



225 S Camburn St
Stanton, MI, 48888
Phone (989) 831.4440
Fax (989) 831.5756
www.StantonOnline.com

STANTON CITY COMMISSION
Regular Meeting Agenda
September 8, 2020
7:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Roll Call:

Mayor Lori Williams
Mayor Pro Tem
Vladimir Edelman
Commissioner Jane Basom

Commissioner Ray Holloway
Commissioner Michael Mazzola
Commissioner Charles Miel
Commissioner Mary Thomas

4. Approval of Agenda

5. Public Comments and/or Questions (Public Comments shall be limited to 3 minutes per person. A person wishing to address the Commission shall state their name and address for the official record. The Commission may at their discretion respond to comments and/or questions after all have been received.)

6. Standing Items

- a. Approval of commission meeting minutes of August 25, 2020.
- b. Approval of bill payments for the month of September 2020 in the total amount of \$83,936.16.
- c. Revenue and Expenditure Report for the month of August.

7. Monthly Reports

- a. Stanton Police Department
- b. Stanton Public Works
- c. Treasurer
- d. City Manager

8. Existing Business

- a. Consideration by City Commission to adopt a resolution establishing criteria for the determination of eligibility for commercial redevelopment district tax exemption certificates.

9. New Business

- a. Consideration by City Commission to accept the resignation of Ginger Gurecki from the Stanton Planning Commission.
- b. Consideration by City Commission to set September 22, 2020 at 7:00 PM as the date and time for a public hearing to consider the proposed tax exemption for Millard Furniture & Appliance, Inc. in the City of Stanton.
- c. Consideration by City Commission to accept the proposal from Prein & Newhof to perform professional construction engineering services at a cost not to exceed \$4,500.
- d. Consideration by City Commission of a resolution to rezone parcels 59-053-550-028-10 & 59-053-148-001-10 from R-1, Single Family Residential to C-1, Central Business District and to amend the Official City of Stanton Zoning Map.

10. Committee Reports

11. Public Comments

12. Commission Comments

13. Adjournment

**City of Stanton
Regular Meeting Minutes
August 25, 2020**

1. **Call to Order: Pledge of Allegiance** – The City of Stanton regular meeting was called to order via zoom conference video at 7:00p.m. by Mayor Lori Williams with the Pledge of Allegiance.
2. **Roll Call:** Mayor Lori Williams, Jane Basom, Vladimir Edelman, Ray Holloway, Michael Mazzola, Chuck Miel, Mary Thomas
Absent: None
3. **Approval of Agenda**
Motion made by Miel second by Basom to approve the agenda. Motion carried on a voice vote with Holloway voting no.
4. **Public Comments:** None
5. **Standing Items**
 - a. Motion made by Holloway second by Edelman to approve the Regular Meeting Minutes of August 11, 2020. Motion carried on a voice vote.
 - b. Motion made by Edelman second by Thomas to approve the bills for August 2020 in the total amount of \$79,124.17. Motion carried on a voice vote.
6. **Monthly Reports**
 - a. Stanton Police Department-City Manager Davis informed the commissioners of Chief Patino's retirement on September 1, 2020.
 - b. DPW Report
 - c. Clerk/Treasurer Financial Report
 - d. City Manager
7. **Public Hearing**
 - a. Mayor Williams opened public hearing to receive comments on the proposed Commercial Redevelopment District at 7:15p.m.
Greg Millard, owner of Millard's, spoke and answered some questions for the commissioners.
 - b. Mayor Williams closed the public hearing with a motion made by Holloway second by Miel at 7:25p.m. Motion carried on a voice vote.
8. **New Business:**
 - a. Motion made by Edelman second by Thomas to adopt a resolution for a Commercial Redevelopment District in accordance with Public Act 255 of 1978. Motion carried on a voice vote.
 - b. Motion made by Holloway second by Edelman to award the bid to CL Trucking & Excavating of Ionia, Michigan to complete construction activities related to the East Main Street Water Connection Project. Motion tabled on a voice vote.

- c. Motion made by Thomas second by Edelman to accept by resolution the terms of the Michigan Natural Resources Trust Fund Development Agreement for development grant funds in the amount of \$300,000 to complete the Stanton Veterans Memorial Park Project (Project #TF19-0041). Motion carried on a voice vote.

9. Committee Reports:

DDA-there is a meeting on September 1, 2020, sidewalk sales day will be October 8, 2020, t-shirt sales are still going on, we are working on a Christmas decorating contest for businesses and residential homes, welcome the many new businesses into town with ribbon cutting ceremonies.

10. Public Comments: None

11. Commission Comments:

Mayor Williams would like to thank Chief Patino for the last 12 years of service to the city and the community. City Manager Davis would like to thank DPW for installing new outside lights at City Hall.

12. Adjournment

Motion made by Miel second by Mazzola to adjourn meeting at 7:35p.m.
Motion carried on a voice vote.

Lori Williams, Mayor
Lori Braman, Clerk

09/04/2020 11:40 AM
User: LBRAMAN
DB: Stanton

CHECK DISBURSEMENT REPORT FOR CITY OF STANTON
CHECK DATE FROM 08/20/2020 - 09/04/2020

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
08/25/2020	STANT	9366*	CITY OF STANTON	DUE TO PAYROLL CLEARING FUND	214.750	000	11,896.50
08/26/2020	STANT	9368#	FIRST BANKCARD	MATERIALS AND SUPPLIES	726.000	172	17.52
				CONTRACTUAL SERVICES	806.000	172	54.99
				CONFERENCE AND TRAINING	728.000	253	125.00
				MATERIALS AND SUPPLIES	726.000	262	122.06
				POSTAGE	727.000	262	11.00
				MATERIALS AND SUPPLIES	726.000	301	17.53
				REPAIR, MAINTENANCE	775.000	441	139.45
				CHECK STANT 9368 TOTAL FOR FUND 101:			<u>487.55</u>
08/26/2020	STANT	9370	PRIORITY HEALTH	INSURANCE	710.000	850	7,103.23
08/26/2020	STANT	9371#	QUILL	MATERIALS AND SUPPLIES	726.000	172	45.70
				MATERIALS AND SUPPLIES	726.000	253	16.60
				MATERIALS AND SUPPLIES	726.000	301	46.64
				MATERIALS AND SUPPLIES	726.000	441	57.93
				CHECK STANT 9371 TOTAL FOR FUND 101:			<u>166.87</u>
08/26/2020	STANT	9372	STANDARD INSURANCE COMPANY	INSURANCE	710.000	850	239.35
08/26/2020	STANT	9373	VESTER DAVIS, JR	CONFERENCE AND TRAINING	728.000	172	95.11
				Total for fund 101 GENERAL FUND			19,988.61

09/04/2020 11:40 AM
User: LBRAMAN
DB: Stanton

CHECK DISBURSEMENT REPORT FOR CITY OF STANTON
CHECK DATE FROM 08/20/2020 - 09/04/2020

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 202 MAJOR STREET FUND							
08/25/2020	STANT	9366*	CITY OF STANTON	DUE TO PAYROLL CLEARING FUND	214.750	000	654.39
Total for fund 202 MAJOR STREET FUND							654.39

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CHECK DISBURSEMENT REPORT FOR CITY OF STANTON
CHECK DATE FROM 08/20/2020 - 09/04/2020

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 203 LOCAL STREET FUND							
08/25/2020	STANT	9366*	CITY OF STANTON	DUE TO PAYROLL CLEARING FUND	214.750	000	654.37
Total for fund 203 LOCAL STREET FUND							654.37

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CHECK DISBURSEMENT REPORT FOR CITY OF STANTON
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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 590 SEWER FUND							
08/25/2020	STANT	9366*	CITY OF STANTON	DUE TO PAYROLL CLEARING FUND	214.750	000	1,033.69
08/26/2020	STANT	9369*	PREIN & NEWHOF	PROFESSIONAL SERVICES	801.000	536	1,600.77
				PROFESSIONAL SERVICES	801.000	536	1,399.25
				CHECK STANT 9369 TOTAL FOR FUND 590:			<u>3,000.02</u>
				Total for fund 590 SEWER FUND			4,033.71

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DB: Stanton

CHECK DISBURSEMENT REPORT FOR CITY OF STANTON
CHECK DATE FROM 08/20/2020 - 09/04/2020

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 591 WATER FUND							
08/25/2020	STANT	9366*	CITY OF STANTON	DUE TO PAYROLL CLEARING FUND	214.750	000	1,033.64
08/26/2020	STANT	9367	STATE OF MICHIGAN	SAMPLING	804.000	536	32.00
08/26/2020	STANT	9369*	PREIN & NEWHOF	PROFESSIONAL SERVICES	801.000	536	1,600.76
				PROFESSIONAL SERVICES	801.000	536	1,399.25
				PROFESSIONAL SERVICES	801.000	536	3,282.21
				CHECK STANT 9369 TOTAL FOR FUND 591:			<u>6,282.22</u>
				Total for fund 591 WATER FUND			7,347.86

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 703 TAX ACCOUNT							
08/28/2020	TAX	3551	GENERAL FUND	GENERAL FUND	818.000	000	29,308.55
08/28/2020	TAX	3552	MONTCALM COUNTY TREASURER	MONTCALM COUNTY TREASURER	820.000	000	9,256.58
				SET	826.000	000	12,692.09
				CHECK TAX 3552 TOTAL FOR FUND 703:			<u>21,948.67</u>
				Total for fund 703 TAX ACCOUNT			51,257.22
			TOTAL - ALL FUNDS				83,936.16

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

PERIOD ENDING 08/31/2020

% Fiscal Year Completed: 16.99

GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Revenues						
Dept 000						
101-000-664.016	INTEREST FOR CD'S	7,000.00	940.00	208.68	6,060.00	13.43
Total Dept 000		7,000.00	940.00	208.68	6,060.00	13.43
Dept 101 - GENERAL FUND REV						
101-101-401.000	PROPERTY TAX	315,000.00	99,059.86	59,227.70	215,940.14	31.45
101-101-412.000	DELINQUENT TAX	20,000.00	0.00	0.00	20,000.00	0.00
101-101-426.000	TRAILER PARK TAX	1,500.00	0.00	0.00	1,500.00	0.00
101-101-447.000	PROPERTY TAX ADMINISTRATION	0.00	1,744.06	1,032.33	(1,744.06)	100.00
101-101-450.000	LICENSE AND PERMITS	2,000.00	710.00	260.00	1,290.00	35.50
101-101-451.000	CABLE TV FRANCHISE FEE	19,000.00	4,917.43	4,917.43	14,082.57	25.88
101-101-452.000	302 FUNDS	500.00	0.00	0.00	500.00	0.00
101-101-570.000	LIQUOR LICENSE REVENUE (LCC)	1,500.00	1,512.50	1,498.75	(12.50)	100.83
101-101-573.000	LOCAL COMMUNITY STABILIZATION SHARE	150.00	0.00	0.00	150.00	0.00
101-101-574.000	STATE REVENUE SHARING	125,000.00	22,442.00	0.00	102,558.00	17.95
101-101-626.000	GRAVE OPENINGS/FOUNDATION	5,000.00	3,053.50	1,000.00	1,946.50	61.07
101-101-650.000	SALE OF PROPERTY	2,500.00	0.00	0.00	2,500.00	0.00
101-101-660.000	FINES & FORFEITS	1,200.00	0.00	0.00	1,200.00	0.00
101-101-664.000	INTEREST	3,000.00	69.74	0.00	2,930.26	2.32
101-101-667.202	MAJOR ST. EQUIP. RENTAL	28,000.00	2,377.48	0.00	25,622.52	8.49
101-101-667.203	LOCAL ST. EQUIP. RENTAL	10,000.00	1,885.21	0.00	8,114.79	18.85
101-101-667.590	SEWER EQUP RENTAL	6,000.00	1,033.38	0.00	4,966.62	17.22
101-101-667.591	WATER EQUIPMENT RENTAL	6,000.00	775.69	0.00	5,224.31	12.93
101-101-675.000	CONTRIBUTIONS & DONATIONS	500.00	0.00	0.00	500.00	0.00
101-101-687.000	REFUNDS & REBATES	200.00	0.00	(515.52)	200.00	0.00
101-101-695.000	MISCELLANEOUS	10,000.00	14,894.88	13,305.42	(4,894.88)	148.95
101-101-699.202	ADMINISTRATION MAJOR STREET	10,000.00	0.00	0.00	10,000.00	0.00
101-101-699.203	ADMINISTRATION LOCAL STREET	5,000.00	0.00	0.00	5,000.00	0.00
101-101-699.590	ADMINISTRATION SEWER	35,000.00	0.00	0.00	35,000.00	0.00
101-101-699.591	ADMINISTRATION WATER	35,000.00	0.00	0.00	35,000.00	0.00
Total Dept 101 - GENERAL FUND REV		642,050.00	154,475.73	80,726.11	487,574.27	24.06
TOTAL REVENUES		649,050.00	155,415.73	80,934.79	493,634.27	23.95
Expenditures						
Dept 102 - CITY COMMISSION						
101-102-702.000	WAGES	7,700.00	0.00	0.00	7,700.00	0.00
101-102-715.000	FITW/FICA	700.00	0.00	0.00	700.00	0.00
101-102-726.000	MATERIALS AND SUPPLIES	150.00	0.00	0.00	150.00	0.00
101-102-728.000	CONFERENCE AND TRAINING	1,000.00	225.00	225.00	775.00	22.50
101-102-730.000	PUBLIC RELATIONS	250.00	0.00	0.00	250.00	0.00
101-102-801.000	PROFESSIONAL SERVICES	500.00	0.00	0.00	500.00	0.00
101-102-880.000	EMPLOYEE RELATIONS	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 102 - CITY COMMISSION		11,800.00	225.00	225.00	11,575.00	1.91
Dept 171 - MAYOR						
101-171-702.000	WAGES	2,400.00	0.00	0.00	2,400.00	0.00
101-171-715.000	FITW/FICA	200.00	0.00	0.00	200.00	0.00
101-171-728.000	CONFERENCE AND TRAINING	250.00	0.00	0.00	250.00	0.00

GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-171-801.000	PROFESSIONAL SERVICES	500.00	0.00	0.00	500.00	0.00
Total Dept 171 - MAYOR		3,350.00	0.00	0.00	3,350.00	0.00
Dept 172 - CITY HALL/ADMINISTRTION						
101-172-702.101	CITY MANAGER WAGES	63,000.00	9,415.40	4,707.70	53,584.60	14.95
101-172-702.216	SUPPORT STAFF	23,000.00	2,762.88	1,269.87	20,237.12	12.01
101-172-708.000	RETIREMENT	4,500.00	0.00	0.00	4,500.00	0.00
101-172-715.000	FITW/FICA	9,000.00	1,618.25	795.10	7,381.75	17.98
101-172-726.000	MATERIALS AND SUPPLIES	1,000.00	100.37	63.22	899.63	10.04
101-172-727.000	POSTAGE	500.00	154.00	154.00	346.00	30.80
101-172-728.000	CONFERENCE AND TRAINING	1,500.00	95.11	95.11	1,404.89	6.34
101-172-801.000	PROFESSIONAL SERVICES	8,000.00	1,142.95	78.29	6,857.05	14.29
101-172-802.000	MEMBERSHIP DUES	1,000.00	0.00	(300.00)	1,000.00	0.00
101-172-805.000	TRAVEL	1,000.00	0.00	0.00	1,000.00	0.00
101-172-806.000	CONTRACTUAL SERVICES	3,000.00	181.67	54.99	2,818.33	6.06
101-172-900.000	PRINTING AND PUBLISHING	1,500.00	36.00	0.00	1,464.00	2.40
101-172-930.000	REPAIR/MAINTENANCE BUILDING	500.00	0.00	0.00	500.00	0.00
101-172-956.000	MISCELLANEOUS	3,500.00	(70.40)	(75.40)	3,570.40	(2.01)
101-172-981.000	CAPITAL OUT LAY	2,000.00	0.00	0.00	2,000.00	0.00
Total Dept 172 - CITY HALL/ADMINISTRTION		123,000.00	15,436.23	6,842.88	107,563.77	12.55
Dept 209 - CEMETERY						
101-209-702.441	DIRECTOR OF PUBLIC WORKS	2,500.00	183.86	91.93	2,316.14	7.35
101-209-702.442	FULL TIME	3,800.00	606.13	317.60	3,193.87	15.95
101-209-715.000	FITW/FICA	750.00	99.54	50.86	650.46	13.27
101-209-726.000	MATERIALS AND SUPPLIES	500.00	0.00	0.00	500.00	0.00
101-209-775.000	REPAIR, MAINTENANCE	1,200.00	0.00	0.00	1,200.00	0.00
101-209-801.000	PROFESSIONAL SERVICES	2,500.00	383.00	0.00	2,117.00	15.32
101-209-940.000	EQUIPMENT RENTAL	2,500.00	0.00	0.00	2,500.00	0.00
101-209-956.000	MISCELLANEOUS	500.00	0.00	0.00	500.00	0.00
Total Dept 209 - CEMETERY		14,250.00	1,272.53	460.39	12,977.47	8.93
Dept 215 - CLERK						
101-215-702.000	WAGES	34,000.00	5,160.02	2,511.83	28,839.98	15.18
101-215-708.000	RETIREMENT	1,800.00	0.00	0.00	1,800.00	0.00
101-215-715.000	FITW/FICA	4,080.00	682.02	331.94	3,397.98	16.72
101-215-726.000	MATERIALS AND SUPPLIES	500.00	13.77	0.00	486.23	2.75
101-215-727.000	POSTAGE	250.00	0.00	0.00	250.00	0.00
101-215-728.000	CONFERENCE AND TRAINING	500.00	0.00	0.00	500.00	0.00
101-215-802.000	MEMBERSHIP DUES	200.00	0.00	0.00	200.00	0.00
101-215-805.000	TRAVEL	250.00	0.00	0.00	250.00	0.00
101-215-900.000	PRINTING AND PUBLISHING	250.00	115.80	0.00	134.20	46.32
Total Dept 215 - CLERK		41,830.00	5,971.61	2,843.77	35,858.39	14.28
Dept 247 - BOARD OF REVIEW						
101-247-702.000	WAGES	900.00	0.00	0.00	900.00	0.00
101-247-715.000	FITW/FICA	100.00	0.00	0.00	100.00	0.00
101-247-728.000	CONFERENCE AND TRAINING	100.00	0.00	0.00	100.00	0.00

PERIOD ENDING 08/31/2020

% Fiscal Year Completed: 16.99

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		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
101-247-801.000	PROFESSIONAL SERVICES	500.00	0.00	0.00	500.00	0.00
Total Dept 247 - BOARD OF REVIEW		1,600.00	0.00	0.00	1,600.00	0.00
Dept 253 - TREASURER						
101-253-702.000	WAGES	18,500.00	2,751.21	1,419.98	15,748.79	14.87
101-253-715.000	FITW/FICA	2,200.00	375.53	193.82	1,824.47	17.07
101-253-726.000	MATERIALS AND SUPPLIES	220.00	30.38	16.60	189.62	13.81
101-253-727.000	POSTAGE	400.00	15.00	0.00	385.00	3.75
101-253-728.000	CONFERENCE AND TRAINING	500.00	125.00	125.00	375.00	25.00
Total Dept 253 - TREASURER		21,820.00	3,297.12	1,755.40	18,522.88	15.11
Dept 257 - ASSESSOR						
101-257-702.000	WAGES	9,300.00	1,605.34	802.67	7,694.66	17.26
101-257-715.000	FITW/FICA	1,000.00	122.81	61.40	877.19	12.28
101-257-726.000	MATERIALS AND SUPPLIES	250.00	0.00	0.00	250.00	0.00
101-257-727.000	POSTAGE	500.00	0.00	0.00	500.00	0.00
101-257-728.000	CONFERENCE AND TRAINING	200.00	0.00	0.00	200.00	0.00
101-257-801.000	PROFESSIONAL SERVICES	3,000.00	0.00	0.00	3,000.00	0.00
101-257-802.000	MEMBERSHIP DUES	125.00	0.00	0.00	125.00	0.00
101-257-805.000	TRAVEL	100.00	0.00	0.00	100.00	0.00
101-257-900.000	PRINTING AND PUBLISHING	300.00	0.00	0.00	300.00	0.00
Total Dept 257 - ASSESSOR		14,775.00	1,728.15	864.07	13,046.85	11.70
Dept 262 - ELECTIONS						
101-262-702.000	WAGES	2,000.00	844.90	844.90	1,155.10	42.25
101-262-715.000	FITW/FICA	150.00	55.70	55.70	94.30	37.13
101-262-726.000	MATERIALS AND SUPPLIES	1,000.00	160.85	160.85	839.15	16.09
101-262-727.000	POSTAGE	200.00	11.00	11.00	189.00	5.50
101-262-728.000	CONFERENCE AND TRAINING	125.00	0.00	0.00	125.00	0.00
101-262-801.000	PROFESSIONAL SERVICES	250.00	0.00	0.00	250.00	0.00
101-262-900.000	PRINTING AND PUBLISHING	250.00	0.00	0.00	250.00	0.00
Total Dept 262 - ELECTIONS		3,975.00	1,072.45	1,072.45	2,902.55	26.98
Dept 301 - POLICE						
101-301-702.301	POLICE CHIEF	35,000.00	3,629.64	2,449.56	31,370.36	10.37
101-301-702.302	POLICE OFFICER	45,000.00	6,358.40	3,179.20	38,641.60	14.13
101-301-702.303	PART-TIME OFFICERS	15,000.00	911.25	581.25	14,088.75	6.08
101-301-715.000	FITW/FICA	10,000.00	1,215.33	665.84	8,784.67	12.15
101-301-726.000	MATERIALS AND SUPPLIES	1,500.00	103.51	103.51	1,396.49	6.90
101-301-727.000	POSTAGE	200.00	0.00	0.00	200.00	0.00
101-301-728.000	CONFERENCE AND TRAINING	500.00	0.00	0.00	500.00	0.00
101-301-731.000	UNIFORMS	800.00	138.50	138.50	661.50	17.31
101-301-736.000	GAS	2,500.00	79.15	79.15	2,420.85	3.17
101-301-775.000	REPAIR, MAINTENANCE	2,500.00	38.00	38.00	2,462.00	1.52
101-301-801.000	PROFESSIONAL SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
101-301-956.000	MISCELLANEOUS	200.00	0.00	0.00	200.00	0.00
101-301-981.000	CAPITAL OUT LAY	1,500.00	0.00	0.00	1,500.00	0.00

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% Fiscal Year Completed: 16.99

GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 301 - POLICE		119,700.00	12,473.78	7,235.01	107,226.22	10.42
Dept 441 - DEPARTMENT OF PUBLIC WORKS						
101-441-702.441	DIRECTOR OF PUBLIC WORKS	13,000.00	1,490.08	745.04	11,509.92	11.46
101-441-702.442	FULL TIME	30,000.00	3,648.94	1,905.55	26,351.06	12.16
101-441-702.500	OVER TIME HOURS	2,000.00	0.00	0.00	2,000.00	0.00
101-441-715.000	FITW/FICA	5,000.00	651.53	331.55	4,348.47	13.03
101-441-726.000	MATERIALS AND SUPPLIES	1,500.00	71.31	57.93	1,428.69	4.75
101-441-728.000	CONFERENCE AND TRAINING	650.00	0.00	0.00	650.00	0.00
101-441-731.000	UNIFORMS	1,000.00	0.00	0.00	1,000.00	0.00
101-441-736.000	GAS	5,000.00	410.93	410.93	4,589.07	8.22
101-441-775.000	REPAIR, MAINTENANCE	15,000.00	1,017.28	1,017.28	13,982.72	6.78
101-441-777.000	GROUPS REPAIR/MAINTENANCE	250.00	0.00	0.00	250.00	0.00
101-441-806.000	CONTRACTUAL SERVICES	15,000.00	0.00	0.00	15,000.00	0.00
101-441-956.000	MISCELLANEOUS	200.00	95.00	95.00	105.00	47.50
101-441-981.000	CAPITAL OUT LAY	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 441 - DEPARTMENT OF PUBLIC WORKS		93,600.00	7,385.07	4,563.28	86,214.93	7.89
Dept 448 - UTILITIES						
101-448-850.000	TELEPHONE	3,500.00	487.24	271.48	3,012.76	13.92
101-448-851.000	INTERNET	3,500.00	431.52	215.76	3,068.48	12.33
101-448-920.000	UTILITIES	30,000.00	2,042.03	2,042.03	27,957.97	6.81
101-448-921.000	WATER/SEWER	1,500.00	126.35	126.35	1,373.65	8.42
Total Dept 448 - UTILITIES		38,500.00	3,087.14	2,655.62	35,412.86	8.02
Dept 528 - RUBBISH COLLECTON/DISPOSAL						
101-528-807.000	RUBBISH	1,800.00	0.00	0.00	1,800.00	0.00
101-528-809.000	CLEAN UP DAY	2,200.00	0.00	0.00	2,200.00	0.00
Total Dept 528 - RUBBISH COLLECTON/DISPOSAL		4,000.00	0.00	0.00	4,000.00	0.00
Dept 721 - PLANNING COMMISSION						
101-721-702.000	WAGES	2,100.00	0.00	0.00	2,100.00	0.00
101-721-715.000	FITW/FICA	200.00	0.00	0.00	200.00	0.00
101-721-728.000	CONFERENCE AND TRAINING	500.00	0.00	0.00	500.00	0.00
101-721-801.000	PROFESSIONAL SERVICES	8,000.00	0.00	0.00	8,000.00	0.00
101-721-900.000	PRINTING AND PUBLISHING	200.00	0.00	0.00	200.00	0.00
Total Dept 721 - PLANNING COMMISSION		11,000.00	0.00	0.00	11,000.00	0.00
Dept 752 - PARKS AND RECREATION						
101-752-702.441	DIRECTOR OF PUBLIC WORKS	2,000.00	183.86	91.93	1,816.14	9.19
101-752-702.442	FULL TIME	13,000.00	1,818.38	952.83	11,181.62	13.99
101-752-715.000	FITW/FICA	1,500.00	248.45	127.48	1,251.55	16.56
101-752-726.000	MATERIALS AND SUPPLIES	1,500.00	24.95	24.95	1,475.05	1.66
101-752-775.000	REPAIR, MAINTENANCE	1,500.00	0.00	0.00	1,500.00	0.00
101-752-981.000	CAPITAL OUT LAY	5,000.00	0.00	0.00	5,000.00	0.00

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GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
Total Dept 752 - PARKS AND RECREATION		24,500.00	2,275.64	1,197.19	22,224.36	9.29
Dept 850 - OTHER FUNCTIONS						
101-850-710.000	INSURANCE	105,000.00	27,344.25	8,618.69	77,655.75	26.04
101-850-712.000	FIRE DEPARTMENT	15,000.00	0.00	0.00	15,000.00	0.00
101-850-714.000	MICHIGAN MUNICIPAL LEAGUE	2,000.00	0.00	0.00	2,000.00	0.00
101-850-812.000	COUNTY TRAILER FEES	250.00	0.00	0.00	250.00	0.00
101-850-813.000	MONTCALM SCHOOL TRAILER FEES	1,000.00	0.00	0.00	1,000.00	0.00
101-850-816.000	MONTCALM ALLIANCE	1,500.00	0.00	0.00	1,500.00	0.00
101-850-827.000	DAY TOWNSHIP TAXES	1,600.00	0.00	0.00	1,600.00	0.00
Total Dept 850 - OTHER FUNCTIONS		126,350.00	27,344.25	8,618.69	99,005.75	21.64
TOTAL EXPENDITURES		654,050.00	81,568.97	38,333.75	572,481.03	12.47
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		649,050.00	155,415.73	80,934.79	493,634.27	23.95
TOTAL EXPENDITURES		654,050.00	81,568.97	38,333.75	572,481.03	12.47
NET OF REVENUES & EXPENDITURES		(5,000.00)	73,846.76	42,601.04	(78,846.76)	1,476.94
BEG. FUND BALANCE		714,471.54	714,471.54			
NET OF REVENUES/EXPENDITURES - 2019-20			104,473.08		104,473.08	
END FUND BALANCE		709,471.54	892,791.38			

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GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 202 - MAJOR STREET FUND						
Revenues						
Dept 000						
202-000-546.000	GAS & WEIGHT TAX	108,000.00	15,810.80	9,204.00	92,189.20	14.64
202-000-664.000	INTEREST	2,500.00	69.75	0.00	2,430.25	2.79
202-000-664.016	INTEREST FOR CD'S	6,000.00	634.71	322.70	5,365.29	10.58
202-000-695.000	MISCELLANEOUS	3,500.00	0.00	0.00	3,500.00	0.00
Total Dept 000		120,000.00	16,515.26	9,526.70	103,484.74	13.76
TOTAL REVENUES		120,000.00	16,515.26	9,526.70	103,484.74	13.76
Expenditures						
Dept 463 - ROUTINE MAINTENANCE						
202-463-702.000	WAGES	5,500.00	771.36	395.37	4,728.64	14.02
202-463-715.000	FITW/FICA	700.00	99.83	50.64	600.17	14.26
202-463-740.000	OPERATING SUPPLIES	2,000.00	0.00	0.00	2,000.00	0.00
202-463-755.000	RESURFACING & MAINTENANCE	6,000.00	0.00	0.00	6,000.00	0.00
202-463-801.000	PROFESSIONAL SERVICES	2,500.00	0.00	0.00	2,500.00	0.00
202-463-940.000	EQUIPMENT RENTAL	11,000.00	2,377.48	0.00	8,622.52	21.61
Total Dept 463 - ROUTINE MAINTENANCE		27,700.00	3,248.67	446.01	24,451.33	11.73
Dept 474 - TRAFFIC						
202-474-702.000	WAGES	5,200.00	771.37	395.39	4,428.63	14.83
202-474-715.000	FITW/FICA	650.00	99.81	50.63	550.19	15.36
202-474-726.000	MATERIALS AND SUPPLIES	1,250.00	0.00	0.00	1,250.00	0.00
Total Dept 474 - TRAFFIC		7,100.00	871.18	446.02	6,228.82	12.27
Dept 478 - WINTER MAINTENANCE						
202-478-702.000	WAGES	5,000.00	772.52	395.98	4,227.48	15.45
202-478-715.000	FITW/FICA	700.00	99.90	50.68	600.10	14.27
202-478-740.000	OPERATING SUPPLIES	2,500.00	0.00	0.00	2,500.00	0.00
202-478-940.000	EQUIPMENT RENTAL	18,000.00	0.00	0.00	18,000.00	0.00
Total Dept 478 - WINTER MAINTENANCE		26,200.00	872.42	446.66	25,327.58	3.33
Dept 482 - ADMINISTRATION						
202-482-732.000	ADMINISTRATION EXPENSE	10,000.00	1,861.00	0.00	8,139.00	18.61
202-482-981.000	CAPITAL OUT LAY	10,000.00	0.00	0.00	10,000.00	0.00
202-482-999.203	TRANSFER TO LOCAL STREETS	39,000.00	0.00	0.00	39,000.00	0.00
Total Dept 482 - ADMINISTRATION		59,000.00	1,861.00	0.00	57,139.00	3.15
TOTAL EXPENDITURES		120,000.00	6,853.27	1,338.69	113,146.73	5.71
Fund 202 - MAJOR STREET FUND:						
TOTAL REVENUES		120,000.00	16,515.26	9,526.70	103,484.74	13.76
TOTAL EXPENDITURES		120,000.00	6,853.27	1,338.69	113,146.73	5.71

REVENUE AND EXPENDITURE REPORT FOR CITY OF STANTON

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GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 202 - MAJOR STREET FUND						
	NET OF REVENUES & EXPENDITURES	0.00	9,661.99	8,188.01	(9,661.99)	100.00
	BEG. FUND BALANCE	747,239.15	747,239.15			
	NET OF REVENUES/EXPENDITURES - 2019-20		20,945.77		20,945.77	
	END FUND BALANCE	747,239.15	777,846.91			

GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 203 - LOCAL STREET FUND						
Revenues						
Dept 000						
203-000-546.000	GAS & WEIGHT TAX	47,000.00	7,998.66	4,656.29	39,001.34	17.02
203-000-664.000	INTEREST	2,500.00	65.12	0.00	2,434.88	2.60
203-000-699.202	ADMINISTRATION MAJOR STREET	39,000.00	0.00	0.00	39,000.00	0.00
Total Dept 000		88,500.00	8,063.78	4,656.29	80,436.22	9.11
TOTAL REVENUES		88,500.00	8,063.78	4,656.29	80,436.22	9.11
Expenditures						
Dept 463 - ROUTINE MAINTENANCE						
203-463-702.000	WAGES	5,500.00	771.33	395.36	4,728.67	14.02
203-463-715.000	FITW/FICA	700.00	99.80	50.63	600.20	14.26
203-463-740.000	OPERATING SUPPLIES	5,000.00	2,870.17	0.00	2,129.83	57.40
203-463-755.000	RESURFACING & MAINTENANCE	38,800.00	0.00	0.00	38,800.00	0.00
203-463-801.000	PROFESSIONAL SERVICES	5,000.00	0.00	0.00	5,000.00	0.00
203-463-940.000	EQUIPMENT RENTAL	5,000.00	1,885.21	0.00	3,114.79	37.70
Total Dept 463 - ROUTINE MAINTENANCE		60,000.00	5,626.51	445.99	54,373.49	9.38
Dept 474 - TRAFFIC						
203-474-702.000	WAGES	5,000.00	771.38	395.39	4,228.62	15.43
203-474-715.000	FITW/FICA	800.00	99.78	50.62	700.22	12.47
Total Dept 474 - TRAFFIC		5,800.00	871.16	446.01	4,928.84	15.02
Dept 478 - WINTER MAINTENANCE						
203-478-702.000	WAGES	5,000.00	772.55	396.00	4,227.45	15.45
203-478-715.000	FITW/FICA	700.00	99.90	50.68	600.10	14.27
203-478-740.000	OPERATING SUPPLIES	3,000.00	0.00	0.00	3,000.00	0.00
203-478-940.000	EQUIPMENT RENTAL	4,000.00	0.00	0.00	4,000.00	0.00
Total Dept 478 - WINTER MAINTENANCE		12,700.00	872.45	446.68	11,827.55	6.87
Dept 482 - ADMINISTRATION						
203-482-732.000	ADMINISTRATION EXPENSE	5,000.00	1,519.00	0.00	3,481.00	30.38
203-482-981.000	CAPITAL OUT LAY	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 482 - ADMINISTRATION		10,000.00	1,519.00	0.00	8,481.00	15.19
TOTAL EXPENDITURES		88,500.00	8,889.12	1,338.68	79,610.88	10.04
Fund 203 - LOCAL STREET FUND:						
TOTAL REVENUES		88,500.00	8,063.78	4,656.29	80,436.22	9.11
TOTAL EXPENDITURES		88,500.00	8,889.12	1,338.68	79,610.88	10.04
NET OF REVENUES & EXPENDITURES		0.00	(825.34)	3,317.61	825.34	100.00
BEG. FUND BALANCE		339,463.99	339,463.99			
NET OF REVENUES/EXPENDITURES - 2019-20			13,468.58		13,468.58	

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GL NUMBER	DESCRIPTION	2020-21 AMENDED BUDGET	YTD BALANCE		ACTIVITY FOR		AVAILABLE		% BDT USED
			08/31/2020	MONTH 08/31/2020	INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE		
Fund 203 - LOCAL STREET FUND									
END FUND BALANCE		339,463.99	352,107.23						

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GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT						
Revenues						
Dept 000						
248-000-675.000	CONTRIBUTIONS & DONATIONS	5,000.00	1,076.40	254.80	3,923.60	21.53
Total Dept 000		5,000.00	1,076.40	254.80	3,923.60	21.53
TOTAL REVENUES		5,000.00	1,076.40	254.80	3,923.60	21.53
Expenditures						
Dept 000						
248-000-726.000	MATERIALS AND SUPPLIES	1,200.00	11.00	11.00	1,189.00	0.92
248-000-801.000	PROFESSIONAL SERVICES	2,000.00	0.00	0.00	2,000.00	0.00
248-000-956.000	MISCELLANEOUS	1,000.00	0.00	0.00	1,000.00	0.00
248-000-981.000	CAPITAL OUT LAY	800.00	0.00	0.00	800.00	0.00
Total Dept 000		5,000.00	11.00	11.00	4,989.00	0.22
TOTAL EXPENDITURES		5,000.00	11.00	11.00	4,989.00	0.22
Fund 248 - DOWNTOWN DEVELOPMENT:						
TOTAL REVENUES		5,000.00	1,076.40	254.80	3,923.60	21.53
TOTAL EXPENDITURES		5,000.00	11.00	11.00	4,989.00	0.22
NET OF REVENUES & EXPENDITURES		0.00	1,065.40	243.80	(1,065.40)	100.00
BEG. FUND BALANCE		5,278.91	5,278.91			
NET OF REVENUES/EXPENDITURES - 2019-20			3,043.66		3,043.66	
END FUND BALANCE		5,278.91	9,387.97			

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GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 590 - SEWER FUND						
Revenues						
Dept 000						
590-000-642.000	WATER/SEWER REVENUES	280,000.00	46,444.81	25,545.21	233,555.19	16.59
590-000-660.000	FINES & FORFEITS	2,000.00	248.33	248.33	1,751.67	12.42
590-000-664.000	INTEREST	2,000.00	65.39	0.00	1,934.61	3.27
590-000-664.016	INTEREST FOR CD'S	2,200.00	379.02	0.00	1,820.98	17.23
Total Dept 000		286,200.00	47,137.55	25,793.54	239,062.45	16.47
TOTAL REVENUES		286,200.00	47,137.55	25,793.54	239,062.45	16.47
Expenditures						
Dept 536 - SEWER/WATER EXPENDITURES						
590-536-702.441	DIRECTOR OF PUBLIC WORKS	14,000.00	1,838.46	919.23	12,161.54	13.13
590-536-702.442	FULL TIME	16,700.00	1,818.43	952.85	14,881.57	10.89
590-536-702.500	OVER TIME HOURS	1,000.00	0.00	0.00	1,000.00	0.00
590-536-715.000	FITW/FICA	3,000.00	474.36	240.43	2,525.64	15.81
590-536-727.000	POSTAGE	2,500.00	175.00	175.00	2,325.00	7.00
590-536-728.000	CONFERENCE AND TRAINING	0.00	225.00	0.00	(225.00)	100.00
590-536-732.000	ADMINISTRATION EXPENSE	35,000.00	4,619.48	0.00	30,380.52	13.20
590-536-775.000	REPAIR, MAINTENANCE	17,050.00	0.00	0.00	17,050.00	0.00
590-536-801.000	PROFESSIONAL SERVICES	35,000.00	5,534.19	3,000.02	29,465.81	15.81
590-536-802.000	MEMBERSHIP DUES	500.00	95.00	0.00	405.00	19.00
590-536-803.000	PUMPING	14,000.00	0.00	0.00	14,000.00	0.00
590-536-804.000	SAMPLING	12,000.00	490.00	0.00	11,510.00	4.08
590-536-900.000	PRINTING AND PUBLISHING	0.00	32.55	32.55	(32.55)	100.00
590-536-920.000	UTILITIES	35,000.00	2,916.77	2,605.68	32,083.23	8.33
590-536-940.000	EQUIPMENT RENTAL	10,000.00	1,033.38	0.00	8,966.62	10.33
590-536-956.000	MISCELLANEOUS	3,500.00	0.00	0.00	3,500.00	0.00
590-536-981.000	CAPITAL OUT LAY	16,050.00	0.00	0.00	16,050.00	0.00
590-536-991.000	PRINCIPAL PAYMENT	21,000.00	0.00	0.00	21,000.00	0.00
590-536-992.000	BOND RESERVE/RRI	15,900.00	15,900.00	0.00	0.00	100.00
590-536-995.000	INTEREST PAYMENT	34,000.00	0.00	0.00	34,000.00	0.00
Total Dept 536 - SEWER/WATER EXPENDITURES		286,200.00	35,152.62	7,925.76	251,047.38	12.28
TOTAL EXPENDITURES		286,200.00	35,152.62	7,925.76	251,047.38	12.28
Fund 590 - SEWER FUND:						
TOTAL REVENUES		286,200.00	47,137.55	25,793.54	239,062.45	16.47
TOTAL EXPENDITURES		286,200.00	35,152.62	7,925.76	251,047.38	12.28
NET OF REVENUES & EXPENDITURES		0.00	11,984.93	17,867.78	(11,984.93)	100.00
BEG. FUND BALANCE		3,225,946.17	3,225,946.17			
NET OF REVENUES/EXPENDITURES - 2019-20			91,161.83		91,161.83	
END FUND BALANCE		3,225,946.17	3,329,092.93			

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GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 591 - WATER FUND						
Revenues						
Dept 000						
591-000-628.000	TURN ON/OFF FEE	2,000.00	0.00	0.00	2,000.00	0.00
591-000-642.000	WATER/SEWER REVENUES	270,000.00	49,359.48	25,386.78	220,640.52	18.28
591-000-660.000	FINES & FORFEITS	1,200.00	264.81	264.81	935.19	22.07
591-000-664.000	INTEREST	3,500.00	73.17	0.00	3,426.83	2.09
591-000-664.016	INTEREST FOR CD'S	5,500.00	935.03	241.40	4,564.97	17.00
591-000-695.000	MISCELLANEOUS	0.00	30.00	0.00	(30.00)	100.00
Total Dept 000		282,200.00	50,662.49	25,892.99	231,537.51	17.95
TOTAL REVENUES		282,200.00	50,662.49	25,892.99	231,537.51	17.95
Expenditures						
Dept 536 - SEWER/WATER EXPENDITURES						
591-536-702.441	DIRECTOR OF PUBLIC WORKS	14,000.00	1,838.47	919.23	12,161.53	13.13
591-536-702.442	FULL TIME	12,100.00	1,818.26	952.72	10,281.74	15.03
591-536-702.500	OVER TIME HOURS	1,000.00	148.69	123.94	851.31	14.87
591-536-708.000	RETIREMENT	2,500.00	0.00	0.00	2,500.00	0.00
591-536-715.000	FITW/FICA	4,000.00	492.95	256.18	3,507.05	12.32
591-536-726.000	MATERIALS AND SUPPLIES	2,000.00	1,517.16	1,482.16	482.84	75.86
591-536-727.000	POSTAGE	2,000.00	175.00	175.00	1,825.00	8.75
591-536-728.000	CONFERENCE AND TRAINING	1,000.00	0.00	0.00	1,000.00	0.00
591-536-732.000	ADMINISTRATION EXPENSE	35,000.00	4,383.31	0.00	30,616.69	12.52
591-536-775.000	REPAIR, MAINTENANCE	15,000.00	2,782.68	1,299.18	12,217.32	18.55
591-536-801.000	PROFESSIONAL SERVICES	8,000.00	9,155.39	6,282.22	(1,155.39)	114.44
591-536-802.000	MEMBERSHIP DUES	500.00	485.00	0.00	15.00	97.00
591-536-804.000	SAMPLING	2,500.00	64.00	32.00	2,436.00	2.56
591-536-850.000	TELEPHONE	2,000.00	0.00	0.00	2,000.00	0.00
591-536-900.000	PRINTING AND PUBLISHING	0.00	32.55	32.55	(32.55)	100.00
591-536-920.000	UTILITIES	13,000.00	855.85	855.85	12,144.15	6.58
591-536-940.000	EQUIPMENT RENTAL	10,000.00	775.69	0.00	9,224.31	7.76
591-536-956.000	MISCELLANEOUS	5,000.00	0.00	0.00	5,000.00	0.00
591-536-981.000	CAPITAL OUT LAY	40,000.00	0.00	0.00	40,000.00	0.00
591-536-991.000	PRINCIPAL PAYMENT	36,000.00	0.00	0.00	36,000.00	0.00
591-536-992.000	BOND RESERVE/RRI	19,600.00	19,600.00	0.00	0.00	100.00
591-536-995.000	INTEREST PAYMENT	38,000.00	0.00	0.00	38,000.00	0.00
591-536-997.000	WATER TOWER MAINTENENCE	19,000.00	0.00	0.00	19,000.00	0.00
Total Dept 536 - SEWER/WATER EXPENDITURES		282,200.00	44,125.00	12,411.03	238,075.00	15.64
TOTAL EXPENDITURES		282,200.00	44,125.00	12,411.03	238,075.00	15.64
Fund 591 - WATER FUND:						
TOTAL REVENUES		282,200.00	50,662.49	25,892.99	231,537.51	17.95
TOTAL EXPENDITURES		282,200.00	44,125.00	12,411.03	238,075.00	15.64
NET OF REVENUES & EXPENDITURES		0.00	6,537.49	13,481.96	(6,537.49)	100.00
BEG. FUND BALANCE		2,402,842.82	2,402,842.82			
NET OF REVENUES/EXPENDITURES - 2019-20			36,384.42		36,384.42	
END FUND BALANCE		2,402,842.82	2,445,764.73			

REVENUE AND EXPENDITURE REPORT FOR CITY OF STANTON

PERIOD ENDING 08/31/2020

% Fiscal Year Completed: 16.99

GL NUMBER	DESCRIPTION	2020-21	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT
		AMENDED BUDGET	08/31/2020 NORMAL (ABNORMAL)	MONTH 08/31/2020 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
TOTAL REVENUES - ALL FUNDS		1,430,950.00	278,871.21	147,059.11	1,152,078.79	19.49
TOTAL EXPENDITURES - ALL FUNDS		1,435,950.00	176,599.98	61,358.91	1,259,350.02	12.30
NET OF REVENUES & EXPENDITURES		(5,000.00)	102,271.23	85,700.20	(107,271.23)	2,045.42
BEG. FUND BALANCE - ALL FUNDS		7,435,242.58	7,435,242.58			
END FUND BALANCE - ALL FUNDS		7,430,242.58	7,806,991.15			

**CITY OF STANTON
COUNTY OF MONTCALM, MICHIGAN
RESOLUTION #**

A RESOLUTION ESTABLISHING CRITERIA FOR THE DETERMINATION OF ELIGIBILITY FOR COMMERCIAL REDEVELOPMENT DISTRICT TAX EXEMPTION CERTIFICATE

WHEREAS, the City of Stanton desires to promote beneficial rehabilitation, renovation, or redevelopment of obsolete or vacant property within the city's downtown area to eliminate blight conditions, promote commercial activity

WHEREAS, the City of Stanton desires to utilize the Michigan Commercial Redevelopment Act, Public Act 255 of 1978, as amended, as an important tool to further the community's economic redevelopment objectives; and

WHEREAS, the City of Stanton desires to establish specific criteria to be considered by the City Commission in making determinations on the eligibility of properties for commercial redevelopment tax exemption certificates and the length of such exemptions pursuant to Public Act 255 of 1978, as amended;

NOW, THEREFORE, BE IT RESOLVED that the City Commission for the City of Stanton does hereby establish the following criteria to be used by the City Commission in determining the eligibility of properties for commercial redevelopment tax exemption certificates and the length thereof to be approved by the City Commission:

1. **INCREASE IN LOCAL TAX BASE.** The property being considered shall be credited with one (1) year of eligibility for tax exemption for each \$250,000 in additional taxable value which the redevelopment project will increase the local tax base (taxable value) within the district in the first year after completion of construction, up to a maximum credit of six (6) years. Appropriate documentation as required by the City Manager shall be submitted by the applicant to provide ample evidence that the project will result in such tax base enhancement. The \$250,000 threshold may be reduced at the discretion of the City Commission IF the project meets the objectives of "new destination business" contained in Section 4(c), and the City Commission finds that the benefits derived from meeting the objectives are commensurate with, or exceed, the value of the additional tax incentives to be provided.
2. **JOBS RETAINED.** The property being considered shall be credited with one (1) year of eligibility for tax exemption for each five (5) full-time equivalent (40 hours per week) jobs which the redevelopment project will cause to be retained within the district, up to a maximum credit of three (3) years. Appropriate documentation as required by the City Manager shall be submitted by the applicant to provide ample evidence that the project will result in the retention of such jobs.

3. **JOBS CREATED.** The property being considered shall be credited with one (1) year of eligibility for tax exemption for each five (5) full-time equivalent (40 hours per week) jobs which the redevelopment project will cause to be created within the district, up to a maximum credit of six (6) years. Appropriate documentation as required by the City Manager shall be submitted by the applicant to provide ample evidence that the project will result in the creation of such jobs.
4. **USES AND FACILITIES.** The property being considered shall be credited with one (1) year of eligibility for tax exemption for each of the following uses, facilities, or purposes created as a result of the redevelopment project, up to a maximum credit of three (3) years:
 - a. Project creates additional public parking within the district;
 - b. Project creates outdoor dining facilities within the district;
 - c. Project establishes a new “destination” business within the district, with “destination business” to be defined as one which, by the unusual, unique, or specialized nature of the goods or services offered as compared to those already existing within the community, promotes the diversification of the types of businesses, goods, or services in the community and regularly attracts customers from a distance from the district of 15 miles or more;
 - d. Project results in the rehabilitation of an “obsolete property” as defined by Public Act 255 of 1978, as amended;
 - e. Project results in the construction of a new building as an infill project that supports the traditional historic Midwestern downtown character and architecture of the district;
 - f. Project incorporates substantial public art into the overall development;
 - g. Project protects and preserves interior and exterior historic architectural features in accordance with the US Secretary of Interior Standards for Historic Preservation;
 - h. Project results in sustainable development (walkability, accessibility, minimal environmental impact, energy efficiency, and other similar sustainability features).

Appropriate documentation as required by the City Manager shall be submitted by the applicant to provide ample evidence that the project will result in the creation of the uses, facilities, or purposes listed above.

5. **LIMITATIONS ON ELIGIBILITY.** A property and project must meet all of the requirements of the Michigan Commercial Redevelopment Act, Public Act 255 of 1978, as amended. In no case shall a property be credited with more years of tax exemption eligibility than is permitted by state law. All projects must, at a minimum, meet the eligibility requirements for tax exemption credits from the categories of (1) increase in local tax base; AND (2) jobs retained OR (3) jobs created to be considered for a commercial redevelopment tax exemption certificate.

6. **EXTENSION OF TAX EXEMPTION CERTIFICATES.** The City Commission may consider the extension of a tax exemption certificate in accordance with the provisions of Public Act 255 of 1978, as amended, if the City Commission, upon recommendation from City administration, determines that such extension is in the best interest of the City. Such extensions shall not exceed the maximum term of tax exemption certificates permitted by Act 255 of 1978. The criteria to be used in determining the granting of extensions must be contained in the resolution approving the original tax exemption certificate as required by state law.

7. **REVOCAION OF TAX EXEMPTION CERTIFICATES.** The City Commission may consider the revocation of a tax exemption certificate in accordance with the provisions of Public Act 255 of 1978, as amended, if the City Commission, upon recommendation from City administration, determines that the conditions under which the certificate was issued are not met or maintained during the entire term of the tax exemption certificate.

PRESENT: COMMISSIONERS:

NAYS: COMMISSIONERS:

YEAS: COMMISSIONERS:

ABSENT: COMMISSIONERS:

RESOLUTION DECLARED.

CERTIFICATION

I HEREBY CERTIFY, that the foregoing is a Resolution duly made and passed by the Commission of the City of Stanton at their regular meeting held on August 11, 2020 at 7:00PM in Stanton City Hall, with a quorum present.

Lori Braman, City Clerk

Date

City Commission Feedback on establishing guidelines to review Commercial Redevelopment District Tax Exemption Criteria

After looking at the law itself, among the other docs, I don't see where the criteria needs to be as specific as that which was in the proposed guidelines, in order to simply decide whether to approve an application or not and for how many years. The proposed criteria seemed to be limiting by stating the applicant may have up to x years under this condition and up to y years under this other condition, etc., and it's also not clear whether it should be interpreted as all conditions must apply or any one or more, as we discussed at the last meeting.

Upon reading the language in both Section 6(1) Section 10(2), I'm left with the impression that the applicant needs to explain the potential economic benefits to the community at their time of application, and we as a commission are tasked with the consideration of whether the redevelopment will indeed be likely to foster any one or all of the beneficial outcomes listed in the legislation.

It sounds like we just need to determine whether it is reasonable that the benefits suggested in the law will come to fruition, and then determine the amount of time and stipulations for a review process for an extension if the initial approval is for less than 12 years [Sec. 9(3)]. There's even a reporting process laid out in Section 16.

--> So I have come away wondering if we are making this harder than it has to be?

Perhaps the guidelines and criteria we need to be using are already laid out well enough in the language of the law itself.

Furthermore, Section 18 states that no exemptions will be granted after December 31, 2020, and also in the FAQ, it says that applications and certificates received after October 31 won't be processed until the following year, which sounds like if we don't get moving on this and decrease the amount of red tape we create for ourselves, Greg may very well be out of time for this opportunity.

-Jane

*I wanted to respond as early as possible.
It is my opinion that we leave the requirements for the proposed Commercial Redevelopment District as was presented to us at our Commission meeting. It doesn't take a very big project to meet those thresholds.*

I would like the proposed district to include the same area as our existing TIFA District (which is the same dimensions as our DDA).

I'm sure you are aware, but I've included one section of our requirements below.

(3) Before adopting a resolution establishing a commercial redevelopment district, the legislative body shall give written notice by certified mail to the owners of all real property within the proposed commercial redevelopment district and shall afford an opportunity for a hearing on the establishment of the commercial redevelopment district at which any of those owners and any other resident or taxpayer of the local governmental unit may appear and be heard. The legislative body shall give public notice of the hearing not less than 10 nor more than 30 days before the date of the hearing.

*Ray Holloway, Commissioner
Sent from my mobile*

Good Afternoon!

I am sending this email to let me know that I am resigning my planning commission seat effective immediately.

Thank you for the opportunity to serve but the time and commitment is more than I expected.

Sincerely
Ginger Gurecki

Sent from my iPhone

Michigan Department of Treasury
47557 (Rev. 04-19)

STATE USE ONLY		
Application Number	Date Received	LUCL Code

Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name <i>Millard's Furniture & Appliance, Inc.</i>		NAICS or SIC Code	
Facility's Street Address <i>232 W. Main St.</i>		City <i>Stanton</i>	State <i>MI</i> ZIP Code <i>48888</i>
Name of City, Township or Village (issuing authority) <i>City of Stanton</i>		County <i>Montcalm</i>	School District Where Facility is Located
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) <i>9/14/2020</i>		Planned Date of Rehabilitation Completion (mm/dd/yyyy) <i>3/31/2026</i>	
Estimated Cost of Rehabilitation <i>\$ 500,000.00</i>		Number of Years Exemption Requested (1-12) <i>12</i>	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity		<input checked="" type="checkbox"/> Retain Employment	
<input checked="" type="checkbox"/> Create Employment		<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Prevent Loss of Employment		<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of perm. jobs to be created due to facility's rehab. <i>5</i>	No. of perm. jobs to be retained due to facility's rehab. <i>5+ existing</i>	Number of construction jobs to be created during rehabilitation <i>120</i>	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input checked="" type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents)		Telephone Number <i>(989) 831-8326</i>	
Fax Number <i>(989) 831-4932</i>		E-mail Address <i>pascate.millard@casaur.net</i>	
Mailing Address <i>P.O. Box 877</i>		City <i>Stanton</i>	State <i>MI</i> ZIP Code <i>48888</i>
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.			
I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.			
Signature of Authorized Company Officer (no authorized agents) <i>Greg Millard</i>		Title <i>owner</i>	Date <i>8/27/2020</i>

Continue on Page 2

Millard's Furniture & Appliances, Inc.**232 W. Main St., P.O. Box 877****Stanton, MI 48888****Phone: (989)831-8326 Fax: (989)831-4932****pascal.millards@casair.net****General description of the facility (year built, original use, most recent use, number of stories, square footage):**

The existing building was built in 1974 to accommodate a retail furniture, appliance, flooring and television store as well as appliance repair. The tv shop and the wood frame sections were added in 1984 to accommodate television repair and to accommodate a larger showroom.

Currently, it is still being used for the same retail space plus outdoor equipment sales and parts sales. It currently has 2 stories and is approximately 40,000 + square feet.

Millard's Furniture & Appliances, Inc.**232 W. Main St., P.O. Box 877****Stanton, MI 48888****Phone: (989)831-8326 Fax: (989)831-4932****millardfurniture@casair.net****General description of the facility's proposed use:**

The addition will help to house our flooring department which we have outgrown.

It will house new appliance shipments so that we may be able to keep them all under one roof and have better inventory control.

It will serve as a staging area for the current days deliveries which will save time in locating pieces up for delivery.

It will allow us to better organize the existing building and allow better flow for customers visiting the store.

It will aid in bringing new business to the area as it will better accommodate the furnishings on display and provide a larger selection of items for customers to browse.

Millard's Furniture & Appliances, Inc.

232 W. Main St., P.O. Box 877

Stanton, MI 48888

Phone: (989)831-8326 Fax: (989)831-4932

pascale.millards@casair.net

General description of the nature and extent of the restoration, replacement, or construction to be undertaken.

We would like to add 10,000 square feet to the east end of the existing building and a large door to accommodate furniture, appliance & carpet deliveries so that we may be able to keep better inventory records.

Millard's Furniture & Appliances, Inc.

232 W. Main St., P.O. Box 877

Stanton, MI 48888

Phone: (989)831-8326 Fax: (989)831-4932

pascale.millards@casair.net

Legal description of the facility:

The legal description of the existing building is lots 1, 3 & 6.....also S. 56 ft. of lots 2 & 4, all of lot 5, ex S. 62.5 ft blk of 12 original plat of City of Stanton.

Millard's Furniture & Appliances, Inc.

232 W. Main St., P.O. Box 877

Stanton, MI 48888

Phone: (989)831-8326 Fax: (989)831-4932

pascale.millards@casair.net

Time schedule for undertaking and completing the facility's restoration, replacement or construction:

The construction will begin as soon as we are approved to do so and will be completed by the end of the first quarter 2021.

Millard's Furniture & Appliances, Inc.**232 W. Main St., P.O. Box 877****Stanton, MI 48888****Phone: (989)831-8326 Fax: (989)831-4932****pascale.millards@casair.net****Statement of the economic advantages expected from receiving the exemption:**

The economic advantages from receiving the exemption would be the ability to run more efficiently, better inventory controls, providing better service to our customers and additional employment opportunities.

August 31, 2020

Vester Davis
City of Stanton
P.O. Box 449
Stanton, MI 48888

RE: East Main Street Water Service Connection

Dear Mr. Davis:

The City intends on replacing 7 water services on the south side of East Main Street to the east of M-66 plus 2 water services on the east side of M-66 at E. Main Street. C.L. Trucking's construction bid for the public water service project is a total of \$53,677.50.

Construction Services

Based on the proposed construction scope, we estimate C.L. Trucking will require approximately 1.5 weeks of construction time. We offer the following scope of construction phase engineering services for your consideration.

- Organize and attend a pre-construction meeting.
- Provide as-needed construction inspection. We are assuming 3 site trips.
- Develop construction record drawings in PDF format. Utility data will be recorded in GIS format for inclusion in the GIS database.
- Provide project administration including shop drawing review, coordination with contractor, prepare pay applications and assist with project closeout.

Fee Estimate

We propose to perform professional services at our normal hourly rates plus expenses billed monthly with the total not-to-exceed \$4,500.

We will perform these services in accordance with our Professional Service Agreement dated August 31, 2020.

Additional Services

Should additional services be requested by you or required by conditions encountered, we will contact you and obtain your authorization prior to performing such services. The fees for additional engineering services will be established according to our Current Fee Schedule.

Sincerely,

Prein&Newhof

A handwritten signature in blue ink, appearing to read "Kevin E. Koster".

Kevin E. Koster, P.E.

KK/JW

Enclosures: None

Cc: James Blum, DPW Director

Standard Terms & Conditions

- A. General** - As used in this Prein&Newhof Standard Terms and Conditions for Professional Services (hereinafter “Terms and Conditions”), unless the context otherwise indicates: the term “Agreement” means the Professional Services Agreement inclusive of all documents incorporated by reference including but not limited to this P&N Standard Terms and Conditions for Professional Services; the term “Engineer” refers to Prein & Newhof, Inc.; and the term “Client” refers to the other party to the Professional Services Agreement.

These Terms and Conditions shall be governed in all respects by the laws of the United States of America and by the laws of the State of Michigan.

- B. Standard of Care** - The standard of care for all professional and related services performed or furnished by Engineer under the Agreement will be the care and skill ordinarily used by members of Engineer’s profession of ordinary learning, judgment or skill practicing under the same or similar circumstances in the same or similar community, at the time the services are provided.
- C. Disclaimer of Warranties** - Engineer makes no warranties, expressed or implied, under the Agreement or otherwise.
- D. Construction/Field Observation** - If Client elects to have Engineer provide construction/field observation, client understands that construction/field observation is conducted to reduce, not eliminate the risk of problems arising during construction, and that provision of the service does not create a warranty or guarantee of any type. In all cases, the contractors, subcontractors, and/or any other persons performing any of the construction work, shall retain responsibility for the quality and completeness of the construction work and for adhering to the plans, specifications and other contract documents.
- E. Construction Means and Methods** - Engineer shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for any safety precautions and programs in connection with the construction work, for the acts or omissions of the Contractor, Subcontractors, or any other persons performing any of the construction work, or for the failure of any of them to carry out the construction work in accordance with the plans, specifications or other contract documents.
- F. Opinions of Probable Costs** – Client acknowledges that Engineer has no control over market or contracting conditions and that Engineer’s opinions of costs are based on experience, judgment, and information available at a specific period of time. Client agrees that Engineer makes no guarantees or warranties, express or implied, that costs will not vary from such opinions.

G. Client Responsibilities

1. Client shall provide all criteria, Client Standards, and full information as to the requirements necessary for Engineer to provide the professional services. Client shall designate in writing a person with authority to act on Client’s behalf on all matters related to the Engineer’s services. Client shall assume all responsibility for interpretation of contract documents and construction observation/field observation during times when Engineer has not been contracted to provide such services and shall waive any and all claims against Engineer that may be connected thereto.
2. In the event the project site is not owned by the Client, the Client must obtain all necessary permission for Engineer to enter and conduct investigations on the project site. It is assumed that the Client possesses all necessary permits and licenses required for conducting the scope of services. Access negotiations may be performed at additional costs. Engineer will take reasonable precaution to minimize damage to land and structures with field equipment. Client assumes responsibility for all costs associated with protection and restoration of project site to conditions existing prior to Engineer’s performance of services.
3. The Client, on behalf of all owners of the subject project site, hereby grants permission to the Engineer to utilize a small unmanned aerial system (sUAS) for purposes of aerial mapping data acquisition. The Client is responsible to provide required notifications to the property owners of the subject project site and affected properties where the sUAS services will be performed. The Engineer will operate the sUAS in accordance with applicable State and Federal Laws.

H. Hazardous or Contaminated Materials/Conditions

1. Client will advise Engineer, in writing and prior to the commencement of its services, of all known or suspected Hazardous or Contaminated Materials/Conditions present at the site.
2. Engineer and Client agree that the discovery of unknown or unconfirmed Hazardous or Contaminated Materials/Conditions constitutes a changed condition that may require Engineer to renegotiate the scope of or terminate its services. Engineer and Client also agree that the discovery of said Materials/Conditions may make it necessary for Engineer to take immediate measures to protect health, safety, and welfare of those performing Engineer’s services. Client agrees to compensate Engineer for any costs incident to the discovery of said Materials/Conditions.

3. Client acknowledges that Engineer cannot guarantee that contaminants do not exist at a project site. Similarly, a site which is in fact unaffected by contaminants at the time of Engineer's surface or subsurface exploration may later, due to natural phenomena or human intervention, become contaminated. The Client waives any claim against Engineer, and agrees to defend, indemnify and hold Engineer harmless from any claims or liability for injury or loss in the event that Engineer does not detect the presence of contaminants through techniques commonly employed.
4. The Client recognizes that although Engineer is required by the nature of the services to have an understanding of the laws pertaining to environmental issues, Engineer cannot offer legal advice to the Client. Engineer urges that the Client seek legal assistance from a qualified attorney when such assistance is required. Furthermore, the Client is cautioned to not construe or assume that any representations made by Engineer in written or conversational settings constitute a legal representation of environmental law or practice.
5. Unless otherwise agreed to in writing, the scope of services does not include the analysis, characterization or disposal of wastes generated during investigation procedures. Should such wastes be generated during this investigation, the Client will contract directly with a qualified waste hauler and disposal facility.

I. Underground Utilities – To the extent that the Engineer, in performing its services, may impact underground utilities, Engineer shall make a reasonable effort to contact the owners of identified underground utilities that may be affected by the services for which Engineer has been contracted, including contacting the appropriate underground utility locating entities and reviewing utility drawings provided by others. Engineer will take reasonable precautions to avoid damage or injury to **underground** utilities and other underground structures. Client agrees to hold Engineer harmless for any damages to below ground utilities and structures not brought to Engineers attention and/or accurately shown or described on documents provided to Engineer.

J. Insurance

1. Engineer will maintain insurance for professional liability, general liability, worker's compensation, auto liability, and property damage in the amounts deemed appropriate by Engineer. Client will maintain insurance for general liability, worker's compensation, auto liability, and property damage in the amounts deemed appropriate by Client. Upon request, Client and Engineer shall each deliver certificates of insurance to the other evidencing their coverages.
2. Client shall require Contractors to purchase and maintain commercial general liability insurance and other insurance as specified in project contract documents. Client shall cause Engineer, Engineer's consultants, employees, and agents to be listed as additional insureds with respect to any Client or Contractor insurances related to projects for which Engineer provides services. Client agrees and must have Contractors agree to have their insurers endorse these policies to reflect that, in the event of payment of any loss or damages, subrogation rights under these Terms and Conditions are hereby waived by the insurer with respect to claims against Engineer.

K. Limitation of Liability - The total liability, in the aggregate, of Engineer and Engineer's officers, directors, partners, employees, agents, and consultants, whether jointly, severally or individually, to Client and anyone claiming by, through, or under Client, for any and all injuries, losses, damages and expenses, whatsoever, arising out of, resulting from, or in any way related to the Project or the Agreement, including but not limited to the performance of services under the Agreement, from any cause or causes whatsoever, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract or warranty, expressed or implied, of Engineer or Engineer's officers, directors, partners, employees, agents, consultants, or any of them, shall not exceed the amount of the compensation paid to Engineer under this Agreement, or the sum of fifty thousand dollars and no cents (\$50,000.00), whichever is less. Recoverable damages shall be limited to those that are direct damages. Engineer shall not be responsible for or held liable for special, indirect or consequential losses or damages, including but not limited to loss of use of equipment or facility, and loss of profits or revenue.

Client acknowledges that Engineer is a corporation and agrees that any claim made by Client arising out of any act or omission of any director, officer, or employee of Engineer, in the execution or performance of the Agreement, shall be made against Engineer and not against such director, officer, or employee.

L. Documents and Data

1. All documents prepared or furnished by Engineer under the Agreement are Engineer's instruments of service, and are and shall remain the property of Engineer.
2. Hard copies of any documents provided by Engineer shall control over documents furnished in electronic format. Client recognizes that data provided in electronic format can be corrupted or modified by the Client or others, unintentionally or otherwise. Consequently, the use of any data, conclusions or information obtained or derived from electronic media provided by Engineer will be at the Client's sole risk and without any liability, risk or legal exposure to Engineer, its employees, officers or consultants.

3. Any extrapolations, conclusions or assumptions derived by the Client or others from the data provided to the Client, either in hard copy or electronic format, will be at the Client's sole risk and full legal responsibility.

- M. Differing Site Conditions** - Client recognizes that actual site conditions may vary from the assumed site conditions or test locations used by Engineer as the basis of its design. Consequently, Engineer does not guarantee or warrant that actual site conditions will not vary from those used as the basis of Engineer's design, interpretations and recommendations. Engineer is not responsible for any costs or delays attributable to differing site conditions. .
- N. Terms of Payment** - Unless alternate terms are included in the Agreement, Client will be invoiced on a monthly basis until the completion of the **Project**. All monthly invoices are payable within 30 days of the date of the invoice. Should full payment of any invoice not be received within 30 days, the amount due shall bear a service charge of 1.5 percent per month or 18 percent per year plus the cost of collection, including reasonable attorney's fees. If Client has any objections to any invoice submitted by Engineer, Client must so advise Engineer in writing within fourteen (14) days of receipt of the invoice. Unless otherwise agreed, Engineer shall invoice Client based on hourly billing rates and direct costs current at the time of service performance. Outside costs such as, but not limited to, equipment, meals, lodging, fees, and subconsultants shall be actual costs plus 10 percent. In addition to any other remedies Engineer may have, Engineer shall have the absolute right to cease performing any services in the event payment has not been made on a current basis.
- O. Termination** - Either party may terminate services, either in part or in whole, by providing 10 calendar days written notice thereof to the other party. In such an event, Client shall pay Engineer for all services performed prior to receipt of such notice of **termination**, including reimbursable expenses, and for any shut-down costs incurred. Shut-down costs may, at Engineer's discretion, include expenses incurred for completion of analysis and records necessary to document Engineer's files and to protect its professional reputation.
- P. Severability and Waiver of Provisions** - Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and P&N, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable **provision** that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of the Agreement.
- Q. Dispute Resolution** - If a dispute arises between the parties relating to the Agreement, the parties agree to use the following procedure prior to either party pursuing other available remedies:
1. Prior to commencing a lawsuit, the parties must attempt mediation to resolve any dispute. The parties will jointly appoint a mutually acceptable person not affiliated with either of the parties to act as mediator. If the parties are unable to agree on the mediator within twenty (20) calendar days, they shall seek assistance in such regard from the Circuit Court of the State and County wherein the Project is located, who shall appoint a mediator. Each party shall be responsible for paying all costs and expenses incurred by it, but shall split equally the fees and expenses of the mediator. The mediation shall proceed in accordance with the procedures established by the mediator.
 2. The parties shall pursue mediation in good faith and in a timely manner. In the event the mediation does not result in resolution of the dispute within thirty (30) calendar days, then, upon seven (7) calendar days' written notice to the other party, either party may pursue any other available remedy.
 3. In the event of any litigation arising from the Agreement, including without limitation any action to enforce or interpret any terms or conditions or performance of services under the Agreement, Engineer and Client agree that such action will be brought in the District or Circuit Court for the County of Kent, State of Michigan (or, if the federal courts have exclusive jurisdiction over the subject matter of the dispute, in the U.S. District Court for the Western District of Michigan), and the parties hereby submit to the exclusive jurisdiction of said court.
- R. Force Majeure** - Engineer shall not be liable for any loss or damage due to failure or delay in rendering any services called for under the Agreement resulting from any cause beyond Engineer's reasonable control.
- S. Assignment** - Neither party shall assign its rights, interests or obligations under this Agreement without the express written consent of the other party.
- T. Modification** - The Agreement may not be modified except in writing signed by the party against whom a modification is sought to be enforced.
- U. Survival** - All express representations, indemnifications, or limitations of liability included in the Agreement shall survive its completion or termination for any reason.
- V. Third-Party Beneficiary** - Client and Engineer agree that it is not intended that any provision of this Agreement establishes a third party beneficiary giving or allowing any claim or right of action whatsoever by a third party.

**CITY OF STANTON
COUNTY OF MONTCALM, MICHIGAN
RESOLUTION #**

A RESOLUTION TO APPROVE THE REZONING OF PARCELS 59-053-550-028-10 & 59-053-148-001-10 FROM R-1, SINGLE FAMILY RESIDENTIAL TO C-1, CENTRAL BUSINESS DISTRICT

WHEREAS, the City of Stanton Planning Commission held a properly noticed public hearing on September 2, 2020 to solicit feedback on the proposed zoning change request to allow retail activity on the parcels of land identified as 59-053-550-028-10 & 59-053-148-001-10.

WHEREAS, the Planning Commission unanimously approved a motion to recommend that the Stanton City Commission approve the rezoning request and amend the zoning map to reflect such change.

NOW, THEREFORE, BE IT RESOLVED, the Stanton City Commission of approves the rezoning of parcels 59-053-550-028-10 & 59-053-148-001-10 to C-1, Central Business District, which will allow for retail uses to exists

PRESENT: COMMISSIONERS:
NAYS: COMMISSIONERS:
YEAS: COMMISSIONERS:
ABSENT: COMMISSIONERS

RESOLUTION DECLARED _____

CERTIFICATION

I HEREBY CERTIFY, that they foregoing is a Resolution duly made and passed by the City Commission of the City of Stanton at their regular meeting held on September 8, 2020 at or around 7:00PM with a quorum present.

Lori Braman, City Clerk
City of Stanton

Date



225 S Camburn St
Stanton, MI, 48888
Phone (989) 831.4440
Fax (989) 831.5756
www.StantonOnline.com

To: Stanton Planning Commission
From: Vester Davis, Jr., Zoning Administrator / City Manager
Date: August 26, 2020
Subject: **Case #20-01:** Review of Rezoning Application – 320 Walnut Street

INTRODUCTION

An application for a rezoning to from “Residential” to “Commercial” and to amend the zoning use map. The applicant is seeking to rezone property under his ownership, parcels 59-053-550-028-10 and 59-053-148-001-10 from the (R-1) Single Family Residential District to the (C-2) General Commercial District and subsequently amend the zoning use map to reflect any changes brought on by an approved rezoning.

Owner /Applicant

Owner(s):
Michael D. Corder
320 Walnut Street
Stanton, MI 48888

Applicant:
SAME

BACKGROUND INFORMATION

Location:

320 W. Walnut Street, Stanton, MI 48888
PIN #053-550-028-10 & 053-148-001-10

<https://stantononline.com/wp-content/uploads/2019/01/Adopted-Stanton-Zoning-Map-11-13-18.pdf>.

Directions:

East on Main Street then head south on Mill Street, then look left for a small purple building near the intersection of Mill Street & Walnut Street.

Existing Land Use & Zoning Districts:

To the North: Commercial Business (C-1 Zoning District)
To the East: Single Family Residential (R-1 Residential)
To the West: Single Family Residential (R-1 Residential)
To the South: Governmental (R-1 Residential)

The existing conditions are a single story building on parcel 59-053-550-028-10 that is being

**The City of Stanton is an equal opportunity provider*

used to operate a wholesale liquidation business, which involves selling small pallet loads of surplus merchandise and a parking lot that is used by the public. Under current zoning regulations this use is considered a warehouse or retail use. The adjacent parcel to the south is currently vacant.

Comprehensive Plan: The Future Land Use Map of the 2016-2036 Master Plan does not specifically reference this parcel, but it does identify this parcel as being apart of the Central Business zoning district. This parcel is bordered by single-family homes and other commercial properties. In 2016 when the Planning Commission sought to condense zoning districts the applicant's requested Mini Warehouse use was added to the C-2 General Commercial zoning district as a Special Land Use.

Analysis of Rezoning Request

In 2018, the City of Stanton underwent a zoning ordinance rewrite and the aforementioned parcels were included in the R-1 zoning district. The C-2 District generally permits more intensive commercial activity that is less compatible with residential uses. A few of the uses allowed include: building supply, equipment stores, retail stores, special land uses in the C-1 zoning district and more.

	R-1 Single Family Residential (Existing)	C-2 General Commercial District (Proposed)
Front Yard Setback	25 feet, applies to corner lots.	30 feet, 25 feet for corner lots.
Rear Yard Setback	30 feet	25 feet
Side Yard Setback	Min. 7 feet/ Combined 18 feet.	10 feet
Maximum Height Permitted	35 feet	40 feet
Maximum Lot Coverage	50%	50%
Uses Permitted by Right	Single family dwellings, AFC Homes, FCC Home, essential public service equipment, accessory buildings, and wind energy systems	Permitted and Special Uses allowed in C1 District. Retail Building Supply, retail nurseries, Daycare facility/child care center
Uses Permitted w/ a Special Use Permit	Two- family dwellings, places of worship, group childcare, private schools, adult foster care, parks, home businesses, bed & breakfast, wireless communication towers, wind energy systems.	Open air businesses, body shops, Indoor gun and archery shops, auto detailing, mini warehouses, and more.
Mixed Use Permitted?	No	No

General Standards of Review for a Rezoning Application

Planning Commissioners should evaluate the rezoning request using the 3Cs. The 3Cs are:

- Consistency
 - Compatibility
 - Capability
1. Is the proposed use consistent with the intent of the Master Plan and Future Land Use map?
The site is designated for Central Business in the City's Master Plan, where retail activity is allowed.
 2. Is the proposed district and *all of its allowed uses* compatible with the surrounding area?
The use of the proposal as General Commercial would not be allowed under the R1 Zoning. However, an adjacent property is zoned C-1 Commercial directly across the street.
 3. Is the property capable of being used for a use already permitted within the district?
It is not anticipated that there would be any adverse effect on public services or facilities based on the requested rezoning.

Summary of Comments

Following the public hearing on this application, additional concerns and questions will be responded to either during the meeting or in a subsequent report.

The rezoning is being submitted in order to allow the operation of a retail business that sells wholesale liquidated products on site. However, rezoning to the C-2 District means that in the future other uses may include all permitted and special land uses allowed in the C-1 District, nurseries, building supply, equipment stores, ambulances services, daycare facility centers and special land uses of the C-2 District are allowed or could be considered for approval.

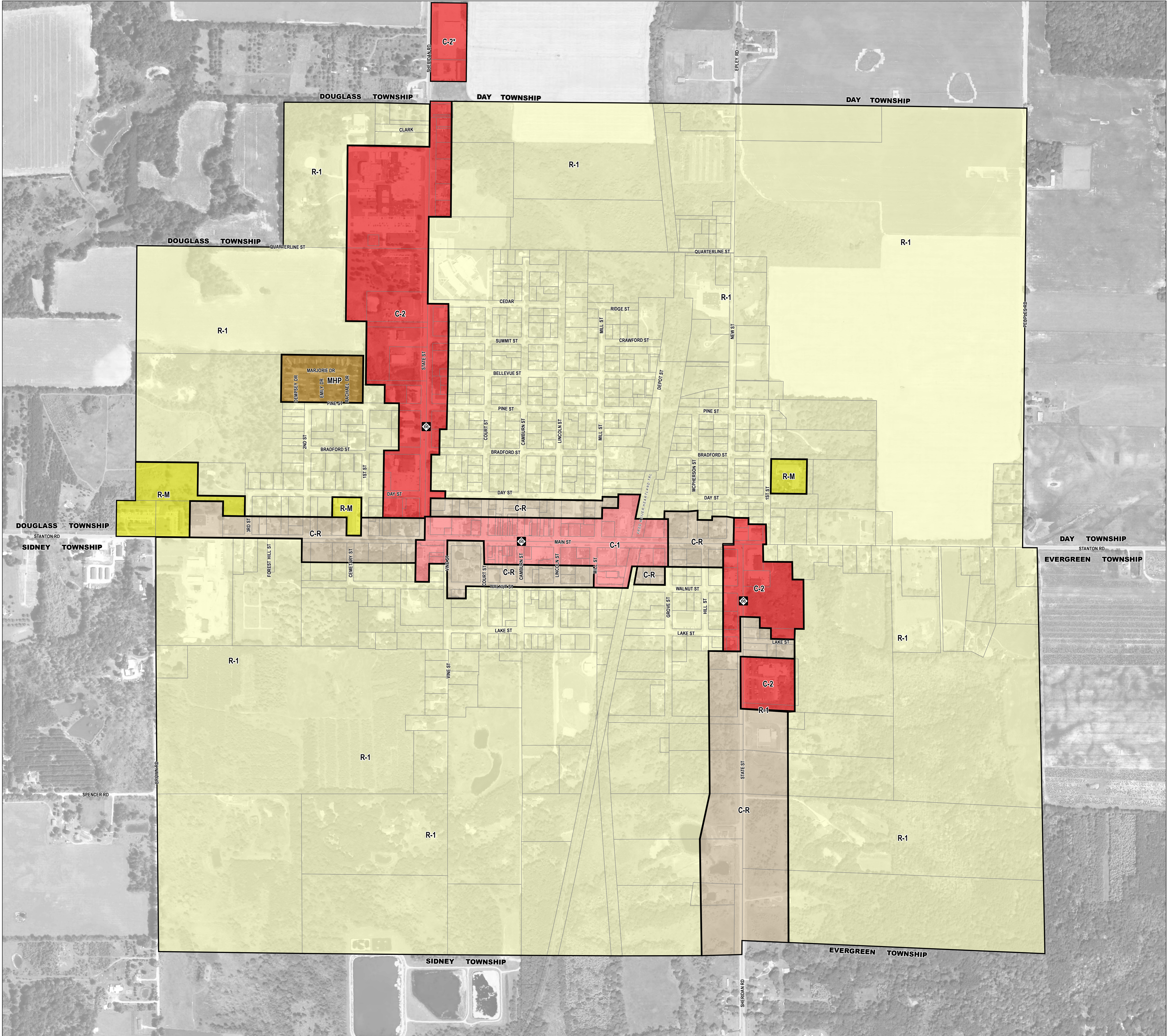
At a prior meeting, Planning Commission discussed classifying the land use as retail and rezoning the parcels to (C-1) Central Business instead of C-2. If the Planning Commission approves the proposed designation and rezoning to C-1 then the possible uses allowed in the C-1 District are much less intense and possibly more compatible with the surrounding residential areas.

Motion to Recommend Approval

In the matter of a rezoning and zoning use map amendment from Michael D Corder to rezone properties at 320 Walnut, parcels 053-550-028-10 & 053-148-001-10 from (R-1) Residential to (C-2) General Commercial, motion to recommend City Commission approval.




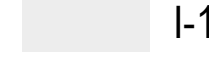

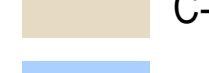

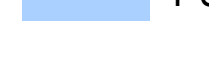

Alternative Recommendation for Approval

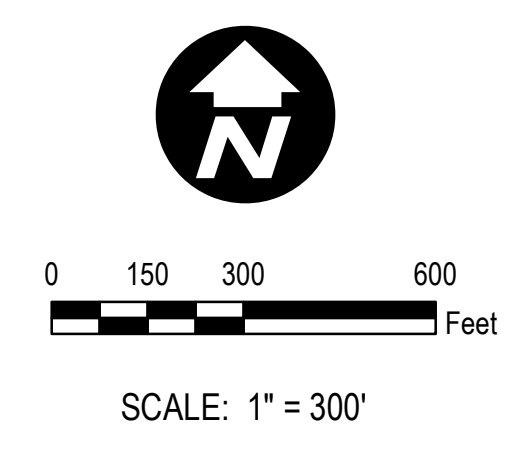
In the matter of a rezoning and zoning use map amendment from Michael D Corder to rezone properties at 320 Walnut, parcels 053-550-028-10 & 053-148-001-10 from (R-1) Residential to (C-1) Central Business District, motion to recommend City Commission approval.



Sources:
 Parcel: Montcalm County Equalization (August 2013)
 Aerial Photography: U.S. Department of Agriculture (June 2016)

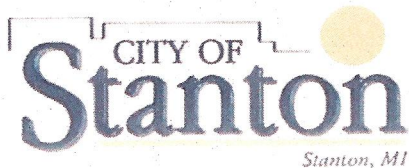
LEGEND

	R-1: LOW DENSITY RESIDENTIAL DISTRICT		C-2*: ACT 425 PARCELS
	R-M: MULTI-FAMILY RESIDENTIAL DISTRICT		I-1: INDUSTRIAL DISTRICT
	MHP: MOBILE HOME PARK DISTRICT		C-R: COMMERCIAL-RESIDENTIAL DISTRICT
	C-1: CENTRAL BUSINESS DISTRICT		PUD: PLANNED UNIT DEVELOPMENT
	C-2: GENERAL COMMERCIAL DISTRICT		



City of Stanton
 Montcalm County, Michigan
OFFICIAL ZONING MAP
 Adopted November 13, 2018

Prein&Newhof
 This map is intended for reference only.
 The City of Stanton and Prein&Newhof
 are not liable for errors or omissions.
 2/10/18



225 Camburn St.
P.O. Box 449
Stanton, MI 48888
Phone (989) 831-4440
Fax (989) 831-5756
www.stantononline.com

PROCEDURES TO REZONE PROPERTY

For all rezoning requests a public hearing is held by the Planning Commission which makes a recommendation to the City Commission which then makes the final decision.

For additional information or questions contact

Vester Davis Jr. City Manager/Zoning Administrator
Ph: 989-831-4440

citymanager@stantononline.com

Application Fee: \$

The application fee covers the cost of advertising the rezoning, mailing notices to property owners and/or occupants of properties within 300 feet of the applicant's property, and holding a public hearing.

Meeting Dates, Time, & Place

- **Stanton City Commission** meets second and fourth Tuesday of the month at 7:00 pm.
- **Stanton Planning Commission** meets on the third Wednesday of each month at 5:30 pm.
- **Place:** Stanton City Offices, 225 S. Camburn, Stanton, Michigan, 48888

Processing Period

A rezoning application usually takes 60 to 90 days to process.

Application Procedures

- 1. Pre-application Conference.** Before submitting a formal application for rezoning the applicant is encouraged to meet with the City Manager to discuss the rezoning process.
- 2. Application form.** The application form is on the City of Stanton website www.stantononline.com or the form can be obtained from the City offices
- 3.** Applicant returns completed rezoning application and fee to City Manager. The application must be signed by the applicant and the property owner if they are not the same person.
- 4.** City Manager forwards the fee to the City Clerk and the application form to the Planning Commission members for discussion at their next regular meeting. **The applicant must attend this meeting to present the request.** At this meeting the Commission will schedule a public hearing.
- 5.** The City Clerk prepares the notice of the public hearing which is published in the Greenville Daily News. The notice is also mailed by the Clerk to occupants and property owners within 300 feet of the boundaries of the proposed property. **The notice must be published and mailed at least 15 days before the date of the public hearing.**

The mailing list is taken from the most recent City assessment roll. A notice is also sent to any utility, airport or railroad that registers its name with the City for purposes of receiving such notice.

In cases where property within 300 feet of the site proposed for rezoning is within another municipality, the Clerk will obtain a list of those property owners in the adjoining municipality which are within 300 feet of the site to be rezoned and mail them a notice of the public hearing. An affidavit of the mailing is made and kept in the City files.

6. A report analyzing the request for a rezoning may be prepared by the Zoning Administrator or City Planner for the Planning Commission. This report is also sent to the applicant before the public hearing.

7. The public hearing is held by the Planning Commission. The applicant and others in attendance are provided an opportunity to speak on the rezoning. Following the public hearing that same evening or at a subsequent meeting, the Planning Commission will vote to approve or deny the request. **This vote is a recommendation to the City Commission.**

8. The Zoning Administrator forwards the recommendation of the Planning Commission to the City Clerk who places the rezoning request and Planning Commission recommendation on the agenda of the next City Commission meeting. This is not a public hearing. The City Commission is also provided with the rezoning report and the application materials.

9. The City Commission makes the final decision on the rezoning request and may vote to approve, deny, modify, or postpone the rezoning. The applicant must attend the City Commission meeting to present the request.

10. The City Clerk notifies the applicant in writing of the final decision by the City Commission.

11. If the rezoning request is approved, the City Clerk publishes the ordinance or summary of the ordinance in the Greenville Daily News within 15 days of adoption. The rezoning request is effective seven days after publication

12. The City Zoning Map is subsequently amended to illustrate the zoning change.



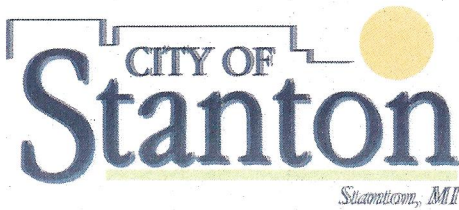
225 S Camburn St
Stanton, MI, 48888
Phone (989) 831.4440
Fax (989) 831.5756
www.StantonOnline.com

REZONING APPLICATION

DATE 10-9-19 108
NAME Michael D Corder
ADDRESS 320 W WALNUT ST
CITY & ZIP Stanton MI 48888
EMAIL Cordermike@yahoo.com Don't Hardly Get on
PHONE 989 763 8652

PROPERTY INFORMATION (Address, Parcel ID...)
59-053-550-028-10
59-053-148-001-10

CURRENT ZONING OF PROPERTY WAS Commercial Now Residential
REQUESTED ZONING OF PROPERTY Back to Commercial
PROPOSED ZONING PER 2016 MASTER PLAN To sell Liquidation product
By the pallet
Mike D Corder
Signature of Owner



225 S Camburn St
Stanton, MI, 48888
Phone (989) 831.4440
Fax (989) 831.5756
www.StantonOnline.com

**CITY OF STANTON PLANNING COMMISSION
NOTICE OF PUBLIC HEARING ON REQUEST FOR REZONING**

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing held by the City of Stanton Planning Commission on Wednesday, September 2, 2020 at 5:30 p.m. **This meeting is scheduled to occur electronically. Please visit www.stantononline.com for information on how to participate.**

The purpose of this public hearing is to consider the following changes to the zoning map: Petition by Michael D. Corder to amend the official zoning map of the City of Stanton by the establishment of General Commercial (C2) on approximately 1.62 acres at 320 Walnut Street and adjacent parcel. Tax parcels 59-053-550-028-10 & 59-053-148-001-10. The existing zoning is Single Family Residential (R-1).

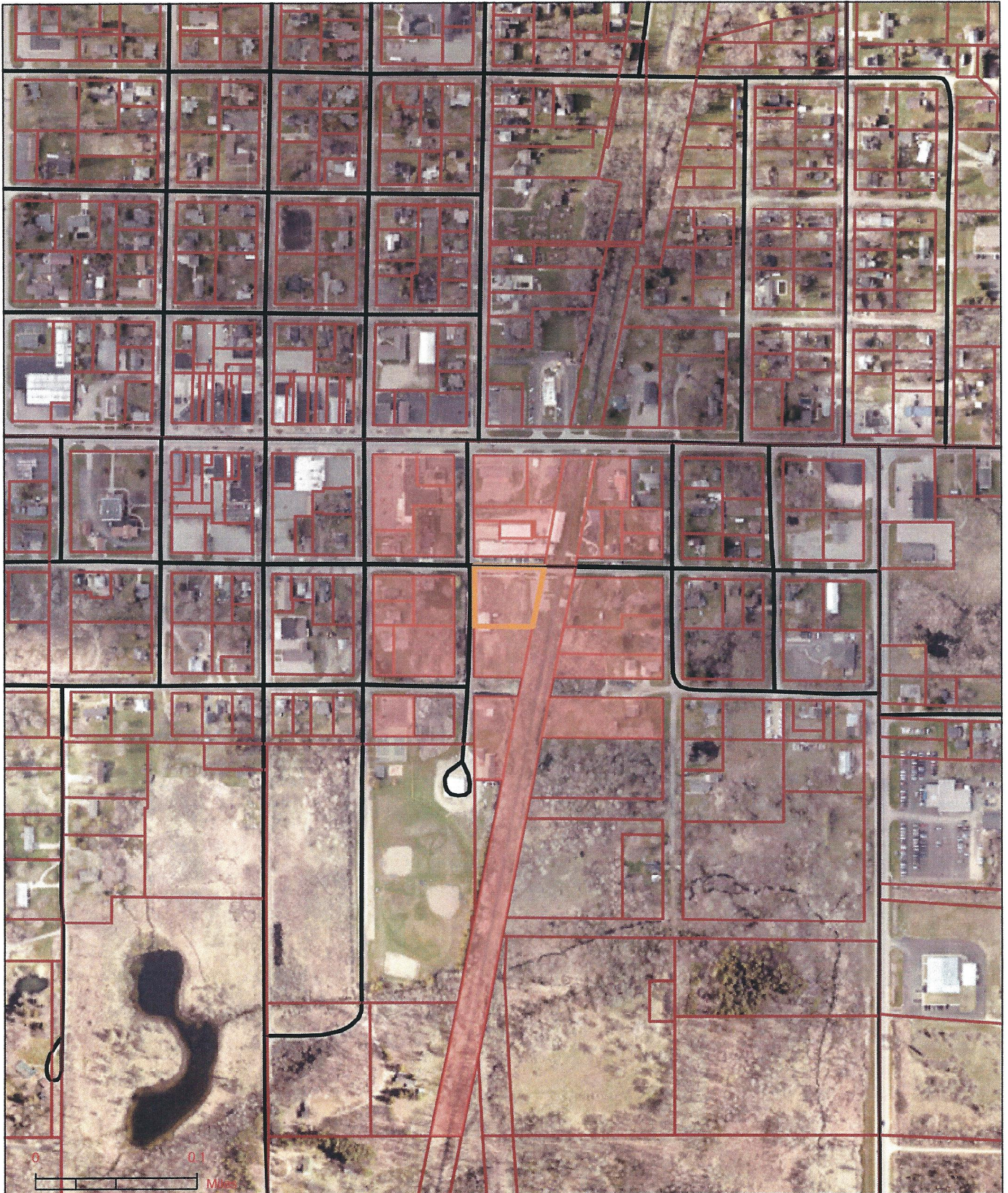
Following the public hearing, the Planning Commission may consider a recommendation to the City Commission for the rezoning request.

All interested persons may attend the public hearing and comment on the request for rezoning. Written comments may be submitted to the City office, to the attention of the City Clerk or City Manager, at the above-stated address. Pertinent information relative to this rezoning request is on file at the City Manager's Office and may be examined at anytime during regular business hours 8 a.m. to 5 p.m. Alternatively, questions or comments can be responded to by contacting City Manager and Zoning Administrator Vester Davis, Jr. at (989) 831-4440 or citymanager@stantononline.com.

Vester Davis, Jr., City Manager
Email: citymanager@stantononline.com Phone: (989) 831-4440

Date: August 12, 2020

STANTON 19



59-053-001-922-00
THE FRED MEIJER HEARTLAND TRAIL
PO BOX 455
EDMORE MI 48829

59-053-103-001-00
LEPPINKS INC
214 E MAIN
P O BOX 507
STANTON MI 48888

59-053-103-003-00
THRUSH AMY
133 S LINCOLN ST
STANTON MI 48888

59-053-103-005-00
KAVA PHILIP M & JEFFREY HOLLY ANN
217 E WALNUT ST
STANTON MI 48888

59-053-103-006-00
LIBERTY APPRAISAL & CONSULTING, INC
EIPPER STEPHEN
ATTN: EIPPER STEPHEN
621 CLIFFORD LAKE DR
STANTON MI 48888

59-053-107-001-00
CORWIN LEWIS & DEBORAH K
219 S LINCOLN ST
STANTON MI 48888

59-053-107-002-00
CORWIN DEBORAH K
219 S LINCOLN ST
STANTON MI 48888

59-053-107-002-50
KELLAMS GEORGE E II
P O BOX 773
Stanton MI 48888

59-053-107-004-00
CURRIER AARON &
JONES MELISSA A
216 E WALNUT
Stanton MI 48888

59-053-107-005-00
HOUGHTON DAVID G & SUE ELLEN
P O BOX 756
STANTON MI 48888

59-053-108-001-00
CITY OF STANTON
P O BOX 449
STANTON MI 48888

59-053-141-001-00
MCKEOWN LARRY S
4395 S SHERIDAN RD
SHERIDAN MI 48884

59-053-141-003-00
CHAPIN STEPHEN D & MARILYN L
PO BOX 36
STANTON MI 48888

59-053-142-002-50
JBC HOLDINGS INC
4811 W WOODS RD
SIDNEY MI 48885

59-053-142-003-00
WIREMAN TREVOR & EHLE MICHAEL
411 E WALNUT ST
STANTON MI 48888

59-053-142-005-00
BLUM RONALD G
202 N MCPHERSON ST
STANTON MI 48888

59-053-142-005-50
HUNT LAMONT J
124 S GROVE ST
STANTON MI 48888

59-053-147-001-00
GRUNDEL MICHAEL
220 S GROVE
STANTON MI 48888

59-053-147-001-50
GALLAGHER TRACY
224 S GROVE ST
STANTON MI 48888

59-053-147-006-00
RIOS AGUSTIN & SHARON J
204 S GROVE ST
STANTON MI 48888

59-053-148-001-10
CORDER MICHAEL DALE
225 SW COUNTY LINE RD
SUMNER MI 48889

59-053-150-002-00
MYERS DAVID & JOAN
460 LAKE ST BOX 601
STANTON MI 48888

59-053-550-003-11
CHAPIN CHRIS W
3676 N MUSSON RD
STANTON MI 48888

59-053-550-003-20
MILLARD STORAGE INC
PO BOX 877
STANTON MI 48888