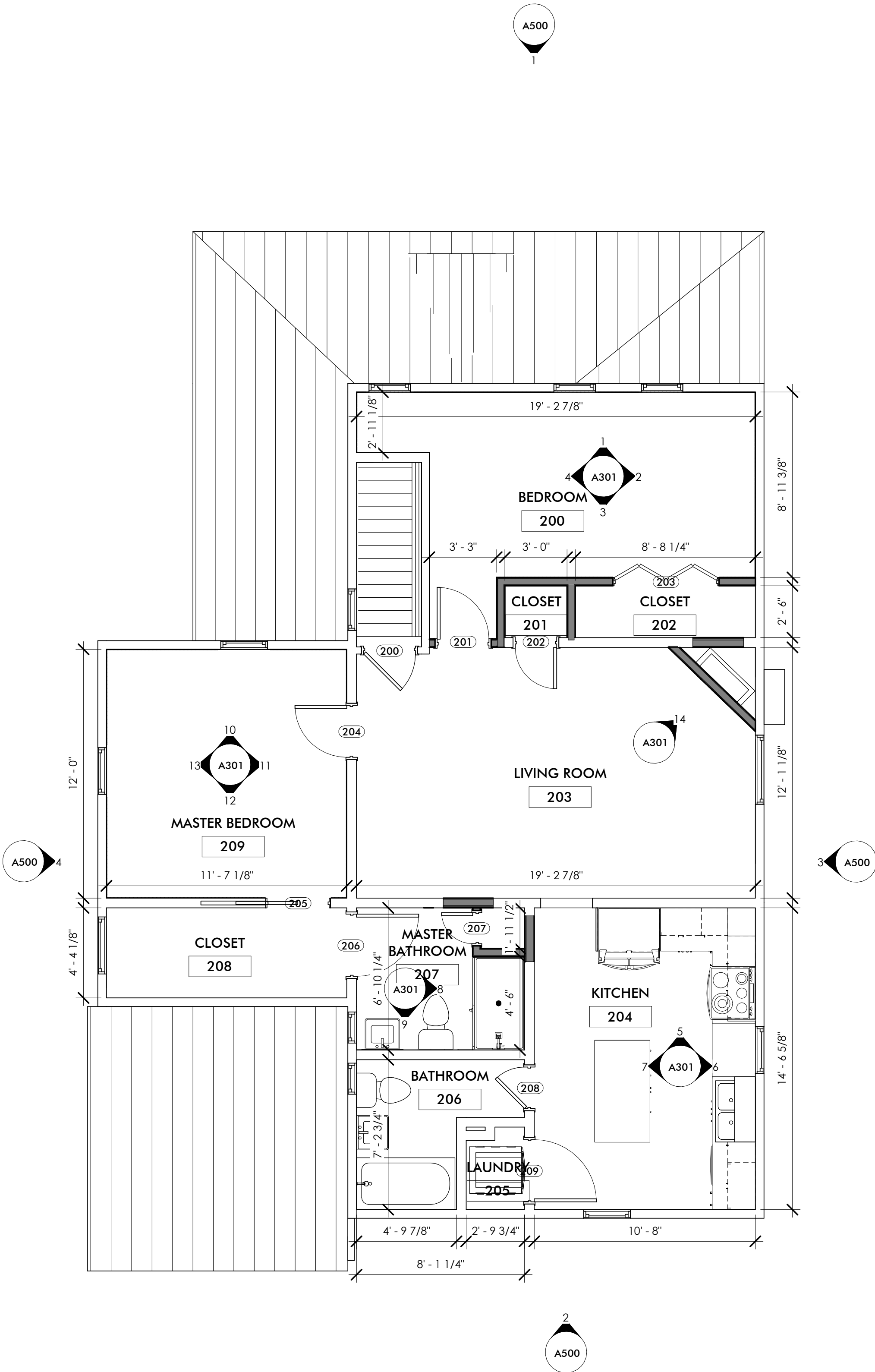
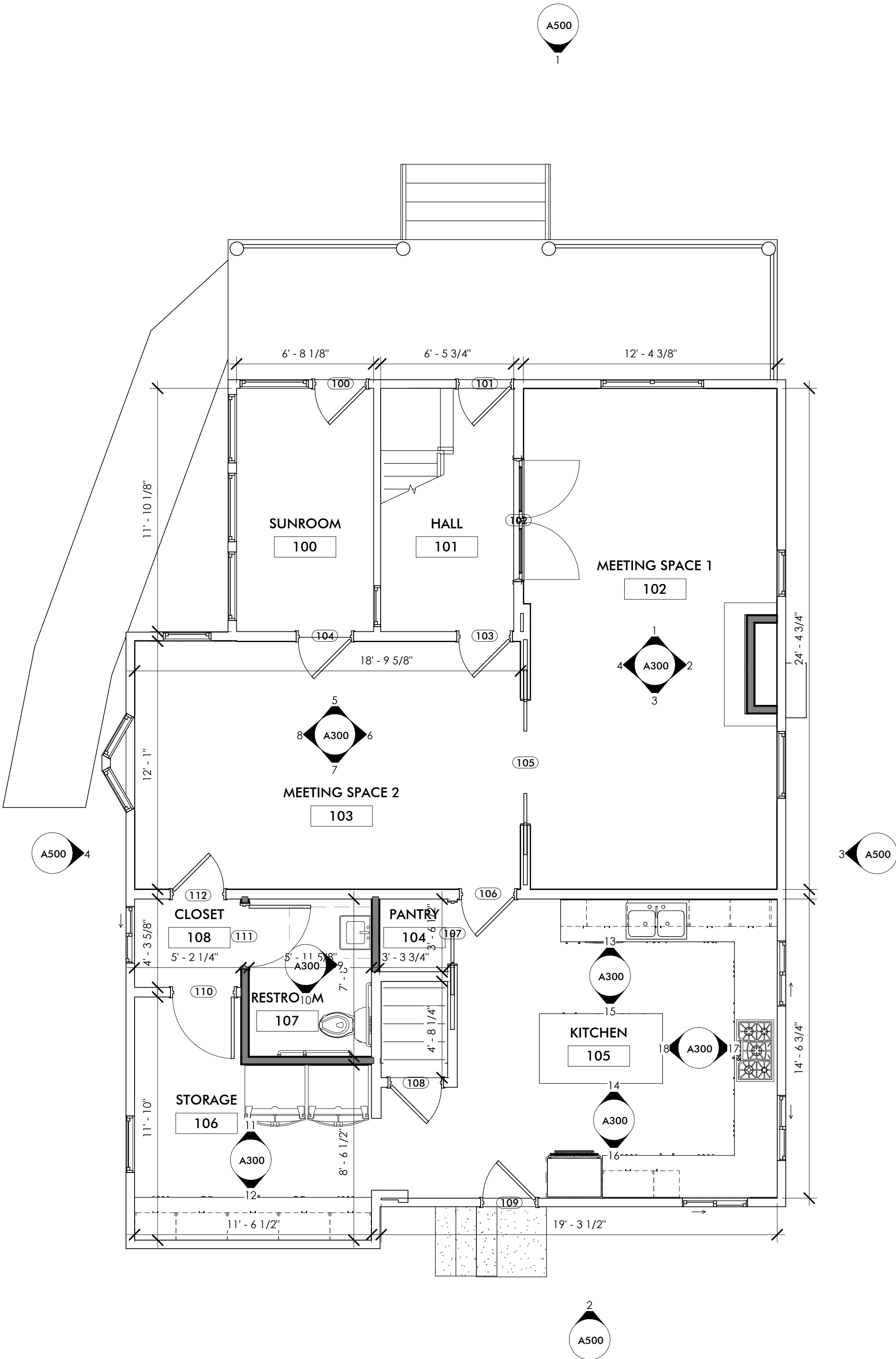
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NEW FLOOR PLANS

A120

GENERAL NOTES

- ALL GYPSUM BOARD THROUGHOUT IS TO BE 5/8" TYPE-X AS A MINIMUM.
- ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
- INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL. UNLESS OTHERWISE NOTED, USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
- INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
- PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AT ALL BATHTUB, SHOWER, AND KITCHEN LOCATIONS TO RECEIVE WALL TILE. COORDINATE WITH INTERIORS.
- DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
- COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
- VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL LINTELS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
- VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
- DIMENSIONS PRECEDED BY +/- SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
- BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.



FINISH SCHEDULE KEY								
CODE	MATERIAL	MANUFACTURER	STYLE	SIZE	COLOR	FLAME SPREAD RATING	CONTACT INFO	NOTES
IPS-1	PAINT (TO MATCH)							
LVT-1	LUXURY VINYL TILE							
PL-1	PLASTIC LAMINATE							
PT-1	PORCELAIN TILE							
SS-1	SOLID SURFACE							
WDB-1	WOOD BASEBOARD							
WDT-1	WOOD TRIM							

FINISH SCHEDULE											
ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALL				CEILING	MILLWORK		NOTES
				NORTH	EAST	SOUTH	WEST		CABINET	TOP	
100	SUNROOM										
101	HALL										
102	MEETING SPACE 1										
103	MEETING SPACE 2										
104	PANTRY										
105	KITCHEN										
106	STORAGE										
107	RESTROOM										
108	CLOSET										
200	BEDROOM										
201	CLOSET										
202	CLOSET										
203	LIVING ROOM										
204	KITCHEN										
205	LAUNDRY										
206	BATHROOM										
207	MASTER BATHROOM										
208	CLOSET										
209	MASTER BEDROOM										

ON ALL FINISH PLANS, NORTH IS TO BE ASSUMED DIRECTLY STRAIGHT UP ON THE FLOOR PLAN TO CORRELATE WITH WALL FINISH LOCATIONS

GENERAL NOTES

- ALL FURNITURE IS SHOWN FOR REFERENCE AND SCALE ONLY. ALL FINAL FURNITURE SELECTION IS TO BE BY OWNER
- PRIME AND PAINT ALL SURFACES WITH A MINIMUM (2) FINISH COATS.
- AFTER REMOVING EXISTING FLOORING, GRIND CONCRETE OR REPLACE SUBFLOOR AS REQUIRED TO PROVIDE A LEVEL SURFACE FOR THE NEW FLOORING
- SEE EXTERIOR ELEVATIONS FOR EXTERIOR MATERIALS
- TRANSITIONS TO BE MANUFACTURED FROM SCHLUTER SYSTEMS U.N.O. IN ____ FINISH IN THE APPROPRIATE THICKNESS FOR THE ADJACENT MATERIALS
- CENTER ALL FLOORING TRANSITIONS UNDER DOORS OR AT THE CENTER OF OPENINGS U.N.O.
- USE LEVELING COMPOUND TO FEATHER FLOOR UP TO APPROPRIATE HEIGHT TO ENSURE THAT TRANSITION STRIP IS FLUSH WITH ADJACENT FLOORING MATERIAL
- GROUT FOR ____ TO BE ____
- PROVIDE AND INSTALL ALL NECESSARY TRIM PIECES FOR WALL PROTECTION
- CABINET PULLS TO BE ____ - BASIS OF DESIGN. ALL PULLS TO BE (HORIZONTAL OR VERTICAL) FOR DIRECTIONAL PLACEMENT MOUNTED TO THE LATCH SIDE OF CABINET DOORS AND CENTER OF DRAWERS (U.N.O.) ALL DRAWER PULLS ARE SHOWN FOR REFERENCE ONLY AND NOT INDICATION OF MOUNTING LOCATION
- ALL METAL COUNTERTOP SUPPORTS TO BE FIELD PAINTED TO MATCH SURROUNDING WALL FINISH (IN ALKYD, SEMI-GLOSS PAINT FINISH)
- ALL EXPOSED METAL ELEC./MECH. ITEMS IN OCCUPIED SPACES TO BE FIELD-PAINTED TO MATCH SURROUNDING WALL FINISH
- BULKHEADS TO BE PAINTED TO MATCH SURROUNDING WALLS ON FACE AND UNDERSIDE U.N.O.
- ALL SOLID SURFACE COUNTERTOPS AND BACKSPLASHES TO HAVE MITERED, FINISHED EASED EDGES
- ALL CONCEALED SUPPORT BRACKETS TO BE A&M HARDWARE C/EC FLAT CONCEALED BRACKETS IN APPROPRIATE SIZE - BASIS OF DESIGN
- WINDOW SILLS TO BE ____
- PAINT CONDUIT, PIPING, JUNCTION BOXES, DUCTWORK AND OTHER EXPOSED UTILITIES TO MATCH CEILING PAINT, OTHER THAN IN MECHANICAL AND ELECTRICAL ROOMS U.N.O.
- SUBMIT 9"X9" SAMPLES FOR APPROVAL ON ALL FINISHES PRIOR TO ORDERING
- REFER TO FINISH PLANS AND ELEVATIONS FOR ACCENT WALL LOCATIONS AND MULTIPLE FINISH LOCATIONS
- REFER TO ALL INTERIOR FINISH NOTES AND INTERIOR DRAWINGS INCLUDING PLANS, ELEVATIONS AND DETAILS FOR COMPLETE INTERIORS INFORMATION
- CONDUCT MOISTURE TESTS ON ALL CONCRETE SLABS WHERE FINISH MATERIALS ARE SCHEDULED. RECORD PASSING MOISTURE LEVELS PRIOR TO START OF INSTALLATION. REFERENCE MANUFACTURERS INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE TO VERIFY REQUIREMENTS
- WHERE SPECIFIED, PROVIDE CONTINUOUS LENGTH OF RUBBER WALL BASE WITH FIELD FORMED CORNERS, U.N.O.
- PROVIDE A SMOOTH LEVEL 4 DRYWALL FINISH ON ALL GYPSUM WALLS U.N.O.
- INTERIOR PAINT DESIGNATIONS:

IPS-____A EGGSHELL FINISH

IPS-____B SEMI-GLOSS FINISH

IPS-____C FLAT FINISH

IPS-____D EPOXY COATING



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FINISH PLAN & SCHEDULE

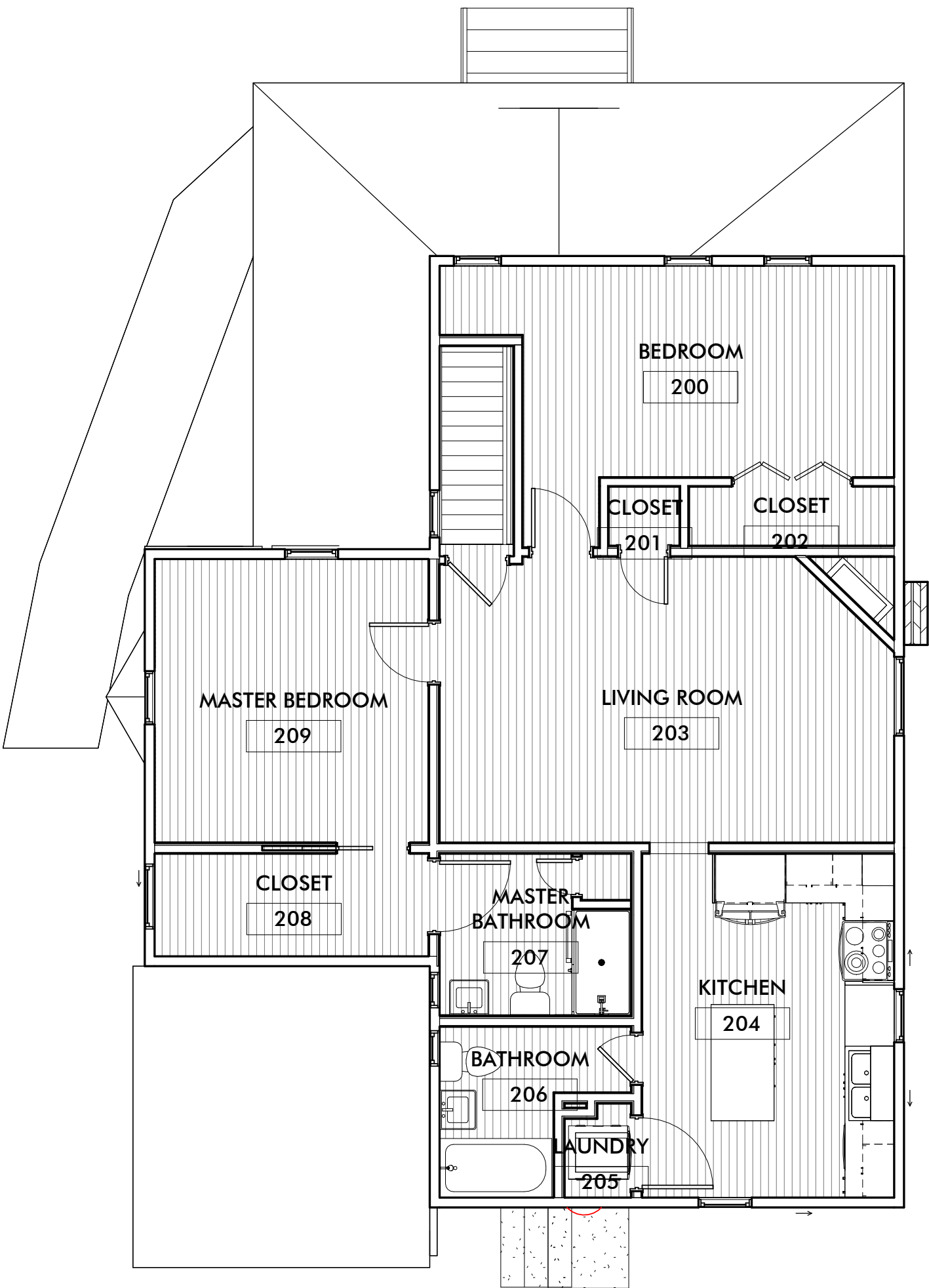
A140



1 FIRST FLOOR FINISH PLAN

A140 3/16" = 1'-0"

ON ALL FINISH PLANS, NORTH IS TO BE ASSUMED DIRECTLY STRAIGHT UP ON THE FLOOR PLAN TO CORRELATE WITH WALL FINISH LOCATIONS



2 SECOND FLOOR PLAN

A140 3/16" = 1'-0"

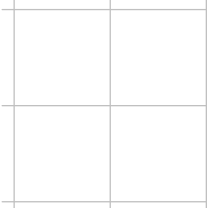
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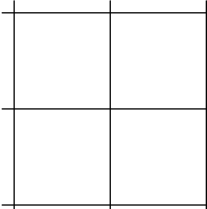
- FINISH 1
- FINISH 2
- FINISH 3
- FINISH 4
- FINISH 5

REFLECTED CEILING GENERAL NOTES

- ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
- ALL NEW LIGHT FIXTURES TO BE LED. FIXTURES AND LAYOUT ARE SHOWN SCHEMATICALLY.
- IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS EXISTING OR SHALL BE EXPOSED TO THE EXISTING STRUCTURE ABOVE. CONFIRM WITH ARCHITECT
- COORDINATE LIGHT FIXTURE, MECHANICAL, PLUMBING, ALONG WITH ANY OTHER SYSTEMS AS REQUIRED TO NOT INTERFERE WITH ONE ANOTHER.
- ALL LIGHT FIXTURES AND HVAC SHALL BE CENTERED IN ALL ROOMS, 2x2 CEILING GRIDS, CLOUDS OR BETWEEN OTHER ELEMENTS OR EQUALLY SPACED UNLESS NOTED OTHERWISE.
- ALL 2X2 CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. NO PANEL SHALL BE LESS THAN 4" WIDE
- SEE MEP PLANS FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.
- REPLACE ANY CEILING TILES IN CEILINGS THAT ARE TO REMAIN.
- ALL BULKHEAD HEIGHTS AT NON-CABINETRY LOCATIONS TO BE ____ UNLESS NOTED OTHERWISE. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL BULKHEAD HEIGHTS
- REFER TO INTERIOR ELEVATIONS AND RCP FOR UNDER CABINET LIGHTING LOCATIONS.
- REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS
- ALL DIMENSIONS ARE FROM CENTER LINE OF FIXTURE TO FINISHED FACE OF WALL
- PATCH AND REPAIR EXISTING CEILING AS REQUIRED THAT WAS DISTURBED DURING DEMOLITION AND/OR NEW CONSTRUCTION ACTIVITIES. PATCH AND REPAIR TO MATCH EXISTING ADJACENT CONSTRUCTION, SUPPORT SYSTEM, CEILING FINISH, PATTERN AND ELEVATION.

REFLECTED CEILING LEGEND

- 

EXISTING 2X2 CEILING TILES & GRID. SEE FINISH SCHEDULE FOR TYPE
- 

NEW 2X2 CEILING TILES & GRID. SEE FINISH SCHEDULE FOR TYPE
- 

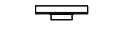
GYP. BD. CEILING
- 

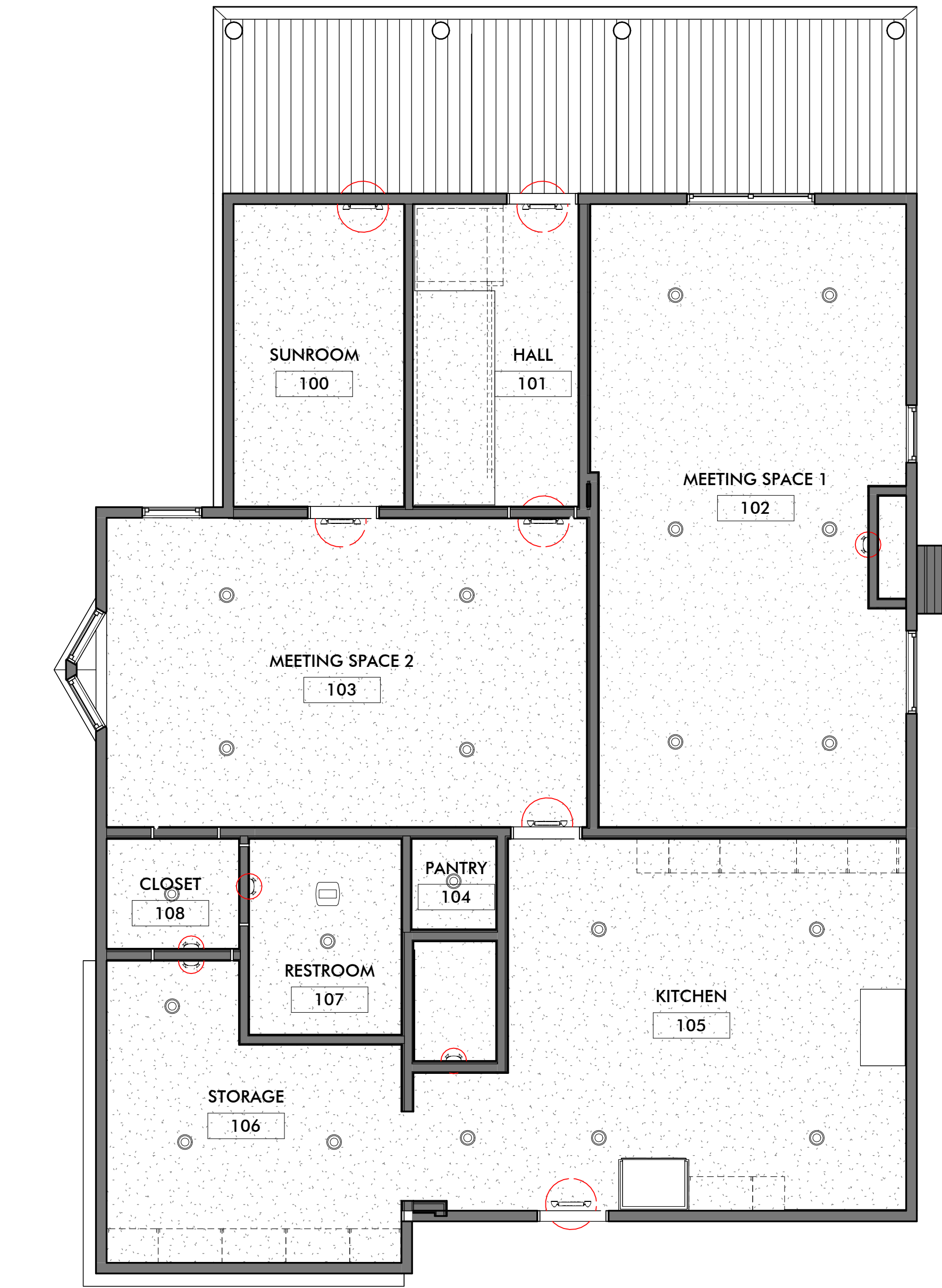
EXPOSED CEILING TO STRUCTURE
- 

LINE OF CASEWORK BELOW

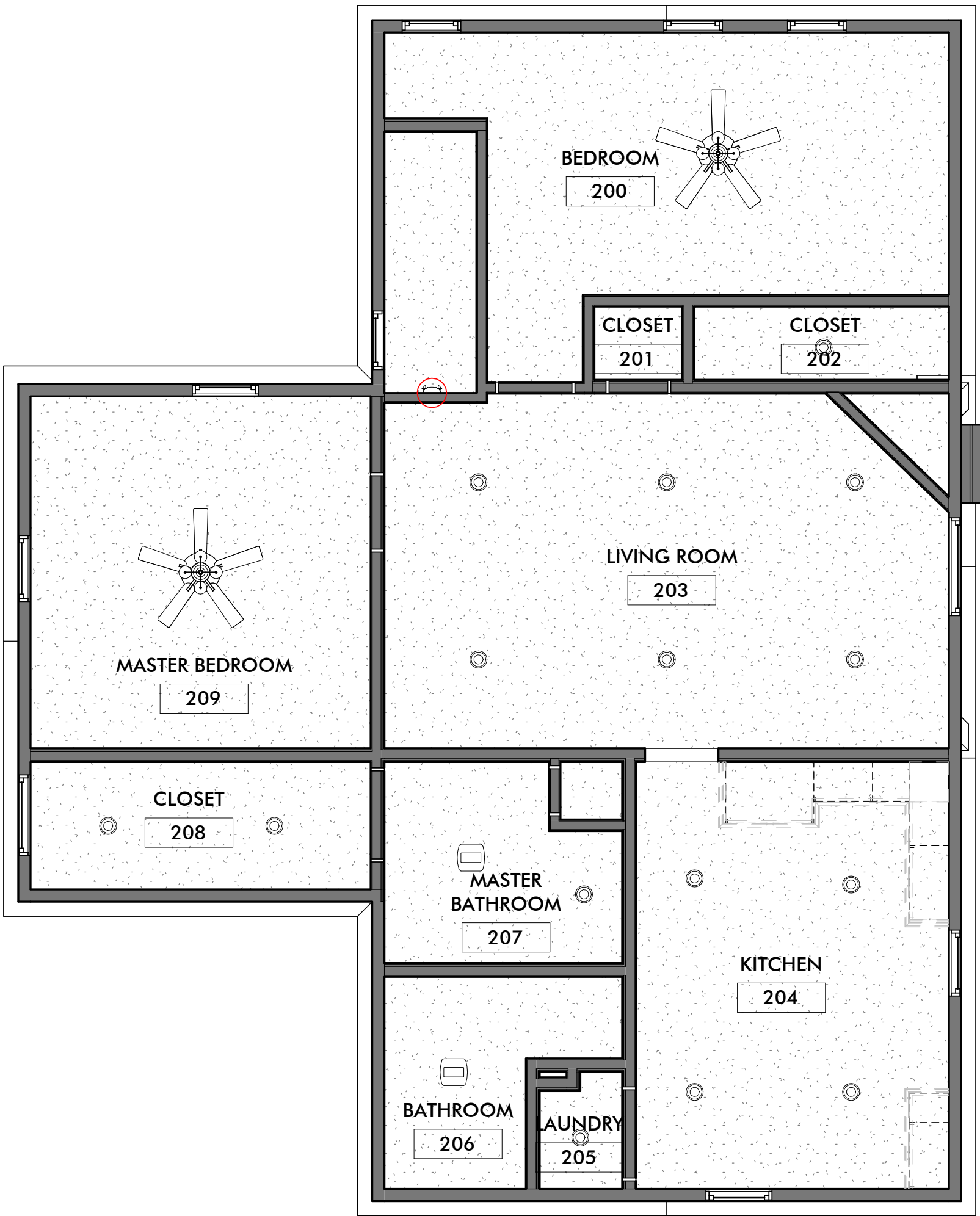
LIGHT FIXTURE LEGEND

*ALL FIXTURES SHOWN ARE TO BE A BASIS OF DESIGN. EQUAL EQUIVALENTS ARE ACCEPTED.

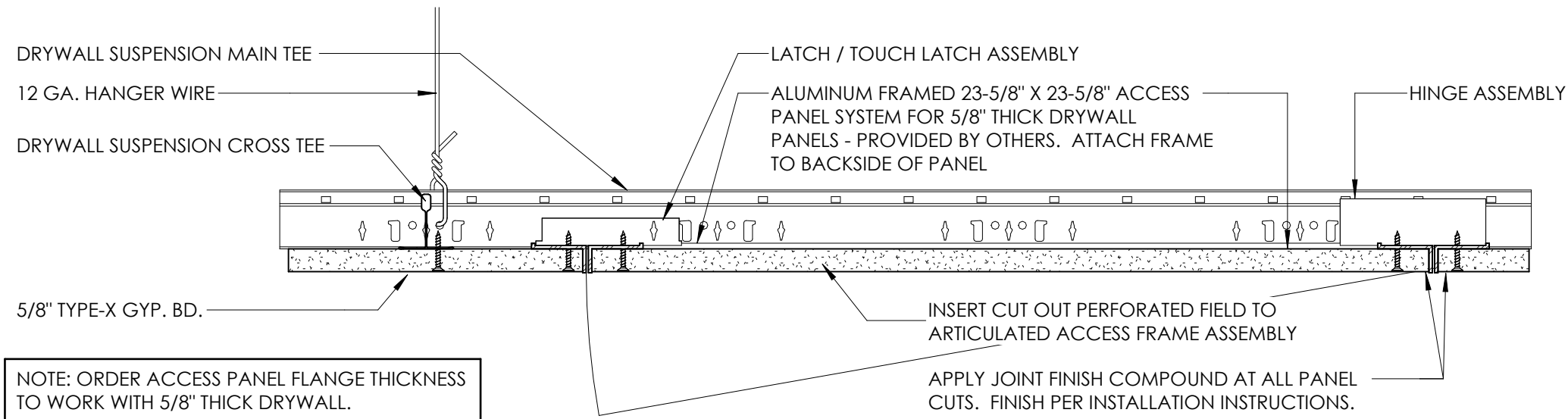
TAG	SYMBOL	MANUFACTURER & DESCRIPTION	MODEL / COLOR
A		LITHONIA 6" RECESSED CAN LIGHT OR WALL WASH	LDN6 / COLOR TO MATCH CEILING
B		BROAN EXHAUST FAN WITH LED LIGHT, 110 CFM	NUTONE FLEX SERIES / WHITE IN COLOR
C		LITHONIA EMERGENCY LIGHT	ELM6L / WHITE IN COLOR
D		LITHONIA EXIT-UNIT COMBO	LHQM LED / WHITE IN COLOR
E		BROWNLEE LIGHTING VANITY LIGHT	FLOW SQ / SILVER IN COLOR
F		BIG ASS FANS FAN WITH LIGHT	HAIKU L / BLACK IN COLOR



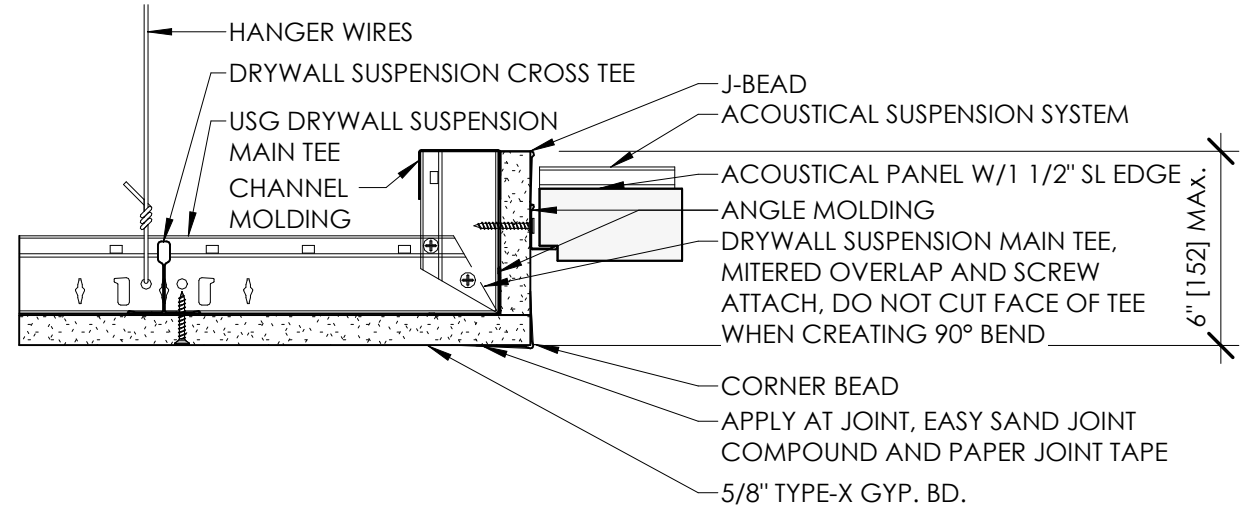
1 FIRST FLOOR REFLECTED CEILING PLAN
A200 1/4" = 1'-0"



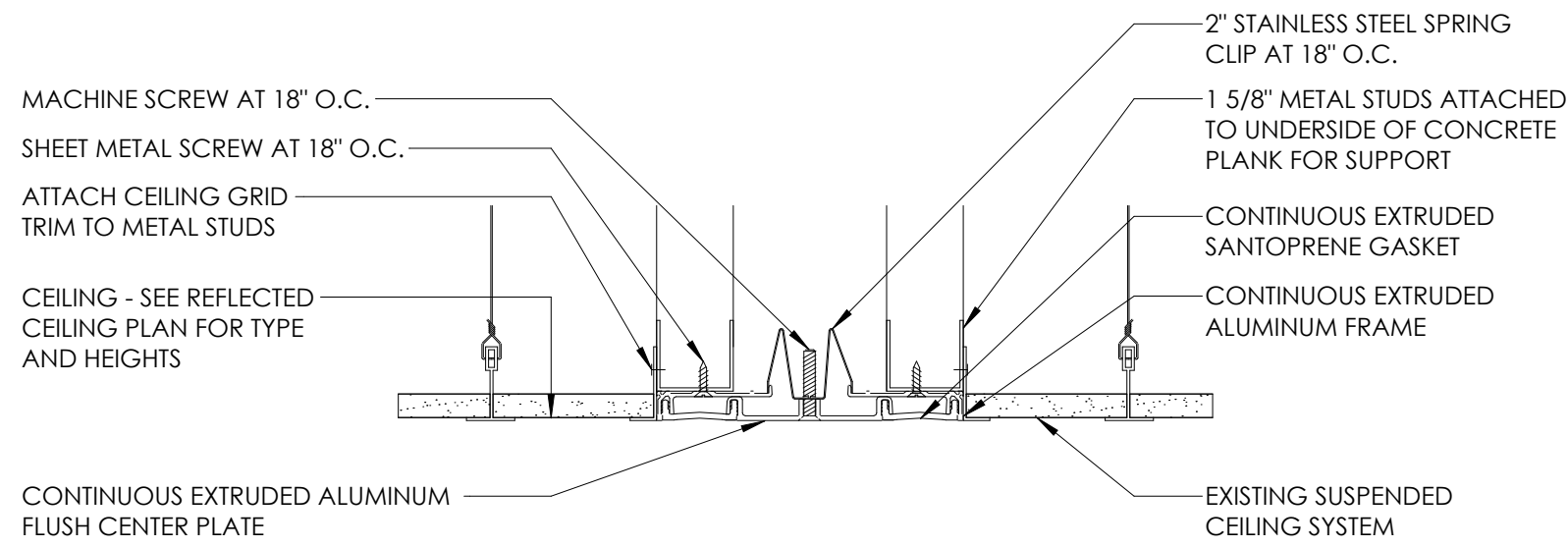
2 SECOND FLOOR REFLECTED CEILING PLAN
A200 1/4" = 1'-0"



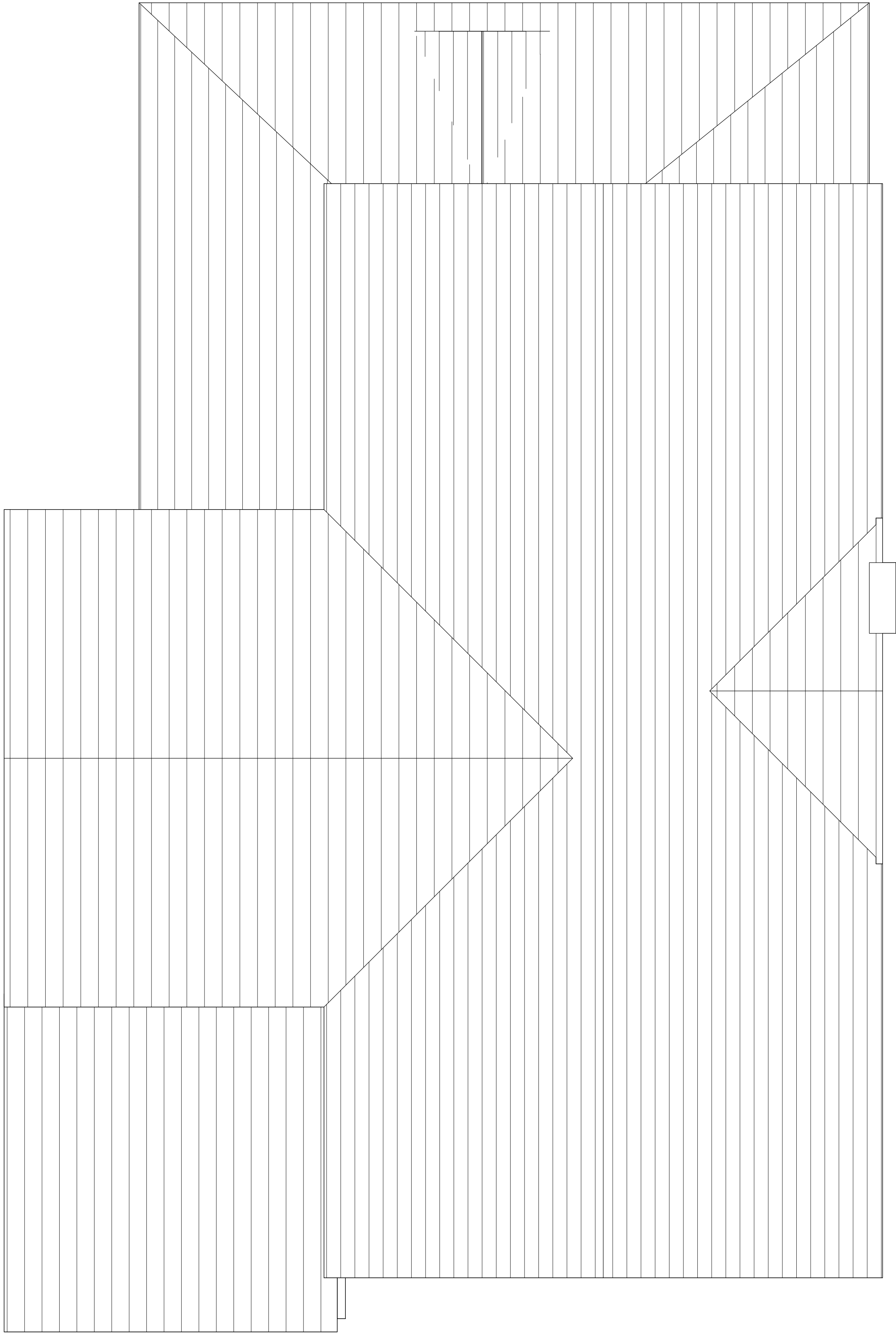
1 ACCESS PANEL DETAIL
A210 / 3" = 1'-0"



3 GYP. BD. TO ACT DETAIL
A210 / 3" = 1'-0"



8 EXPANSION JOINT ACP CEILING
A210 / 3" = 1'-0"



 **1 ROOF PLAN**
A220 3/8" = 1'-0"

GENERAL NOTES



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ROOF PLAN
A220

GENERAL NOTES

1. REFER TO ROOM FINISH SCHEDULE FOR BASE DESIGNATIONS
2. ACTUAL GROMMET LOCATIONS TO BE DETERMINED BY OWNER, SEE ROOM FINISH SCHEDULE FOR GROMMET COLORS. PROVIDE GROMMETS AT ALL KNEE SPACE LOCATIONS
3. PROVIDE FILLER PIECES AT CASEWORK AS REQUIRED
4. LAMINATE ALL VISIBLE SURFACES OF CASEWORK TYP.
5. ALL UPPER CABINETS TO BE 15" DEEP UNLESS NOTED OTHERWISE
6. PROVIDE INSULATED PIPE WRAP ON ALL EXPOSED PIPING.
7. SEE SHEET T002 FOR ACCESSORY MOUNTING HEIGHTS UNLESS SHOWN OTHERWISE
8. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS
9. WHERE A SPECIFIED BRACKET IS NOT INDICATED PROVIDE METAL BRACKETS AS REQUIRED TO SUPPORT COUNTERS AND SHELVES. BRACKETS SHOULD BE LOCATED AT ANY UNSUPPORTED LENGTH GREATER THAN 36". PAINT BRACKETS TO MATCH ADJACENT WALL
10. REFER TO SHEET T003 MOUNTING HEIGHTS CONTINUED FOR TOILET ROOM ACCESSORIES AND THEIR DESIGNATIONS
11. PROVIDE BLOCKING IN WALLS WHERE NECESSARY. THESE LOCATIONS CONSIST OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
12. ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK
13. PAINT GRILLES AND DIFFUSERS TO MATCH ADJACENT WALL
14. COORDINATE ALL CABINETRY SIZES WITH APPLIANCES
15. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS INDICATED OTHERWISE

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NOT FOR
CONSTRUCTION

PROJECT NAME
135 W. MANSION RENO
PROJECT ADDRESS
135 W MANSION ST, MARSHALL, MI 49068
CLIENT
AMY & VAUGHN FRENTZ

ISSUE
DESIGN DEVELOPMENT

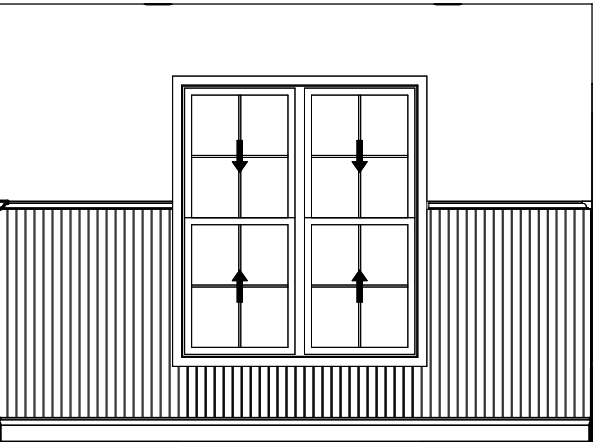
REVISION

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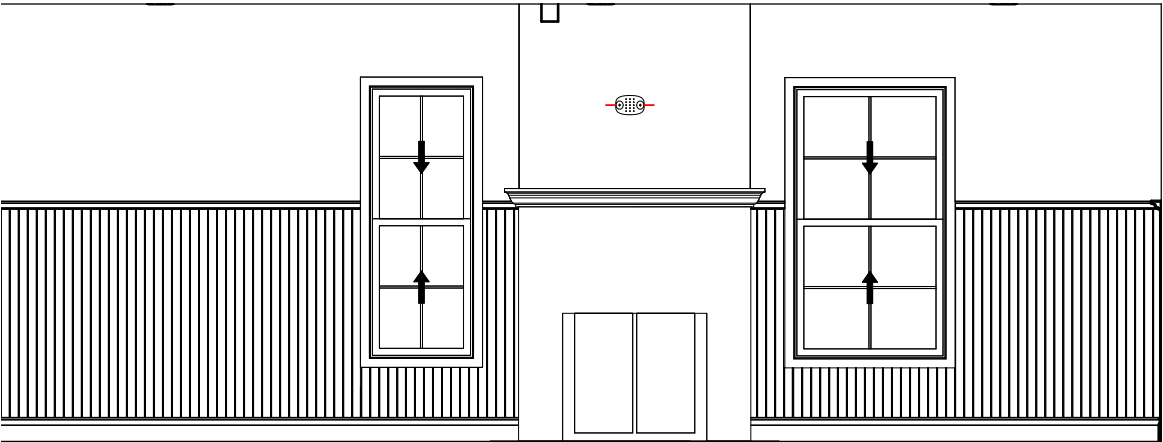
PROJECT NUMBER
2023.092

INTERIOR ELEVATIONS

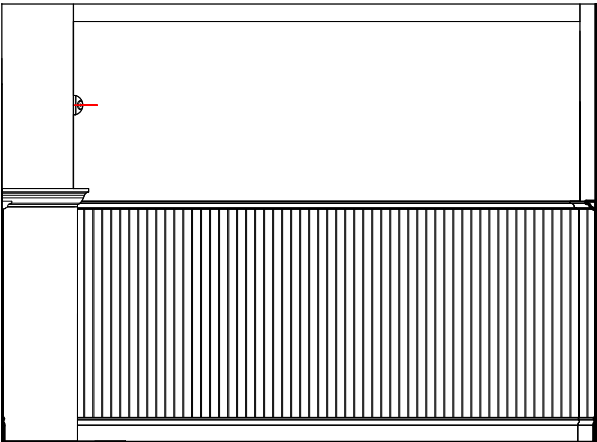
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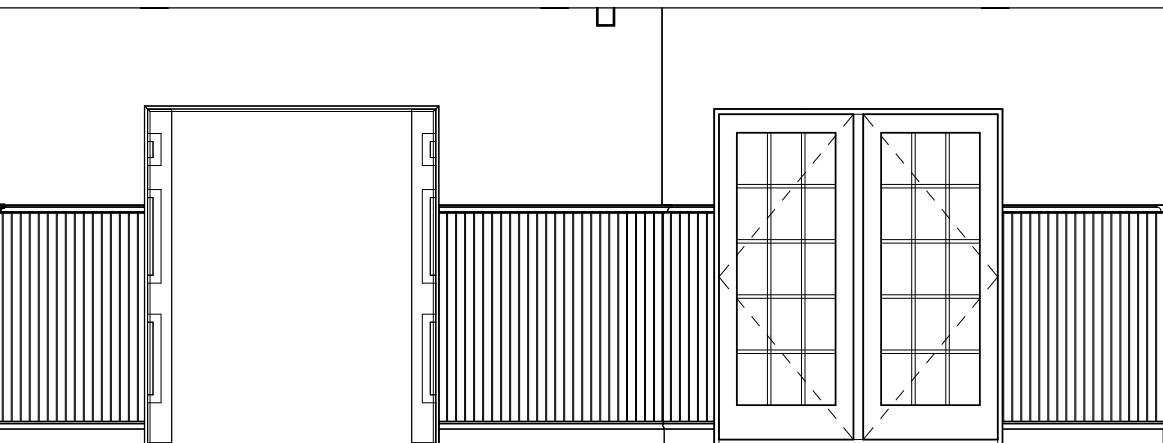
1 102 MEETING SPACE 1 - N
1/4" = 1'-0"



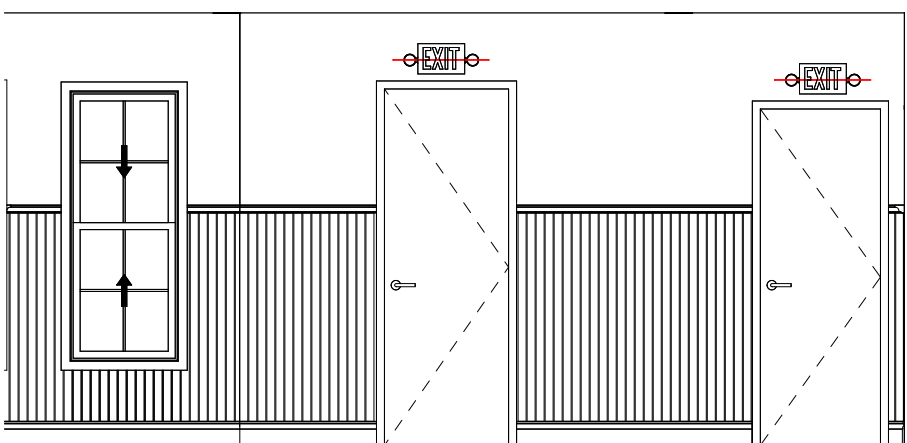
2 102 MEETING SPACE 1 - E
1/4" = 1'-0"



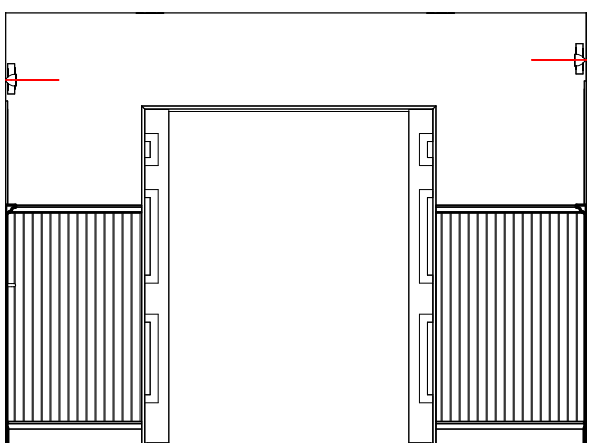
3 102 MEETING SPACE 1 - S
1/4" = 1'-0"



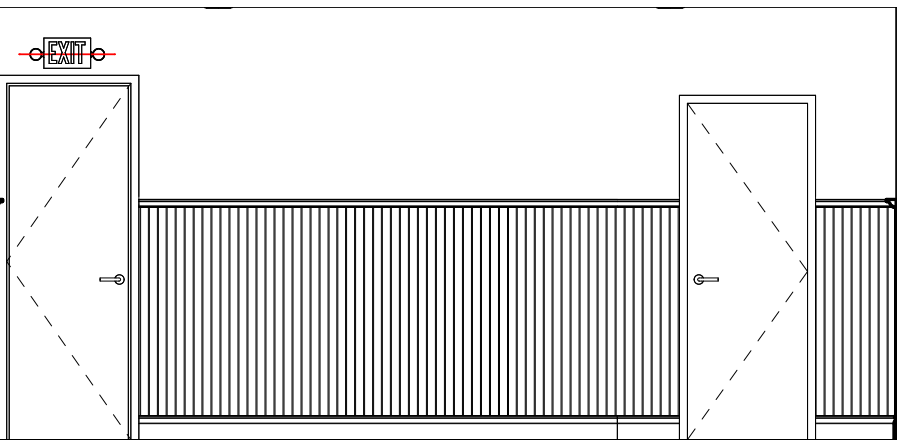
4 102 MEETING SPACE 1 - W
1/4" = 1'-0"



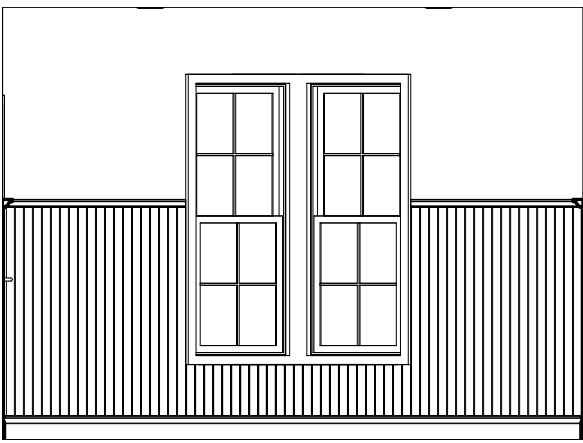
5 103 MEETING SPACE 2 - N
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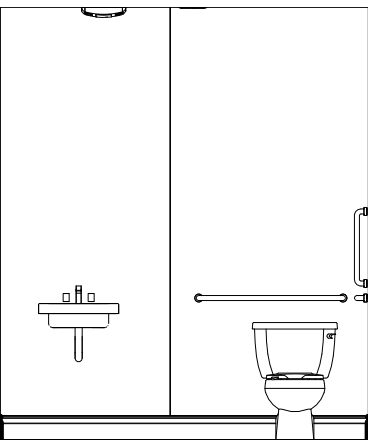
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1/4" = 1'-0"



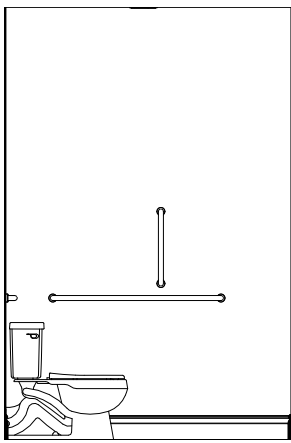
7 103 MEETING SPACE 2 - S
1/4" = 1'-0"



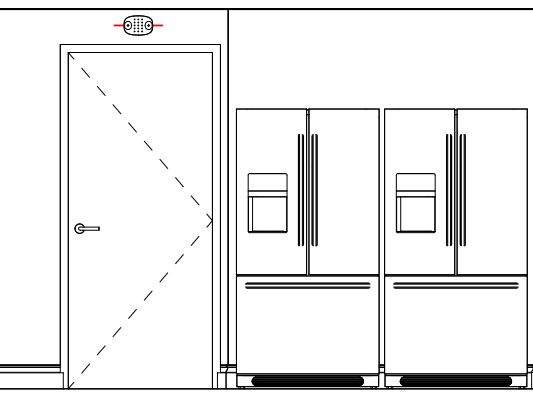
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1/4" = 1'-0"



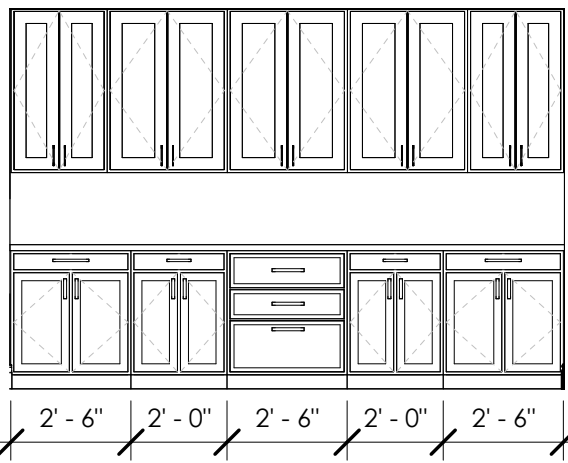
9 107 RESTROOM - E
1/4" = 1'-0"



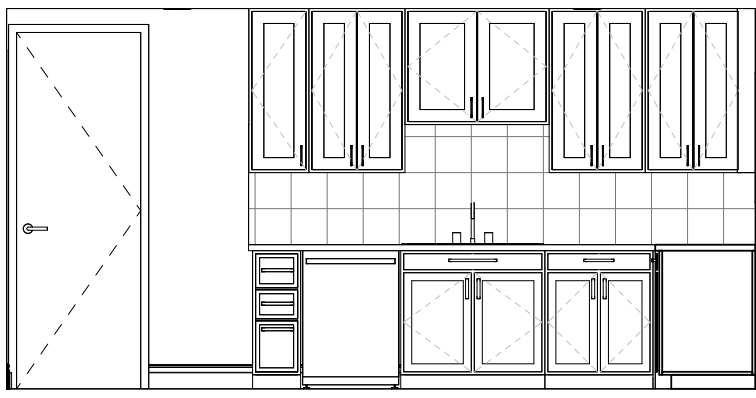
10 107 RESTROOM - S
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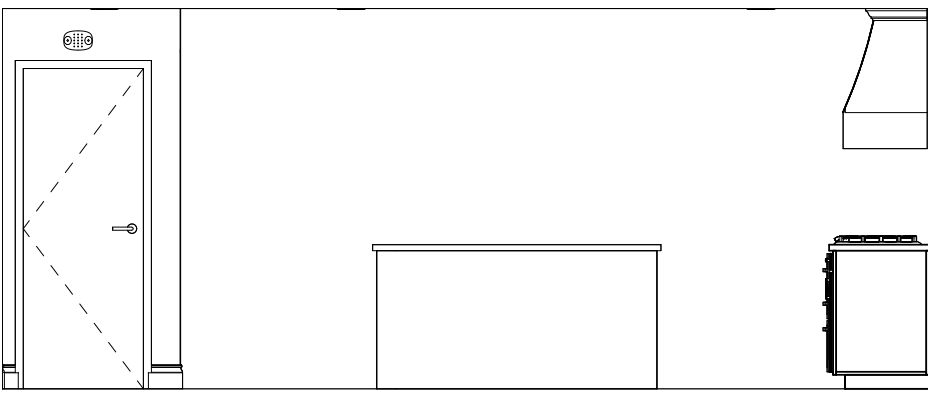
11 106 STORAGE - N
1/4" = 1'-0"



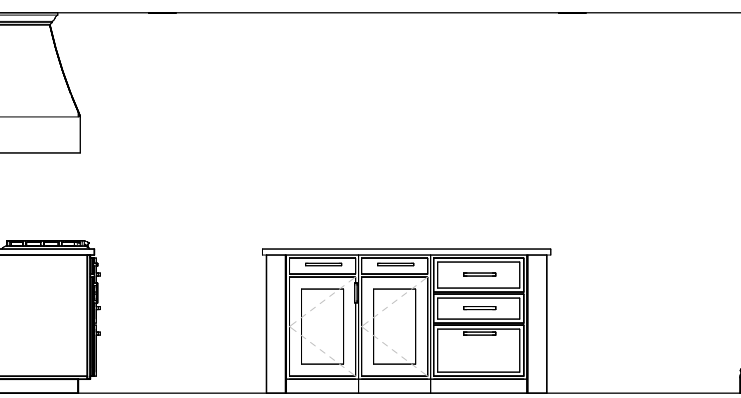
12 106 STORAGE - S
1/4" = 1'-0"



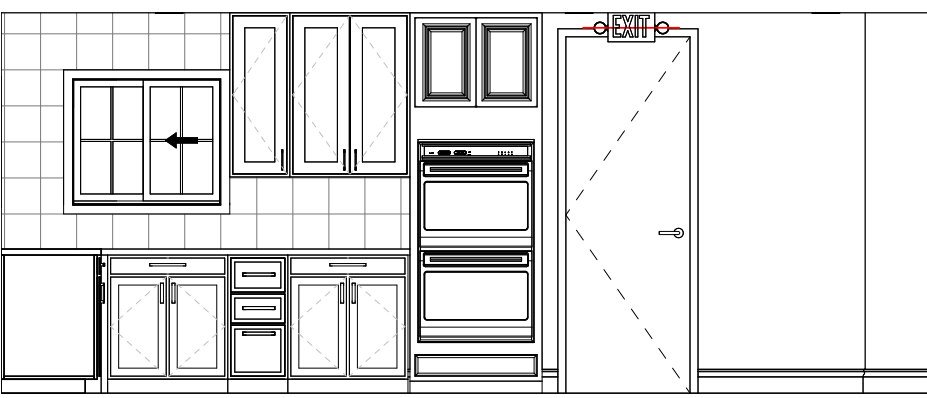
13 105 KITCHEN - N.1
1/4" = 1'-0"



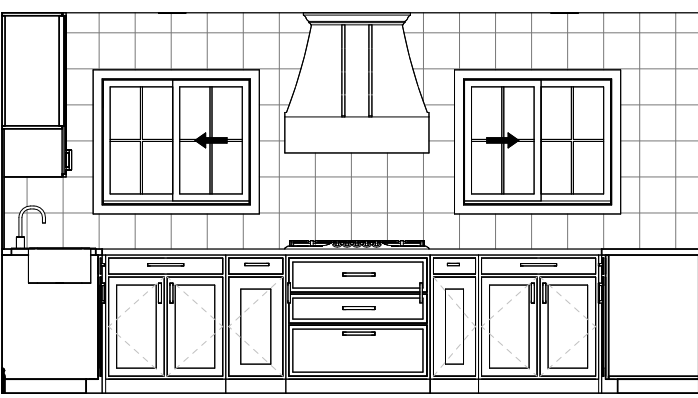
14 105 KITCHEN - N.2
1/4" = 1'-0"



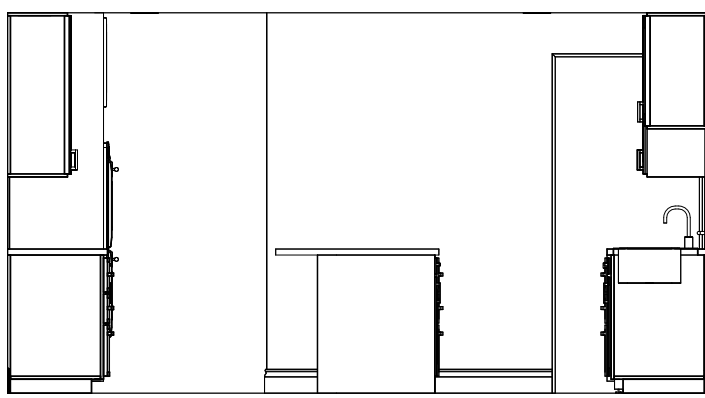
15 105 KITCHEN - S.1
1/4" = 1'-0"



16 105 KITCHEN - S.2
1/4" = 1'-0"



17 105 KITCHEN - E
1/4" = 1'-0"



18 105 KITCHEN - W
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO ROOM FINISH SCHEDULE FOR BASE DESIGNATIONS
2. ACTUAL GROMMET LOCATIONS TO BE DETERMINED BY OWNER, SEE ROOM FINISH SCHEDULE FOR GROMMET COLORS. PROVIDE GROMMETS AT ALL KNEE SPACE LOCATIONS
3. PROVIDE FILLER PIECES AT CASEWORK AS REQUIRED
4. LAMINATE ALL VISIBLE SURFACES OF CASEWORK TYP.
5. ALL UPPER CABINETS TO BE 15" DEEP UNLESS NOTED OTHERWISE
6. PROVIDE INSULATED PIPE WRAP ON ALL EXPOSED PIPING.
7. SEE SHEET T002 FOR ACCESSORY MOUNTING HEIGHTS UNLESS SHOWN OTHERWISE
8. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS
9. WHERE A SPECIFIED BRACKET IS NOT INDICATED PROVIDE METAL BRACKETS AS REQUIRED TO SUPPORT COUNTERS AND SHELVES. BRACKETS SHOULD BE LOCATED AT ANY UNSUPPORTED LENGTH GREATER THAN 36". PAINT BRACKETS TO MATCH ADJACENT WALL
10. REFER TO SHEET T003 MOUNTING HEIGHTS CONTINUED FOR TOILET ROOM ACCESSORIES AND THEIR DESIGNATIONS
11. PROVIDE BLOCKING IN WALLS WHERE NECESSARY. THESE LOCATIONS CONSIST OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
12. ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK
13. PAINT GRILLES AND DIFFUSERS TO MATCH ADJACENT WALL
14. COORDINATE ALL CABINETRY SIZES WITH APPLIANCES
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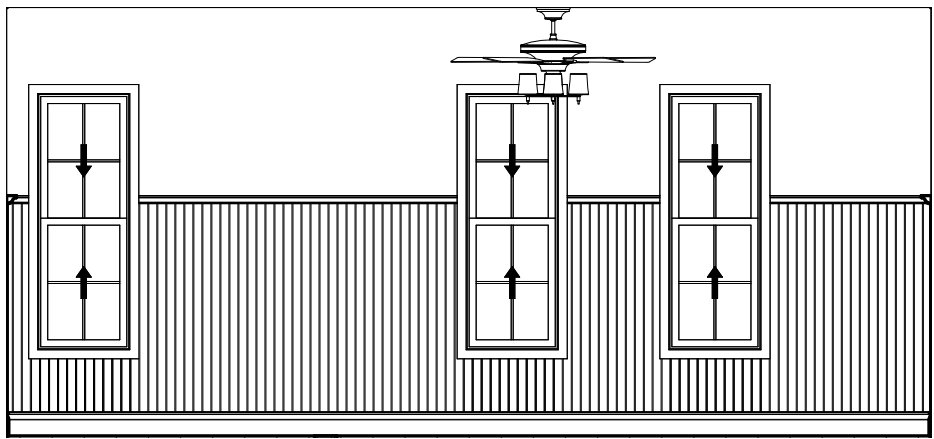
ISSUE
DESIGN DEVELOPMENT

REVISION

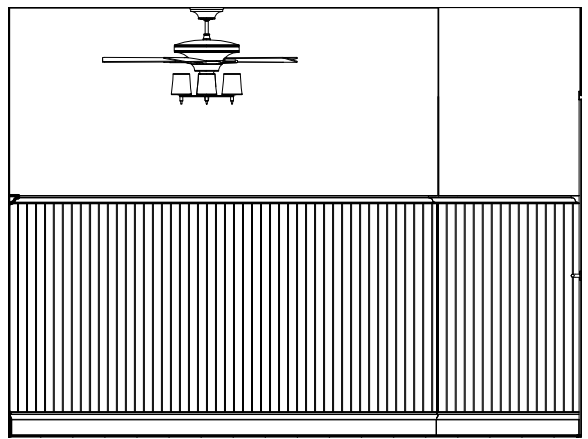
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PROJECT NUMBER
2023.092
INTERIOR ELEVATIONS CONTINUED

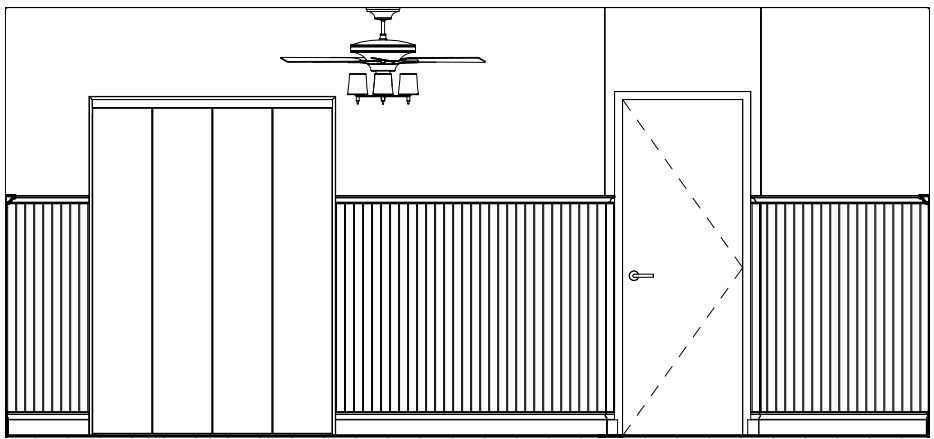
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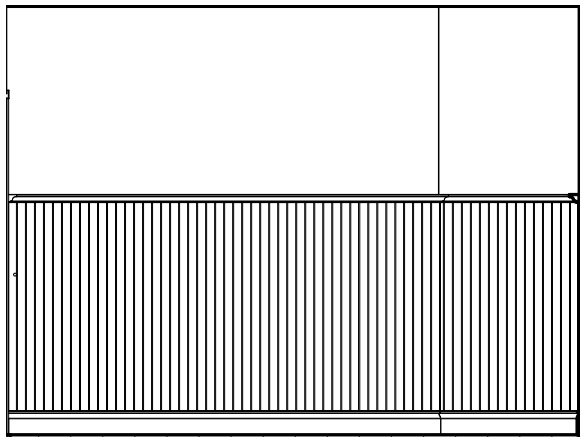
1 200 BEDROOM - N
A301 1/4" = 1'-0"



2 200 BEDROOM - E
A301 1/4" = 1'-0"



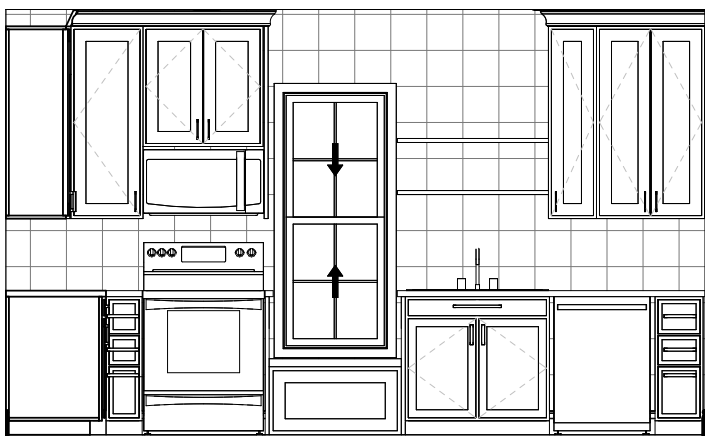
3 200 BEDROOM - S
A301 1/4" = 1'-0"



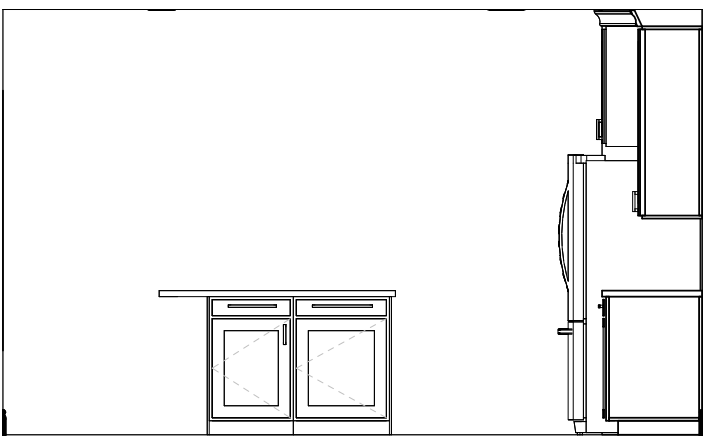
4 200 BEDROOM - W
A301 1/4" = 1'-0"



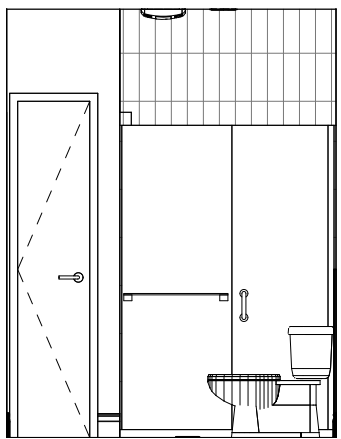
5 204 KITCHEN - N
A301 1/4" = 1'-0"



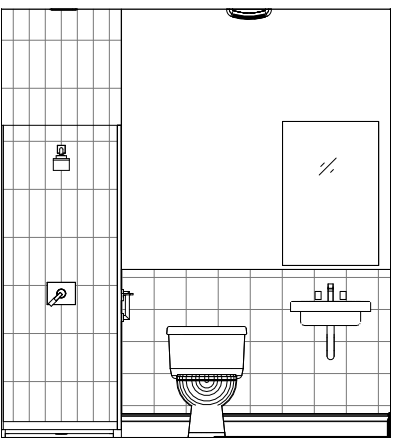
6 204 KITCHEN - E
A301 1/4" = 1'-0"



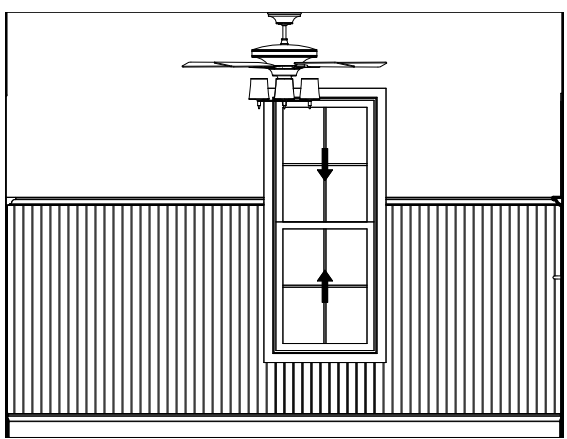
7 204 KITCHEN - W
A301 1/4" = 1'-0"



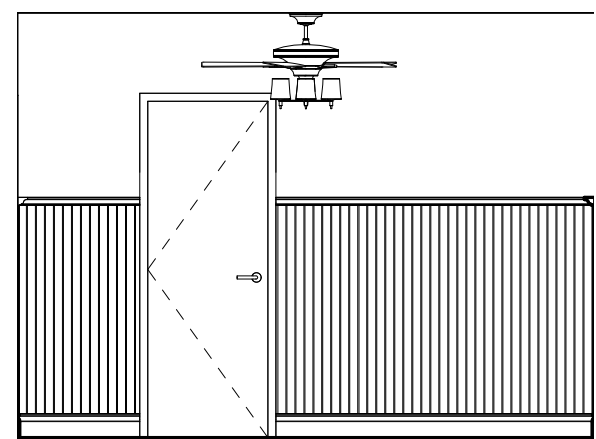
8 207 MASTER BATHROOM - E
A301 1/4" = 1'-0"



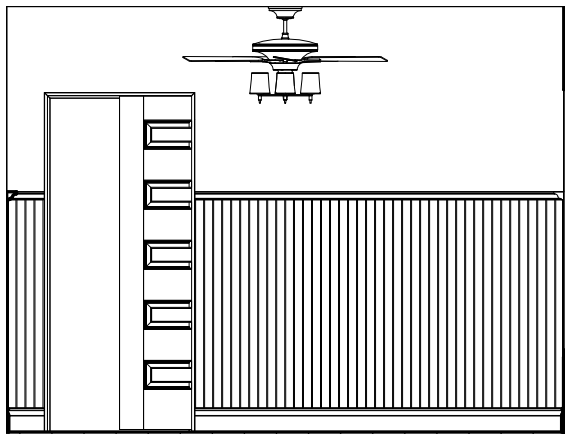
9 207 MASTER BATHROOM - S
A301 1/4" = 1'-0"



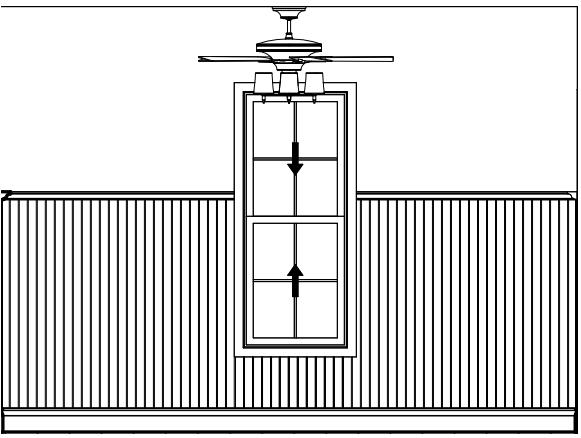
10 209 MASTER BEDROOM - N
A301 1/4" = 1'-0"



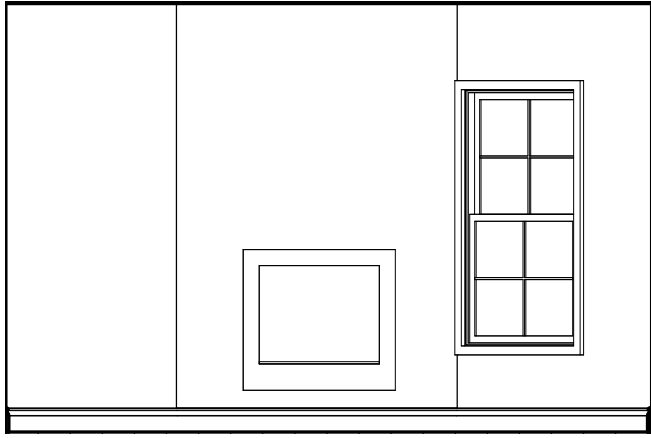
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A301 1/4" = 1'-0"



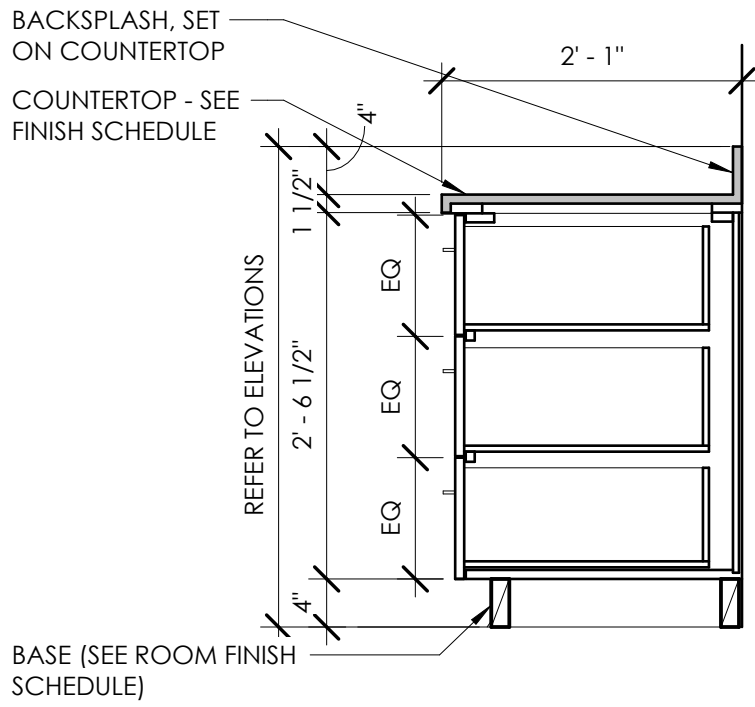
12 209 MASTER BEDROOM - S
A301 1/4" = 1'-0"



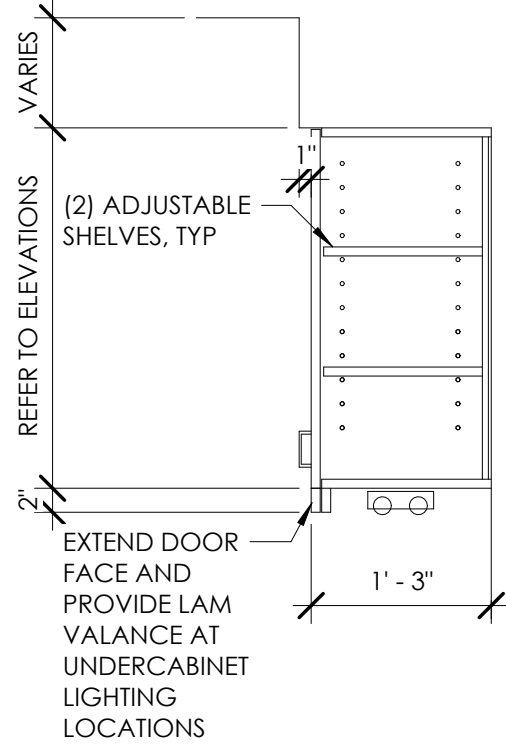
13 209 MASTER BEDROOM - W
A301 1/4" = 1'-0"



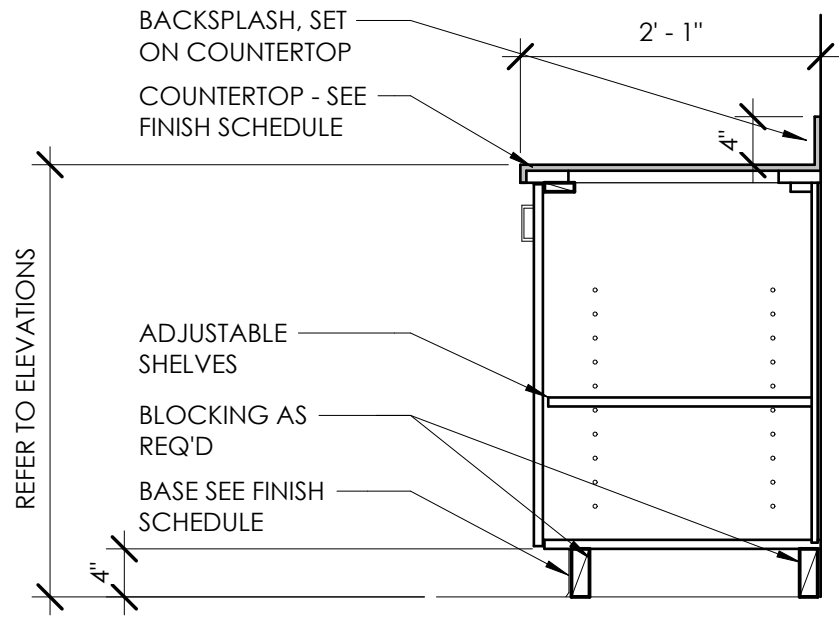
14 203 LIVING ROOM
A301 1/4" = 1'-0"



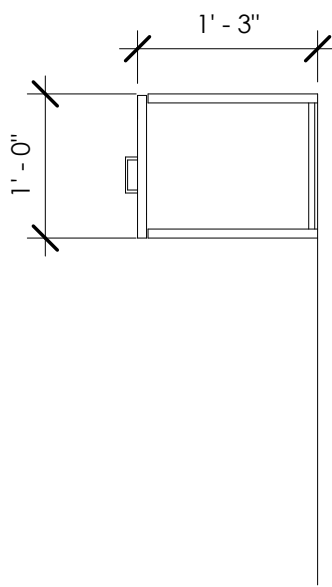
1 BASE - 3 EQ DRAWER
A310 3/4" = 1'-0"



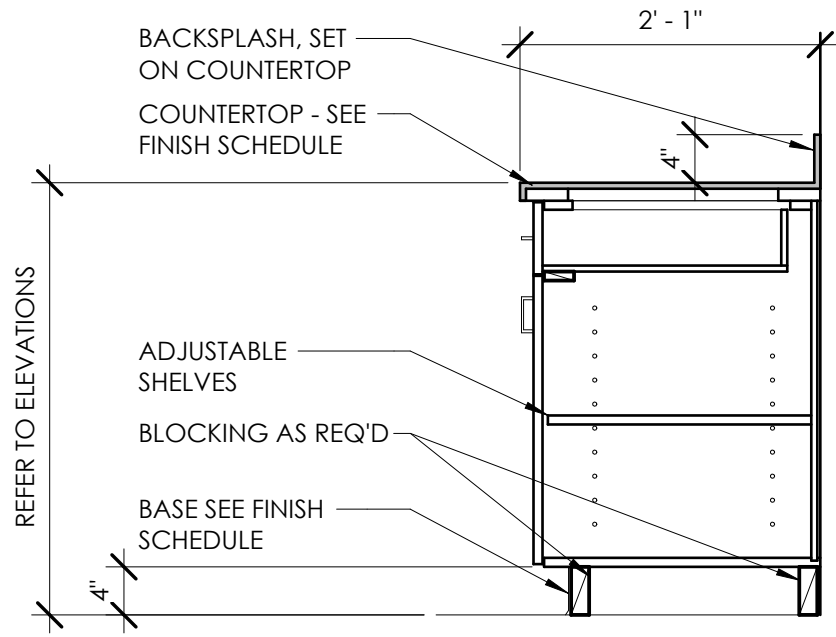
14 UPPER CABINET
A310 3/4" = 1'-0"



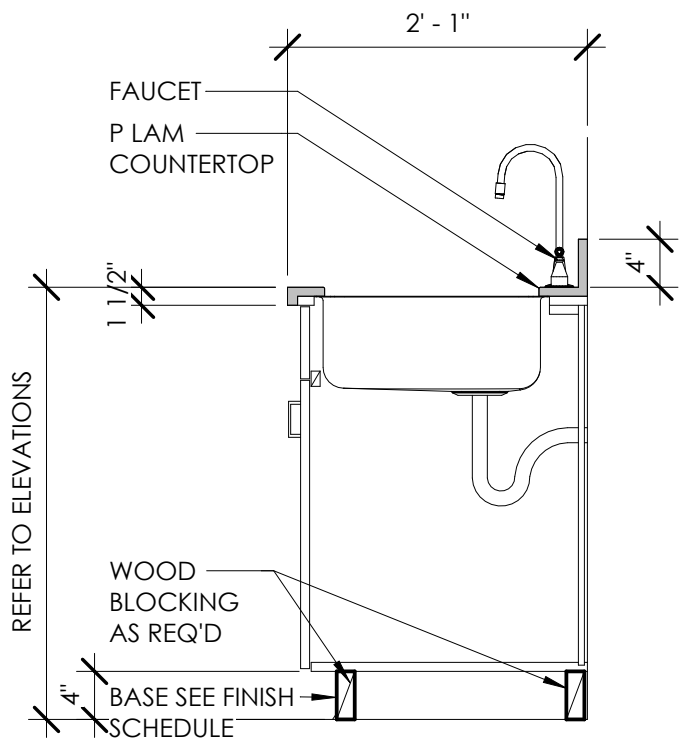
5 BASE - DOOR
A310 3/4" = 1'-0"



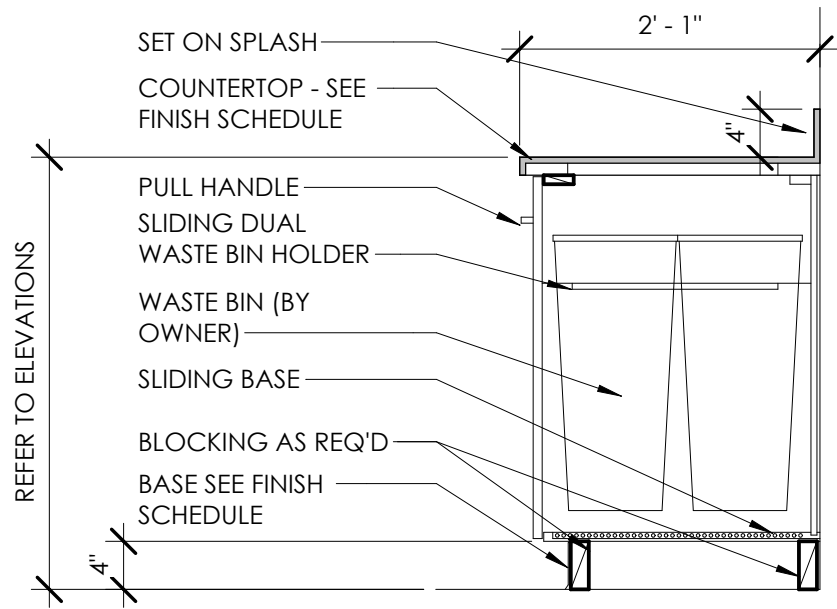
16 UPPER CABINET
A310 3/4" = 1'-0"



7 BASE - DOOR/DRAWER
A310 3/4" = 1'-0"



12 SINK - BASE
A310 3/4" = 1'-0"



9 BASE - TRASH
A310 3/4" = 1'-0"

GENERAL NOTES

- ALL BASE CABINET DEPTHS TO BE 2'-0" (WALL TO OUTSIDE DOOR FACE) UNLESS NOTED OTHERWISE.
- ALL WALL CABINET DEPTHS TO BE 1'-3" (WALL TO DOOR FACE) UNLESS NOTED OTHERWISE
- ALL COUNTERTOP DEPTHS TO BE 2'-1" UNLESS NOTED OTHERWISE. COUNTERS TO EXTEND 1" BEYOND OPEN END EDGE OF MILLWORK UNLESS NOTED OTHERWISE
- REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS OF ALL CABINETRY
- REFER TO FINISH SCHEDULES FOR MILLWORK FINISH
- REFER TO FINISH SCHEDULES FOR COUNTERTOP MATERIAL AND FINISH
- ALL BASE CABINETS TO HAVE A SINGLE SHELF UNLESS NOTED OTHERWISE
- ALL WALL/VALANCE CABINETS LESS THAN 2'-0" IN HEIGHT TO HAVE A SINGLE SHELF, AND GREATER THAN 2'-0" IN HEIGHT TO HAVE TWO SHELVES, UNLESS NOTED OTHERWISE
- ALL SHELVES TO BE ADJUSTABLE UNLESS NOTED OTHERWISE
- REFER TO INTERIOR ELEVATION FOR INDICATION OF LOCKABLE CABINETS
- REFER TO INTERIOR ELEVATIONS FOR DOOR SWINGS
- ALL WALL CABINETS TO BE MOUNTED 7'-6" AFF TO TOP OF CABINET UNLESS NOTED OTHERWISE
- DOOR HANDLE PULLS ARE SHOWN FOR GRAPHICAL REFERENCE ONLY. REFER TO ROOM FINISH SCHEDULE
- ALL BASE DRAWERS/ APRONS ARE 6" UNLESS NOTED OTHERWISE
- ALL SPLASHES ARE 4" UNLESS NOTED OTHERWISE
- ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK

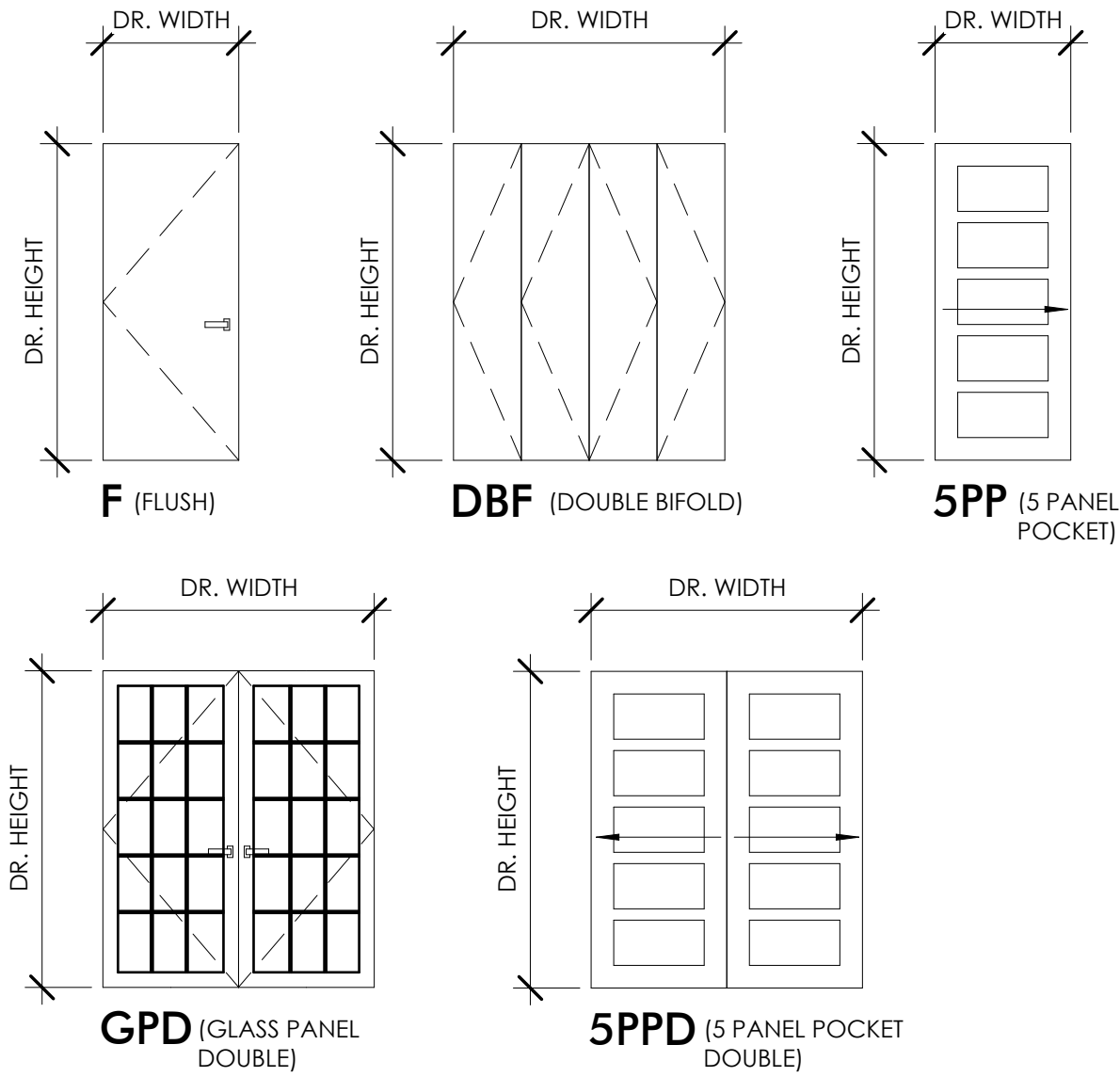
DOOR SCHEDULE																				
DOOR NUMBER	ROOM		NEW OR EXIST	DOOR TYPE	FIRE RATING	DOOR				DOOR FINISH	TYPE	DOOR FRAME		DOOR FRAME			HDWR SET	CARD READER	LOCK TYPE	COMMENTS
	ROOM NUMBER	ROOM NAME				SIZE			DOOR MAT'L			HEAD	JAMB	SILL						
						WIDTH	HEIGHT	THICKNESS												
FIRST FLOOR																				
100	100	SUNROOM	EXIST	FG		2' - 6"	6' - 8"	1 3/4"	WD			WD								
101	101	HALL	EXIST	EXIST		2' - 7"	7' - 5"	1 3/4"	WD			WD								
102	102	MEETING SPACE 1	NEW	GPD		6' - 0"	7' - 0"													
103	101	HALL	EXIST	STT		2' - 6"	7' - 0"	1 3/4"												
104	100	SUNROOM	EXIST	EXIST		2' - 7"	7' - 5"	1 3/4"	WD			WD								
105	102	MEETING SPACE 1	NEW	5PPD		6' - 0"	7' - 0"	1 3/4"												
106	105	KITCHEN	EXIST	EXIST		2' - 7"	7' - 5"	1 3/4"	WD			WD								
107	105	KITCHEN	NEW	SPP		3' - 0"	7' - 0"	1 3/4"	WD			WD								
108	105	KITCHEN	EXIST	EXIST		2' - 6"	6' - 8"	1 3/4"	WD			WD								
109	105	KITCHEN	EXIST	EXIST		2' - 7"	7' - 5"	1 3/4"	WD			WD								
110	106	STORAGE	NEW	F		3' - 0"	7' - 0"	1 3/4"	WD			H.M.								
111	107	RESTROOM	NEW	F		3' - 0"	7' - 0"	1 3/4"	WD			H.M.								
112	103	MEETING SPACE 2	EXIST	EXIST		2' - 6"	7' - 0"	1 3/4"	WD			H.M.								
SECOND FLOOR																				
200	203	LIVING ROOM	EXIST	EXIST		2' - 6"	6' - 8"	1 3/4"	WD			H.M.								
201	200	BEDROOM	NEW	F		2' - 6"	7' - 0"	1 3/4"												
202	203	LIVING ROOM	NEW	F		2' - 0"	7' - 0"	1 3/4"	WD			H.M.								
203	200	BEDROOM	NEW	DBF		5' - 0"	7' - 0"	0"												
204	209	MASTER BEDROOM	NEW	F		2' - 6"	7' - 0"	1 3/4"												
205	208	CLOSET	NEW	5PP		3' - 0"	7' - 0"	1 3/4"	WD			WD								
206	207	MASTER BATHROOM	NEW	F		3' - 0"	7' - 0"	1 3/4"												
207	207	MASTER BATHROOM	NEW	F		1' - 6"	7' - 0"	1 3/4"	WD			WD								
208	206	BATHROOM	EXIST	EXIST		2' - 0"	6' - 8"	1 3/4"												
209	204	KITCHEN	NEW	F		3' - 0"	7' - 0"	1 3/4"												

ABBREVIATIONS

WOOD - WOOD VENEER ON SOLID CORE WOOD DOOR
H.M. - HOLLOW METAL
PT - INTERIOR PAINT SYSTEM
EXIST - EXISTING
ALUM - ALUMINUM
FS - ROLLING FIRE SHUTTER
SCD - SOLID CORE DOOR
AE - AUTOMATIC ENTRY DOORS
WD - WOOD VENEER

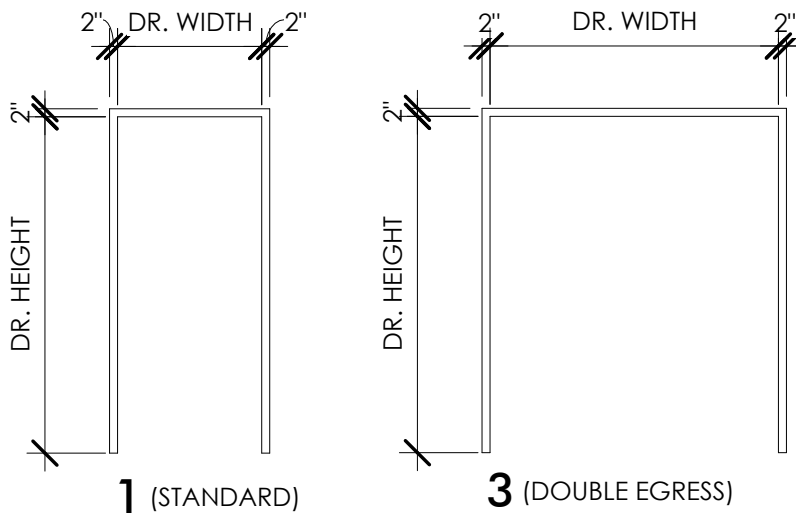
GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
- ALL HARDWARE TO BE ADA COMPLIANT LEVER HARDWARE.
- ALL EXTERIOR AND RATED DOORS ARE TO HAVE ADA COMPLIANT SILLS WITH MAX THRESHOLDS OF 1/2"



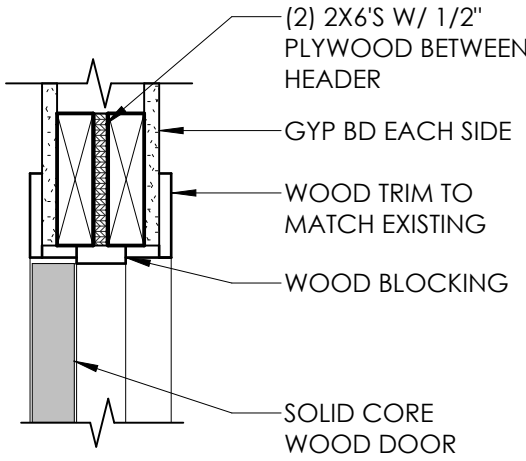
DOOR TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEIGHTS / WIDTHS AND GLAZING TYPE

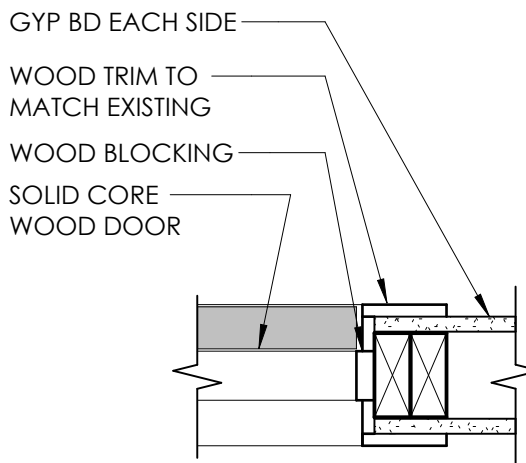


FRAME TYPES

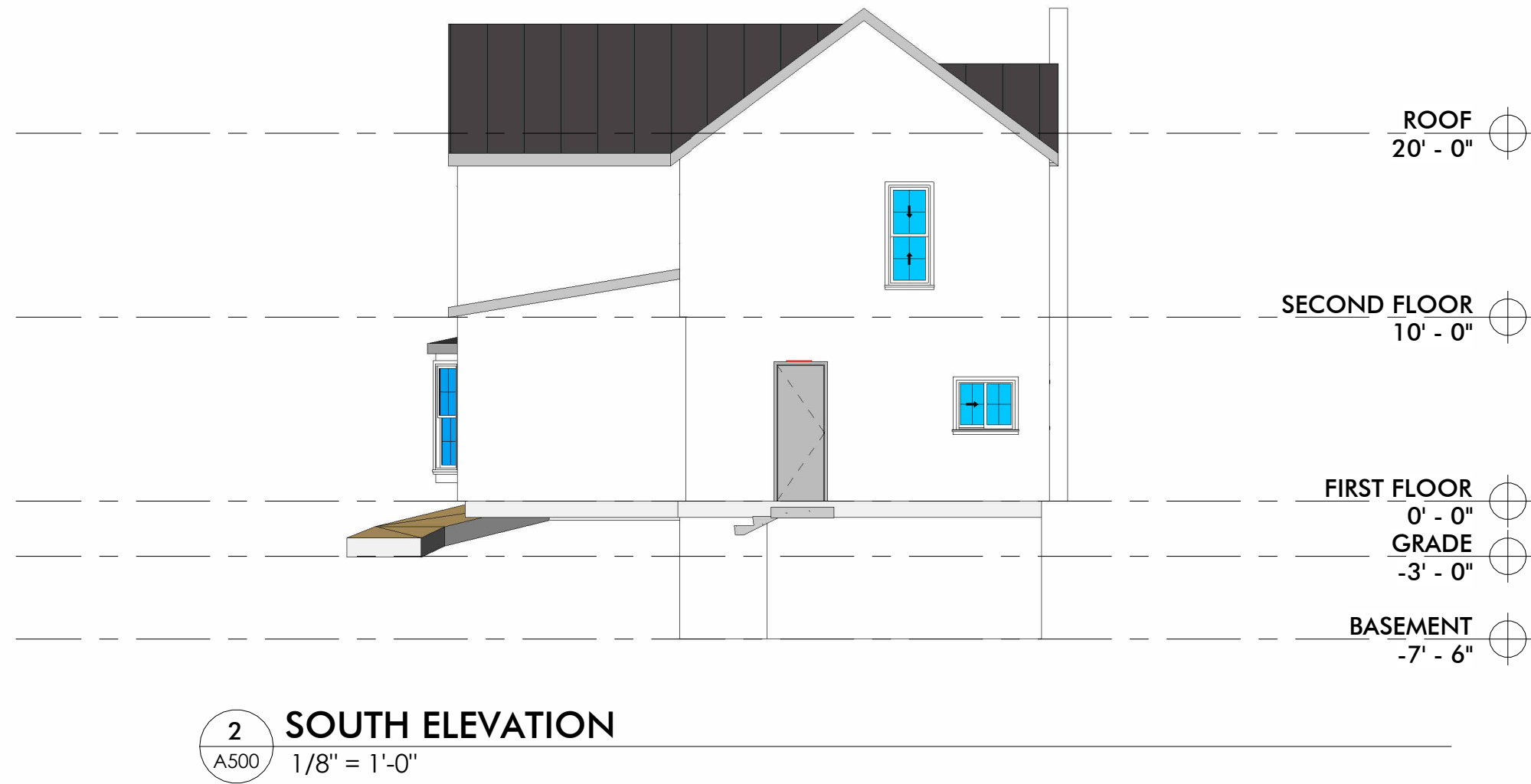
NOTE: REFER TO DOOR SCHEDULE FOR HEAD, JAMB, AND SILL DETAILS



4 HEAD DETAIL - WD GYP BD
1 1/2" = 1'-0"



5 JAMB DETAIL - WD GYP. BD.
1 1/2" = 1'-0"



GENERAL NOTES

- 1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
- 2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
- 3. ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
- 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.
- 5. EXTERIOR VINYL SIDING TO BE REPLACED WITH HARDYBOARD SIDING. COLOR TO MATCH EXISTING.

EXTERIOR ELEVATION SYMBOL LEGEND

	CMU		METAL ROOFING
	BRICK		ASPHALT ROOFING
	STONE		KNOT WOOD
	SIDING / METAL SIDING		

ARCHITECT
Driven Design Studio PLLC
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Battle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

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REVISION

DRAWN BY CMN
DATE 8/10/2023 7:30:19 AM
SCALE As indicated
STAMP

PROJECT NUMBER
2023.092

EXTERIOR ELEVATIONS

A500

ITEM: 12.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
 Joshua Lanker, Chief of Police
DATE: January 16, 2024
SUBJECT: PUBLIC PARKING LOT SPACE DESIGNATIONS

Over the last year, as part of our ordinance update, city staff has worked to gather information to assess and map all 645 parking spots in the 15 city parking lots. Per ordinance 70.008, parking designations must have the consent of the council. Specifically, City Ordinance 70.008 (B) (3) states "With the consent of the City Council, the Traffic Engineer may prohibit or restrict the stopping, standing or parking of vehicles and may direct the erection of signs giving notice thereof in the following places. (a) On City Streets, city parking lots or any city-owned property." In addition, the updated City Ordinance 70.008 (D) Municipal Lots Parking (2) states that "The Traffic Engineer is authorized, with consent of the City Council by motion, to establish designated areas for parking between the hours of 2:00 AM and 6:00 am."

We created the GIS maps to identify and designate handicap parking spots, electric vehicle parking spots, and overnight parking spots in each of the 15 City Parking lots. The maps and the resolution were included in the council packet for review. The proposed designations are outlined in the table below.

PARKING LOCATION LOT NUMBER	PARKING SPACES TOTAL	HANDICAP NON- OVERNIGHT SPACES TOTAL	HANDICAP OVERNIGHT SPACES TOTAL	OVERNIGHT NON- HANDICAP SPACES TOTAL	TEV CHARGING SPACES TOTAL
Oaklawn- 122 N. owned lot Madison (at N. Madison/E. Mansion-SE corner)	47	2	0	0	0
1 205 W. Mansion (at W. Mansion/N. Eagle-SW corner)	18	1	0	4	0
2 W. Mansion-S. side (between Division & N. Eagle)	74	4	1	8	0

3	E. Mansion/N. Jefferson-SW corner	44	0	2	7	0
4	111 N. Madison (at N. Madison/E. Mansion-SW corner)	40	2	1	5	0
5	110 N. Madison (at N. Alley on N. Madison-E. side)	8	0	1	7	0
6	306 E. Michigan (at E. Michigan/S. Hamilton-SE corner)	20	2	0	3	0
7	313 E. Green (on 27 E. Green-N. side between S. Hamilton & Exchange)	27	0	3	5	0
8	216 E. Michigan (at E. Michigan/S. Hamilton-SW corner)	26	1	1	2	0
9	115 S. Jefferson (on S. Jefferson-E. side between Green & Michigan)	41	2	0	7	0
10	W. Green-N. side (between Eagle & Jefferson)	74	5	1	10	0
11	115/121 W. Green (on W. Green-S. side between Eagle & Jefferson)	91	0	4	15	6
12	202/216/220 W. Green (on W. Green-N. side between Eagle & Grand)	69	3	0	1	0
13	S. Alley (between Eagle & Grand)	25	1	0	14	0
14	231 W. Michigan (at W. Michigan/S. Grand-SE corner)	16	2	0	0	6

15 South	323 W. Michigan (behind City Hall on Green St.)	17	0	0	0	0
15 North	323 W. Michigan (in front of City Hall on W. Michigan)	8	1	0	0	0
TOTALS		645	26	14	88	12

BUDGET IMPACT:

None.

RECOMMENDATION:

Approve Resolution 2024-01, Authorizing the designation of parking areas in the Municipal Parking Lots.

**CITY OF MARSHALL, MICHIGAN
RESOLUTION #2024-01**

**RESOLUTION AUTHORIZING THE DESIGNATION OF PARKING AREAS MUNICIPAL
PARKING LOTS**

At a regular meeting of the City Council of the City of Marshall, Michigan, held in the Council Chambers, Town Hall located at 323 W. Michigan Avenue, Marshall, Michigan, on the 16th day of January 2024 at 7 p.m.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, Section 70.008(D)(2) of the Marshall Code of Ordinances, as amended, provides authority for the Traffic Engineer, with the consent of council, to establish designated areas for parking in municipal parking lots; and

WHEREAS, the designated areas for parking set forth in this resolution promote the public health, safety and welfare of the citizens and guests of the City of Marshall;

THEREFORE, BE IT RESOLVED, that the City Council of the City of Marshall hereby authorizes the Traffic Engineer to establish the following designated areas for parking in municipal lots:

PARKING LOT NUMBER	LOCATION	PARKING SPACES TOTAL	HANDICAP NON- OVERNIGHT SPACES TOTAL	HANDICAP OVERNIGHT SPACES TOTAL	OVERNIGHT NON- HANDICAP SPACES TOTAL	EV CHARGING SPACES TOTAL
Oaklawn- owned lot	122 N. Madison (at N. Madison/E. Mansion-SE corner)	47	2	0	0	0

1	205 W. Mansion (at W. Mansion/N. Eagle-SW corner)	18	1	0	4	0
2	W. Mansion-S. side (between Division & N. Eagle)	74	4	1	8	0
3	E. Mansion/N. Jefferson-SW corner	44	0	2	7	0
4	111 N. Madison (at N. Madison/E. Mansion-SW corner)	40	2	1	5	0
5	110 N. Madison (at N. Alley on N. Madison-E. side)	8	0	1	7	0
6	306 E. Michigan (at E. Michigan/S. Hamilton-SE corner)	20	2	0	3	0
7	313 E. Green (on E. Green-N. side between S. Hamilton & Exchange)	27	0	3	5	0
8	216 E. Michigan (at E. Michigan/S. Hamilton-SW corner)	26	1	1	2	0

9	115 S. Jefferson (on S. Jefferson-E. side between Green & Michigan)	41	2	0	7	0
10	W. Green-N. side (between Eagle & Jefferson)	74	5	1	10	0
11	115/121 W. Green (on W. Green-S. side between Eagle & Jefferson)	91	0	4	15	6
12	202/216/220 W. Green (on W. Green-N. side between Eagle & Grand)	69	3	0	1	0
13	S. Alley (between Eagle & Grand)	25	1	0	14	0
14	231 W. Michigan (at W. Michigan/S. Grand-SE corner)	16	2	0	0	6
15 South	323 W. Michigan (behind City Hall on Green St.)	17	0	0	0	0

	323 W. Michigan (in front of City Hall on W. Michigan)					
15 North		8	1	0	0	0
TOTALS		645	26	14	88	12

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)

COUNTY OF CALHOUN) ss:

I, the undersigned, the fully qualified Clerk of the City of Marshall, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Marshall at a regular meeting held on the 16th day of January 2024, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 16th day of January 2024.

Michelle Eubank, City of Marshall City Clerk

CITY PUBLIC PARKING LOTS INFO. -1/5/2024

PARKING LOT NUM	LOCATION	PARKING SPACES TOTAL	HANDICAP NON- OVERNIGHT SPACES TOTAL	HANDICAP OVERNIGHT SPACES TOTAL	OVERNIGHT NON- HANDICAP SPACES TOTAL	EV CHARGING SPACES TOTAL
Oaklawn- owned lot	122 N. Madison (at N. Madison/E. Mansion-SE corner)	47	2	0	0	0
1	205 W. Mansion (at W. Mansion/N. Eagle-SW corner)	18	1	0	4	0
2	W. Mansion-S. side (between Division & N. Eagle)	74	4	1	8	0
3	E. Mansion/N. Jefferson-SW corner	44	0	2	7	0
4	111 N. Madison (at N. Madison/E. Mansion-SW corner)	40	2	1	5	0
5	110 N. Madison (at N. Alley on N. Madison-E. side)	8	0	1	7	0
6	306 E. Michigan (at E. Michigan/S. Hamilton-SE corner)	20	2	0	3	0

CITY PUBLIC PARKING LOTS INFO. -1/5/2024

PARKING LOT NUM	LOCATION	PARKING SPACES TOTAL	HANDICAP NON- OVERNIGHT SPACES TOTAL	HANDICAP OVERNIGHT SPACES TOTAL	OVERNIGHT NON- HANDICAP SPACES TOTAL	EV CHARGING SPACES TOTAL
7	313 E. Green (on E. Green- N. side between S. Hamilton & Exchange)	27	0	3	5	0
8	216 E. Michigan (at E. Michigan/S. Hamilton-SW corner)	26	1	1	2	0
9	115 S. Jefferson (on S. Jefferson-E. side between Green & Michigan)	41	2	0	7	0
10	W. Green-N. side (between Eagle & Jefferson)	74	5	1	10	0
11	115/121 W. Green (on W. Green-S. side between Eagle & Jefferson)	91	0	4	15	6
12	202/216/220 W. Green (on W. Green-N. side between Eagle & Grand)	69	3	0	1	0
13	S. Alley (between Eagle & Grand)	25	1	0	14	0

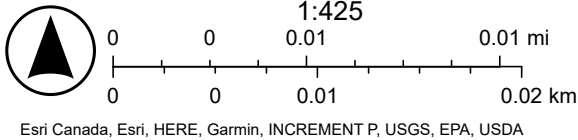
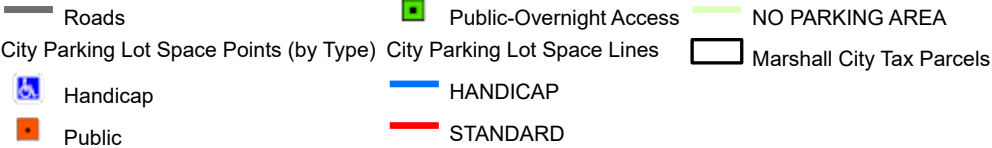
CITY PUBLIC PARKING LOTS INFO. -1/5/2024

PARKING LOT NUM	LOCATION	PARKING SPACES TOTAL	HANDICAP NON- OVERNIGHT SPACES TOTAL	HANDICAP OVERNIGHT SPACES TOTAL	OVERNIGHT NON- HANDICAP SPACES TOTAL	EV CHARGING SPACES TOTAL
14	231 W. Michigan (at W. Michigan/S. Grand-SE corner)	16	2	0	0	6
15 South	323 W. Michigan (behind City Hall on Green St.)	17	0	0	0	0
15 North	323 W. Michigan (in front of City Hall on W. Michigan)	8	1	0	0	0
TOTALS		645	26	14	88	12

City Parking Lot Spaces Map



12/20/2023

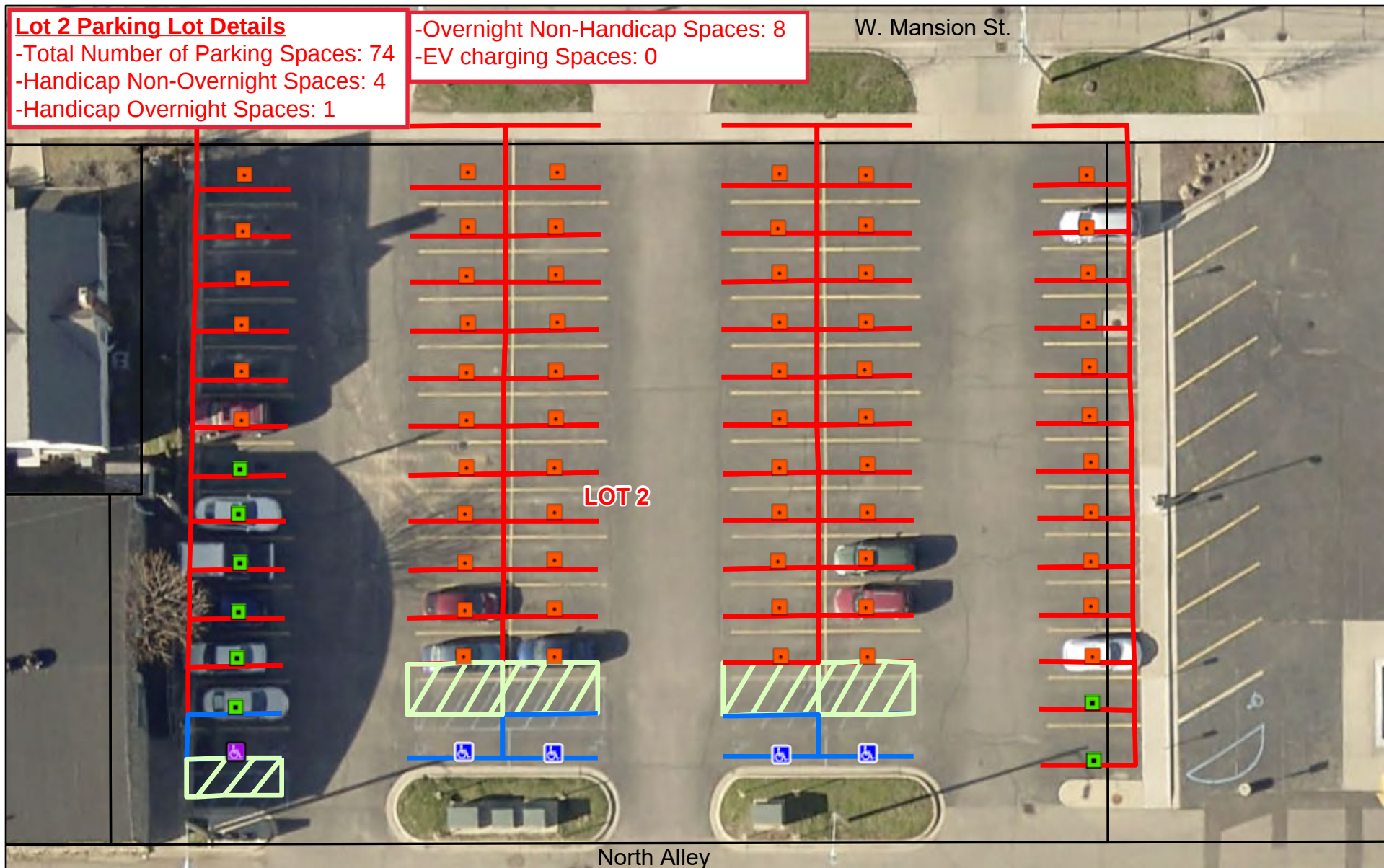


City Parking Lot Spaces Map

Lot 2 Parking Lot Details

- Total Number of Parking Spaces: 74
- Handicap Non-Overnight Spaces: 4
- Handicap Overnight Spaces: 1

- Overnight Non-Handicap Spaces: 8
- EV charging Spaces: 0



12/20/2023

City Parking Lot Space Points (by Type)



Handicap



Handicap-Overnight Access



Public

Public-Overnight Access

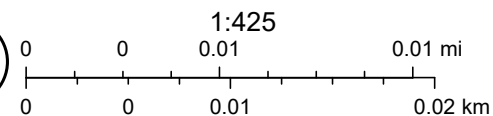
City Parking Lot Space Lines

HANDICAP

STANDARD

NO PARKING AREA

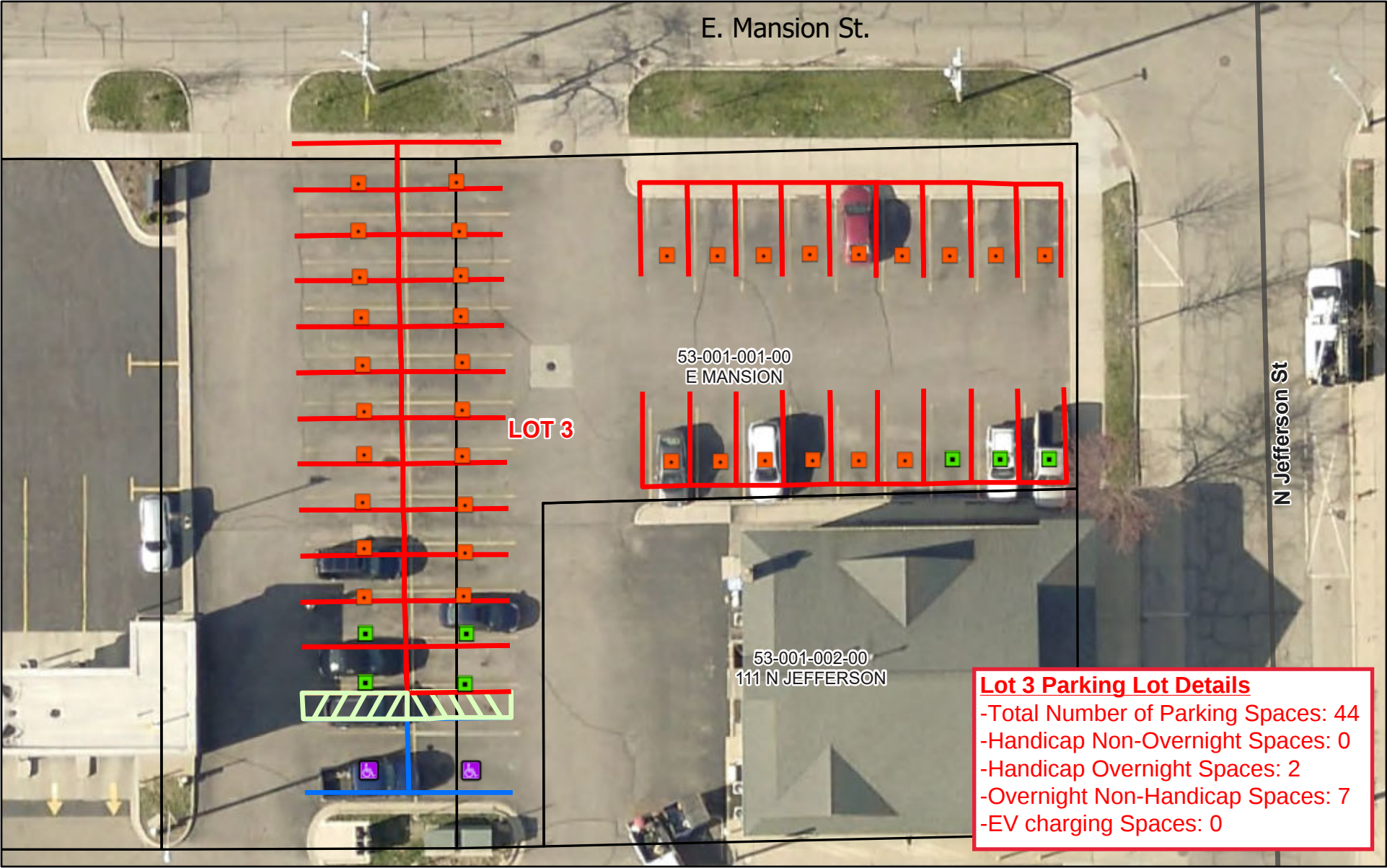
Marshall City Tax Parcels



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

City of Marshall Engineering Dept.

City Parking Lot Spaces Map

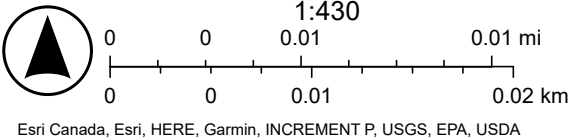


Lot 3 Parking Lot Details

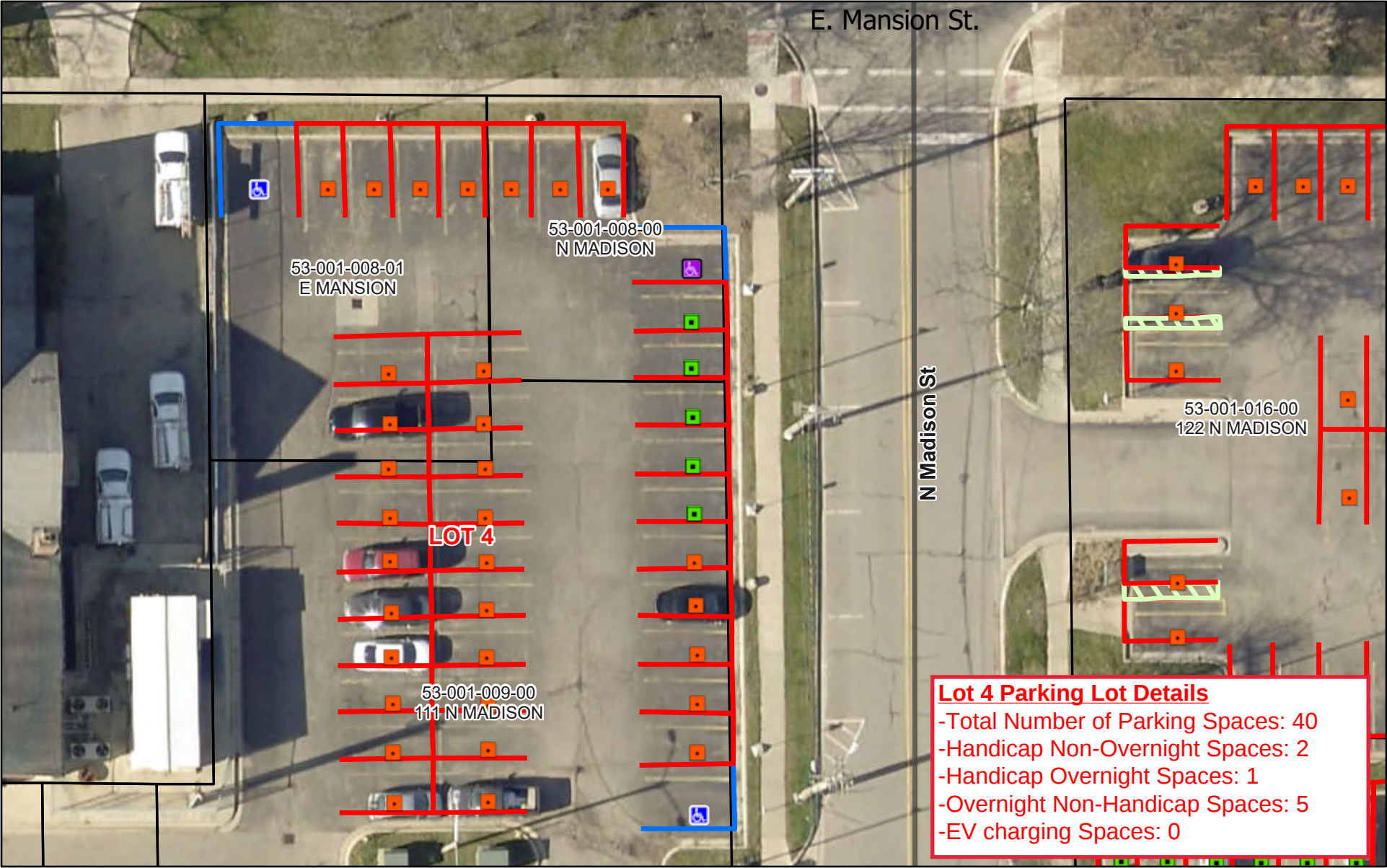
- Total Number of Parking Spaces: 44
- Handicap Non-Overnight Spaces: 0
- Handicap Overnight Spaces: 2
- Overnight Non-Handicap Spaces: 7
- EV charging Spaces: 0

11/10/2023

- Roads
- City Parking Lot Space Points (by Type)
 - Public-Overnight Access
 - Handicap-Overnight Access
 - Public
- City Parking Lot Space Lines
 - HANDICAP
 - STANDARD
- NO PARKING AREA
- Marshall City Tax Parcels



City Parking Lot Spaces Map

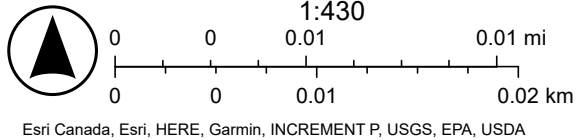


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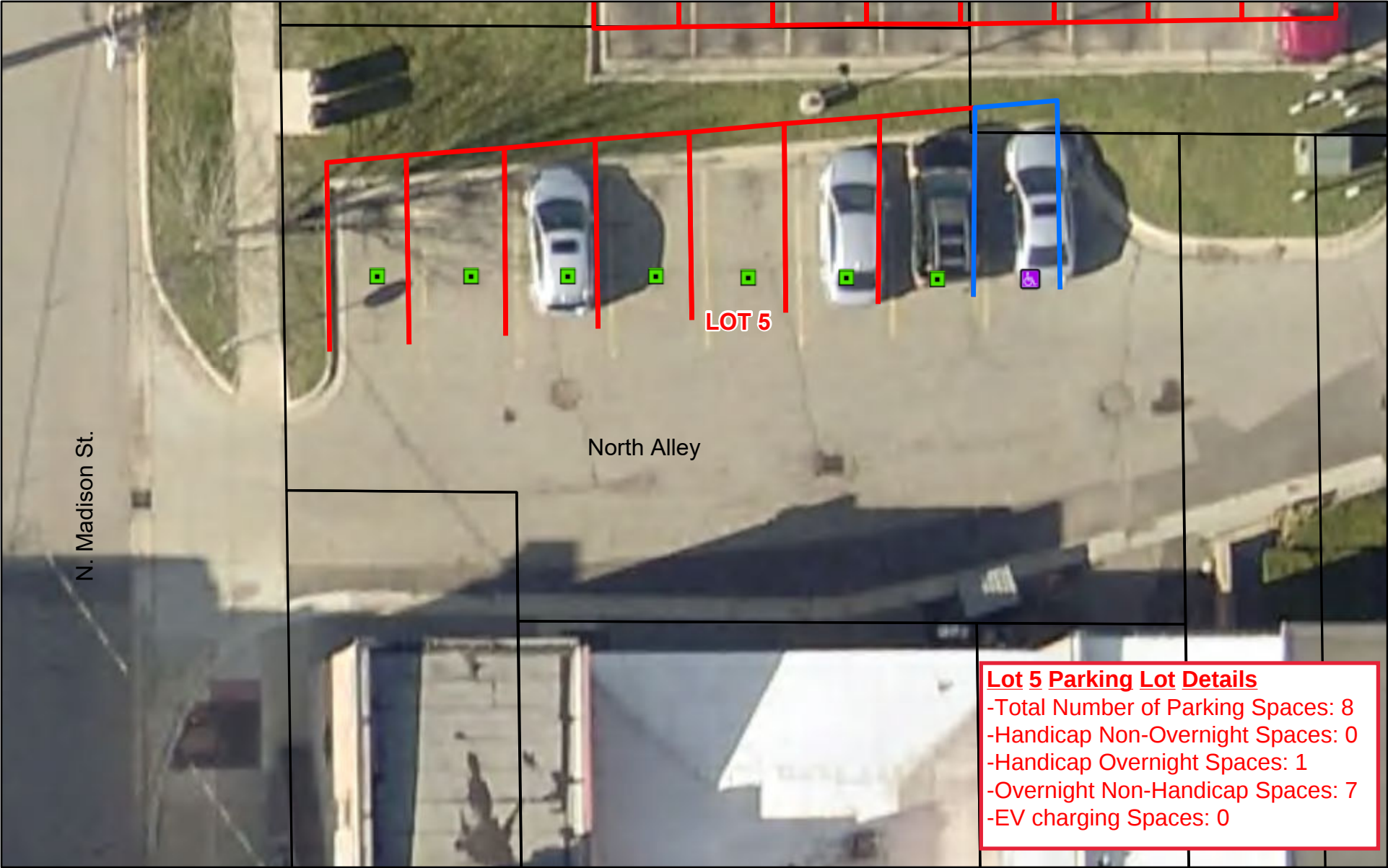
- Total Number of Parking Spaces: 40
- Handicap Non-Overnight Spaces: 2
- Handicap Overnight Spaces: 1
- Overnight Non-Handicap Spaces: 5
- EV charging Spaces: 0

11/10/2023

- Roads
- City Parking Lot Space Points (by Type)
 - Public
 - Public-Overnight Access
 - Handicap
 - Handicap-Overnight Access
- City Parking Lot Space Lines
 - STANDARD
 - NO PARKING AREA
 - HANDICAP
- Marshall City Tax Parcels



City Parking Lot Spaces Map

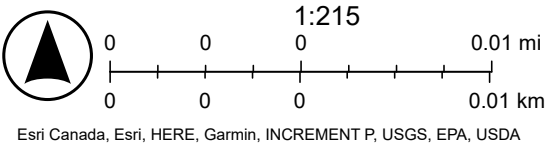


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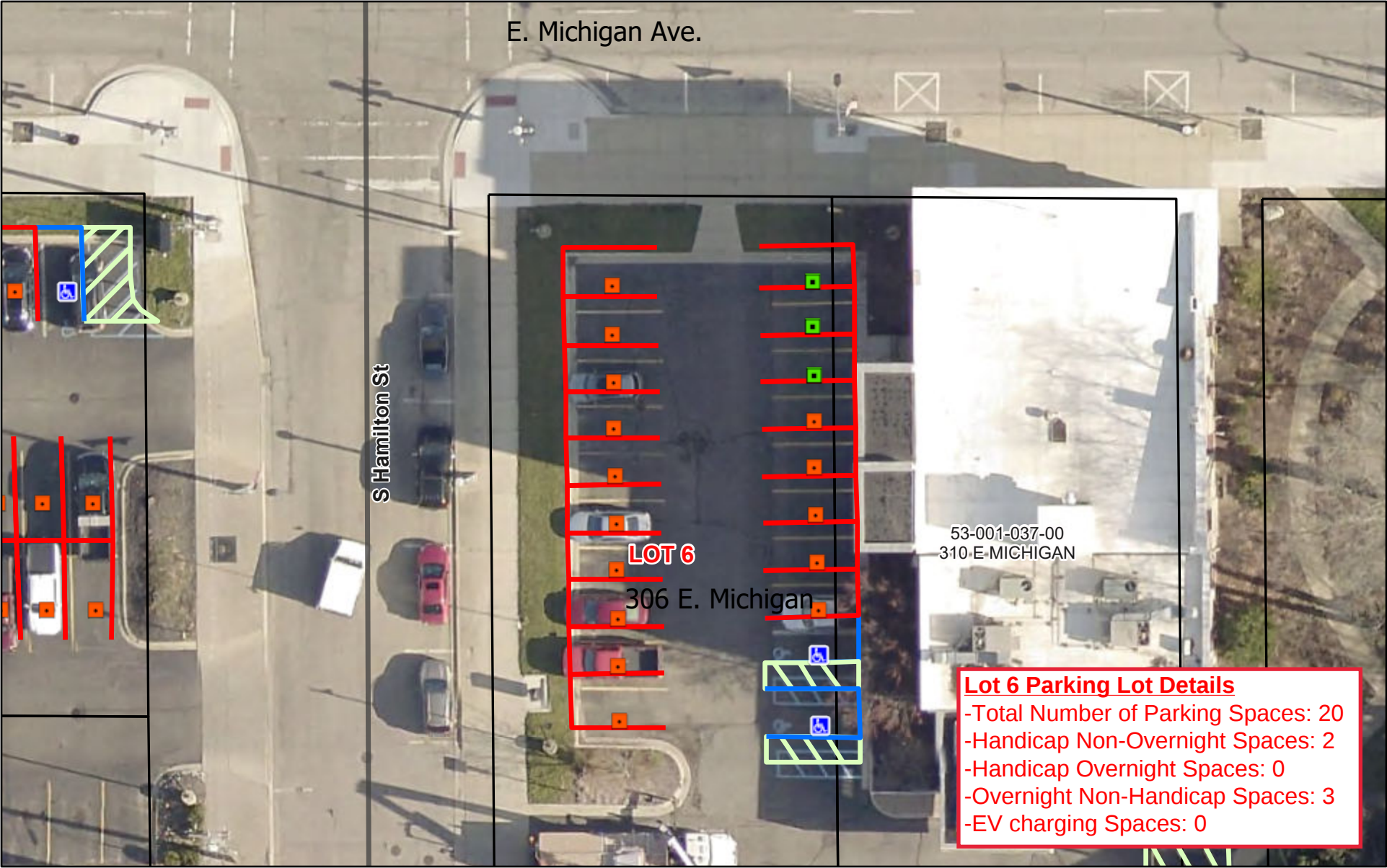
- Total Number of Parking Spaces: 8
- Handicap Non-Overnight Spaces: 0
- Handicap Overnight Spaces: 1
- Overnight Non-Handicap Spaces: 7
- EV charging Spaces: 0

11/29/2023

- City Parking Lot Space Points (by Type) City Parking Lot Space Lines
- | | |
|---------------------------|----------|
| Handicap-Overnight Access | HANDICAP |
| Public-Overnight Access | STANDARD |
- Marshall City Tax Parcels



City Parking Lot Spaces Map



Lot 6 Parking Lot Details

- Total Number of Parking Spaces: 20
- Handicap Non-Overnight Spaces: 2
- Handicap Overnight Spaces: 0
- Overnight Non-Handicap Spaces: 3
- EV charging Spaces: 0

11/10/2023

- Roads

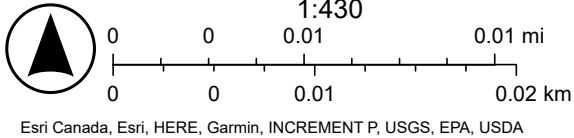
Handicap

Public
- Public-Overnight Access

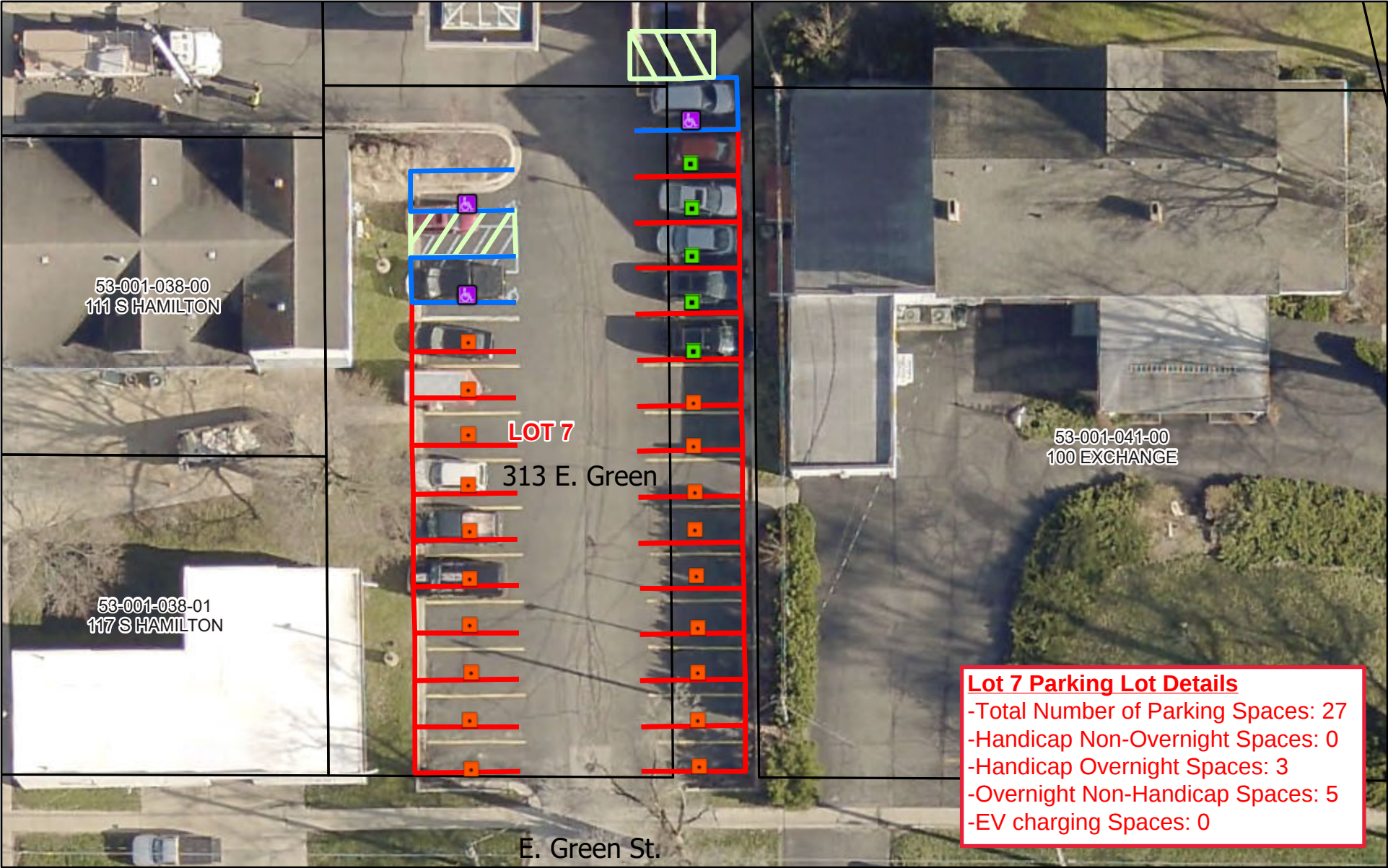
HANDICAP

STANDARD
- NO PARKING AREA

Marshall City Tax Parcels



City Parking Lot Spaces Map



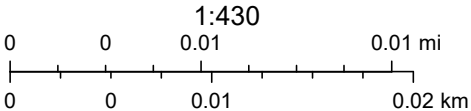
11/13/2023

City Parking Lot Space Points (by Type)

- Handicap-Overnight Access
- Public

- Public-Overnight Access
- City Parking Lot Space Lines
- HANDICAP

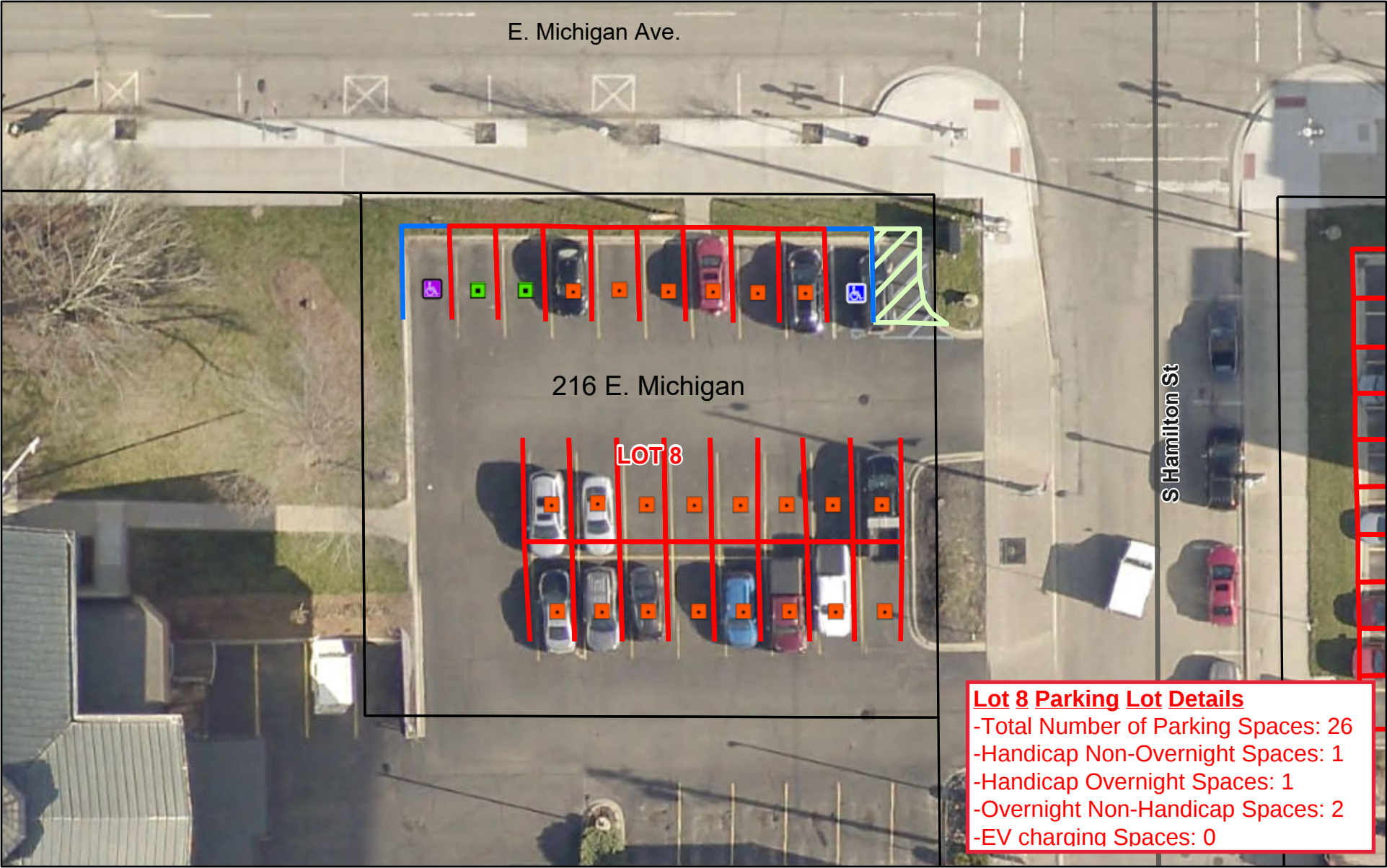
- STANDARD
- NO PARKING AREA
- Marshall City Tax Parcels



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

City of Marshall Engineering Dept.

City Parking Lot Spaces Map

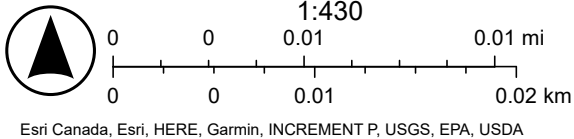


Lot 8 Parking Lot Details

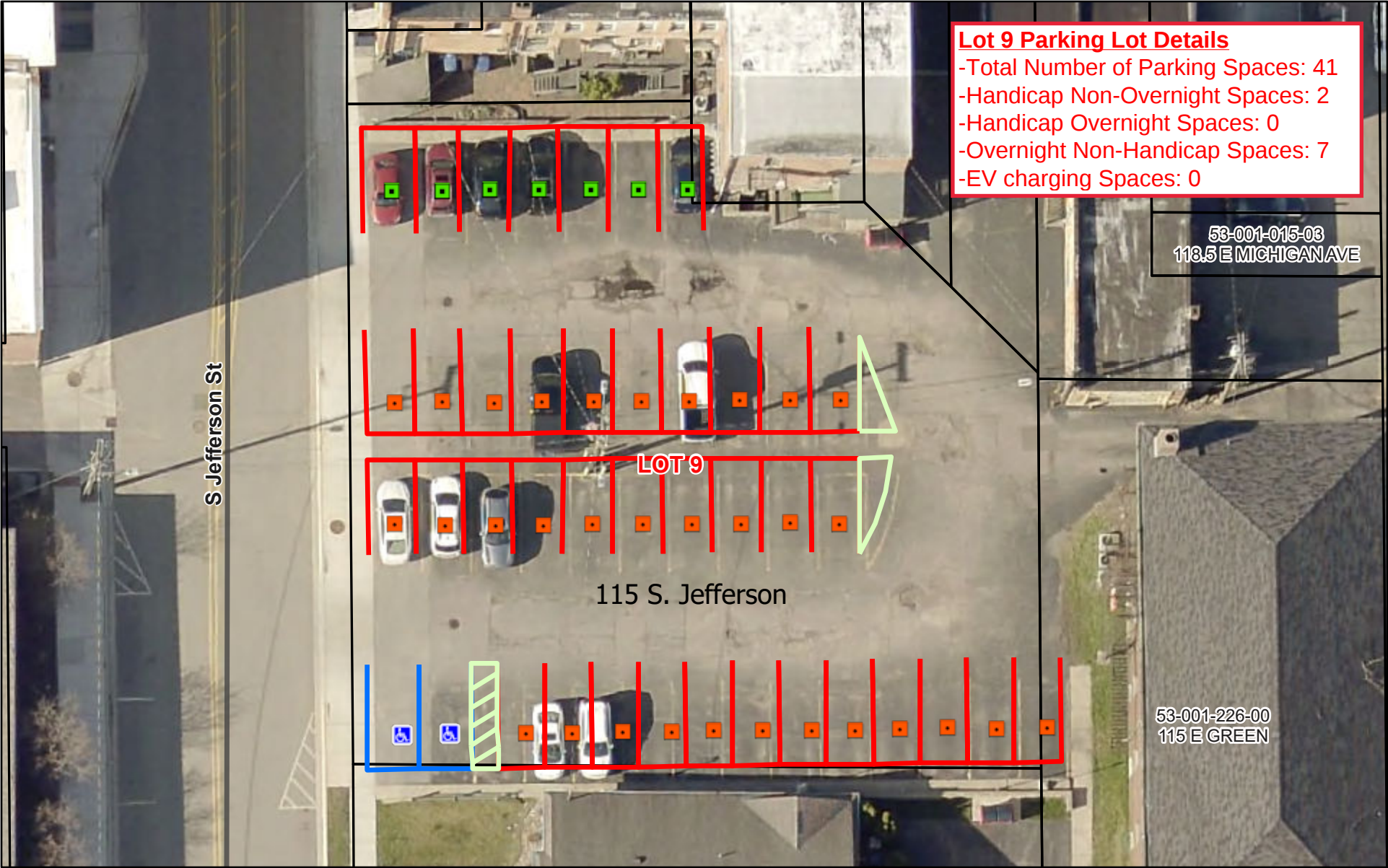
- Total Number of Parking Spaces: 26
- Handicap Non-Overnight Spaces: 1
- Handicap Overnight Spaces: 1
- Overnight Non-Handicap Spaces: 2
- EV charging Spaces: 0

11/29/2023

- Roads
- City Parking Lot Space Points (by Type)
- Public
 - Public-Overnight Access
 - Handicap
 - Handicap-Overnight Access
- City Parking Lot Space Lines
- STANDARD
 - NO PARKING AREA
 - HANDICAP
- Marshall City Tax Parcels

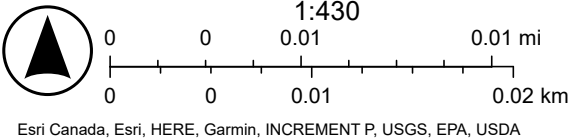


City Parking Lot Spaces Map



11/13/2023

- Roads
- City Parking Lot Space Points (by Type)
- Handicap
 - Public
- City Parking Lot Space Lines
- HANDICAP
 - STANDARD
- Public-Overnight Access
- NO PARKING AREA
- Marshall City Tax Parcels



City Parking Lot Spaces Map

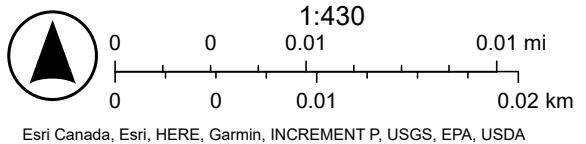


Lot 10 Parking Lot Details

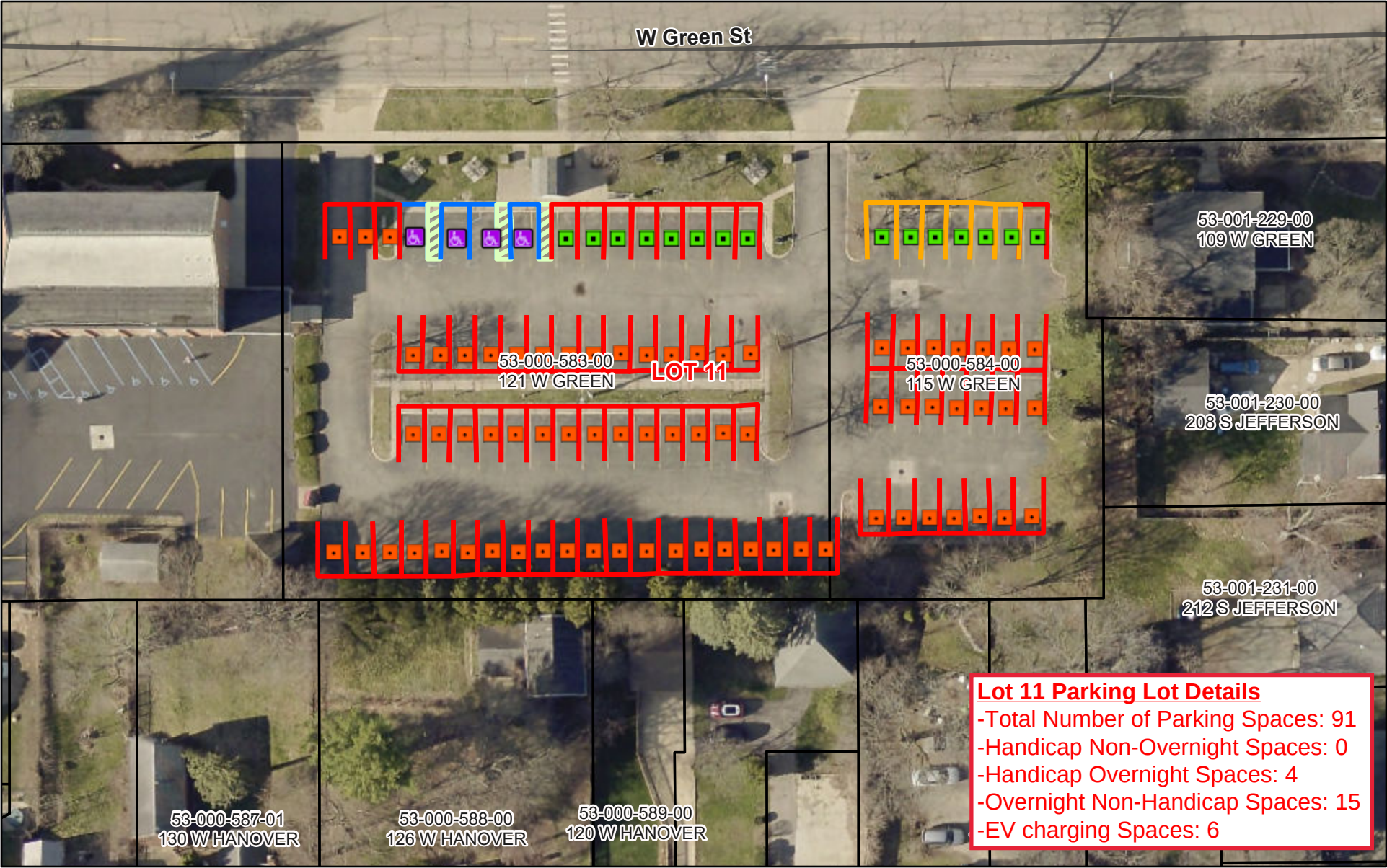
- Total Number of Parking Spaces: 74
- Handicap Non-Overnight Spaces: 5
- Handicap Overnight Spaces: 1
- Overnight Non-Handicap Spaces: 10
- EV charging Spaces: 0

11/13/2023

- City Parking Lot Space Points (by Type)
 - Public-Overnight Access
 - Handicap
 - Handicap-Overnight Access
 - Public
- City Parking Lot Space Lines
 - NO PARKING AREA
 - HANDICAP
 - STANDARD
- Marshall City Tax Parcels

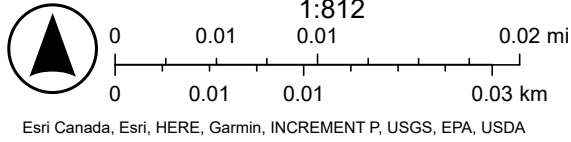


City Parking Lot Spaces Map



1/5/2024

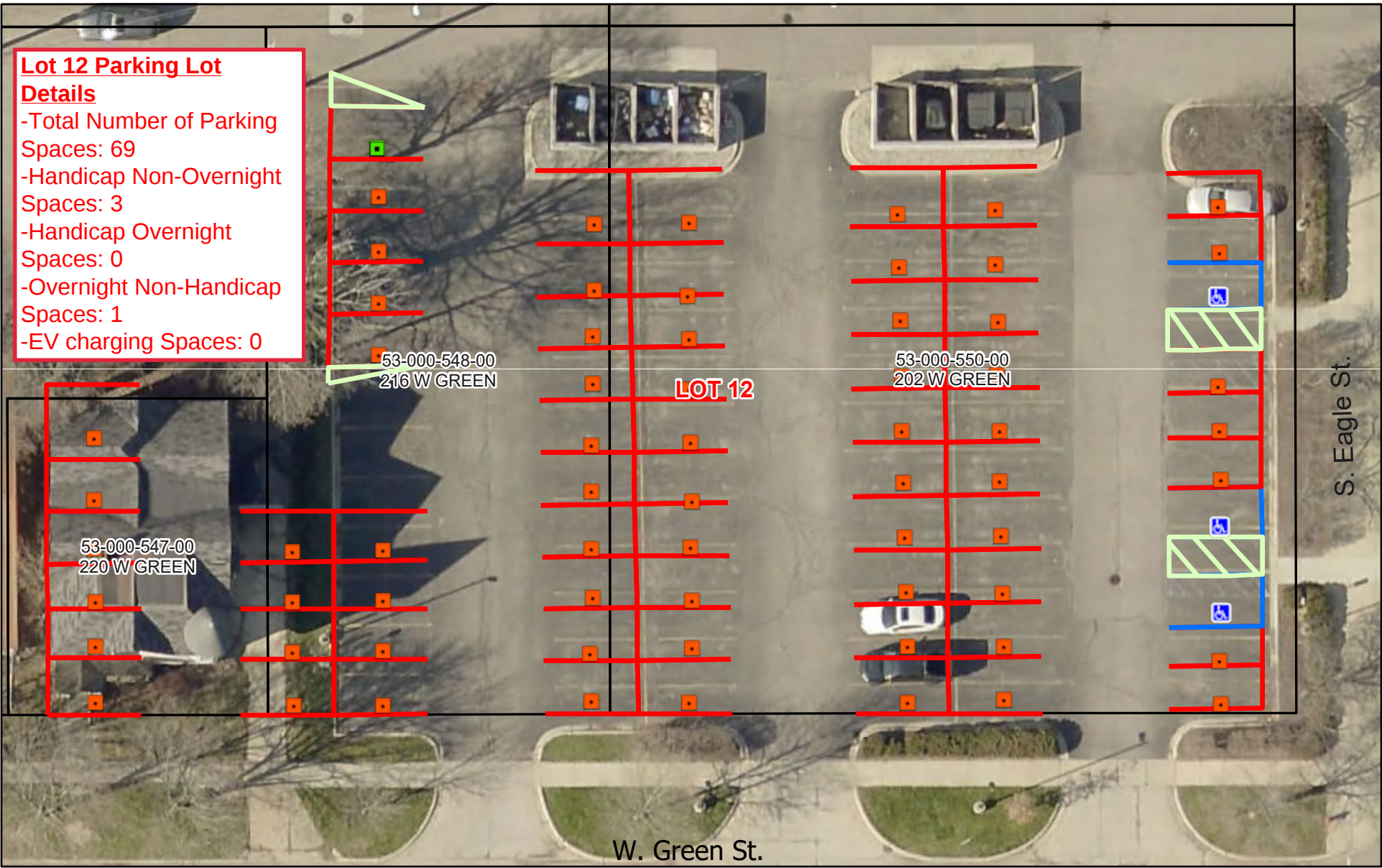
- Roads
- City Parking Lot Space Points (by Type)
- Public-Overnight Access
 - Handicap-Overnight Access
 - Public
- City Parking Lot Space Lines
- ELECTRIC CHARGING
 - HANDICAP
- STANDARD
- NO PARKING AREA
- Marshall City Tax Parcels



City Parking Lot Spaces Map

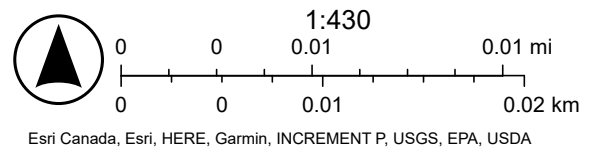
Lot 12 Parking Lot Details

- Total Number of Parking Spaces: 69
- Handicap Non-Overnight Spaces: 3
- Handicap Overnight Spaces: 0
- Overnight Non-Handicap Spaces: 1
- EV charging Spaces: 0

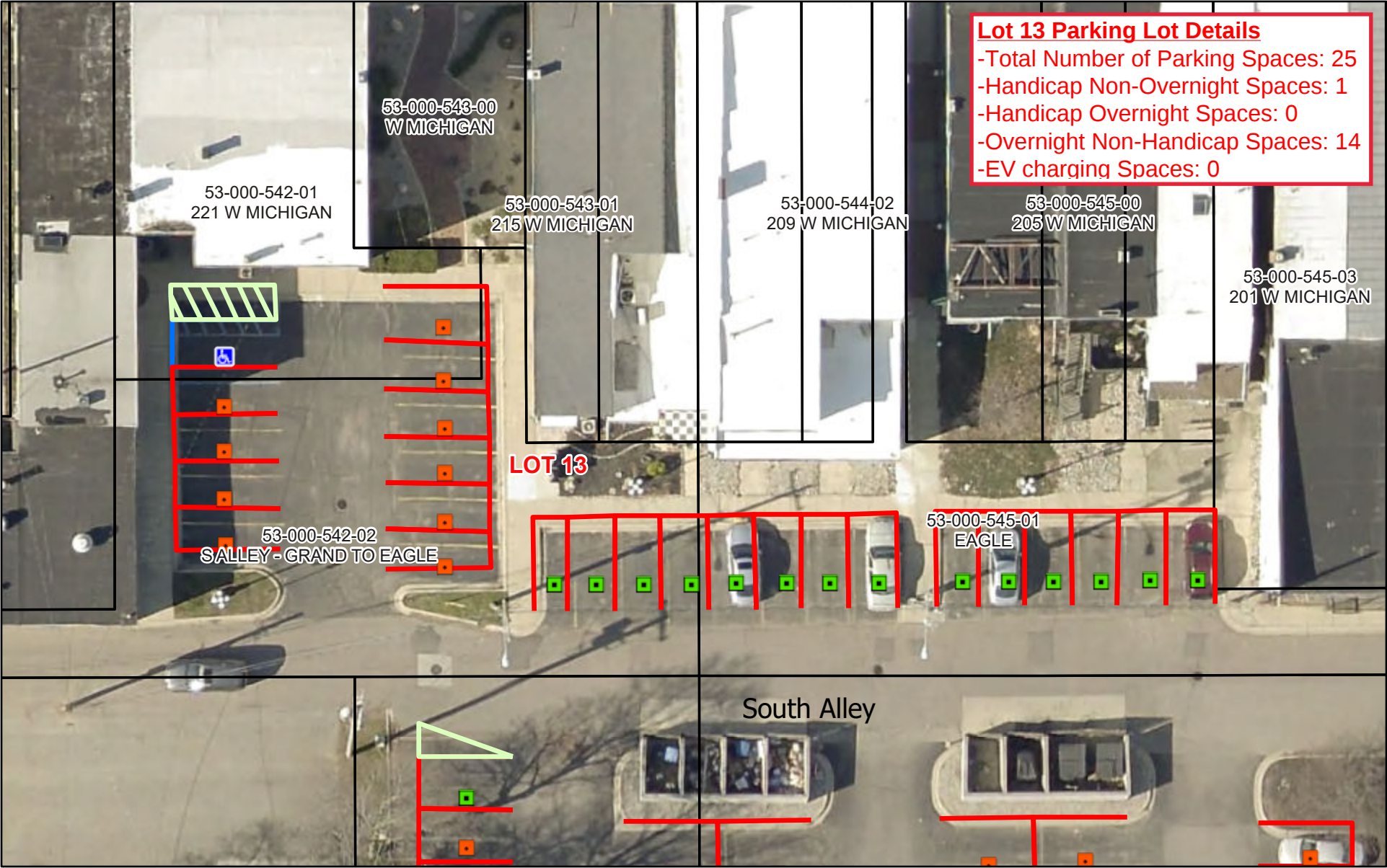


11/13/2023

- City Parking Lot Space Points (by Type)
- Public-Overnight Access
 - Handicap
 - Public
- City Parking Lot Space Lines
- STANDARD
 - HANDICAP
 - NO PARKING AREA
 - Marshall City Tax Parcels



City Parking Lot Spaces Map



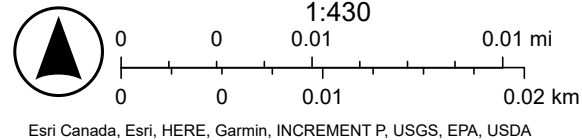
11/13/2023

City Parking Lot Space Points (by Type)

- Handicap
- Public

- Public-Overnight Access
- City Parking Lot Space Lines
- HANDICAP

- STANDARD
- NO PARKING AREA
- Marshall City Tax Parcels



City of Marshall Engineering Dept.

City Parking Lot Spaces Map



11/13/2023

City Parking Lot Space Points (by Type)



Handicap



Public

City Parking Lot Space Lines

ELECTRIC CHARGING

HANDICAP

STANDARD



Marshall City Tax Parcels

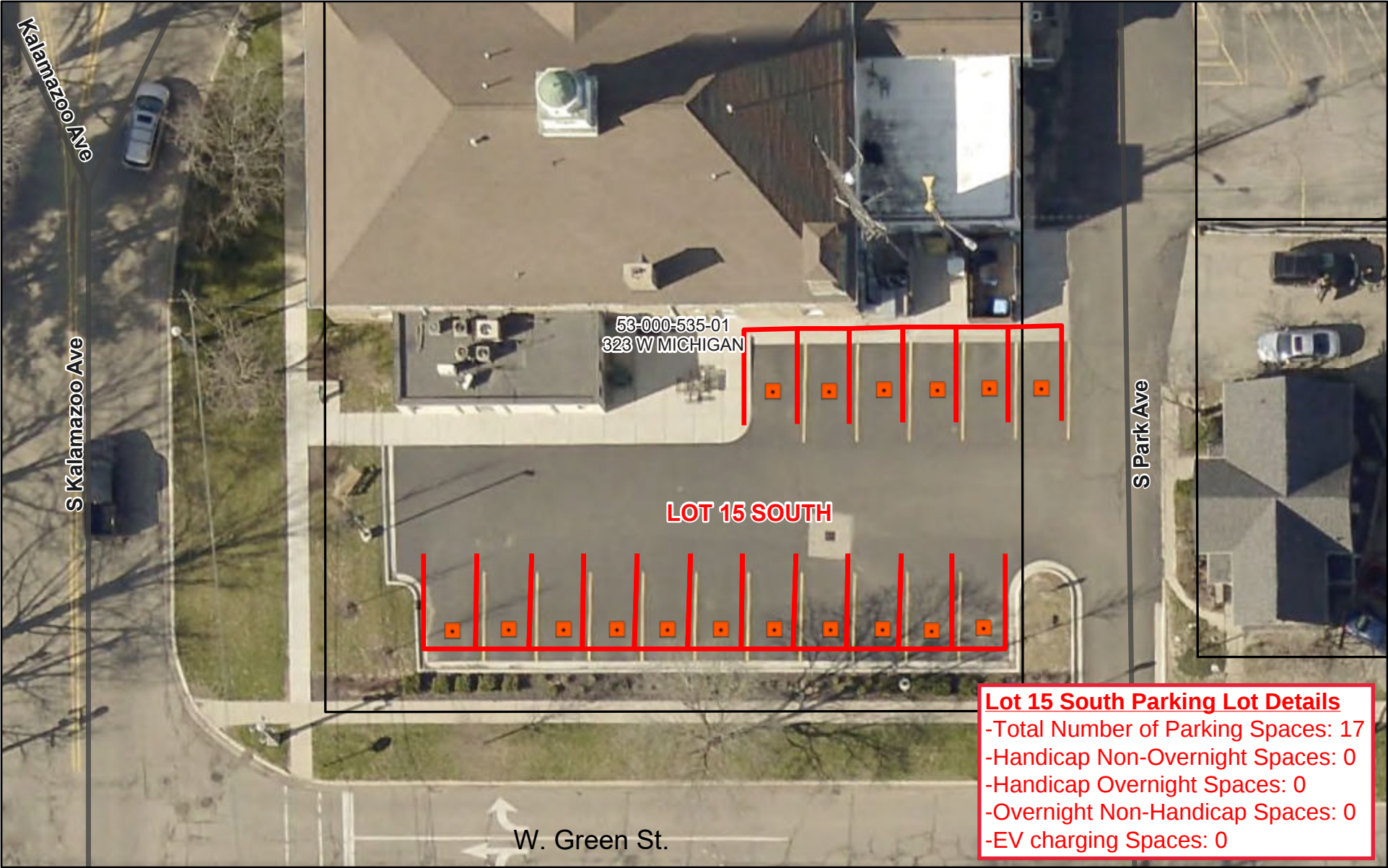


0 0 0 0.01 mi
0 0 0 0.01 km

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Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

City Parking Lot Spaces Map



12/20/2023

— Roads

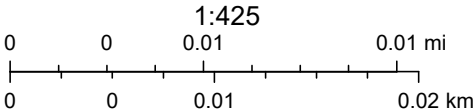
City Parking Lot Space Points (by Type)

■ Public

City Parking Lot Space Lines

— STANDARD

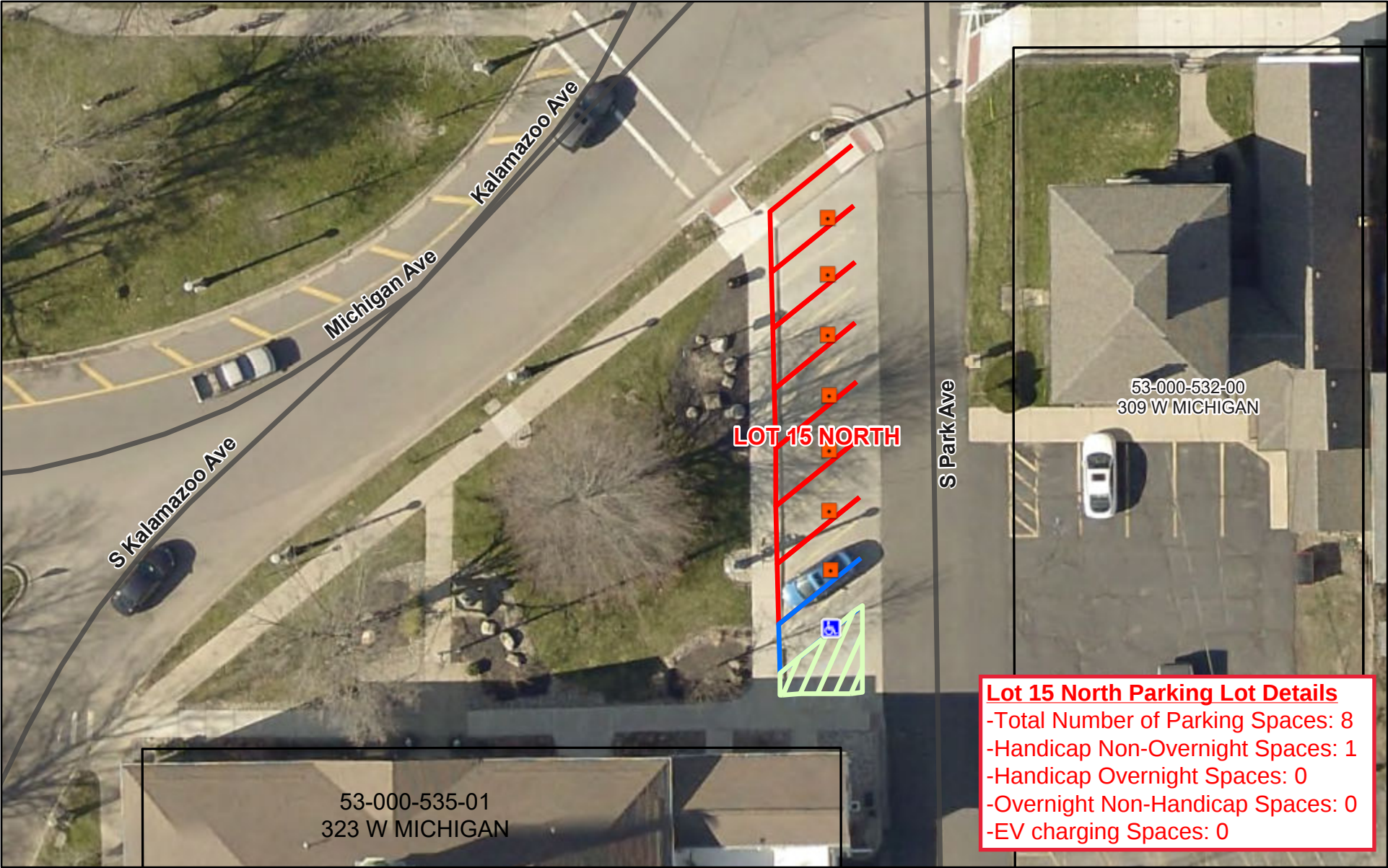
□ Marshall City Tax Parcels



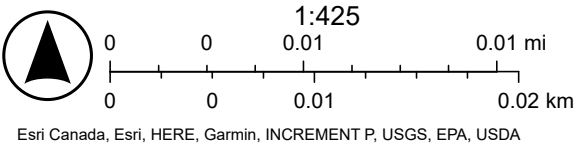
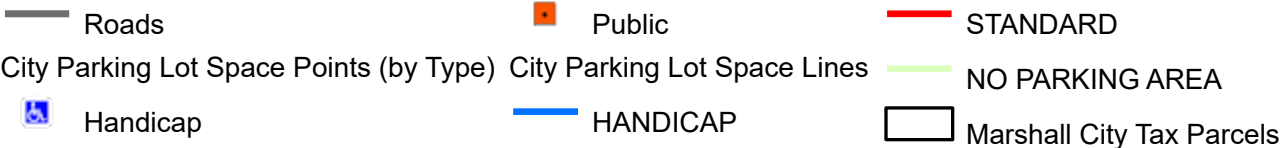
Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

City of Marshall Engineering Dept.

City Parking Lot Spaces Map



12/20/2023



City Parking Lot Spaces Map

E. Mansion St.

Oaklawn-Owned Parking Lot Details

- Total Number of Parking Spaces: 47
- Handicap Non-Overnight Spaces: 2
- Handicap Overnight Spaces: 0
- Overnight Non-Handicap Spaces: 0
- EV charging Spaces: 0



11/10/2023

Roads

City Parking Lot Space Points (by Type)

Handicap

Handicap-Overnight Access

Public

Public-Overnight Access

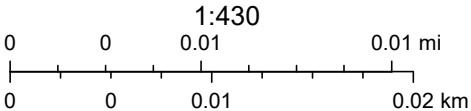
City Parking Lot Space Lines

HANDICAP

STANDARD

NO PARKING AREA

Marshall City Tax Parcels



Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

City of Marshall Engineering Dept.

ITEM: 12.B

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
William Dopp, Finance Director/ City Treasurer
DATE: January 16, 2024
SUBJECT: **FY 2025 DART MDOT BUDGET REQUEST**

As required by Michigan Public Act 51, Marshall Dial-A-Ride Transit (DART) must submit an annual application to the State of Michigan for financial assistance for transit operations and adopt a Resolution of Intent signifying the City of Marshall's desire to participate in the Comprehensive Transportation Fund (CTF).

The application submitted to the State of Michigan covers proposed revenues and expenditures for fiscal year 2025: October 1, 2024–September 30, 2025.

For the 2025 State of Michigan fiscal year, Marshall Dial-A-Ride Transit has proposed a preliminary budget as follows:

Revenue

Passenger Fares \$33,163
Taxes Levied \$223,099
State Operating Assistance \$200,535
Federal 5311 Operating Funds \$89,571
Misc \$6,352
Total Revenue \$552,720

Expenses

Salaries and Wages \$197,094
Pension and Post-Employment \$90,352
Benefit
Operating Expenses \$152,539
Fleet Maintenance \$57,735
Depreciation \$55,000
Expenses \$552,720
Eligible Expenses \$497,615
Ineligible: \$55,000 Depreciation
\$105 Association Dues

BUDGET IMPACT:

None. The recommended action approves the submittal of the application to MDOT.

RECOMMENDATION:

Approve Resolution 2024-4, MDOT FY 2025 Resolution of Intent to apply for state formula operating assistance for fiscal year 2025 under Act 51 of the Public Acts of 1951, as amended.

FY 2025 RESOLUTION OF INTENT

The approved resolution of intent to apply for state formula operating assistance for fiscal year 2025 under Act 51 of the Public Acts of 1951, as amended.

WHEREAS, pursuant to Act 51 of the Public Acts of 1951, as amended (Act 51), it is necessary for the (hereby known as THE APPLICANT) established under Act to provide a local transportation program for the state fiscal year of 2025 and, therefore, apply for state financial assistance under provisions of Act 51; and

WHEREAS, it is necessary for the governing body, to name an official representative for all public transportation matters, who is authorized to provide such information as deemed necessary by the State Transportation Commission or department for its administration of Act 51; and

WHEREAS, it is necessary to certify that no changes in eligibility documentation have occurred during the past state fiscal year; and

WHEREAS, the performance indicators have been reviewed and approved by the governing body.

WHEREAS, THE APPLICATION , has reviewed and approved the proposed balance (surplus) budget, and funding sources of estimated federal funds \$ estimated state funds \$ estimated local funds \$ with total estimated expenses of \$

(Note: Local funds include fare box and any other local revenue)

NOW THEREFORE, be it resolved that THE APPLICANT hereby makes its intentions known to provide public transportation services and to apply for state financial assistance with this annual plan, in accordance with Act 51; and

HEREBY, appoints as the Transportation Coordinator, for all public transportation matters, who is authorized to provide such information as deemed necessary by the State Transportation Commission or department for its administration of Act 51 for 2025

I, (Name)
(Secretary/Clerk) of THE Applicant , having custody of the records and proceedings of THE APPLICANT, does hereby certify that I have compared this resolution adopted by THE APPLICANT at the meeting of , 20 with the original minutes now on file and of record in the office and that this resolution is true and correct.

IN TESTIMONY WHEREOF, I have hereunto set my hand
and affixed seal of said , this
day of A.D 20

SIGNATURE

Marshall, City of
900 South Marshall
Marshall, Michigan 49068

269-781-3975

Nonurban City

Regular Service

Annual Budgeted

2025

Total Eligible Expenses: \$497,615

Comments: -

**Marshall, City of
Nonurban City
Regular Service
Annual Budgeted
2025**

Revenue Schedule Report

Code	Description	Amount
401 :	Farebox Revenue	
40100	Passenger Fares (-)	\$33,163
406 :	Auxiliary Trans Revenues	
40615	Advertising (-)	\$3,600
408 :	Local Revenue	
40800	Taxes Levied Directly for/by Transit Agency (-)	\$223,099
409 :	Local Revenue	
40910	Local Operating Assistance (-)	\$252
411 :	State Formula and Contracts	
41101	State Operating Assistance (40.2993%)	\$200,535
413 :	Federal Contracts	
41301	Section 5311 Operating (18%)	\$89,571
414 :	Other Revenue	
41400	Interest Income (-)	\$2,500
Total Revenues: \$552,720		

**Marshall, City of
Nonurban City
Regular Service
Annual Budgeted
2025**

Expense Schedule Report

Code	Description	Amount
501 :	Labor	
50101	Operators Salaries & Wages (-)	\$135,464
50103	Dispatchers' Salaries & Wages (-)	\$38,002
502 :	Fringe Benefits	
50200	Fringe Benefits (-)	\$23,628
50210	DC Pensions (-)	\$1,256
50220	DB Pensions (-)	\$37,634
50250	DB Other Post Employment Benefit (-)	\$51,462
503 :	Services	
50302	Advertising Fees (-)	\$500
50305	Audit Costs (-)	\$1,200
50399	Other Services (-)	\$20,000
504 :	Materials and Supplies	
50401	Fuel & Lubricants (-)	\$43,276
50402	Tires & Tubes (-)	\$2,867
50499	Other Materials & Supplies (-)	\$11,592
505 :	Utilities	
50500	Utilities (-)	\$12,798
506 :	Insurance	
50603	Liability Insurance (-)	\$2,250

**Marshall, City of
Nonurban City
Regular Service
Annual Budgeted
2025**

Expense Schedule Report

Code	Description	Amount
507 :	Taxes & Fees	
50700	Taxes & Fees (-)	\$1,000
508 :	Purchased Trans Service	
50800	Purchased Trans Service (-)	\$94,091
509 :	Misc Expenses	
50903	Association Dues & Subscriptions (-)	\$700
512 :	Operating Leases & Rentals	
51200	Operating Leases & Rentals (-)	\$20,000
513 :	Depreciation	
51300	Depreciation (-)	\$55,000
550 :	Ineligible Expenses	
55007	Ineligible Depreciation (-)	\$55,000
55009	Ineligible Percent of Association Dues (-15 percent)	\$105

Total Expenses: \$552,720

Total Ineligible Expenses: \$55,105

Total Eligible Expenses: \$497,615

ITEM: 12.C

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Eric Zuzga, Director of Community Services
DATE: January 16, 2024
SUBJECT: CITY OF MARSHALL TITLE VI PLAN UPDATE

The City Council approved revision to the Title VI Non-Discrimination Plan in April 2023. Title VI is a federal law that prohibits any entity that receives federal financial assistance (such as grants or student loans) from discriminating on the basis of race, color, or national origin. The Title VI plan also includes guidelines to improve access to services for persons with Limited English Proficiency (LEP).

MDOT has completed reviews of the Title VI Plan that was submitted in 2023. They have provided the attached plan with a few revisions from the original submission. MDOT is requesting that City Council approve Resolution 2024-3 adopting the revised plan.

BUDGET IMPACT:
None.

RECOMMENDATION:
Approve Resolution 2024-3, to update the Marshall Title VI Plan to ensure equal opportunity for all persons regardless of race, color, or national origin and direct the City Manager to submit to the State of Michigan Statewide Title VI Coordinator.

**CITY OF MARSHALL
RESOLUTION 2024-3**

**TO APPROVE AN UPDATE TO THE MARSHALL TITLE VI PLAN TO ENSURE
EQUAL OPPORTUNITY FOR ALL PERSONS REGARDLESS OF RACE, COLOR,
OR NATIONAL ORIGIN**

Minutes of a regular meeting of the Council of the City of Marshall, held on
January 16, 2024, at 7:00 PM.

PRESENT:

ABSENT:

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

WHEREAS, pursuant to Title VI of the Civil Rights Act of 1964, Marshall Dial-A-Ride (DART) operates all of its programs and provides public transportation services without regard to race, color, or national origin; and

WHEREAS, As a direct recipient of Federal and State grant funds, DART is required to develop and maintain a Title VI policy that will ensure that the level and quality of public transportation service is provided in a non-discriminatory manner; promote full and fair participation in public transportation decision-making without regard to race, color, or national origin; and ensure meaningful access to transit-related programs and activities by persons with limited English proficiency. The Federal Transportation Administration requires that each recipient provides an updated Title VI policy for review every three years; and

WHEREAS, DART has submitted a revised Title VI plan to Michigan Department of Transportation (MDOT) for their review and have requested updates to the proposed plan; and

WHEREAS, the Title VI Plan has been updated and submitted to the City Council for their consideration.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall that the update to the Title VI plan is approved and staff are authorized to submit it to MDOT.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Marshall, County of Calhoun, Michigan at a regular meeting held on January 16, 2024.

City Clerk

ITEM: 12.D

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Martin Erskine, Fire Chief
DATE: January 16, 2024
SUBJECT: SAFER GRANT APPLICATION

The City was awarded a Staffing For Adequate Fire and Emergency Response (SAFER) Grant from the Federal Emergency Management Agency (FEMA) in 2021 to fund 3 full-time firefighter positions in the City Fire Department. The SAFER grant award of \$836,493.78 covered the full wages and benefits of the positions and permitted us to staff 3 personnel per shift and maintain a full-time dedicated Fire Inspector position. With these three additional firefighters, our full-time ranks rose to a total of 11, including the Fire Chief.

The current SAFER Grant funding will be ending in February 2025, and we are recommending that we pursue a second round of SAFER Grant funding to continue the necessary funding stream for the three positions.

As with the previous grant, we are requesting the use of the grant writer to assist us with the application. We estimate the cost to not exceed \$5,000 for the service.

If successful, we anticipate an award of approximately \$900,000 for the three (3) year period to fund the three existing positions.

BUDGET IMPACT:

The grant writer service of \$5,000 will be expensed out of the current FY24 Fire Department operating budget if the grant submittal is approved.

RECOMMENDATION:

Approve the submittal of a SAFER Grant to FEMA to fund three (3) full-time Firefighter positions in the City Fire Department and authorize the City Manager and City Clerk to sign the necessary documents.

ITEM: 13.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
DATE: January 16, 2024
SUBJECT: **APPOINTMENT OF FARMERS MARKET BOARD MEMBERS**

The Farmers' Market Advisory Board (FMAB) was established by the Marshall City Council on October 20, 2014, under the authority granted by the City of Marshall Charter, Article 2, Section 2.13.

The Marshall City Council, with the advice of the FMAB, shall approve the members of the FMAB. The FMAB shall consist of not less than seven and not more than eleven voting members and must include a minimum of two active vendors in good standing of the Marshall Area Farmers' Market. The non-voting members shall not be more than three and include the Market Manager, City of Marshall Council Liaison and City Manager/designee. Voting members shall be appointed for a term of 3 years and the term shall begin on October 20th of each year.

Current Marshall Area Farmer's Market Advisory Board Members include:

- Dan Marsh term ending October 20, 2022
 - Todd Hazel term ending October 20, 2023
 - Jason Killoran term ending October 20, 2023
 - Amy Zerbe term ending October 20, 2024
 - Patty Parker term ending October 20, 2024
 - Didik Soekarmoen term ending October 20, 2024
 - Julie Koledo term ending October 20, 2025
 - Cherie Riser term ending October 20, 2025
 - Julie Plassman term ending October 20, 2025
-
- Cody Hart Market Manager
 - Jacob Gates City Council Liaison
 - Eric Zuzga City Manager designee

Todd Hazel is not requesting a reappointment. We are recommending the reappointment of Dan Marsh and Jason Killoran to additional three-year terms. Deborah Greger, Colleen Hagerty, and Shannon Atkins have expressed an interest in serving, and we recommend their appointment to the Marshall Farmers' Advisory Board.

BUDGET IMPACT:

Members of the Marshall Farmers' Advisory Board serve without compensation.

RECOMMENDATION:

Approve the reappointment of Dan Marsh for a term expiring October 20, 2025, the reappointment of Jason Killoran to a term expiring October 20, 2026, and the appointment of Deborah Greger, Colleen Hagerty, and Shannon Atkins to terms ending on October 20, 2026.