



CITY OF ALLEGAN
CITY COUNCIL MEETING
Monday, August 14, 2023 – 7:00PM
City Hall – 231 Trowbridge Street Allegan, MI 49010

7:00 PM Council Meeting (Action to be taken by Council on the following agenda items)

Note: Please be courteous and turn cell phones off during the meeting.

1. CALL TO ORDER

2. ROLL CALL (Excused Absences if Any)

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF AGENDA

4A – Approval of the Regular Council Meeting Agenda for August 14, 2023.

5. APPROVAL OF MINUTES

5A – Approval of the Regular Meeting Minutes from July 24, 2023, Council Meeting.

6. SPECIAL PRESENTATIONS & RECOGNITIONS BY MAYOR OR COUNCIL

7. FIRST READING OF ORDINANCES and SCHEDULING OF PUBLIC HEARINGS

8. PUBLIC HEARINGS AND ADOPTION OF ORDINANCE

8A – Public hearing for the OPRA application for 128 Locust Street and adoption of Resolution 23.25.

9. PUBLIC COMMENT

10. WRITTEN PETITIONS & REPORTS FROM SPECIAL COMMITTEES

11. REPORTS FROM BOARDS, COMMISSIONS & CITY OFFICES

11A. City Boards, Commissions and Area Agencies

11A.1 – Airport Advisory Board August Meeting – Peter Hanse

11A.2 – Historic District Commission August Meeting – Mike Zeter

11A.3 – Downtown Development Authority August Meeting – Teresa Galloway

11B. Finance Department

11B.1 – Request to approve Accounts Payable and Payroll.

11C. Public Safety

11D. Water Utilities

11D.1 – Request to approve a purchase order for System Specialists to provide three diverting and isolation valves for the Water Resource Recovery Facility in the amount of \$12,566.00.

11D.2 – Request to approve a purchase order for Kennedy Industries to provide replacement parts for the JWC Septage Honey Monster in the amount of \$14,200.00.

11D.3 – Acceptance of a report regarding payment for emergency work performed by Waste Recovery Systems on the Eastern Avenue lift station force main.

11E. Public Works

11F. City Manager & City Clerk

11F.1 – Request to approve updated AT&T cellular lease agreement terms.

11F.2 – Request to approve the construction of six dumpster enclosures in Downtown Allegan.

12. BOARD APPOINTMENTS

13. COMMUNICATIONS FROM CITY MANAGER, COUNCIL & MAYOR

14. CLOSED SESSION

15. ADJOURNMENT

PLEASE NOTE

AUDIENCE PARTICIPATION:

In addition to addressing the Council during public hearings and under “Public Comment,” members of the audience may address the Council, on items listed under agenda numbers 11B-11F; please limit your comments to three minutes or less per item. Please step up to the Podium and state your name and address.

The proposed process for items listed under agenda numbers 11B-11F above shall be as follows:

1. Announcement of the agenda item by the Mayor.
 2. Verbal report provided by staff.
 3. Mayor asks councilmembers if they have any questions for staff to clarify the staff report.
 4. Mayor opens/closes the floor to receive public comment (if a public hearing is required or if the mayor determines public comments is warranted).
 5. Motion is made by a council member and seconded by another council member.
 6. Mayor then calls on councilmembers to discuss the motion if councilmembers wish to discuss.
 7. Mayor calls for a vote on the item after discussion has occurred.
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**CITY OF ALLEGAN
CITY COUNCIL REGULAR MEETING MINUTES
Monday July 24, 2023, at 7:00 PM
City Council Chamber – 231 Trowbridge Street
Allegan, Michigan**

1. Call to Order

Mayor Galloway called the meeting to order at 7:00 PM.

2. Roll Call

Present: Andrus, Bird, Galloway, Hanse, Morgan, Redding, Zeter

Absent: None.

Also Present: City Manager Joel Dye, Downtown Manager Parker Johnson, and City Clerk Michaela Kleehammer.

3. Pledge of Allegiance

4. Approval of Agenda

4A – Approval of the Regular Council Meeting Agenda for July 24, 2023.

Motion by Zeter with support from Andrus to approve the Regular Council Meeting Agenda for July 24, 2023, as amended. **Motion passed 7-0.**

5. Approval of Minutes

5A – Approval of the Study Session Minutes from July 10, 2023, Council Meeting.

Motion by Zeter with support from Bird to approve the study session minutes from July 10, 2023. **Motion passed 6-0 (Hanse abstaining)**

5B – Approval of the Regular Meeting Minutes from July 10, 2023, Council Meeting.

Motion by Bird with support from Andrus to approve the regular meeting minutes from July 10, 2023. **Motion passed 6-0 (Hanse abstaining).**

6. Special Presentations & Recognition by Mayor or Council

The minutes of this meeting will be available at City Hall, 231 Trowbridge Street Allegan, MI 49010 269.673.5511
The City of Allegan is an equal opportunity provider and employer.

7. First Reading of Ordinances and Scheduling of Public Hearings**8. Public Hearings and Adoption of Ordinance****9. Public Comment (7:02 – 7:06)**

- Ron Jones (217 Lincoln)
- Mary Jo Berry (533 Maple)

10. Written Petitions & Reports from Special Committees

10A – Request from Wings of Hope.

Motion by Hanse with support from Morgan to approve the request from Wings of Hope.

Motion passed 7-0.

11. Reports from Boards, Commissions & City Offices

11A. City Boards, Commissions, and Area Agencies

11A.1 – Downtown Development Authority July Meeting – Teresa Galloway

11A.2 – Public Spaces Commission July Meeting – Bill Morgan

11A.3 – Zoning Board of Appeals July 13th Meeting – Joel Dye

11B. Finance Department

11B.1 – Request to approve Accounts Payable and Payroll.

Motion by Bird with support from Andrus to approve accounts payable and payroll.

Motion passed 7-0.

11C. Public Safety

11C.1 – Request to declare the emergency siren located at 300 Monroe Street as surplus and discuss emergency siren coverage in the City of Allegan.

Motion by Morgan with support from Bird to declare the emergency siren located at 300 Monroe Street as surplus. **Motion passed 7-0.**

11D. Water Utilities

11E. Public Works

11E.1 – Request to authorize a transfer of FY2019 airport funds to the Coleman A. Young Airport in Detroit, Michigan.

Motion by Hanse with support from Andrus to authorize the transfer of FY2019 airport funds to the Coleman A. Young Airport. **Motion passed 7-0.**

11E.2 – Request to authorize a purchase order for Riverworks Construction for repairs to the Riverfront Boardwalk in the amount of \$87,610.00 and reject the low bid of TJM Services for bid inaccuracies.

Motion by Andrus with support from Morgan to authorize the purchase order for Riverworks Construction and reject the low bid from TJM Services. **Motion passed 7-0.**

11F. City Manager & City Clerk

11F.1 – Request to accept the June 2023 Downtown Infrastructure and Streetscape Project Progress Report.

11F.2 – Request to approve the proposed land division of Parcel #03-51-200-004-00, located at 925 River Street.

Motion by Hanse with support from Bird to approve the proposed land division. **Motion passed 7-0.**

11F.3 – Request to approve the proposed plat amendment of Parcel #03-51-100-061-00 and -190-027-00.

Motion by Bird with support from Hanse to approve the proposed plat amendment. **Motion passed 7-0.**

11F.4 – Request to approve the FY2024 Lakeshore Advantage Contract.

Motion by Andrus with support from Hanse to approve the FY2024 Lakeshore Advantage Contract. **Motion passed 7-0.**

11F.5 – Request to authorize the Mayor and City Clerk to sign a three-year lease agreement with Saunders Chiropractic Clinic, PLLC.

Motion by Hanse with support from Bird to authorize the Mayor and City Clerk to sign the three-year lease agreement with Saunders Chiropractic Clinic, PLLC. **Motion passed 7-0.**

12. Board Appointments

12A – Appointment of Sara Ramaker to the Historic District Commission with a term set to expire on December 31, 2026.

Motion by Andrus with support from Hanse to appoint Sara Ramaker to the Historic District Commission. **Motion passed 7-0.**

12B – Appointment of Marjori Cantwell to the Historic District Commission with a term

set to expire on December 31, 2026.

Motion by Hanse with support from Morgan to appoint Marjori Cantwell to the Historic District Commission. **Motion passed 7-0.**

13. Communications from City Manager, Council & Mayor

City Manager Dye discussed recent positive interactions he has had with people visiting Allegan as well as members of the community.

Councilmember Morgan mentioned various blight issues he has noticed around the city.

Councilmember Andrus spoke about a recent discussion she had with Paul Wylie about gypsy moths.

Councilmember Zeter reignited a discussion about issues brought by Ron Jones and Zeb & Kim Flora.

Mayor Pro-Tem Bird expressed his hesitation about a program to spray for gypsy moths and mentioned a conversation he overheard at last Friday's Rollin' on the River.

Councilmember Zeter asked about damage to the Jaycee Park restrooms.

Mayor Galloway discussed long grass in the Industrial Park and a special meeting to go over Council's annual evaluation of the City Manager.

14. Closed Session

15. Adjournment

Mayor Galloway adjourned the meeting at 8:13 PM.

Respectfully submitted,

Michaela Kleehammer, City Clerk



City Manager's Office
231 Trowbridge Street
Allegan, MI 49010
269.673.5511

MEMORANDUM

TO: Allegan City Council
FROM: Michaela Kleehammer, City Clerk
REVIEWED BY: Joel Dye, City Manager
DATE: August 14, 2022

SUBJECT: Public Hearing and approval of an 8-year OPRA Certificate for 128 Locust Street

Action Requested:

It is requested that the City Council hold a public hearing and approve an 8-year Obsolete Property Rehabilitation Act (OPRA) Certificate for 128 Locust Street.

Background:

Dewey Family Properties LLC has owned 128 Locust Street, formerly known as Creative Events and more recently as the Regent Arcade Showroom, since April 2020. It is their intention to completely rehab the first and second floor of the building in addition to the entire exterior. Their intent is to apply for funding from the MEDC to assist in this redevelopment. As with all applications to the MEDC, the city must contribute to the project and the MEDC considers the approval of an OPRA Certificate as a contribution.

In 2022, the City Council approved an OPRA Policy which helps determine how many years a project qualifies for based on certain criteria. When scoring this project, it appears that this project qualifies for an 8-year OPRA Certificate. The project automatically starts with 6 years and then receives an additional year for each point below:

- a. The entirety of the building is being rehabilitated, or because of this project, the entire building, minus attics, above the street level will be fully utilized.
- b. The development will result in a mixed commercial/residential use.

Attachment(s):

OPRA Application
Proposed Building Plans
Assessor Letter
OPRA Policy
Resolution 23.25

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

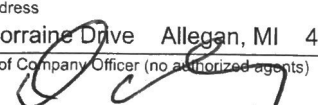
| | | | | | | | | | |
|--|--|---|--|--|---|--|---|---|---|
| Applicant (Company) Name (applicant must be the OWNER of the facility) Dewey Family Properties LLC | | | | | | | | | |
| Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 2449 Lorraine Drive Allegan, MI 49010 | | | | | | | | | |
| Location of obsolete facility (Number and Street, City, State, ZIP Code) 128 Locust Street Allegan, MI 49010 | | | | | | | | | |
| City, Township, Village (indicate which) Allegan | | County Allegan | | | | | | | |
| Date of Commencement of Rehabilitation (mm/dd/yyyy) 10/1/2023 | Planned date of Completion of Rehabilitation (mm/dd/yyyy) 4/1/2024 | School District where facility is located (include school code) Allegan Public Schools | | | | | | | |
| Estimated Cost of Rehabilitation \$608,000.00 | | Number of years exemption requested 12 | | | | | | | |
| Attach legal description of obsolete property on separate sheet. | | | | | | | | | |
| Expected Project Outcomes (Check all that apply) <table border="0"><tr><td><input checked="" type="checkbox"/> Increase commercial activity</td><td><input checked="" type="checkbox"/> Retain employment</td><td><input checked="" type="checkbox"/> Revitalize urban areas</td></tr><tr><td><input checked="" type="checkbox"/> Create employment</td><td><input type="checkbox"/> Prevent a loss of employment</td><td><input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated</td></tr></table> | | | | <input checked="" type="checkbox"/> Increase commercial activity | <input checked="" type="checkbox"/> Retain employment | <input checked="" type="checkbox"/> Revitalize urban areas | <input checked="" type="checkbox"/> Create employment | <input type="checkbox"/> Prevent a loss of employment | <input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated |
| <input checked="" type="checkbox"/> Increase commercial activity | <input checked="" type="checkbox"/> Retain employment | <input checked="" type="checkbox"/> Revitalize urban areas | | | | | | | |
| <input checked="" type="checkbox"/> Create employment | <input type="checkbox"/> Prevent a loss of employment | <input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated | | | | | | | |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. 3 | | | | | | | | | |
| <input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion. | | | | | | | | | |

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he 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 unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

| | | |
|--|--|------------|
| Name of Company Officer (No authorized agents) Daniel Dewey | Telephone Number (616) 218-9955 | Fax Number |
| Mailing Address 2449 Lorraine Drive Allegan, MI 49010 | E-mail Address deweyfamily@charter.net | |
| Signature of Company Officer (no authorized agents)  | Title Owner | |

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

| | |
|-----------|---------------------------|
| Signature | Date Application Received |
|-----------|---------------------------|

FOR STATE TAX COMMISSION USE

| | | |
|--------------------|---------------|-----------|
| Application Number | Date Received | LUCI Code |
|--------------------|---------------|-----------|

| | | |
|---|----------------------------------|---|
| LOCAL GOVERNMENT ACTION | | |
| <p>This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.</p> | | |
| PART 1: ACTION TAKEN | | |
| Action Date _____ | | |
| <input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) <input type="checkbox"/> Denied | | |
| Date District Established _____ | LUCI Code _____ | School Code _____ |
| PART 2: RESOLUTIONS (the following statements must be included in resolutions approving) | | |
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether 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) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p> | | |
| <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that 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.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> | | |
| PART 3: ASSESSOR RECOMMENDATIONS | | |
| Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC) | | |
| Building Taxable Value | Building State Equalized Value | |
| \$ | \$ | |
| Name of Government Unit _____ | Date of Action Application _____ | Date of Statement of Obsolescence _____ |
| PART 4: CLERK CERTIFICATION | | |
| The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy. | | |
| Name of Clerk _____ | Telephone Number _____ | |
| Clerk Mailing Address _____ | | |
| Mailing Address _____ | | |
| Telephone Number _____ | Fax Number _____ | E-mail Address _____ |
| Clerk Signature _____ | | Date _____ |

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

SCOPE OF WORK

GENERAL NOTES:

1. General Contractor will provide project dumpsters for use by all trades except for the Demolition Contractor who will dispose of their own debris.
2. Each trade is responsible for daily cleanup of your own work.
3. Each trade is required to provide lifts for their own work.
4. Each trade is responsible for saw cutting, boring, concrete, building and roof penetrations, flashing, repairs and fire caulking as required for your work.
5. Abatement of asbestos, lead or other hazardous materials will be done on an additional time and materials basis. The building has been tested for asbestos and none was found in any interior plaster or any other materials. A copy of the asbestos test report is available upon request. Lead testing was not done.
6. The existing first floor HVAC system equipment will not be replaced during this project. Any service, repairs or replacement of this equipment is not included and is the responsibility of the owner if required. The existing roof will not be replaced during this project. Patching related to work being done on this project is included, but any other roofing repairs or replacement is not included and is the responsibility of the owner if required.
8. Owner Items:
- a. Architectural fees
- b. Utility company costs for new feeds and supplies to the building and any related site repairs.
- c. Utility costs for contractor use during the project.
- d. Remove or relocate Comcast and ATT of the east side of the building.
- e. Remove the mural and sign from the building north exterior prior to the start of demolition.
- f. Relocate all tenants and personnel out of the building prior to the start of demolition.
- g. Remove all furniture, televisions, stored materials and other items you want to save from the first and second floors prior to demolition. Items can be stored in the basement as long as they are not in the way of mechanical or electrical work. See the Demolition section notes.
- h. Provide Comcast, AT&T and all interior phone and data cabling.
- i. Provide all signage except for the ADA restroom signs and building address window numbers being provided by the General Contractor.

SCOPE OF WORK:

1. General Conditions:
- a. Supervision
- b. Project dumpsters and parking space permit cost. See Demolition for their dumpster.
- c. Cleanup- project and final.
- d. Portable toilet.
- e. Provide temporary barricade fencing around the exterior of the building.
- f. At the temporary exterior enclosures, entry doors and window infills being installed by the demolition contractor:
1. Provide keyed alike padlocks on the (3) temporary entry doors with a key lock box.
2. Provide additional plastic and weatherproofing as required.
3. Remove or relocate entry doors and window infills to accommodate stocking of materials into the building and work by trades as required.
- g. Temporary heat and cooling and electrical lighting are by the respective trades per below.
- h. Provide protection of all items as they are installed and removal at the end of the project:
1. New entry doors and windows.
2. Cover wood floors with Ram Board.
3. Cover wood floors with Ram Board.
- i. Provide a Werner Model #D1524-2 heavy duty 24" Type 1 aluminum extension ladder or equal to the roof hatch for use by trades during the project and hang in on wall hooks on the second floor per the drawings for the building owner's permanent use.
2. Permits / Tap Fees / Bond / Cost Certification
3. Demolition:
- a. Demolition contractor to provide a dumpster for demolition debris. General Contractor will get an approved dumpster location and pay the parking spot fee with the City of Allegan for demolition contractor and project dumpsters.
- b. Demolition contractor to protect sidewalks, pavement and landscaping.
- c. Demolition contractor to provide make safes for plumbing and electrical for your work. See notes at mechanical, electrical and other trades for demolition by each trade. The electrical services and meters attached to the back / east side of the building will be removed by others prior to the start of demolition.
- d. Exterior Demolition:
1. Concrete at the front and rear entries will be removed by the Concrete contractor.
2. Remove the exterior concrete fascia panels, metal stud support framing, threaded rods with support blocking inside and all other items related to the concrete panels. Cut roofing off 'clean' and leave it as long as possible and secure it down at the building perimeter for wind and weather until the new blocking and roof cap can be installed by others. Protect the neighbor's building façade and awnings.
3. Remove the exterior original windows openings' CMU and other infills and interior drywall or plaster that covers some windows as required. Provide temporary osb or plywood infills at the openings that are weather tight and to secure the building.
4. Remove the exterior doors and west façade storefront. Provide a temporary osb or plywood enclosure at all openings to keep the weather out and secure the building. Provide a temporary door and hamp ready for a padlock by the General Contractor at all (3) openings.
5. Remove the ladder to the roof. The existing roof hatch will be removed by others.
6. ALTERNATE #1: remove the north wide French door opening and provide temporary osb or plywood infill that is weather tight and will secure the building. Save brick removed and stack it inside the building at the east end for masonry patching by others.
7. ALTERNATE #2: remove the west upper window opening and structural canopy as required. Provide temporary osb or plywood infill of the opening that is weather tight and will secure the building.
- e. Interior Demolition:
1. Remove and dispose of all loose miscellaneous items from the first and second floors. Loose items in the basement to be left as is.
2. Do not disconnect or remove any wall or ceiling mounted HVAC system thermostats, controls or cabling. Tie up these items in the ceilings for the HVAC contractor to relocate and reinstall all HVAC system controls.
3. Remove and dispose of the air handler and related ductwork located in the northeast corner of the second floor. Leave all first floor ductwork from this system in place. Temporarily cover roof penetrations to keep weather and birds out until the HVAC contractor can permanently cap these penetrations.
4. All HVAC ductwork is to be left in place for the HVAC contractor to remove and rework as required.
5. Remove existing toilets and plumbing fixtures
6. Salvage and save the following items for reuse on this project:
- a. First floor (2) existing automatic paper towel dispensers.
- b. Save all doors and transom windows being removed on both floors and store them in the basement.
7. Ceilings- remove all existing first floor suspended ceilings and wood support systems per the drawings. The original upper tin ceilings will remain in place.
8. Walls- remove all walls on the first and second floors per the drawings. Temporarily shore up and support the upstairs plaster ceilings where walls are removed.
9. Trim- remove all second floor wood base, chair rail and window and door trim on walls that will be left remaining.
10. Remove all carpet, vinyl and other finished flooring.
4. Concrete:
- a. The (2) first floor entries will need to be done separately to maintain access to the building by all trades at all times.
- b. Include removal of existing concrete for your work.
- c. Provide new east door exterior steps and landing. See the Electrical section for the new snow melt system. Provide and install the steel handrail and bump post primed and ready to be painted by others. Repair adjacent concrete and asphalt as required.
- d. Provide new concrete at the (2) west entries to install the new snow melt system. See the Electrical section.
5. Masonry:
- a. Patch the exterior masonry after demolition of the concrete panel system and for other damage revealed during demolition. Tuck point cracks over 3/8" wide. The Painting contractor will do all other caulking that may be required.
- b. Repair or rebuild the west arched masonry details that may have been removed when the aggregate façade panels were installed. See the Drywall / Acoustical section for other sills and architectural details to be EIFS by others.
- c. Provide new masonry 5 course along west façade storefront if required.
- d. Provide new masonry at the existing east entry doorway being infilled and relocated.
- e. ALTERNATE #1: Patch the French door opening as required with brick salvaged from this opening as noted in the Demolition section.
- f. ALTERNATE #2: Patching as required including the neighboring 126 Locust building.
6. Carpentry and General Trades:
- a. Wood blocking in walls for doors, fixtures and accessories as required.
- b. Include an allowance of \$15,000.00 to screw down, repair and plywood patch the existing wood floors ready for underlayment and final floor preparation to be completed by the Flooring contractor. Work required that exceeds this allowance will be done on an additional time and materials basis.
- c. Stairway up to second floor:
1. Patch waistcoat walls ready for paint.
2. Replace the treads and risers. Glue and nail new red oak treads with bulinose front and risers. Repair the stair structure and stringers as required.
3. Provide new red oak handrails on both sides of the stairs per the drawings.
- d. Provide and install smooth white FRP to 48" a.f.f. at the (3) first floor mop sink walls with end cap and corner trims.

- e. Provide and install all restroom and bathroom accessories including first floor ADA signs.
- f. Provide and install the second floor apartment shower and tub / shower glass doors.
- g. Provide and install closet shelves and rods.
- h. Provide and install the melamine shelves in one apartment bathroom.
- i. Provide and install fire extinguishers.
- j. Provide and install window blinds.
- k. Provide and install the mailbox.
- l. Provide and install exterior window address signage.
- m. ALTERNATE #1: provide header and misc. repairs to the wider opening as required.
- n. ALTERNATE #2: rework the existing structural canopy under the canvas canopy after it is cut off by the Demolition contractor.
7. Roofing / Metal / Siding / Insulation and Caulking:
- a. Provide blocking, secure roofing and provide and install new metal roof caps around the west, north and east sides of the building where the concrete fascia panels were removed per the drawing details.
- d. Remove the existing roof hatch cover, rework the existing 33-1/4" x 47-3/4" opening and provide and install the specified new roof hatch.
- c. Note that the HVAC contractor will provide all roof curbs and roofing repairs required for their new RTU's and relocated AC equipment.
- d. Provide metal vertical trim where concrete panels cut off and removed.
- e. Provide caulking at sidewalls and other exterior items. See Doors-Windows-Glass, Cabinets-Counters and Painting sections for caulking by those trades for their work.
8. Doors, Windows, Glass:
- a. Provide and install exterior storefront system, doors and hardware. Include all blocking insulation, flashing, exterior trim as required and door thresholds.
- b. Provide and install new windows including all blocking, insulation, flashing and exterior aluminum trim as required. Provide and install interior window sills and trim as noted below. EIFS sills are by the Drywall / Acoustical contractor.
- c. Provide caulking for all new exterior storefront systems, hollow metal frames and windows after building painting has been completed.
- d. Interior doors per the Door and Hardware schedule:
1. Install salvaged doors and transom windows with new hardware. Provide new jambs as required. Transom windows will be installed 'fixed' non-operable. Repair for damage and prepare for new door hardware as required ready for paint by others.
2. Provide and install new interior doors and hardware.
- e. Provide and install all interior wood trim:
1. Window jambs, sills and casings.
2. Door casings.
3. Wood wall base and shoe molding at all wood and LVT floor areas.
- f. ALTERNATE #1: Provide and install the north French Doors including blocking, insulation, flashing, thresholds, exterior aluminum trim as required and caulking.
- g. ALTERNATE #2: Provide and install the tall window to 14'-0" high above the door to match other typical. Include blocking, insulation, flashing, exterior trim as required and caulking.
9. Drywall / Acoustical:
- a. EIFS:
1. Provide and install windowsills to match the 126 Locust building.
2. Provide and install window feature moldings with rounded tops at (3) west windows to match the 126 Locust building.
3. Provide and install historical detail window headers on the west windows to match the 126 Locust building.
4. Provide and install historical window headers on the north and east windows to match the shape / design shown on the drawings.
5. Provide and install west upper cornice trim to match the 126 Locust building.
- b. Walls and Drywall:
1. Provide exterior framing, drywall and insulation on the east entry per the drawings and on the west façade as required.
2. Build new walls and bulkheads and top out existing walls per the drawings. Wood blocking at doors and other items as required by the carpentry contractor. Walls to be 22 gauge minimum metal studs with sound batt insulation in all new walls and 5/8" drywall. Coordinate wall layout dimensions and installation of the mop sink and showers / bathtub with the plumbing contractor. Special notes:
- a. Install moisture resistant drywall on all restroom and bathroom walls and ceilings.
- b. Use Trim-Tex Shower Bead at all bathtub and shower units.
3. Drywall over existing plaster walls and ceilings with 5/8" drywall:
- a. Second floor perimeter and other existing walls to remain from floor to ceiling.
- b. All second floor ceilings. Drywall is to be installed over the existing plaster and lath with 2-1/2" screws into the joists to secure the original plaster.
4. Patch all other existing drywall and plaster walls, columns and ceilings that will remain as required ready for paint. See Demolition, HVAC, Plumbing and Electrical sections and drawings for patching of work related to other trades.
- c. Ceilings:
1. Provide and install 2 x 2 acoustical ceilings per drawings.
2. Patch the tin ceilings as shown on the drawings. Patch missing drywall flush to the original plaster to allow new tin ceiling panels to be installed flush with the existing. Use a \$5.00 psf material cost allowance for tin tiles to be matched as close as possible to the existing. Secure all existing tin ceilings that might be loose ready for painting by others.
10. Flooring:
- a. The Carpenter contractor will secure and patch the existing wood flooring smooth and ready for flooring work.
- b. Provide and install underlayment, final floor preparation and LVT flooring in all areas using a \$12.00 psf installed combined allowance. LVT flooring selection to be made by the owner.
1. Provide transition or nosing at the top of the steps being replaced by others.
2. Caulk the LVT to the junior sink, showers and bathtubs.
3. Wood wall base and shoe molding is by others.
- c. ALTERNATE #3: Provide and install new prefinished engineered wood flooring with a \$15.00 psf installed allowance in all areas except the bathrooms which will remain LVT. Wood flooring selection to be made by the owner. Provide matching wood transition strips at LVT bathroom doorways and at the top of stairs where the wood treads are being replaced by others.
11. Cabinets / Counters / Ceramic Tile Backsplashes / Appliances:
- a. Provide and install the apartment kitchen cabinets. Coordinate quartz counters being provided by General Contractor including templating and delivery of Plumbing Contractor provided undermount sinks to the quartz fabricator.
- b. Provide and install ceramic tile on apartment kitchen backsplashes.
- c. Provide and install apartment kitchen pot rails.
- d. Provide and install apartment vanity cabinets and lavatory tops.
- e. Provide detail caulking at all cabinets and counters.
- f. General Contractor to provide quartz counters in apartment kitchens with undermount stainless steel sinks provided by the Plumbing Contractor. Cabinet installer to provide:
1. Corbels or brackets for overhang counters if required.
2. Coordination of counter templating including getting sinks and faucets from the plumbing contractor to the counter fabricator and shop drawing approval.
- g. General Contractor to provide appliances in the apartment kitchens. Cabinet installer coordinate receiving of appliances and installation / connections with the Mechanical and Electrical contractors.
12. Painting / Decorating:
- a. Exterior:
1. Remove all loose exterior paint from the brick, caulk all cracks and paint all brick. Major masonry holes and cracks will be repaired by the Masonry contractor.
2. Paint the existing and new EIFS windowsills, window accent headers, front upper cornice and other items.
3. Paint the east entry handrail and bump post.
4. Provide painting touch ups of other exterior items including damage to 126 Locust after the concrete panels are removed as required.
- b. Paint all interior items per the drawings:
1. Interior walls, ceilings and bulkheads.
2. Original and new patched first floor tin ceilings. Scrape loose paint, caulk holes from old ceiling hangers and other issues in original tin ceilings as required to paint.
3. Paint existing and new exposed conduits and pipes to match the walls and ceilings.
4. Exposed ductwork will be left galvanized. Cover it when spraying walls and ceilings.
5. Paint existing and new interior doors-frames-casings and transom windows. Strip or sand prepare existing doors and transom windows being reused.
6. Paint window jambs – sills – casings.
7. Paint wood wall base and shoe moldings.
8. Painting and staining at the steps to the second floor apartments:
- a. Paint the original stairwell wood wall paneling to match the wall color.
- b. Stain and finish the new red oak star treads and risers and handrails to match the new upstairs wood flooring as close as possible.
9. Provide detail caulking around existing and new wall and ceiling electrical conduit, ductwork and pipe penetrations, around bathtubs to drywall, at wood trim, at cabinets and counters and other as required.
10. ALTERNATE #1: Paint the jambs, sill and casings at the new north window.
11. ALTERNATE #2: Paint the jambs, sill and casings at the new west tall window.
13. Awnings:
- a. ALTERNATE #1: Provide and install new awnings on north and east elevations per dimensions on the drawing. Style and black fabric to match adjoining 126 Locust building.

- b. ALTERNATE #2: Modify / shorten the existing east awing on the adjoining 126 Locust building as shown on the drawing.
14. HVAC:
- a. See the General Notes.
- b. HVAC contractor to include the cost for sealed engineered HVAC drawings and permit for your work. Engineered drawings will be completed when project is approved to proceed.
- c. The air handler in the northeast corner of the second floor will be removed and the second floor ductwork related to this system will be removed and the roof penetrations will be temporarily capped by the Demolition contractor. HVAC contractor will need to remove all first floor ductwork related to this system that won't be reused and permanently cap and patch roof penetrations.
- d. First floor and basement HVAC:
1. The existing furnace and AC equipment will remain and require no service. Relocate the first floor AC condenser to the roof as shown on the drawings and include roof curb as required. Electrical contractor will provide power and connections.
2. Relocate heat supplies and floor registers after demolition and for the new floor plan. Remove some of the excessive existing floor registers in the area of the new Offices, Corridor and Restrooms and rework the distribution as required.
3. Rework the overhead AC ductwork, distribution and diffusers to the new layout and new ceiling systems in all areas. The Demolition contractor will be leaving all existing ductwork for this system 'as is'.
4. Provide a new return air system for the first floor.
5. All ductwork in the exposed tin ceiling area to be spiral galvanized duct. Replace existing with spiral in this area if required. Spiral ductwork is to be left unpainted. If ductwork joint caulking is required, caulk it neatly.
- e. Second floor HVAC:
1. Provide and install a new gas RTU for each of the (2) apartments.
2. Include roof curbs, roof patching, railing guards and screen enclosures as required.
3. Gas piping to the roof is by the Plumbing contractor. HVAC contractor to provide final gas connections to the RTUs.
4. Electrical feeds and connections to the RTUs is by the Electrical contractor.
5. Provide galvanized spiral duct below the ceilings in the second floor:
- a. The attic space from the roof to the ceilings will not be insulated or heated.
- b. The entire second floor ceiling will receive a new layer of drywall that will patch existing ceiling issues and holes from HVAC rough in work.
- c. Exposed ductwork is to be left galvanized and not painted. If ductwork joint caulking is required, caulk it neatly.
6. Provide a supply with diffuser from each new RTU to the second floor corridor-stair area so the apartments share the cost of heating and cooling this area.
- f. Provide fire caulking, fire dampers and firestop collars at all penetrations to fire rated wall, ceiling and floor penetrations as required for your work.
- g. HVAC contractor to provide and install white exhaust fans in the first floor restrooms and fan / light combination units in the second floor apartment bathrooms and include venting ductwork to all fans. Electrical contractor will provide power, connections and switching. Provide ducting to the (2) new apartment kitchens' over-the-range microwave / fan units being provided and installed by others.
- h. Replace all first floor and second floor RTU air filters at the end of the construction project.
- i. Provide an air balance report at the end of the project.
15. Plumbing:
- a. See the General Notes.
- b. Plumbing contractor to provide sealed engineered drawings when the project is approved to proceed.
- c. Gas meters to be added (2) for the apartments. Coordinate piping, meter bar and setting of the meters with Michigan Gas. Meters need to be stacked to stay on 126 Locust side of the building demising line.
- d. Add (2) new water meters for the new apartments. Verify that the existing water supply coming into the building is the correct size and note that the existing supply has a second meter on it for the neighboring 126 Locust Street building. Plumbing contractor to provide and install the required meter bar assembly and coordinate reworking of the existing meters and installation of new meters with the City of Allegan Water Department.
- e. Demolition contractor will remove and dispose of all existing sinks, toilets and other fixtures. Plumbing contractor to cap the meter and final terminate and cap all existing gas lines, water supplies, drain lines and plumbing venting as required. Note the existing restroom on the east end of the second floor will be removed.
- f. Water heaters:
1. The existing first floor water heater located in the basement will remain and be reused for the new first floor plumbing fixtures.
2. Provide and install (2) electric heaters in the basement, (1) for each of the (2) apartments ready for power and connections by the electrical contractor. Provide and install recirculation pumps if required. Specification is Rheem ProTerra Hybrid Electric 50 gallon water heaters Model Number RPOPH50 T2 RH4375-15.
- g. Provide gas lines from each of the (2) new meters to the (2) new rooftop RTU locations ready for final connections by the HVAC contractor.
- h. Provide water supplies with shutoffs at all fixtures, drain lines and venting as required.
- i. Provide fire caulking, fire dampers and firestop collars at all penetrations to fire rated wall, ceiling and floor penetrations as required for your work.
- j. Include patching the roof and other penetrations for your work.
- k. Provide and install the mop sink and H.I.O electric water cooler per the drawings.
- l. Provide and install all bathroom and kitchen fixtures. Notes:
1. The apartment kitchen sinks will need to be provided to the quartz counter fabricator for them to do an undermount installation during fabrication.
2. The apartment one-piece shower and bathtub / shower units will need to be stocked to the second floor after demolition is completed and prior to the wall framing so they can get into the building and so that the wall contractor can verify their dimensions for framing.
- m. See Drywall / Acoustical section notes to coordinate with them.
- n. Provide rough ins and connections for appliances:
1. Provide installation and connection for the apartment dishwashers
2. Provide rough in for water supplies and drain / venting and connections for the apartment washer / dryer combination units.
3. All appliances will be electric so no gas is required.
4. There will not be disposals on the apartment kitchen sinks.
5. The refrigerators do not have ice makers.
16. Electrical and Lighting:
- a. See the General Notes.
- b. Electrical contractor to provide sealed engineering drawings for power, lighting and exit / emergency lighting when the project is approved to proceed.
- c. Provide coordination and related work to relocate and add (2) new electrical services and meters with Consumers Energy:
1. Remove the existing service connections for 126 and 128 Locust off the building so the concrete panels can be removed. Coordinate this with the 126 Locust occupant so they know when their power will be interrupted and to limit their outage time.
2. Relocate the (2) existing and provide (2) new service and meters further south onto the 126 Locust Street building side of the demising line.
3. The existing 128 Locust Street 200 amp service and panel will remain as existing. This panel will supply the first floor, basement, exterior signage and lighting, exterior snow melt systems and the stairs up to the second and second floor corridor.
4. Provide and install (2) new 200 amp services with panels for each of the (2) new second floor apartments.
- d. Demolition contractor will handle disconnects and make safes for their work. Remove unused electrical conduits, feeds, devices, lighting and other after demolition. Note that there is power and a disconnect from an old air handler to remove from the northeast corner of the second floor.
- e. Provide temporary power and lighting to 128 Locust Street first and second floors fed from the existing service and panel for use by all trades during our project.
- f. All new conduit on existing masonry walls and ceilings that will be clad with new drywall are to be cut in and installed flush with the existing wall and ceiling surface. Use exposed conduits on other walls and ceilings as required.
- g. Provide fire caulking, fire dampers and firestop collars at all penetrations to fire rated wall, ceiling and floor penetrations as required for your work.
- h. Provide outlets per the drawings and circuiting supplied from the appropriate area electrical panel. All new outlets be white with white cover plates.
- i. Provide a floor poke-thru with outlet and black trim in the center of each of the (3) Offices. Provide new interior lighting per the drawings and Electrical fixtures Schedule. Rework existing circuiting as required to the new layout and feed from the appropriate area electrical panel. Provide exit signs, emergency lights and exterior entry remote heads as required.
- j. Replace all existing outlets, switches and cover plates that will be reused with new to match all new white devices and cover plates.
- k. Provide blank boxes with stub conduits cover plates for phone and data locations shown on the drawings. Phone and data cabling is by owner and not included.
- l. Provide power and connections to the electric appliances and microwave / range hood units from the appropriate apartment electrical panel. All appliances will be electric.
- m. Provide power, connections and disconnects to all HVAC provided and installed equipment fed from the appropriate area electrical panel:
1. Provide power and connection to the first floor AC unit being relocated to the roof.
2. Provide power and connections to the new first floor return air humidifier as required.
3. Provide power, connections and switching to the new first floor restroom fans and second floor apartment bathroom exhaust fan / light combination units.
4. Provide power and connections to the (2) new apartment RTU's.
5. Provide roofing repairs for your work.
- n. Provide 15 amp power and connections to the (2) new apartment electric water heaters to be installed in the basement from the new electrical panel located in each apartment.
- o. Provide (5) exterior light fixtures per the drawings. All lights to be on the same circuit tied to the first floor electrical panel and on a dusk / dawn sensor mounted on the building east exterior wall.
- p. ALTERNATE #1: Provide (2) additional exterior light fixtures tied to the (5) lights.
- q. ALTERNATE #2: Provide (1) additional exterior light fixture tied to the (5) lights.
- r. Provide Raychem nVent electric snow melt system at (3) entries as shown on the drawings connected to the first floor electrical panel. Provide design for the snow melt systems.

CODE INFORMATION

| | | | | | | |
|-------------------|--|---|---|---------------------------|--------------------|----------------|
| APPLICABLE CODES: | | BUILDING CODE FIRE CODE PLUMBING CODE MECHANICAL CODE ELECTRICAL CODE | MICHIGAN REHABILITATION CODE 2015 MICHIGAN FIRE CODE 2012 MICHIGAN PLUMBING CODE 2015 MICHIGAN MECHANICAL CODE 2015 MICHIGAN ELECTRICAL CODE 2017 | | | |
| CHAPTER 5 | ALLOWABLE HEIGHT AND BUILDING AREA | | ACTUAL A-3 2,200 SF | | | |
| | GROUP | TYPE OF CONSTRUCTION | HEIGHT | AREA | | |
| | TABLE 503 | B | TYPE IIIB | 2 STORY 9,500 SF | | |
| CHAPTER 6 | | | | | | |
| | NECESSARY AFFIDAVITS WILL BE PROVIDED TO THE INSPECTOR | | | | | |
| | TABLE 803.5 FLAME SPREAD REQUIREMENTS | | VERTICAL EXITS B | CORRIDORS C ROOMS C | | |
| CHAPTER 9 | FIRE ALARM | FIRE PROTECTION | FIRE EXTINGUISHER | NUMBER | TRAVEL | |
| | NOT REQUIRED | NOT REQUIRED | 2-A PER 3000 SF | (7)2-A | 75 FEET MAX | |
| | AREA | CALCULATED | | AFFIDAVIT FOR PLUMBING | | |
| OCCUPANT LOAD | JUICE BAR | 1:15 | 22 | 22 | | |
| | YOGA STUDIO | 1:100 | 16 | 16 | | |
| | OFFICE AREAS | 1:100 | 6 | 6 | | |
| | TOTAL | | 44 | 44 | | |
| CHAPTER 10 | EGRESS WIDTH MINIMUM CORRIDOR WIDTH 4 FEET DOOR CAN NOT REDUCE 1/2 REQUIRED WIDTH IN COURSE OF SWING FULL OPEN NO MORE THAN 7" INTO EGRESS | | | | | |
| | EGRESS ILLUMINATION 1 FOOT CANDLE 1:40 MIN TO MAX | | | | | |
| | POINT TO POINT CALCULATIONS ARE PROVIDED ON THE ELECTRICAL PLANS | | | | | |
| CHAPTER 29 | EXITS | REQUIRED (.2" PER OCCUPANT) | | PROVIDED | | |
| | 2 EXITS - 72" | | 2 EXITS - 108" | | | |
| | EXIT LENGTH >250' TRAVEL DISTANCE | | | | | |
| CHAPTER 29 | PLUMBING FIXTURES | | | | | |
| | OCCUPANCY | WATER CLOSETS | | LAVATORIES | DRINKING FOUNTAINS | SERVICE SINK |
| | | MALE | FEMALE | | | |
| CHAPTER 29 | BUSINESS | 1:25 FOR 137 SD | 1:25 FOR 137 SD | 1 PER 40 | 1 PER 100 | 1 SERVICE SINK |
| | ACTUAL NUMBER OF OCCUPANTS 44 | | | | | |
| | FIXTURE REQUIRED | 1 | 1 | 2 | 1 | 1 |
| CHAPTER 29 | FIXTURES PROVIDED | 1 | 1 | 2 | 1 | 1 |

Sheet Index

AG100 TITLE SHEET

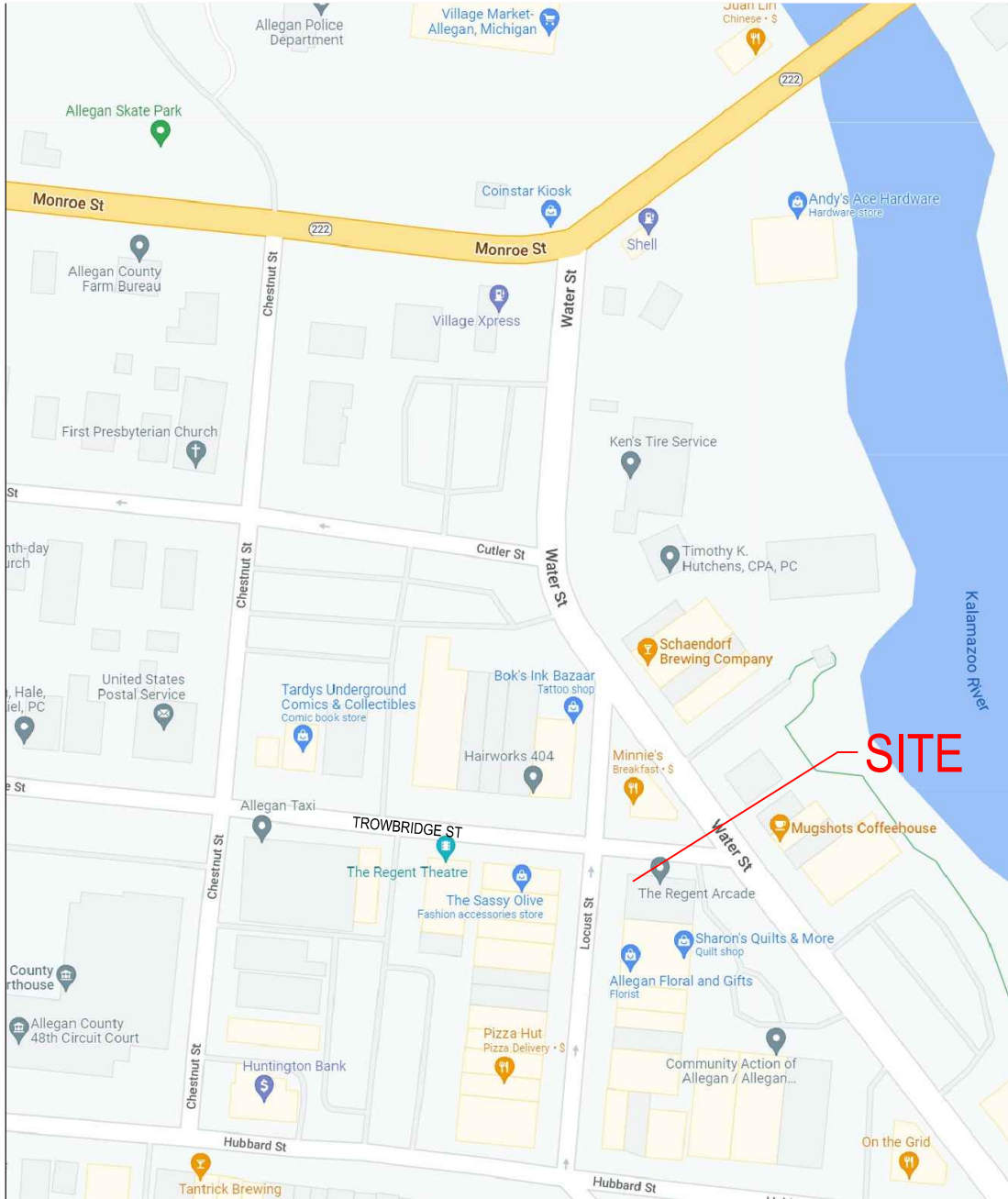
A-101 FLOOR PLAN & DEMO PLAN - MAIN
A-102 FLOOR PLAN & DEMO PLAN - UPPER
A-103 EX ROOF PLAN & BASEMENT PLAN
A-104 REFLECTED CEILING PLAN - MAIN

A-201 EXTERIOR ELEVATIONS

A-301 INTERIOR DETAILS

I-101 FINISH PLAN

E-101 FIRST FLOOR POWER PLAN
E-102 SECOND FLOOR POWER AND LIGHTING PLANS



A-3 SITE MAP
A-101 SCALE: NTS

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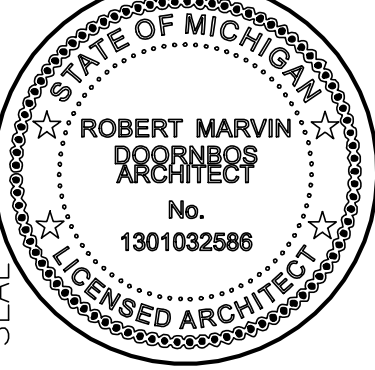
128 LOCUST STREET
BUILDING REMODEL
ALLEGAN, MICHIGAN 49010

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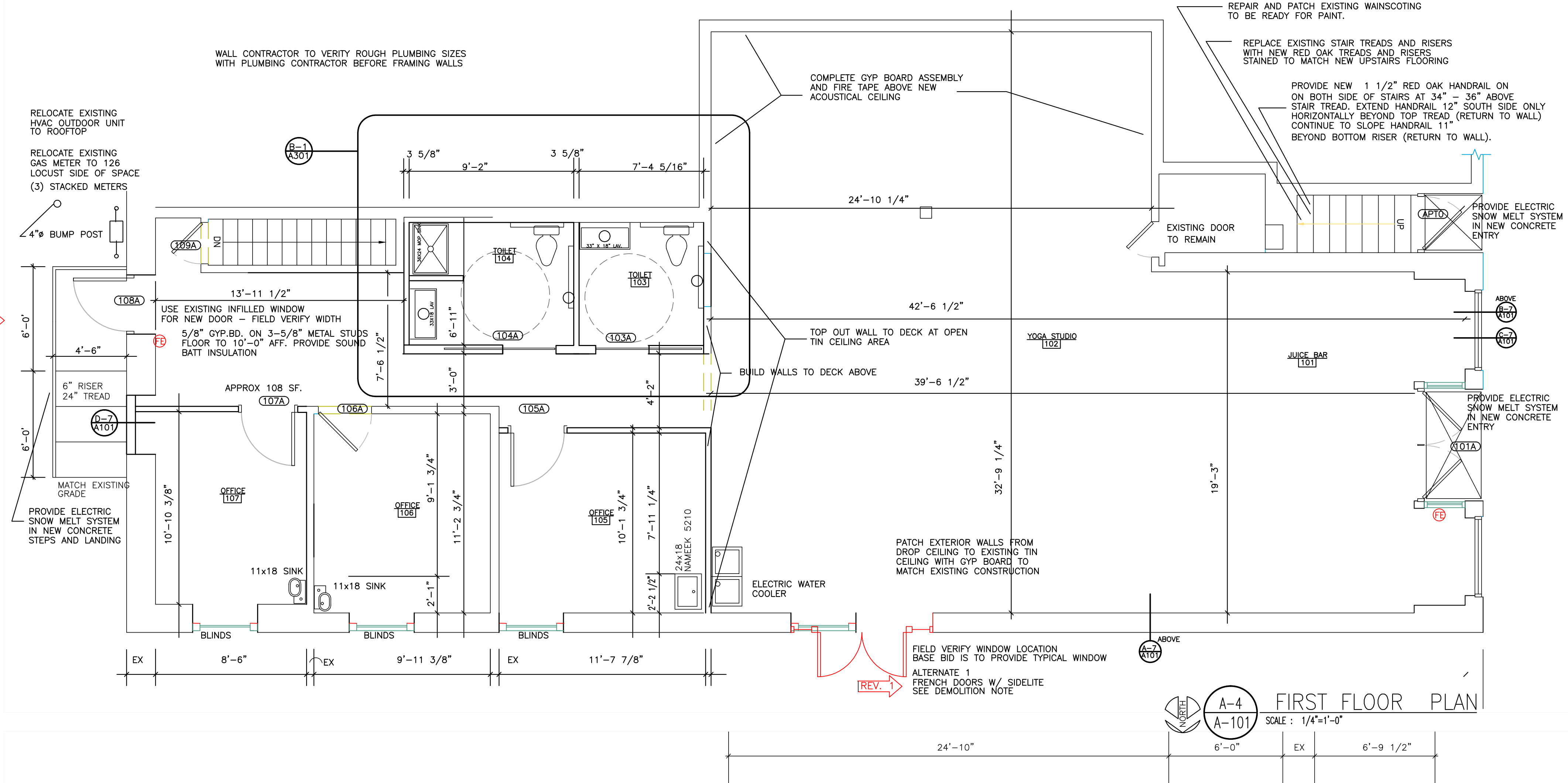


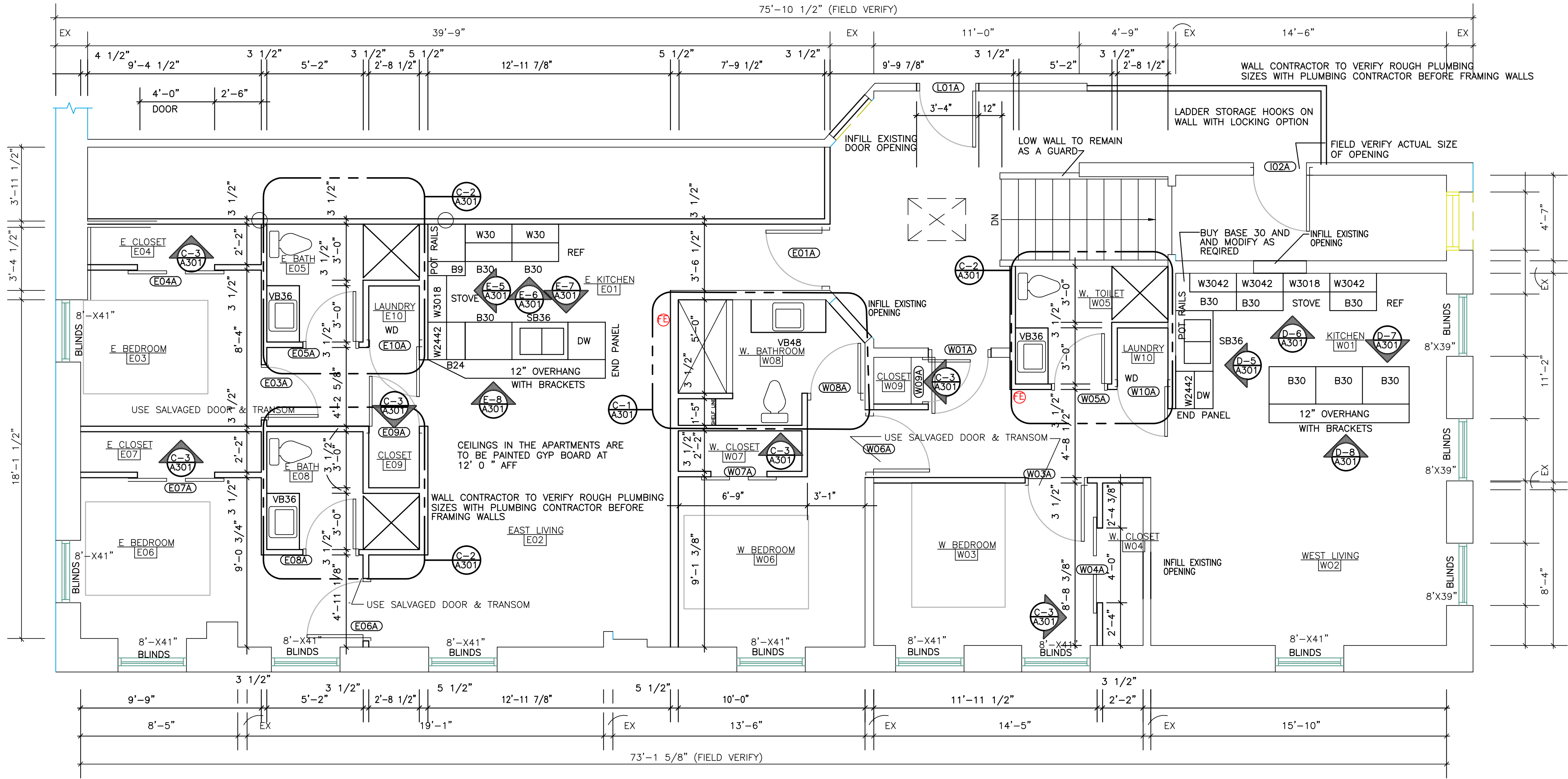
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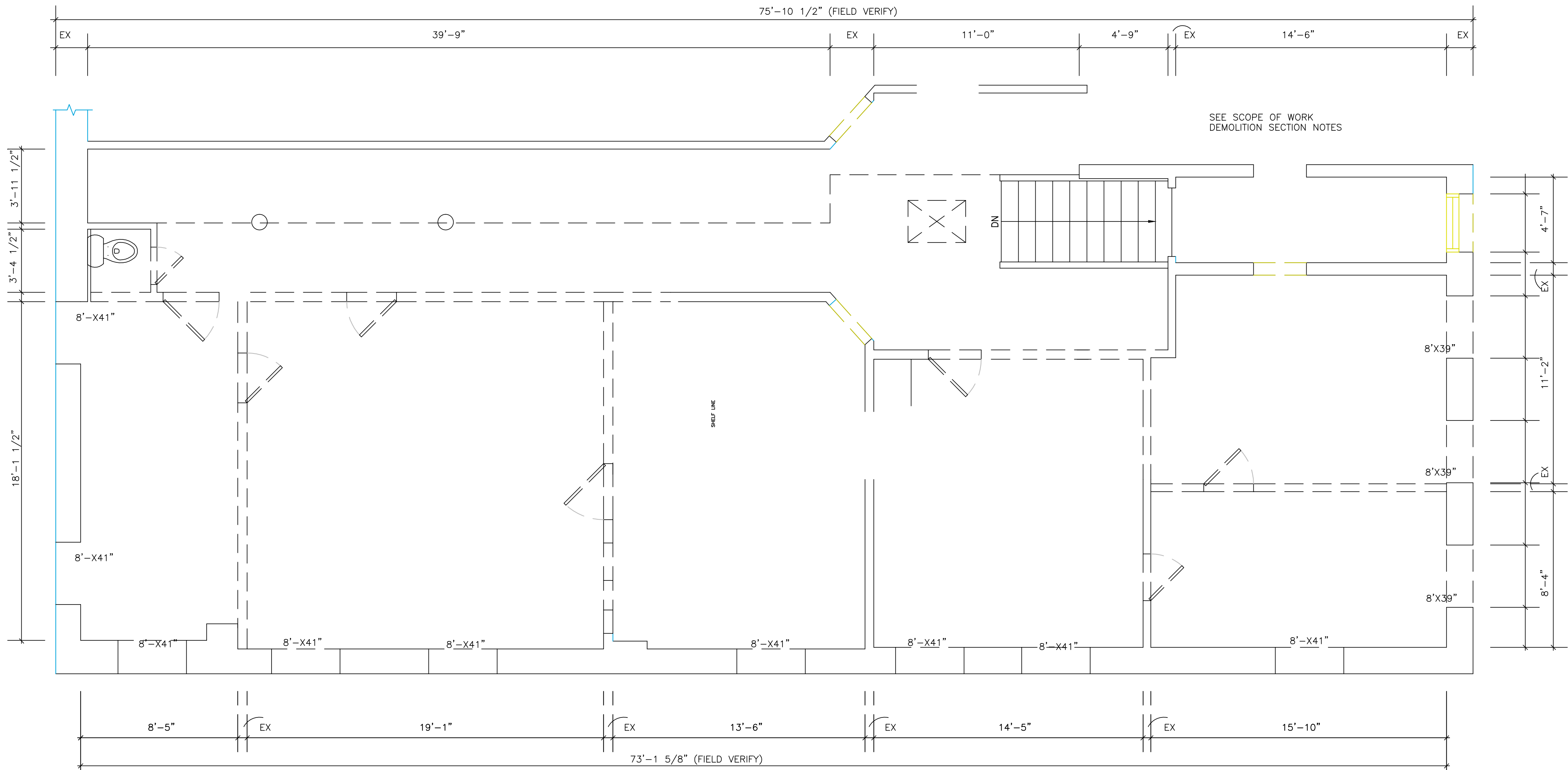
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A-4 SECOND FLOOR PLAN
A-102 SCALE: 1/4"=1'



D-4 SECOND FLOOR DEMO PLAN
A-102 SCALE: 1/4"=1'

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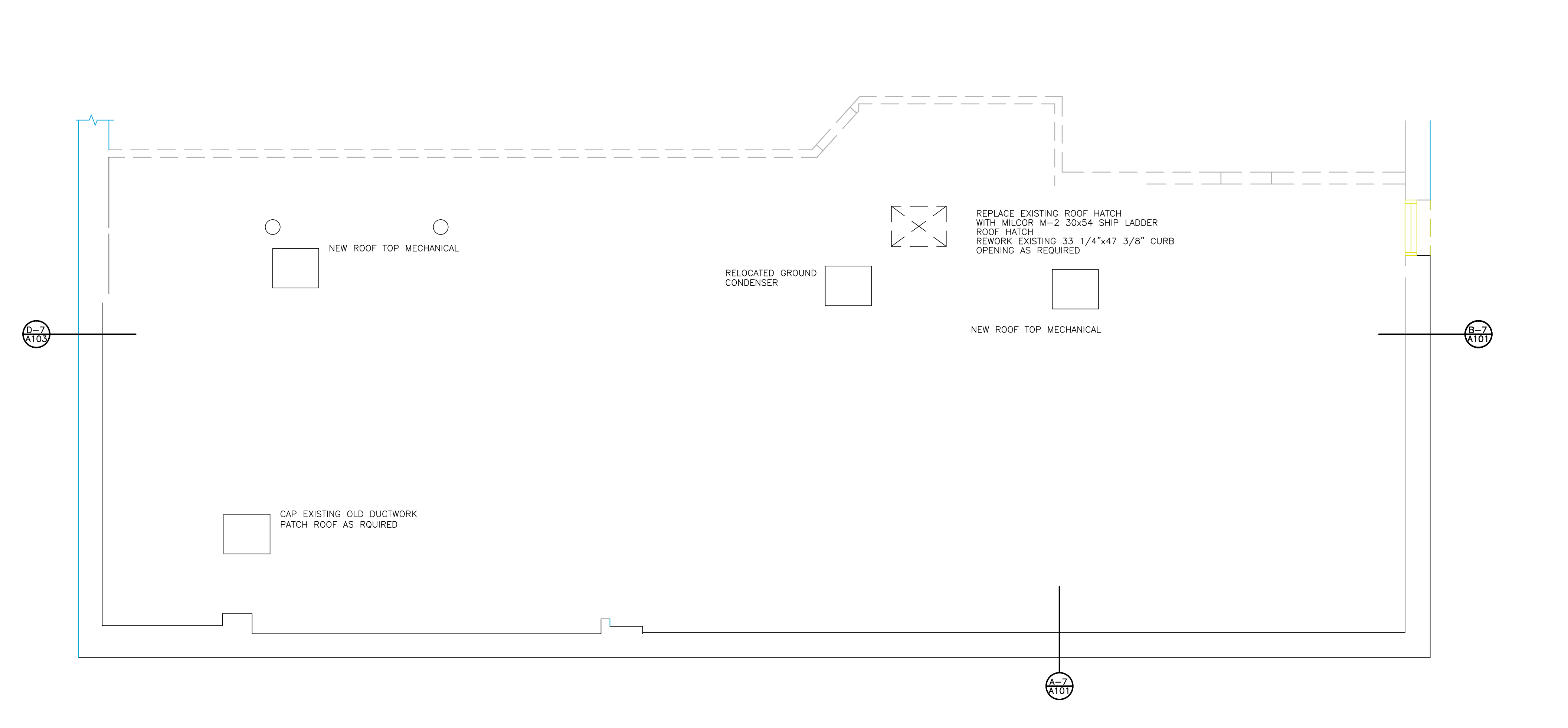


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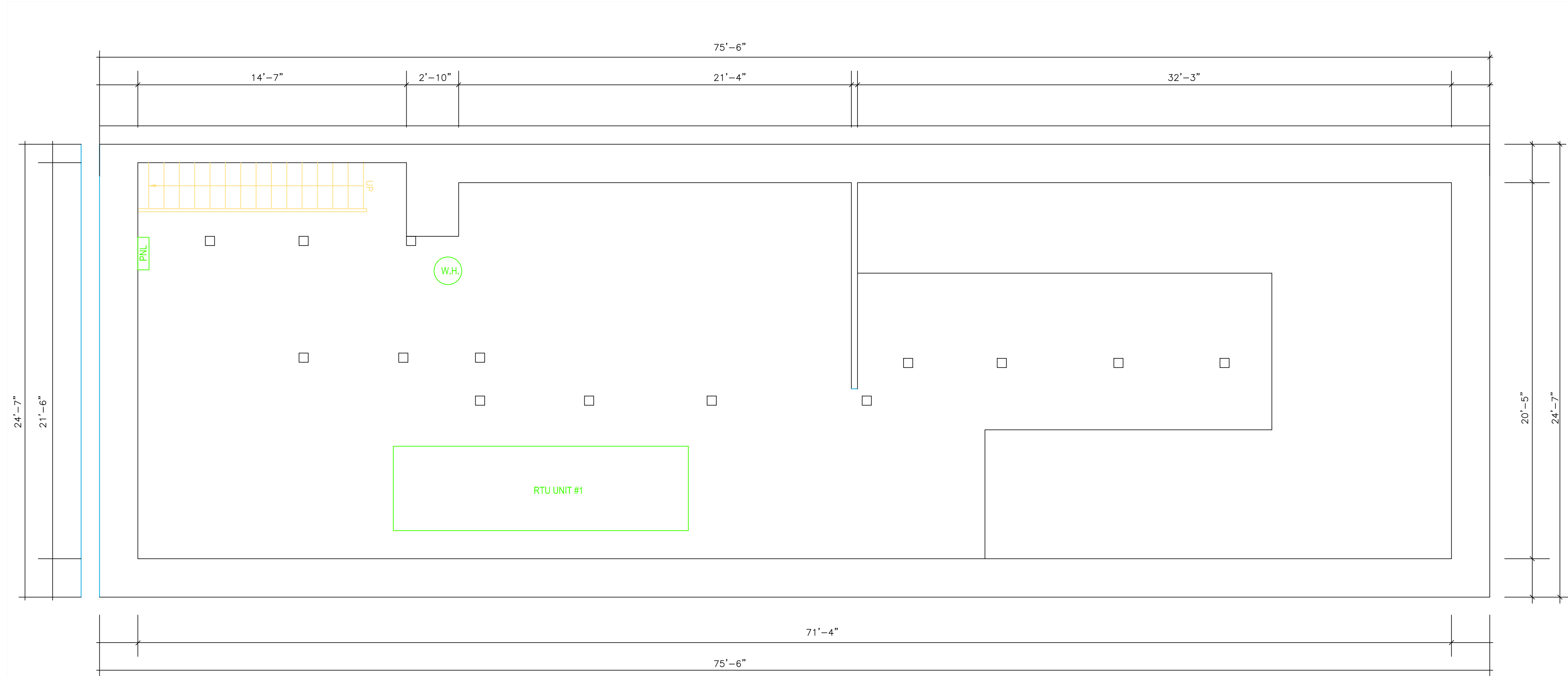
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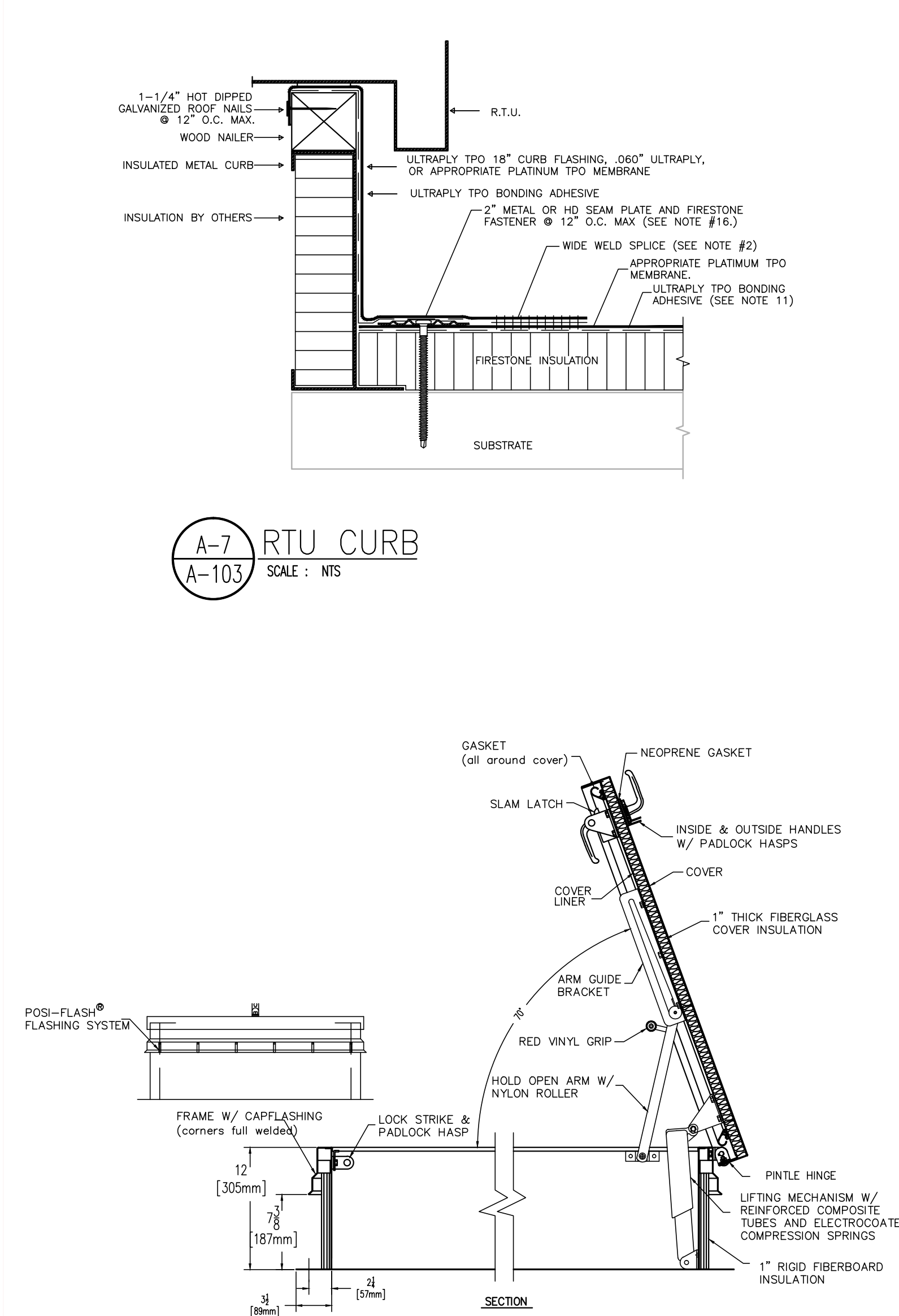
A-102



B-4
A-103
EXISTING ROOF PLAN
SCALE : 1/4"=1'-0"

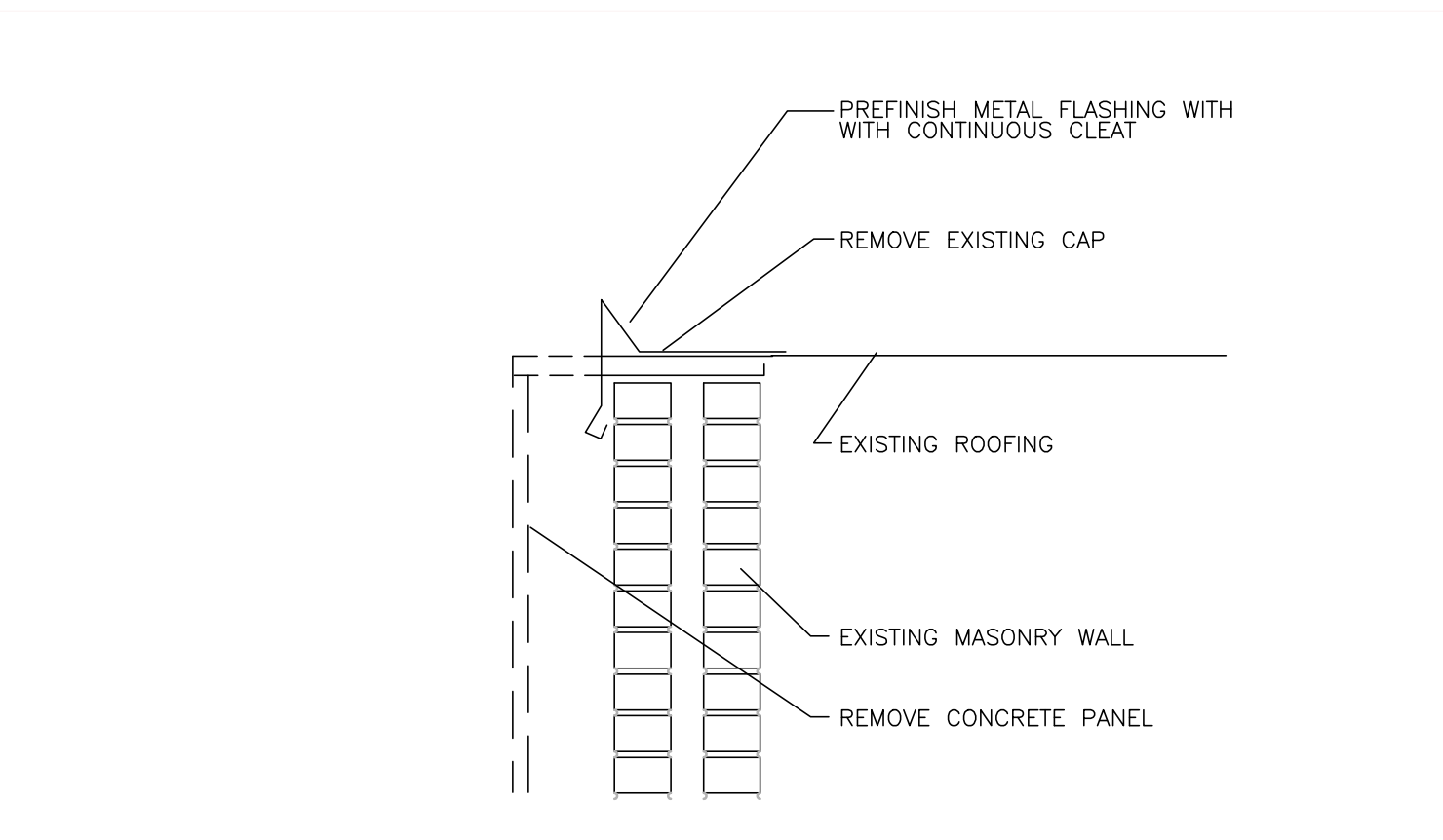


B-4
A-103
EXISTING BASEMENT PLAN
SCALE : 1/4"=1'-0"



C-7
A-103
ROOF HATCH
SCALE : NTS

D-7
A-103
ROOF CAP
SCALE : NTS



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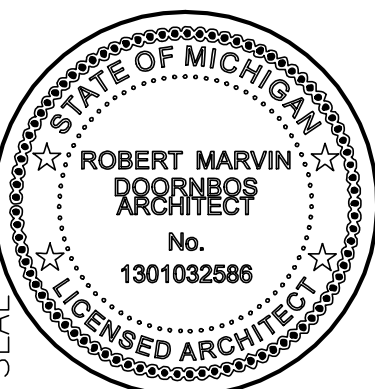
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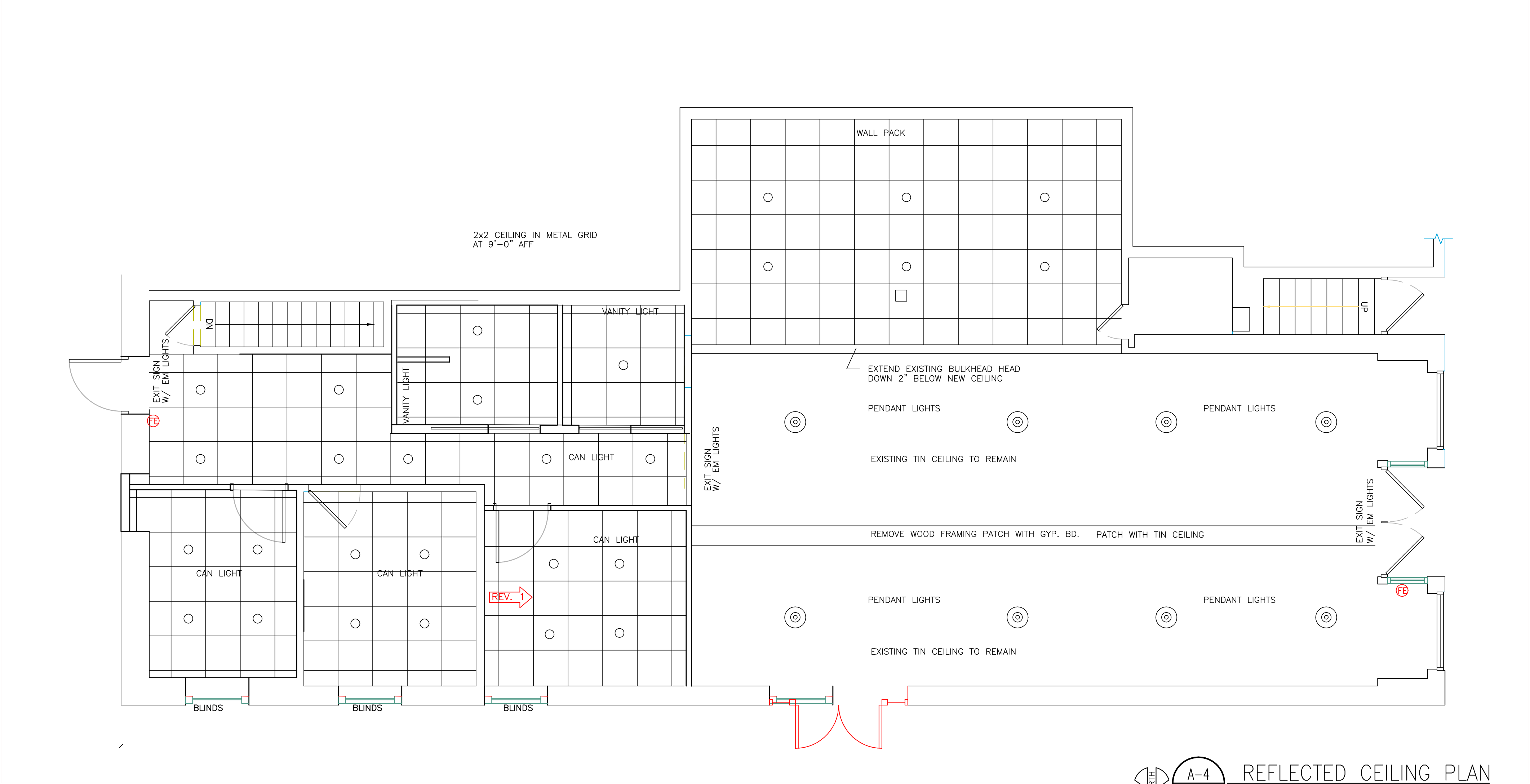


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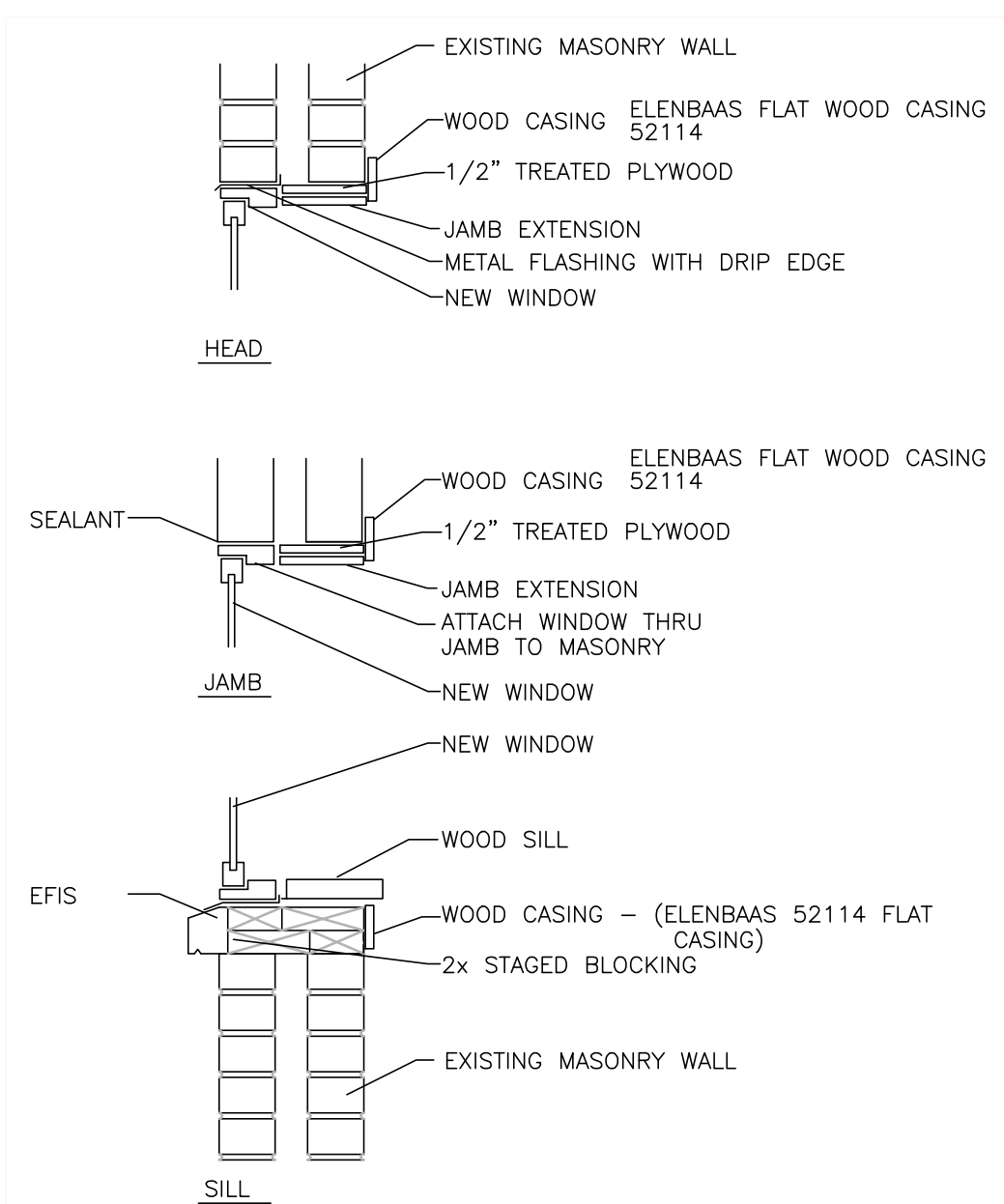
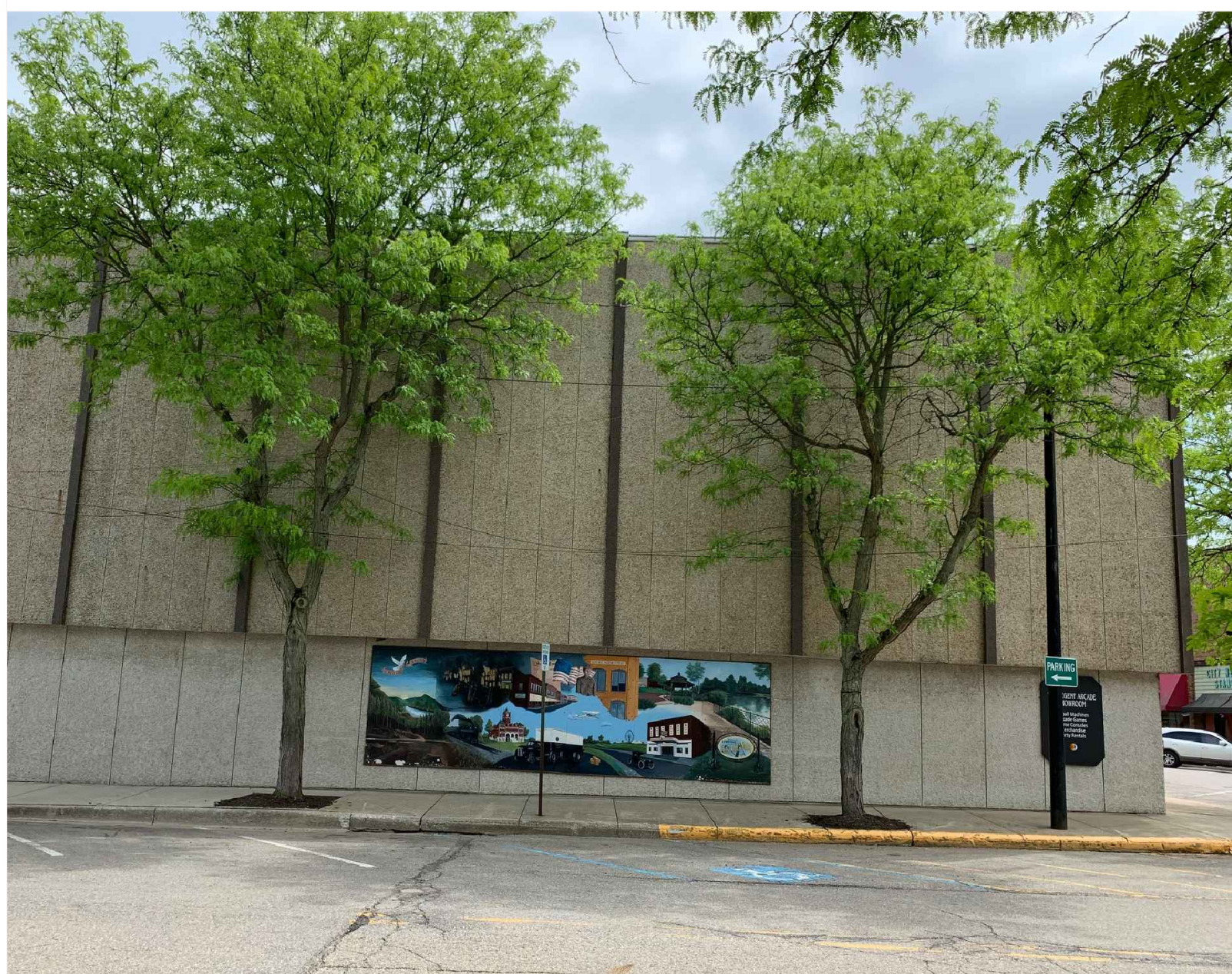
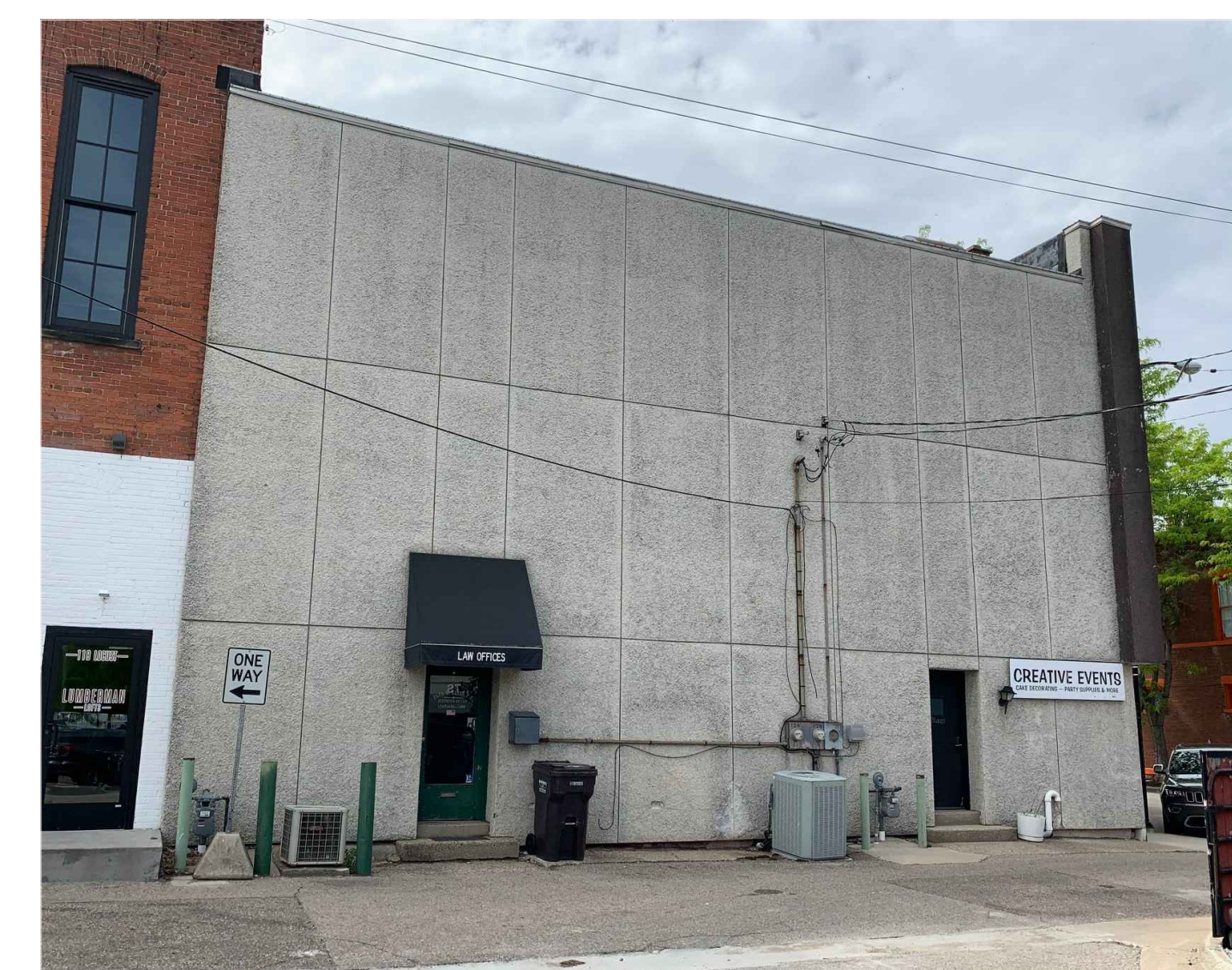
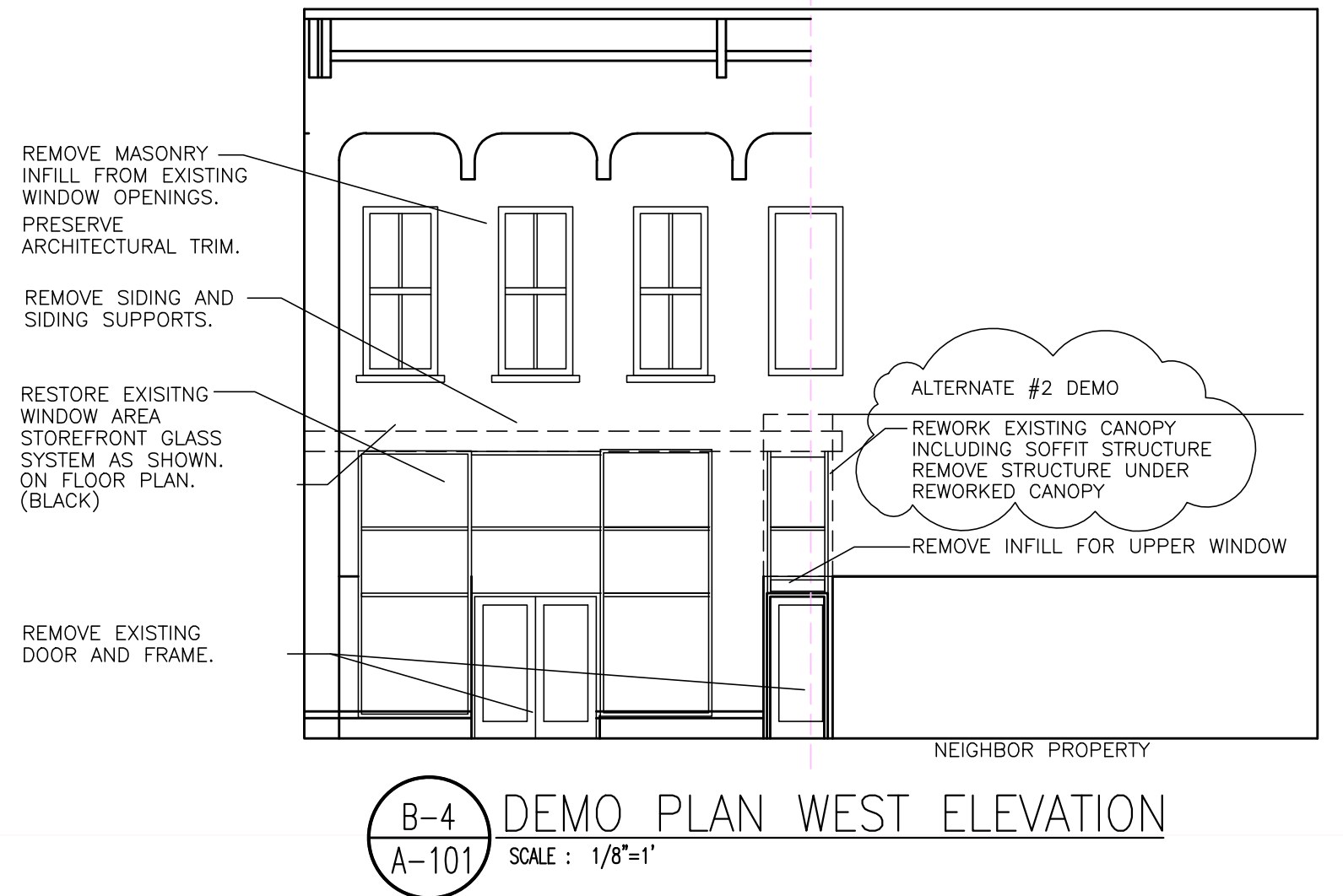
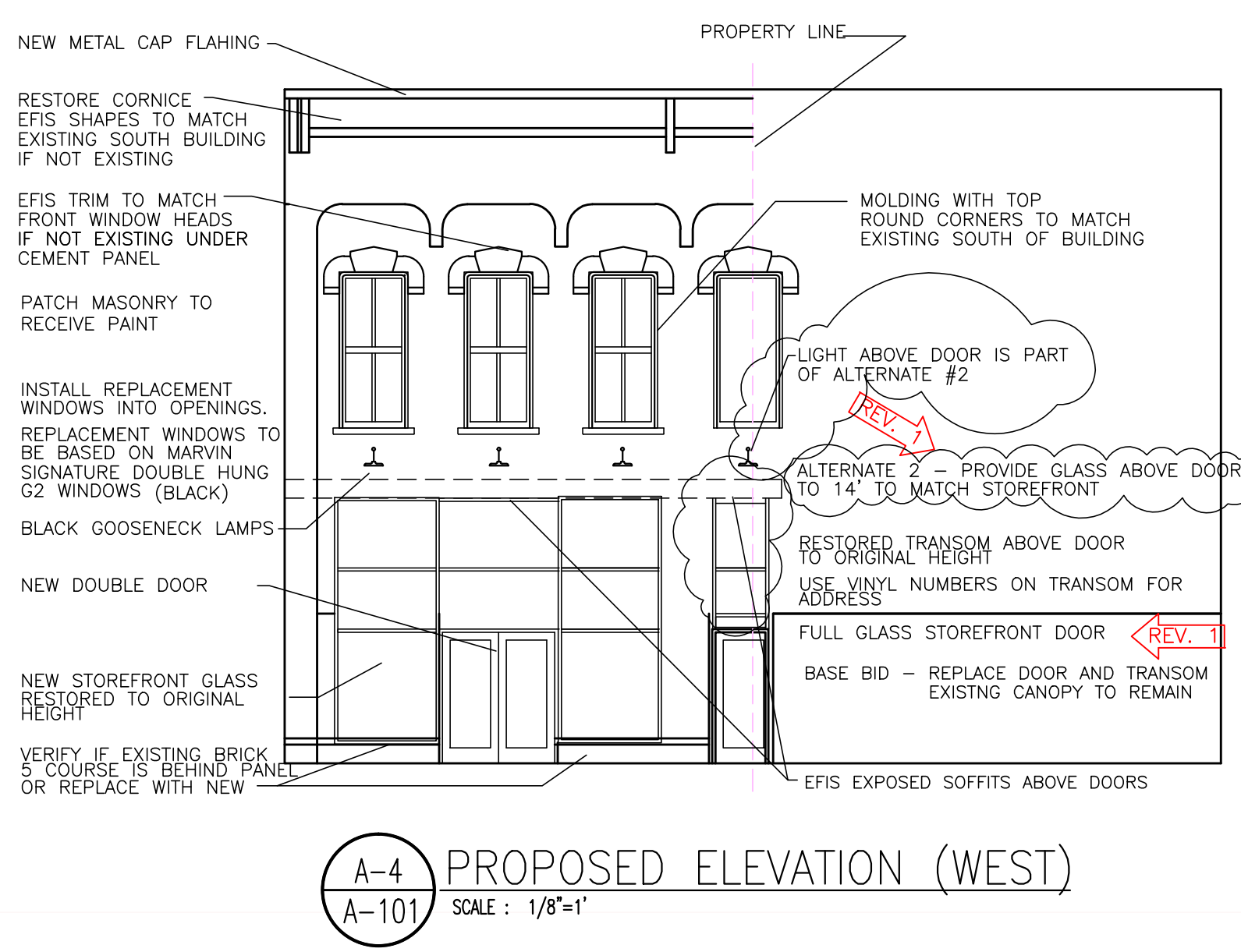
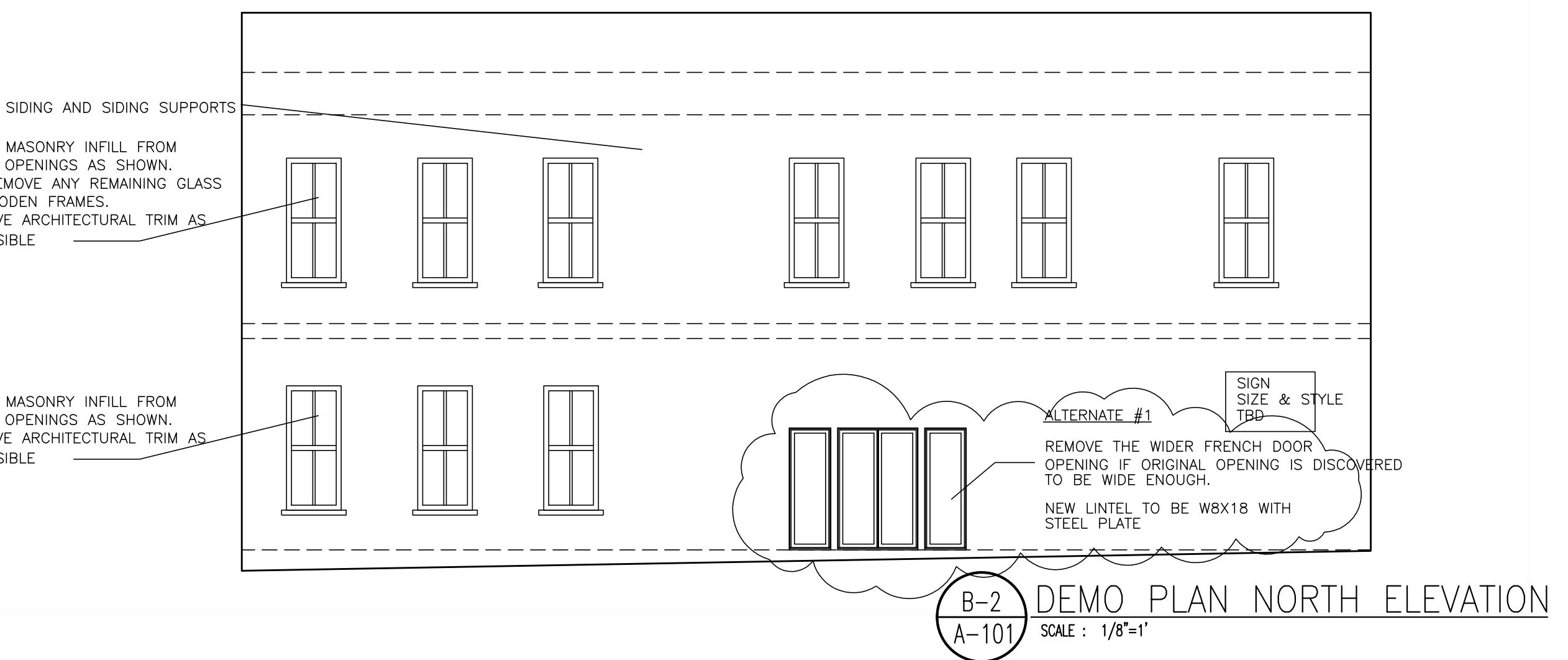
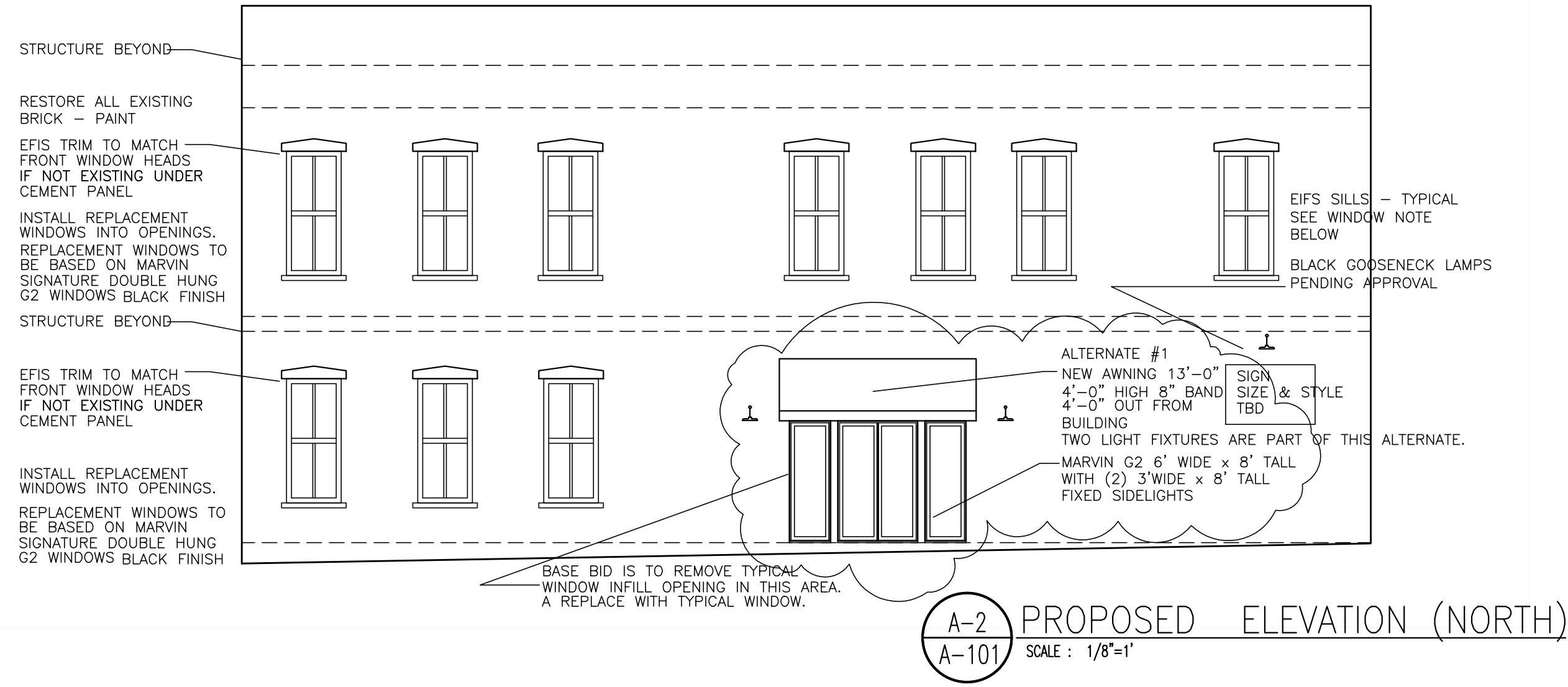
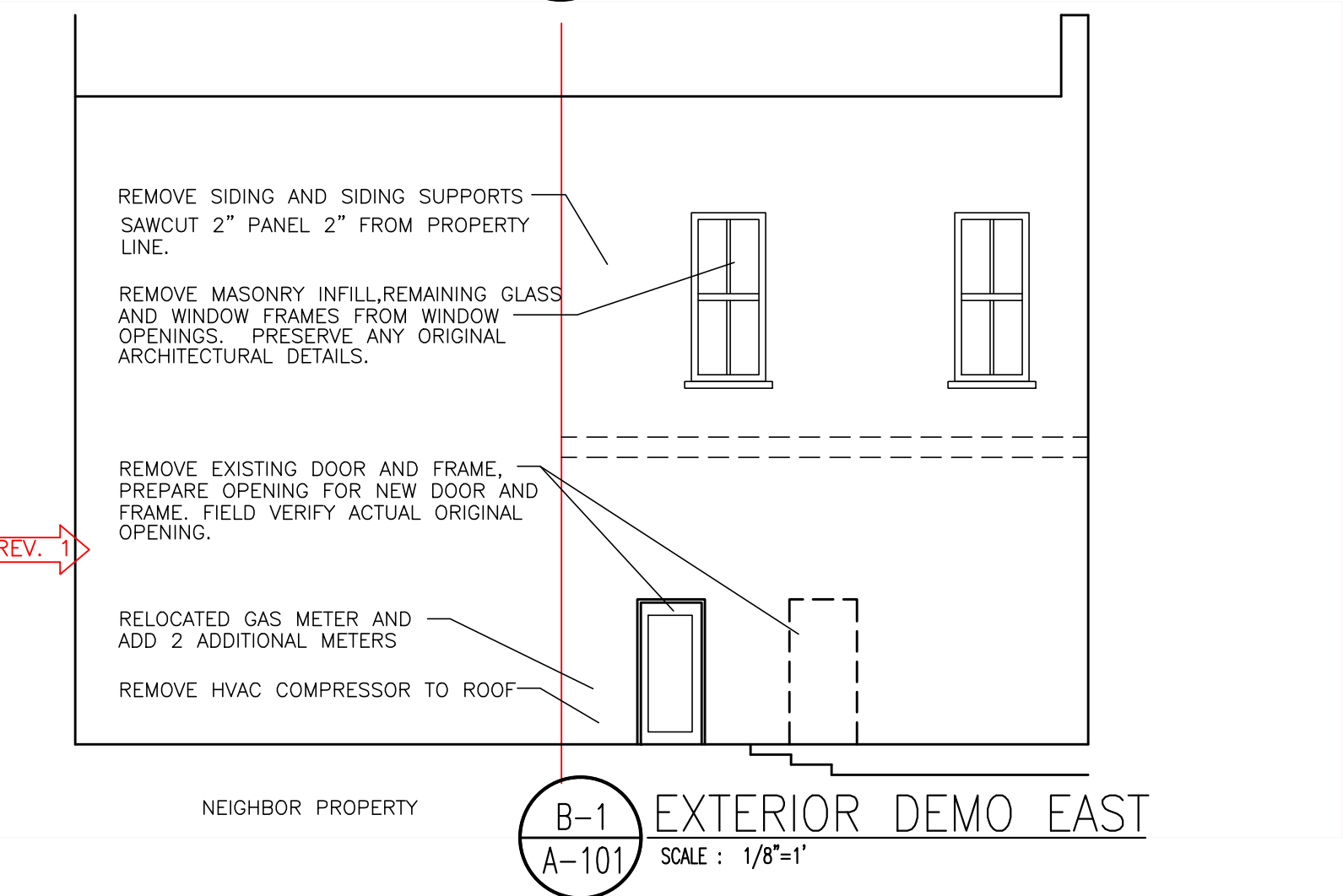
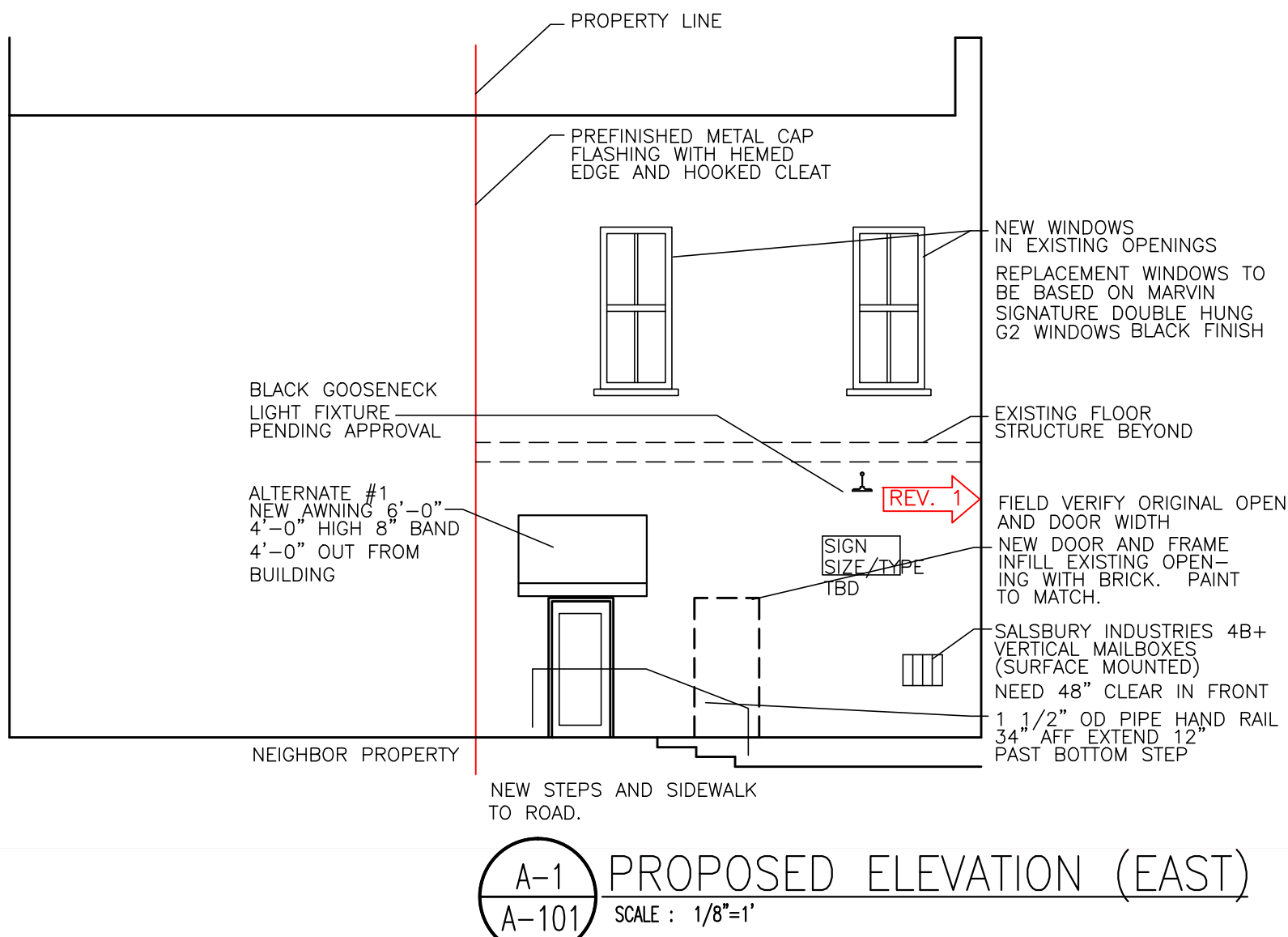


PROJECT NUMBER

ED12222

SHEET NUMBER

A-104



PRICING

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ARCHITECTS

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128 LOCUST STREET

BUILDING REMODEL

ALLEGAN, MICHIGAN 49010

ISSUED FOR:
OWNER REVIEW
PRICING

DATE:
07/21/22
08/19/22

ISSUED FOR:
GRANT
PERMIT
REVIEW
REVIEW
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REVIEW
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OWNER REVIEW

DATE:
10/05/20
10/29/20
03/11/21
03/18/21
03/25/22
04/08/22
05/31/22
06/02/22
06/08/22
07/06/22

SEAL

STATE OF MICHIGAN
ROBERT MARVIN
DOORNBOS
ARCHITECT
No.
1301032586
LICENSED ARCHITECT

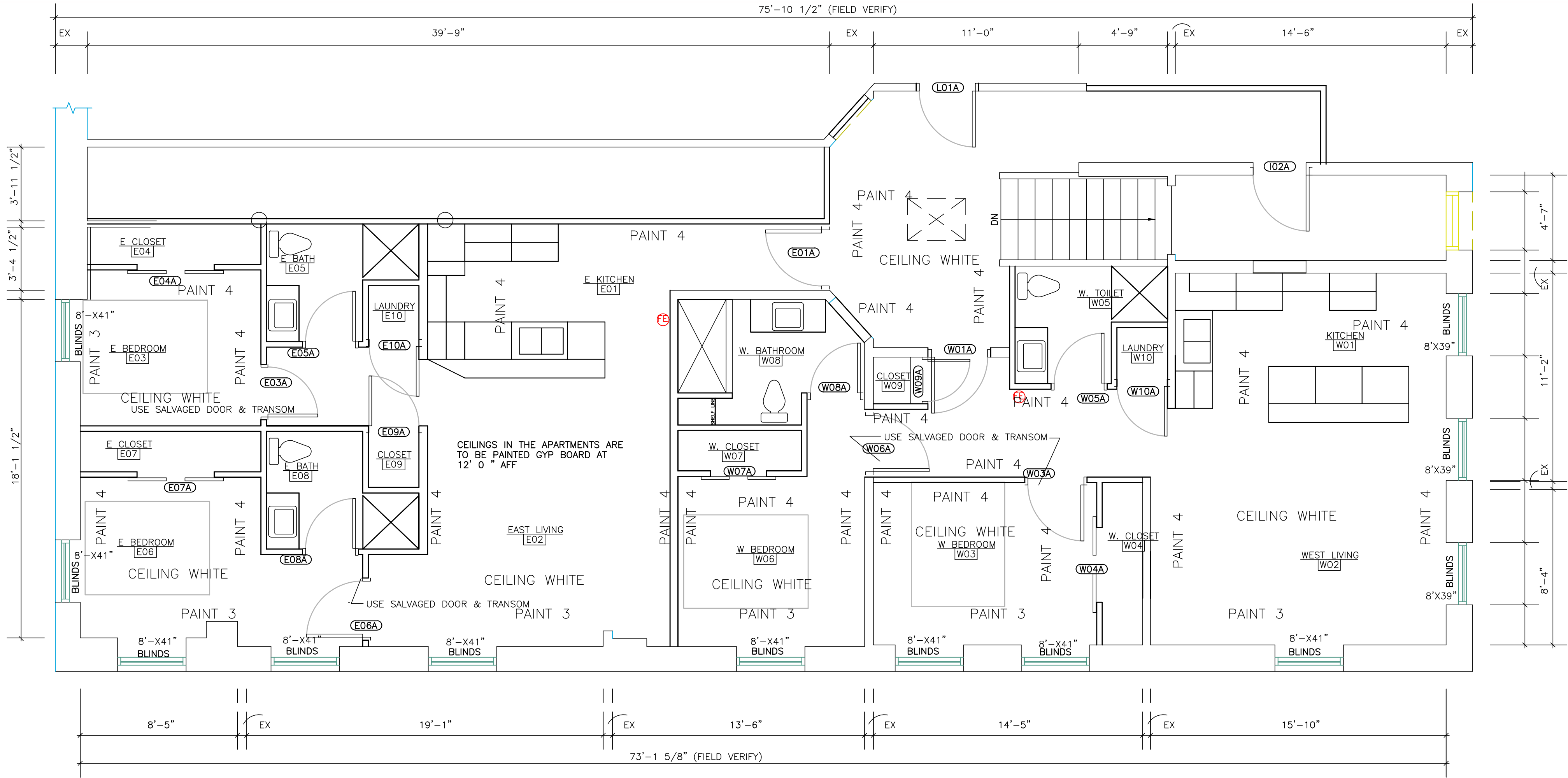
PROJECT NUMBER
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SHEET NUMBER
A-201

THIS IS 6"

THIS IS 6"

9516



A-4
A-102 SECOND FLOOR FINISH PLAN
SCALE : 1/4"=1'

FLOORS:
NEW LVT FLOORS THROUGHOUT THE FIRST AND SECOND FLOORS
ALTERNATE #3 - NEW WOOD FLOORING THROUGHOUT FIRST AND SECOND FLOORS EXCEPT BATHROOMS TO REMAIN LVT.

MOLDING: (53105 ELENBAAS 7/16X5" FLAT BASE - 56104 BASE SHOE)

WINDOWS:
WINDOWS TO BE MARVIN SIGNATURE DOUBLE HUNG G2
WINDOW CASINGS: BLACK EXTERIOR FINISH
ELENBAAS HARDWOODS FLAT CASINGS 52114 (3/4" X 3 1/2")

BLINDS NOTED ON PLANS FOR POSITION.
PROPOSING 1" METAL MINI BLINDS FOR ALL
WINDOWS (HOME DEPOT - CUSTOM HOME COLLECTION)



A-4
A-101 FIRST FLOOR FINISH PLAN
SCALE : 1/4"=1'

MATERIALS & FINISHES

CARPENTRY

-Shower glass doors at apartment showers and tub / shower to be Delta Lyndall semi-frameless shower glass doors with nickel trim finish and rain patterned glass (Home Depot):
-(3) showers 36" wide x 64-3/4" high model #2406451
-(1) tub / shower 60" wide x 58-1/8" high model #158728

-FRP at Mop Sink surround to be smooth white.

CEILING

-Suspended ceilings to be white USG Millennia #76705 2x2 SLT ceiling tiles in 15/16" white grid.

-Tin ceiling area to be patched on drawing: use a \$5.00 psf material cost allowance for tin panels to match the existing as close as possible.

FLOORING

-Base bid: LVT flooring to be installed in all areas. LVT to be selected by owner. Use a \$12.00 psf installed allowance including underlayment and floor preparation.

-Alternate #3: wood flooring to be installed in all areas bathrooms to be LVT flooring. Wood flooring to be selected by owner. Use a \$15.00 psf installed allowance.

CABINETS AND COUNTERS

-Apartment cabinets, counters and pulls:

- Kitchen cabinets: Hampton Bay, Shaker Satin White from Home Depot
- Kitchen counters: U Quartz in Glacier White color, polished finish, eased edges with undermount stainless steel double bowl sinks provided by the Plumbing Contractor.
- Bathroom vanity cabinets: 21" deep Hampton Bay, Shaker Satin White from Home Depot
- Bathroom vanity tops: Home Decorators Collection Quartz in Carrara White with white rectangular basins from Home Depot. Carpentry contractor to install ready for Plumbing contractor to provide and install faucet, drain and connections.
- Cabinet pulls on all kitchen and bathroom doors and drawers: Liberty Mandara 96mm Satin Nickel #P36130C-SN-CP (Home Depot)

-Apartment Kitchen Pot Racks: Regency Stainless Steel Wall Mounted Double Line Pot Racks with Galvanized Double Prong Hooks from www.webrestaurantstore.com:
-East kitchen 24" long item #600SW24
-West kitchen 48" long item #600SW48

-Apartment ceramic tile backsplashes: Daltile Restore Bright White Subway tile from Home Depot with white unsanded grout:
-3" x 12" tile Model #RE15312HD1p2 and SKU #1002704347 installed in Double Herringbone pattern.
-2" x 6" bullnose tile on exposed edges Model #15S4269CC1P2 and SKU #1002655463

PAINT:

P1 Walls: Sherwin Williams #SW 7015 Repose Gray in eggshell finish.

P2 Walls: eggshell finish- color TBD

P3 Walls: eggshell finish- color TBD

P4 Walls: eggshell finish- color TBD

P5 Doors and trim: white semi-gloss- color TBD

P6 Ceilings: white flat- color TBD

P7 Exterior brick: color TBD

P8 Exterior windowsills and architectural trim: colors TBD

P9 Exterior handrail to entry 108A: Black gloss

APPLIANCES:

-Refrigerators GE #GTE18GMNRESSlate 28" w x 32-5/8" d x 67-3/8" h No icemakers

-Ranges GE #JB645EKES Slate Electric 208 or 240 volt, 40 amps

-Microwaves GE #JVM3160EFES Slate Over the range with external venting hood

-Dishwashers GE #GDF550PMRES Slate 30" wide built in, 120 volt 15 amp

-Washer / Dryers GE #GUD27ESSMWW White 27" w x 30-7/8" d x 75-7/8" h
Electric 120 / 208 or 120 / 240 volt, 30 amps

PLUMBING EQUIPMENT AND FIXTURES SCHEDULE

FIRST FLOOR:

Restrooms: -White ADA compliant tank style toilets and soft close seats.
-Lavatories: -Wall hung ADA compliant lavatories to be Nameek's Etra Scarabeo 5211 white 32.5" wide with (1) faucet hole.
-Faucets to be American Standard Paradigm Electronic Touchless in brushed nickel.

Mop Sink: -Mustee Mop Service Basin Model 65M 10" high x 36" wide x 24" deep
-Mop Sink Faucet: Mustee 63.600A Service Faucet in chrome finish.

Office / Massage Room Sinks:

- Office #105: -Wall hung ADA compliant lavatory to be Nameek's Etra Scarabeo 5210 white 24.2" wide with (1) faucet hole.
-Faucet to be American Standard Paradigm Electronic Touchless in brushed nickel finish
- Offices #106 & 107: -Wall hung lavatory to be Nameek's Mini CeraStyle #001300-U Vessel Bathroom sink in white.
-Faucet to be American Standard Paradigm Electronic Touchless in brushed nickel finish

HI/LO electric water cooler with ADA apron in stainless steel by Elkay or equal.

SECOND FLOOR APARTMENTS:

-Each apartment to have a Rheem ProTerra Hybrid Electric 50 gallon water heater Model Number PROPH50 T2 RH375-15.

-Kitchens: -Sinks to be Elkay Lustertone stainless steel double bowl model #LR3321- 33" wide x 21-1/4" deep with 7-7/8" deep bowls. Provide sinks to quartz counter fabricator to install them.
-Faucets to be Moen Georgene Stainless Steel model #87912SRS

-Bathrooms: -White tank style toilets and soft close seats.
-Lavatories: -Vanities and tops with (3) holes to be provided and installed by the Carpentry contractor. Plumbing contractor provide and install drain assembly.
-Faucets to be Moen Banbury model #84942SRN in brushed nickel finish
-Showers- (3) Aquatic Bath #1363TRIO-WH AcryIX Alcove Center Drain One-Piece Shower in White (smooth finish). 36" x 36" x 74" high.
-Bathtub / Shower combination unit- (1) Aquatic Bath #6036SG AcryIX Alcove One-Piece Tub Shower in White (smooth finish). 60" x 35" x 76" high
-Shower and Bathtub / Shower Valves, Heads and Spouts to be Moen Banbury in brushed nickel finish.

PRICING



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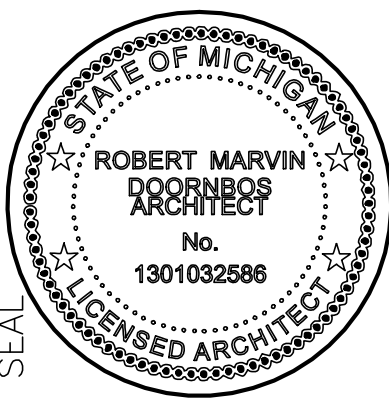
128 LOCUST STREET
BUILDING REMODEL
ALLEGAN, MICHIGAN 49010

ISSUED FOR:
OWNER REVIEW
PRICING

DATE:
07/21/22
08/19/22

ISSUED FOR:
GRANT PERMIT REVIEW REVIEW REVIEW REVIEW REVIEW REVIEW OWNER REVIEW

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07/06/22



PROJECT NUMBER

ED12222

SHEET NUMBER

I-101

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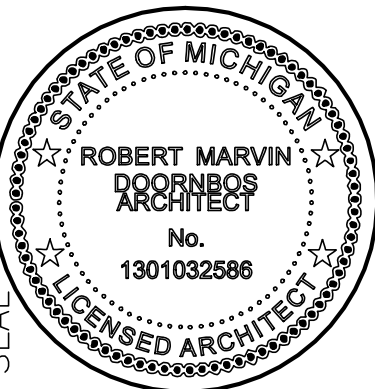
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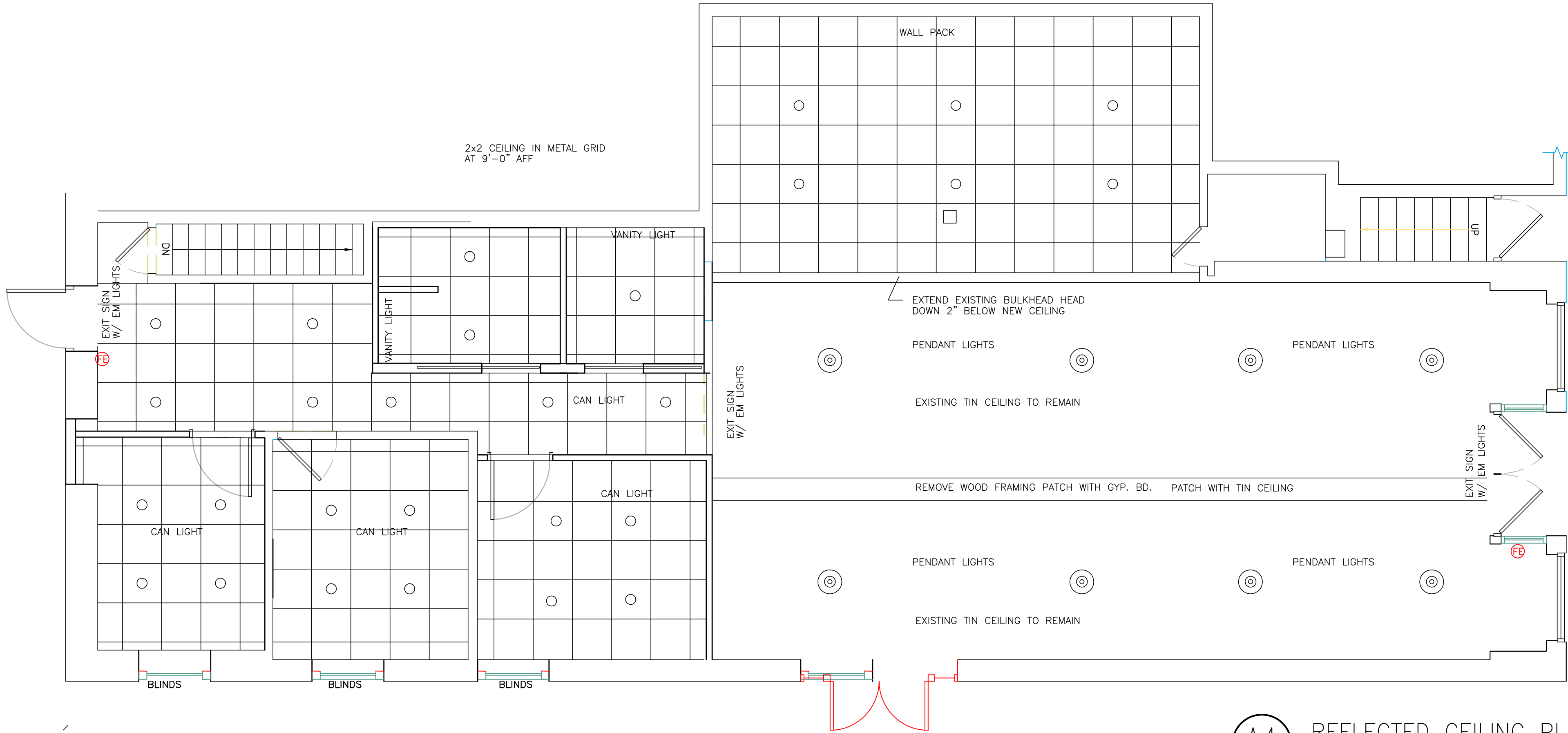


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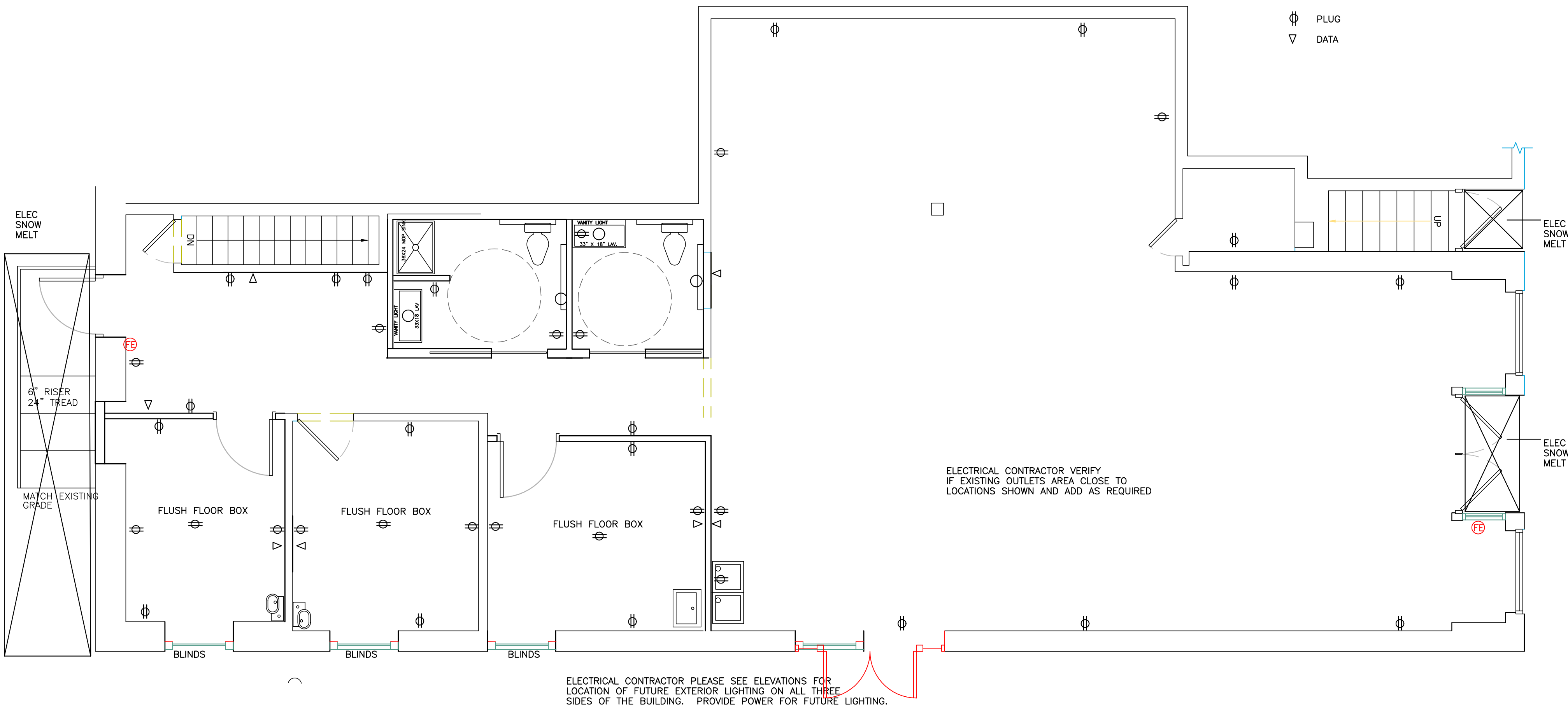
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E-101



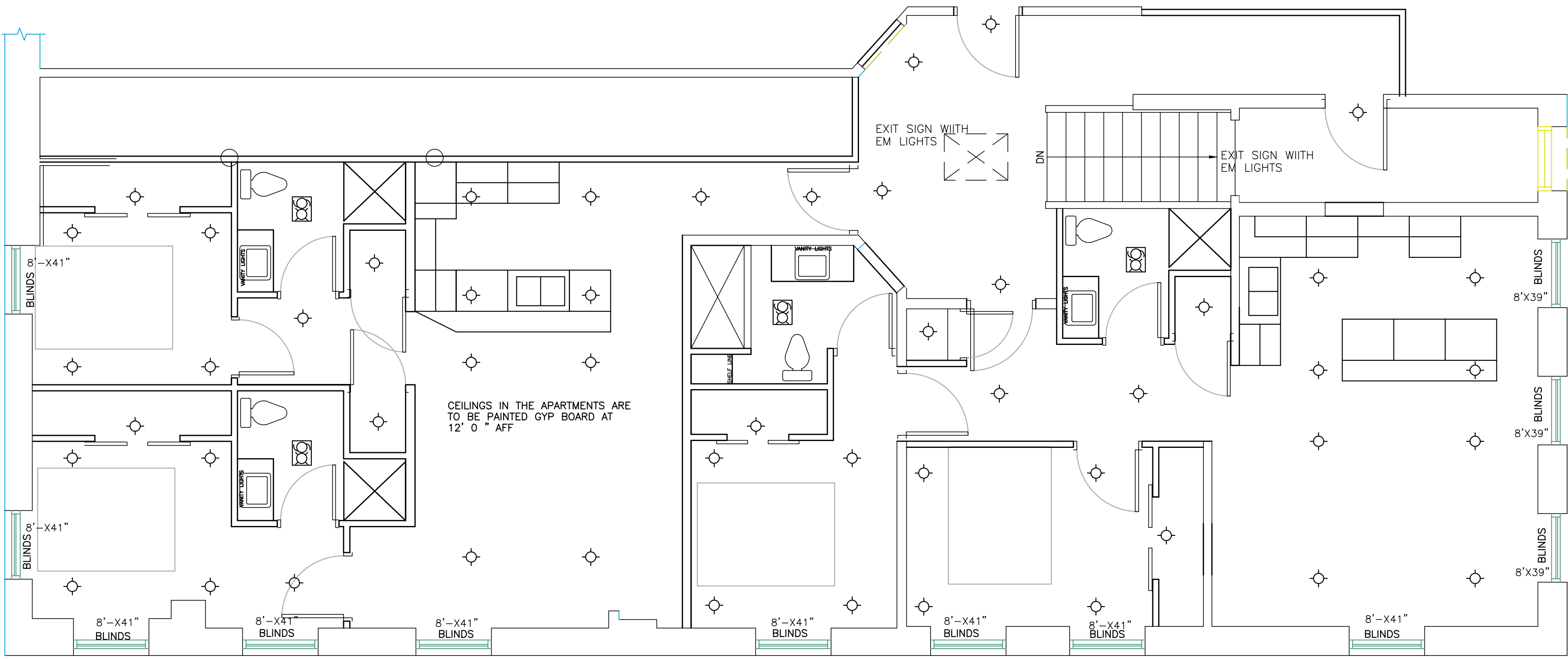
A-4 REFLECTED CEILING PLAN
A-101 SCALE : 1/4"=1'



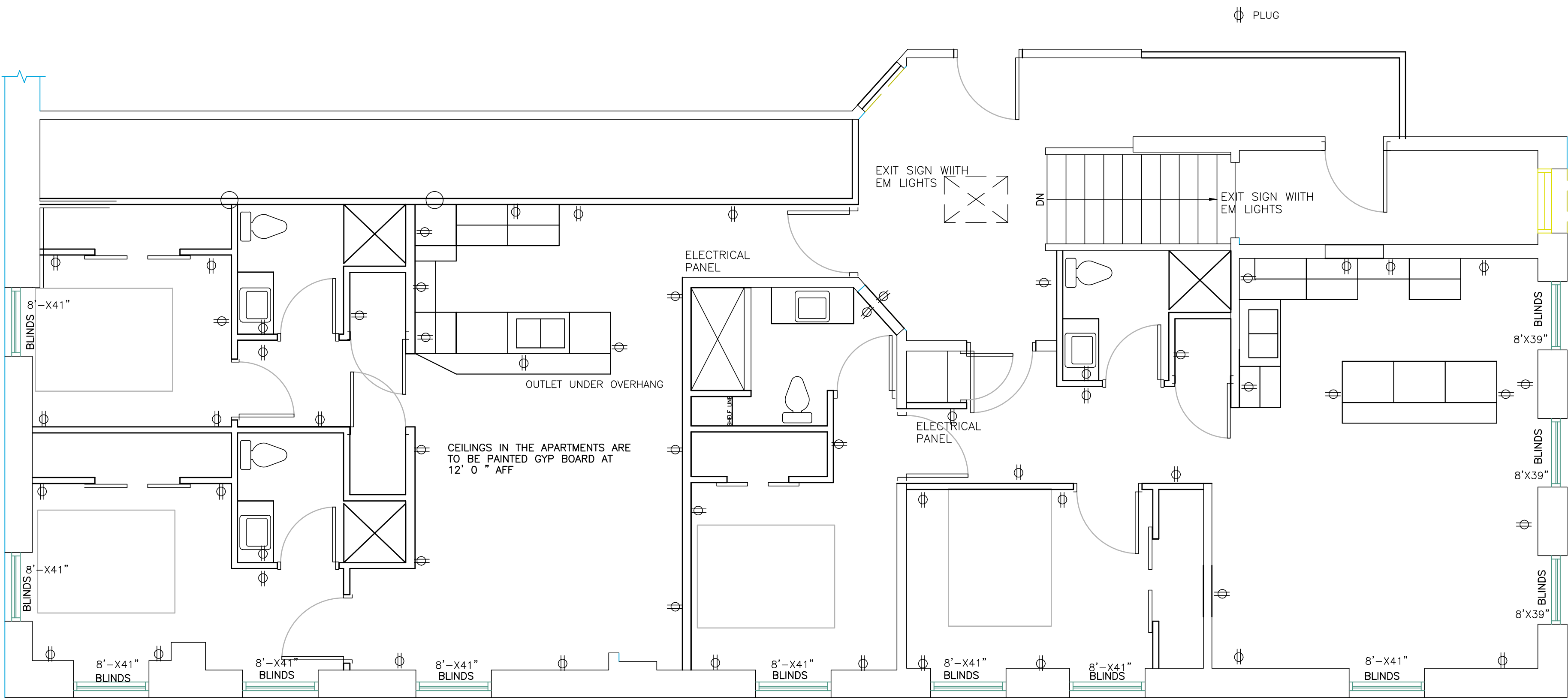
D-4 FIRST FLOOR ELECTRIC/DATA PLAN
A-101 SCALE : 1/4"=1'

ELECTRICAL AND LIGHT FIXTURE SCHEDULE:

- Switches, outlets and cover plates to be white.
- Poke-thru floor boxes in the (3) Offices to have a duplex outlet and black trim.
- Can lights in all areas to have white trims: use a \$50.00 cost allowance per fixture.
- Pendant lights on first floor in open tin ceiling areas: use a \$150.000 cost allowance per fixture.
- Emergency lights and Exit sign / emergency light combination units to be white wall packs.
- Vanity lights in all restrooms and bathrooms: use \$75.00 cost allowance per fixture.
- Exterior black gooseneck lights: use a \$250 cost allowance per fixture.
- Electric snow melt system at all entries to be Raychem nVent.



A-4 SECOND FLOOR CEILING PLAN
A-102 SCALE : 1/4"=1'



A-4 SECOND FLOOR POWER PLAN
A-102 SCALE : 1/4"=1'

ELECTRICAL AND LIGHT FIXTURE SCHEDULE:

1. Switches, outlets and cover plates to be white.
2. Poke-thru floor boxes in the (3) Offices to have a duplex outlet and black trim.
3. Can lights in all areas to have white trims: use a \$50.00 cost allowance per fixture.
4. Pendant lights on first floor in open tin ceiling areas: use a \$150.000 cost allowance per fixture.
5. Emergency lights and Exit sign / emergency light combination units to be white wall packs.
6. Vanity lights in all restrooms and bathrooms: use \$75.00 cost allowance per fixture.
7. Exterior black gooseneck lights: use a \$250 cost allowance per fixture.
8. Electric snow melt system at all entries to be Raychem nVent.

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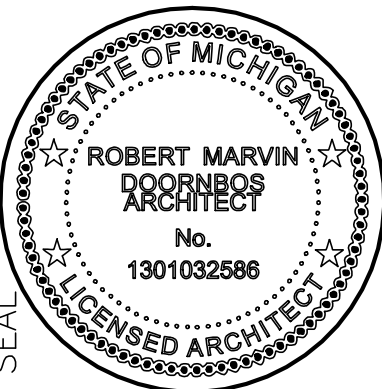
128 LOCUST STREET
BUILDING REMODEL
ALLEGAN, MICHIGAN 49010

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PROJECT NUMBER

ED12222

SHEET NUMBER

E-102

STATEMENT OF OBSOLESCENCE FROM ASSESSOR

Subject Property Address: 128 Locust Street

PP# 03-51-205-002-00

The building that is the subject of this request is a typical, two-story, downtown building constructed in 1886. The first floor of the building has been used as commercial retail space for many years while the second floor has been unused for approximately 50 years. The second floor is completely unusable in its present condition. The obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows are missing and completely blocked off. The doors are also very old and inefficient by today's standards. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence.



Lyndsey Shembarger, MAAO

Assessor

City of Allegan Obsolete Property Rehabilitation Act (OPRA) Policy

- Purpose of Policy: The purpose of this policy is to set guidelines for City Council to operate within when reviewing and considering whether to offer an Obsolete Property Rehabilitation Tax Abatement.
- What is an OPRA: The Obsolete Property Rehabilitation Act (OPRA), Public Act 146 of 2000, provides for a tax incentive to encourage the redevelopment of obsolete buildings. A new exemption will not be granted after December 31, 2026, but an exemption then in effect will continue until the certificate expires. The tax incentive is designed to assist in the redevelopment of older buildings in which a facility is contaminated, blighted or functionally obsolete. The goal is to rehabilitate older buildings into vibrant commercial and mixed-use projects.
- How Does it Work: A community essentially freezes the existing taxable value on a designated facility for up to 12 years. Additionally, the state treasurer may approve reductions of half of the school operating and state education taxes for a period not to exceed six years for 25 applications annually for rehabilitated facilities. By freezing the taxable value, it provides an incentive for the developer to make significant improvements to a building without increasing the property taxes on the building.
- Standards:
1. The City will always offer a 6-year OPRA if the rehabilitation project qualifies under the State Act 146 of 2000 and is located within a OPRA District.
 2. The City will add one additional year for each of the following qualifying improvements:
 - a. The entirety of the building is being rehabilitated, or because of this project, the entire building, minus attics, above the street level will be fully utilized.
 - b. The rehabilitation project will include green building technology, such as solar panels, green insulation, geothermal heating, energy efficient windows, energy efficient appliances, renewable materials, etc.
 - c. The development will include the creation of affordable housing per the state and federal guidelines.
 - d. The development will result in a mixed commercial/residential use.
 3. The City will not approve an OPRA Certificate for more than 10 years.
 4. If the rehabilitation project does not commence within 12 months, the City holds the right to withdraw the OPRA Certificate.



**CITY OF ALLEGAN
RESOLUTION 23.25**

**Approving Obsolete Property Rehabilitation Exemption Certificate Application for
Dewey Family Properties LLC, Located at 128 Locust Street**

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

Minutes of a regular meeting of the City Council of the City of Allegan, held on, Monday
August 14, 2023, at 231 Trowbridge, Allegan City Hall, in Allegan, Michigan at 7:00
p.m.

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

WHEREAS, pursuant to PA 146 of 2000, the City of Allegan is a Qualified
Local Governmental Unit eligible to establish one or more Obsolete Property
Rehabilitation Districts; and

WHEREAS, the City of Allegan legally established the Downtown Allegan
Obsolete Property Rehabilitation District No.1 on June 26, 2017, after a public hearing
held on June 26, 2017 provided by section 3 of Public Act 146 of 2000; 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 Allegan; and

WHEREAS, the application was approved at a public hearing as provided by
section 4(2) of Public Act 146 of 2000 on Monday August 14, 2023; and

WHEREAS, Dewey Family Properties LLC is 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; and

WHEREAS, the applicant Dewey Family Properties LLC has provided answers to all required questions under the application instructions to the City of Allegan; and

WHEREAS, the City of Allegan requires that rehabilitation of the facility shall be completed by April 1, 2024; and

WHEREAS, the City of Allegan reserves the right to grant extensions to the rehabilitation completion date, only if the applicant Dewey Family Properties LLC does so, in writing to the City Council within (30) thirty days; and

WHEREAS, the City of Allegan reserves the right to withdraw and or cancel the **OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE**, of the applicant, Dewey Family Properties LLC, if the rehabilitation is not completed, within the rehabilitation completion date; 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 and that is situated within an Obsolete Property Rehabilitation District established in the City of Allegan eligible under Public Act 146 of 2000 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, (increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or 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(1) of Public Act 146 of 2000; and

WHEREAS, the City of Allegan City Council adopted the City of Allegan Obsolete Property Rehabilitation Exemption Policy on April 25, 2022, to allow for an extension of the applicant's Obsolete Property Rehabilitation District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Allegan be and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property, excluding land, located in the Downtown Allegan Obsolete Property Rehabilitation District No.1 at 128 Locust St for a period of 8 years, beginning December 31, 2023 and ending December 30, 2031, pursuant to the provisions of PA 146 of 2000, as amended.

YEAS:
NAYS:
ABSTAIN:
ABSENT:

Dated: _____

RESOLUTION DECLARED: ADOPTED/REJECTED

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Allegan, County of Allegan Michigan at a regular meeting held on Monday, August 14, 2023.

Michaela Kleehammer, City Clerk

CERTIFICATION

I, Michaela Kleehammer, the duly appointed City Clerk of the City of Allegan, Allegan County, Michigan, certify that this is a true and complete copy of a resolution adopted by the City Council of the City of Allegan at a meeting on Monday, August 14, 2023.

Michaela Kleehammer, City Clerk



**City of Allegan
Airport Advisory Board
740 Grand Street
Allegan MI 49010
August 7, 2023, at 5:30PM**

MINUTES

I. Call to Order: Chair Millin called the meeting to order at 5:30 p.m.

Attendance: Members Present: Andy Millin - Chair, Bernie Sosnowski, Peter Hanse, Richard Guilfoil, Jack Ephofen, and Craig Warren

Members Absent: Dennis Bennett, Jason Apol – Vice Chair.

Others Present – Jon VanDuinen, P.E., Prein & Newhof Engineering, Doug Kadzban.

II. Approval of minutes from June 2023 meeting (July 2023 meeting was canceled).
Motion by Craig, Supported by Peter to approve the minutes of the June 2023 meeting.
Passed unanimously.

III. Old Business:

a. None.

IV. New Business:

- a. Airport Layout Plan (ALP) – Presentation by consultant. Revised ALP is due to MDOT for their review prior to cone removals on turf runway. Area in front of terminal building could potentially be sold in order to finance future, larger maintenance items, such as fuel tank replacement. AWOS relocated to easterly end of airport, need to maintain specified distance from obstructions for accuracy. Relocate future tee hangars from far east end to in front of existing tee hangars.
- b. Update Airport Capital Improvement Plan (ACIP). – presentation by consultant. Discussion of maintenance of old hangars. Cannot use ACIP funds for painting building or door repairs, but replacements may be funded. Added crack seal and striping for 2026 and partial fence construction project for 2028 to ACIP. ACIP will be updated and submitted on 8/8/2023 to MDOT, as required. ***Motion by Peter, Supported by Andy*** supporting revised ACIP.

V. Airport Manager Comments:

Copies of the minutes of the Airport Advisory Board may be obtained at City Hall, 231 Trowbridge Street, Allegan, Michigan 49010. (269) 673-5511

- a. Next meeting scheduled for Monday October 2, 2023. ***SEPTEMBER MEETING CANCELLED due to Labor Day Holiday.***
- b. Hangar leases – Full occupancy as of 08/01/23.
- c. Hillsdale “Patriots Day” Fly-in September 10, 2023 at Hillsdale Airport.
- d. MAP transfer of \$104,000 left over from FY2019. Transferred from 35D to Coleman A. Young Airport (DET). We could not spend the funds due to provisional license.

VI. Advisory Board Comments:

- a. Windsock condition has deteriorated recently.
- b. Light out, possible fixture missing, too.
- c. Windsock frame may need lubricating.
- d. Mentioned options to replace turf runway. Watervliet has an area for landing on turf that is not specified as a runway.

VII. Adjournment: ***Motion by Craig, Supported by Jack*** to adjourn at 6:01 p.m.



CITY OF ALLEGAN
MINUTES OF THE HISTORIC DISTRICT COMMISSION
Held at Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
On Monday August 7, 2023, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Vice Chairperson Jason Ramaker

2. Attendance

Present: Jason Ramaker, Mike Zeter, Kristen Noecker, Carolyn Blass, Marjorie Cantwell, and Sara Ramaker
Absent: Rosie Hunter
Staff: Joel Dye, City Manager

3. Business Meeting

Election of Chair

Motion by Marjorie Cantwell, supported by Kristen Noecker to appoint Jason Ramaker as Chair for the remainder of the 2023 Calendar Year. Motion Carried 6-0.

Election of Vice Chair

Motion by Jason Ramaker, supported by Sara Ramaker to appoint Carolyn Blass as the Vice Chair for the remainder of the 2023 Calendar Year. Motion Carried 6-0.

4. Approval of Previous Meeting Minutes

Motion by Sara Ramaker, supported by Kristen Noecker to approve the minutes of the July 5, 2023, Historic District Commission. Motion carried 6-0.

5. Public Comment

6. Certificate of Appropriateness Applications

6A. 402 Trowbridge Street – New Windows and Gutters

Applicant Whitney Reeds reviewed her request to replace all the existing wood windows with vinyl windows and to replace and add, where missing, gutters on the structure at 402 Trowbridge. During her review Whitney Reeds mentioned that 402 Trowbridge, which was formerly the Safe Harbor Building, will now be home to Little Tigers Learning Center as a second location.

Motion by Sarah Ramaker, supported by Marjorie Cantwell, to approve this application based on the Department of Interior Standards 1, 3, 4, and 5. Motion Carried 6-0.

6B. 314 Trowbridge Street – New Sign

The Commission reviewed an application to replace an existing sign with painted wood sign for Orton Tooman, PC.

Motion by Carolyn Blass, supported by Sara Ramaker, to approve this application based on the Department of Interior Standards 2, 3, and 4. Motion Carried 6-0.

7. Historic District Commission Next Steps Review and Discussion

The commission held a discussion on their next steps and how they wanted to operate. During this discussion, Sara Ramaker asked audience member and city council member Dave Redding his thoughts on the HDC and Dave recommended that someone, and probably staff, should be writing down the ideas from the discussion the commission was having, since a lot of good ideas were being shared. The commission then discussed that a report on what the HDC should do was already prepared by the previous commission. Staff was then asked to send out the report that the previous commission sent to City Council in November of 2022 for their review and agreed to discuss this report at their September meeting.

8. Member and Staff Comments

Jason Ramaker requested, and the commission agreed that in addition to the Certificate of Appropriateness that each applicant receives that the staff should also type up a thank you letter and the commission should sign the thank you letter and send that letter to each person who applies for a certificate of appropriateness.

9. Adjournment

Chairman Jason Ramaker adjourned the meeting at 8:02 p.m.

Respectfully submitted by
Joel Dye, City Manager



City of Allegan
Downtown Development Authority Meeting
City of Allegan Council Chambers
231 Trowbridge Street

August 9, 2023

1. Call to Order

Meeting was called to order at 8:00am.

2. Attendance

Present: Vice Chair Michelle Liggett, Mayor Teresa Galloway, Carl Canales, Carleigh Ackerman, Nicole Heslip, Kelly McLean (8:06am), Phil Siegler, Steve Tibbitts

Absent: Chair Mark Heather

Others Present: Parker Johnson, Downtown Manager and Assistant to the City Manager
Joel Dye, City Manager

3. Approval of Previous Meeting Minutes

Motion to approve the minutes from July 10, 2023 by Canales, supported by Heslip.
Motion carried 6-0.

4. Public Comment

None

5. Discussion Items

a. Downtown Improvement Project Update

Johnson gave an update regarding the Downtown Improvement Project. The update included the weekly updates from the contractor. General discussion was had.

b. Wayfinding Signage Update

Johnson, with the help of Mayor Galloway and Heslip who participate in the steering committee, gave an update regarding the wayfinding signage project progress including the July 26 and 27 site visit by Guide Studio.

c. Match on Main- Heronmark Update

Johnson provided an update on the status of the Match on Main grant from the MEDC and facilitated by the City of Allegan on behalf of Heronmark. All final documents were successfully submitted and payment and reimbursement are expected to be completed by the next DDA meeting.

6. Comments from City Staff & Board Members

- a. The DDA wants to explore options for public restrooms in the core downtown area in addition to the Riverfront Restrooms citing increased attendance at events and shopping and gathering areas.
- b. Johnson and Dye answered questions regarding the planned dumpsters and the accompanying refuse program details for DDA board members.

7. Adjournment

The meeting was adjourned at 8:48am.

**Respectfully Submitted,
Parker Johnson
Downtown Manager & Assistant to the City Manager**



City of Allegan
Finance Department
269.673.5511
231 Trowbridge Street
Allegan, MI 49010

MEMORANDUM

TO: Allegan City Council
FROM: Carol Canales, Finance Clerk
REVIEWED BY: Joel Dye, City Manager
DATE: August 14th, 2023

SUBJECT: Approval of Accounts Payable and Payroll

Action Requested:

It is requested that City Council approve accounts payable in the amount of \$2,418,355.03 and payroll in the amount of \$115,413.82 for a total disbursement of \$2,533,768.85.

Background:

Attached is the Disbursement Report highlighting the accounts payable by fund as well as listing the individual payments to the vendors paid through August 14th, 2023.

Attachment(s):

Disbursement Report

Disbursement Report

August 14, 2023

Accounts Payable by Fund
July 26th through August 14th, 2023

| | | |
|---|-----------|---------------------|
| General Fund | \$ | 148,475.25 |
| Major Streets | \$ | 52,306.44 |
| Local Streets | \$ | 130,306.73 |
| Grants | \$ | 32,800.47 |
| DDA | \$ | 1,885.00 |
| PA | \$ | 4,849.70 |
| Sewer | \$ | 193,146.24 |
| Water | \$ | 156,128.37 |
| Motor Vehicle Pool | \$ | 48,281.56 |
| Trust & Agency | \$ | 1,650,175.27 |
| Total A/P by Fund | \$ | 2,418,355.03 |
| | | |
| Regular Check Run | \$ | 522,668.10 |
| ACH/EFT/Wires | \$ | 183,731.95 |
| Off-Cycle Check Runs | \$ | 1,711,954.98 |
| Total Checks | \$ | 2,418,355.03 |
| | | |
| Payroll Check Remittances | \$ | 1,471.27 |
| Payroll EFT Remittances | \$ | 37,954.27 |
| Total Remittances | \$ | 39,425.54 |
| Payroll - July 31st (for WE 07/30/2023) | \$ | 75,988.28 |
| Total Payroll | \$ | 115,413.82 |
| | | |
| Total Disbursements | \$ | 2,533,768.85 |

8/14/2023

Off Cycle Check Runs

| Ck# | Vendor | Description | Amount | Date |
|----------------------------|----------------------------|-----------------------------------|------------------------|-------------|
| 6326 | A24 FILMS | Film | \$ 250.00 | 07/19/23 |
| 6327 | NETFLIX | Film | \$ 250.00 | 07/19/23 |
| 6328 | PARAMOUNT | Film | \$ 600.00 | 07/19/23 |
| 6329 | SONY | Film | \$ 150.00 | 07/19/23 |
| 6330 | UNIVERSAL FILM EXCHANGES L | Film | \$ 175.00 | 07/19/23 |
| 6331 | WALT DISNEY STUDIOS | Film | \$ 1,040.25 | 07/19/23 |
| 6332 | ARCADIA SEATING COMPANY | Regent - Cup Holders | \$ 1,049.50 | 07/27/23 |
| 6333 | CARTER CONSULTING LLC | Admin Services - 109 Locust Rehab | \$ 920.00 | 07/27/23 |
| 6334 | EVANS, MEGAN | UB Refund | \$ 75.45 | 07/27/23 |
| 6335 | KUGELARD PROPERTY SERVICES | 109 Locust Rehab | \$ 31,880.47 | 07/27/23 |
| 6336 | RICE LAKE WEIGHING SYSTEMS | Polished Weights | \$ 18.05 | 07/27/23 |
| 6337 | HAVILAND PRODUCTS COMPAN | Balance Due | \$ 400.00 | 07/28/23 |
| 6338 | WALT DISNEY STUDIOS | Film | \$ 377.44 | 07/28/23 |
| 6339 | ALLEGAN COUNTY TREASURER | Taxes | \$ 51,097.56 | 08/02/23 |
| 6340 | ALLEGAN PUBLIC SCHOOLS | Taxes | \$ 24,173.62 | 08/02/23 |
| 6341 | ALLEGAN TRUE VALUE HARDW | June Statement | \$ 2,638.62 | 08/02/23 |
| 6342 | THE MAINSTAYS | Rollin' on the River | \$ 1,200.00 | 08/02/23 |
| 6343 | PINE VALLEY ENTERTAINMENT | Rollin' on the River | \$ 1,200.00 | 08/02/23 |
| 6344 | STEPHANIE REDMAN | Rollin' on the River | \$ 1,000.00 | 08/02/23 |
| 6345 | FAMILY FARM AND HOME | Parts/Supplies | \$ 102.44 | 08/02/23 |
| 6346 | MUNICIPAL ADVISORY COUNCIL | Annual Fee | \$ 100.00 | 08/02/23 |
| 6347 | ANDY'S ACE HARDWARE | July Statement | \$ 572.76 | 08/02/23 |
| 6348 | ALLEGAN COUNTY TREASURER | Taxes | \$ 725,194.16 | 08/03/23 |
| 6349 | ALLEGAN PUBLIC SCHOOLS | Taxes | \$ 766,278.35 | 08/03/23 |
| 6350 | MICHIGAN DEPT OF TREASURY | 2022 MSHDA Fee | \$ 16,085.66 | 08/03/23 |
| 6351 | STATE OF MICHIGAN | 2023-24 SMR OPRA | \$ 14,671.38 | 08/03/23 |
| 6352 | STATE OF MICHIGAN | 2023-24 SMR IFT | \$ 68,760.20 | 08/03/23 |
| 6353 | WARNER BROTHERS | Film | \$ 1,694.07 | 08/03/23 |
| Total Manual Checks | | | \$ 1,711,954.98 | |

Payroll Remittance Checks Report

| Ck# | Vendor | Description | Amount | Date |
|-----------------------------|--------------------------|--------------------|--------------------|-------------|
| 6354 | MISDU | Child Support | \$ 860.96 | 08/03/23 |
| 6355 | HOLLAND COMMUNITY HOSPIT | Wage Garnishments | \$ 133.31 | 08/03/23 |
| 6356 | SEIU | Union Dues | \$ 477.00 | 08/03/23 |
| Total Payroll Checks | | | \$ 1,471.27 | |

EFT Payroll Payment Report

| EFT# | Vendor | Description | Amount | Date |
|-----------------------------------|---------------------|-----------------------|---------------------|-------------|
| EFT 1049 | JOHN HANCOCK | Retirement - 457/Loan | \$ 3,246.54 | 08/03/23 |
| EFT 1050 | FEDERAL TAX DEPOSIT | Federal Taxes | \$ 25,788.51 | 08/03/23 |
| EFT 1051 | MERS DC | Retirement - PD | \$ 232.16 | 08/03/23 |
| EFT 1052 | JOHN HANCOCK | Retirement - MPP | \$ 8,163.50 | 08/03/23 |
| EFT 1053 | AFLAC | Premiums | \$ 523.56 | 08/03/23 |
| Total Payroll EFT Payments | | | \$ 37,954.27 | |

Total Manual Checks

\$ 1,751,380.52

Check Register - EFT

8/14/2023

| Check Date | Ck# | Vendor Name | Description | Total Amount |
|---------------|------|-----------------------------|---|--------------|
| 7/17/2023 | 3327 | CITY OF ALLEGAN | Utility Billing - May 2023 | \$ 10,056.83 |
| 7/17/2023 | 3328 | CONSUMERS ENERGY | JULY 2023 - 5511 - 1451 29TH ST | \$ 478.66 |
| 7/17/2023 | 3329 | CONSUMERS ENERGY | JULY 2023 - 3674 - 1451 29TH ST | \$ 82.36 |
| 7/17/2023 | 3330 | HUNTINGTON BANK | Account Analysis Fee - June 2023 | \$ 655.34 |
| 7/18/2023 | 3331 | CONSUMERS ENERGY | JULY 2023 - 2350 - 231 TROWBRIDGE ST | \$ 1,101.26 |
| 7/18/2023 | 3332 | CONSUMERS ENERGY | JULY 2023 - 1078 - 261 HUBBARD ST | \$ 672.50 |
| 7/20/2023 | 3333 | ONEAMERICA | Premiums | \$ 2,429.84 |
| 7/21/2023 | 3334 | REPUBLIC SERVICES INC | Statement - June 2023 | \$ 4,791.74 |
| 7/20/2023 | 3335 | ENTERPRISE FLEET MANAGEMENT | Maintenance Management | \$ 38,242.93 |
| 7/25/2023 | 3336 | CONSUMERS ENERGY | JULY 2023 - 5442 - 211 TROWBRIDGE ST | \$ 1,205.98 |
| 7/25/2023 | 3337 | CONSUMERS ENERGY | JULY 2023 - 3314 - 435 N EASTERN AVE | \$ 1,085.57 |
| 7/25/2023 | 3338 | CONSUMERS ENERGY | JULY 2023 - 4734 - 170 MONROE ST | \$ 1,073.92 |
| 7/25/2023 | 3339 | CONSUMERS ENERGY | JULY 2023 - 2192 - 691 AIRWAY DR | \$ 522.71 |
| 7/25/2023 | 3340 | CONSUMERS ENERGY | JULY 2023 - 0173 - 125 BRADY ST | \$ 468.70 |
| 7/25/2023 | 3341 | CONSUMERS ENERGY | JULY 2023 - 0803 - 634 HOOKER RD | \$ 322.59 |
| 7/25/2023 | 3342 | CONSUMERS ENERGY | JULY 2023 - 3199 - 401 HUBBARD ST | \$ 261.39 |
| 7/25/2023 | 3343 | CONSUMERS ENERGY | JULY 2023 - 3769 - 401 HUBBARD ST | \$ 236.91 |
| 7/25/2023 | 3344 | CONSUMERS ENERGY | JULY 2023 - 9610 - 740 GRAND ST NEW TERM | \$ 225.44 |
| 7/25/2023 | 3345 | CONSUMERS ENERGY | JULY 2023 - 0527 - 111 2ND ST | \$ 223.89 |
| 7/25/2023 | 3346 | CONSUMERS ENERGY | JULY 2023 - 2691 - 740 GRAND ST STE 22 | \$ 188.56 |
| 7/25/2023 | 3347 | CONSUMERS ENERGY | JULY 2023 - 8548 - 621 VERNON ST | \$ 187.33 |
| 7/25/2023 | 3348 | CONSUMERS ENERGY | JULY 2023 - 7046 - 740 GRAND AIRPRT LTS | \$ 152.13 |
| 7/25/2023 | 3349 | CONSUMERS ENERGY | JULY 2023 - 5804 - 130 WATER ST | \$ 114.50 |
| 7/25/2023 | 3350 | CONSUMERS ENERGY | JULY 2023 - 5852 - 740 GRAND ST HSE | \$ 111.89 |
| 7/25/2023 | 3351 | CONSUMERS ENERGY | JULY 2023 - 4627 - 224 MONROE ST | \$ 100.44 |
| 7/25/2023 | 3352 | CONSUMERS ENERGY | JULY 2023 - 5795 - 613 1/2 GRAND ST | \$ 65.53 |
| 7/25/2023 | 3353 | CONSUMERS ENERGY | JULY 2023 - 6558 - 301 MARSHALL ST | \$ 61.54 |
| 7/25/2023 | 3354 | CONSUMERS ENERGY | JULY 2023 - 8468 - 1000 MARSHALL ST | \$ 54.36 |
| 7/25/2023 | 3355 | CONSUMERS ENERGY | JULY 2023 - 7010 - 605 DELANO ST | \$ 53.30 |
| 7/25/2023 | 3356 | CONSUMERS ENERGY | JULY 2023 - 7927 - 150 KENT ST | \$ 53.30 |
| 7/25/2023 | 3357 | CONSUMERS ENERGY | JULY 2023 - 3479 - 225 LANE ST | \$ 53.30 |
| 7/25/2023 | 3358 | CONSUMERS ENERGY | JULY 2023 - 3799 - 1 RIVERFRONT PLAZA | \$ 50.99 |
| 7/25/2023 | 3359 | CONSUMERS ENERGY | JULY 2023 - 4007 - 335 HUBBARD ST | \$ 47.63 |
| 7/25/2023 | 3360 | CONSUMERS ENERGY | JULY 2023 - 3817 - 810 GRAND ST | \$ 47.16 |
| 7/25/2023 | 3361 | CONSUMERS ENERGY | JULY 2023 - 2263 - 111 HUBBARD ST | \$ 45.34 |
| 7/25/2023 | 3362 | CONSUMERS ENERGY | JULY 2023 - 5699 - 211 1/2 TROWBRIDGE ST | \$ 41.52 |
| 7/25/2023 | 3363 | CONSUMERS ENERGY | JULY 2023 - 6392 - 101 MARSHALL ST | \$ 41.06 |
| 7/25/2023 | 3364 | CONSUMERS ENERGY | JULY 2023 - 3660 - 355 THOMAS ST | \$ 41.06 |
| 7/25/2023 | 3365 | CONSUMERS ENERGY | JULY 2023 - 3876 - 130 MILL RD | \$ 39.83 |
| 7/25/2023 | 3366 | CONSUMERS ENERGY | JULY 2023 - 5001 - 700 RIVER ST STE B | \$ 38.00 |
| 7/25/2023 | 3367 | CONSUMERS ENERGY | JULY 2023 - 0363 - 115 BRADY ST | \$ 36.15 |
| 7/25/2023 | 3368 | CONSUMERS ENERGY | JULY 2023 - 3922 - 1050 LINCOLN RD SIGN | \$ 35.07 |
| 7/25/2023 | 3369 | CONSUMERS ENERGY | JULY 2023 - 6768 - 540 CUTLER ST | \$ 32.94 |
| 7/25/2023 | 3370 | CONSUMERS ENERGY | JULY 2023 - 2790 - 477 WESTERN AVE | \$ 32.91 |
| 7/25/2023 | 3371 | CONSUMERS ENERGY | JULY 2023 - 0928 - 636 HOOKER RD | \$ 30.95 |
| 7/25/2023 | 3372 | CONSUMERS ENERGY | JULY 2023 - 2022 - 311 WESTERN AVE | \$ 30.34 |
| 7/25/2023 | 3373 | CONSUMERS ENERGY | JULY 2023 - 0009 - 139 1/2 BRADY ST | \$ 28.81 |
| 7/25/2023 | 3374 | CONSUMERS ENERGY | JULY 2023 - 6641 - 1251 29TH ST | \$ 28.81 |
| 7/25/2023 | 3375 | CONSUMERS ENERGY | JULY 2023 - 6575 - 1201 113TH AVE | \$ 28.81 |
| 7/25/2023 | 3376 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0507845294-00001 - 100 PARK AVE | \$ 88.81 |

Check Register - EFT

8/14/2023

| Check Date | Ck# | Vendor Name | Description | Total Amount |
|-------------------------------|------|--------------------------|--|----------------------|
| 7/25/2023 | 3377 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0502783.913-00001 - 350 NORTH ST | \$ 58.89 |
| 7/25/2023 | 3378 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0503949974-000014 - 401 HUBBARD | \$ 54.19 |
| 7/25/2023 | 3379 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0502395219-00002 - 435 EASTERN | \$ 52.24 |
| 7/25/2023 | 3380 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0504694273-00001 - 170 MONROE | \$ 41.31 |
| 7/25/2023 | 3381 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0507889939-00001 - 621 VERNON ST | \$ 40.94 |
| 7/25/2023 | 3382 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0504049022-00001 - 211 TROWBRIDGE | \$ 37.00 |
| 7/25/2023 | 3383 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0502395219-00001 - 691 AIRWAY DR | \$ 36.32 |
| 7/25/2023 | 3384 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0505770651-00001 - 740 GRAND | \$ 35.73 |
| 7/25/2023 | 3385 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0505770651-00002 - 740 GRAND ST TERMINAL | \$ 34.46 |
| 7/27/2023 | 3386 | CONSUMERS ENERGY | JULY 2023 - 3850 - 177 THOMAS ST | \$ 143.04 |
| 7/27/2023 | 3387 | CONSUMERS ENERGY | JULY 2023 - 2579 - 223 HUBBARD ST UNIT 3 | \$ 126.14 |
| 7/27/2023 | 3388 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0502395219-00004 - 223 RIVERFRONT PLZ | \$ 75.36 |
| 7/24/2023 | 3389 | MERS OF MICHIGAN | Retirement - PD | \$ 22,627.73 |
| 7/21/2023 | 3390 | HUNTINGTON BANK | Credit Card Statement - June 2023 | \$ 7,772.69 |
| 7/28/2023 | 3391 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0503420042-00002 - 231 TROWBRIDGE | \$ 57.91 |
| 7/28/2023 | 3392 | MICHIGAN GAS UTILITIES | JUNE 2023 - 0502395219-00005 - 223 HUBBARD ST LOWER | \$ 40.81 |
| 8/2/2023 | 3393 | CONSUMERS ENERGY | AUGUST 2023 - 5978 - 346 NORTH ST | \$ 24,944.34 |
| 8/2/2023 | 3394 | HEARTLAND | Credit Card Fees - July 2023 | \$ 626.99 |
| 8/2/2023 | 3395 | METLIFE | Premiums | \$ 652.23 |
| 8/2/2023 | 3396 | PRIORITY HEALTH | Premiums | \$ 47,330.03 |
| 8/4/2023 | 3397 | CONSUMERS ENERGY | JULY 2023 - 3117 - STREET LIGHTS | \$ 4,078.86 |
| 8/4/2023 | 3398 | CONSUMERS ENERGY | JULY 2023 - 8350 - 49010 LED LIGHT ROAD | \$ 1,931.97 |
| 8/4/2023 | 3399 | CONSUMERS ENERGY | JULY 2023 - 3208 - STREET LIGHTS | \$ 67.07 |
| 8/4/2023 | 3400 | CONSUMERS ENERGY | JULY 2023 - 3356 - TRAFFIC LIGHTS | \$ 52.18 |
| 8/4/2023 | 3401 | CONSUMERS ENERGY | JULY 2023 - 3370 - 321 WATER ST | \$ 34.47 |
| 8/4/2023 | 3402 | CONSUMERS ENERGY | JULY 2023 - 4732 - 1451 29TH ST L4 LIGHT | \$ 18.25 |
| 8/4/2023 | 3403 | CONSUMERS ENERGY | JULY 2023 - 0836 - 49010 SIREN RD | \$ 5.82 |
| 8/4/2023 | 3404 | WEX BANK | July Statement - WEX | \$ 4,381.78 |
| 8/4/2023 | 3405 | WEX BANK | July Statement - Speedway | \$ 447.80 |
| 8/8/2023 | 3406 | CHARTER COMMUNICATIONS H | Internet - July 2023 | \$ 1,644.57 |
| 8/8/2023 | 3407 | INVOICE CLOUD | Credit Card Fees - July 2023 | \$ 179.90 |
| Total EFT Payments: 81 | | | | \$ 183,731.95 |

Check Register

8/14/2023

| Check Date | Check # | Vendor Name | Description | Total Amount | # Invoices |
|---------------|------------|-------------------------------------|---|--------------|---------------|
| 8/4/2023 | 6357 | ABONMARCHE | Lead Service Line Replacement | \$ 7,528.75 | 1 |
| 8/4/2023 | 6358 | ABONMARCHE | DWAM/DSMI Engineering Services | \$ 3,528.75 | 1 |
| 8/4/2023 | 6359 | ABONMARCHE | Lead Service Line Replacement | \$ 3,799.60 | 1 |
| 8/4/2023 | 6360 | ABONMARCHE | Engineering Services - Rossman Park | \$ 4,655.00 | 1 |
| 8/4/2023 | 6361 | ABONMARCHE | 2023 Downtown Streetscape | \$ 44,152.20 | 1 |
| 8/4/2023 | 6362 | AMAZON CAPITAL SERVICES | Supplies | \$ 315.09 | 2 |
| 8/4/2023 | 6363 | APT US&C | Membership Renewal | \$ 159.00 | 1 |
| 8/4/2023 | 6364 | CURCIO LAW FIRM PLC | Professional Services - July 2023 | \$ 2,160.00 | 1 |
| 8/4/2023 | 6365 | DE NORA WATER TECHNOLOGIES LLC | Miox Parts | \$ 434.47 | 1 |
| 8/4/2023 | 6366 | DELUXE ECHOSTAR LLC | Film | \$ 120.00 | 3 |
| 8/4/2023 | 6367 | GALLAGHER INDUSTRIAL LAUNDRY INC | Uniforms | \$ 272.02 | 1 |
| 8/4/2023 | 6368 | Guide Studio, Inc. | Wayfinding Program | \$ 7,450.00 | 1 |
| 8/4/2023 | 6369 | HAMMERSMITH EQUIPMENT CO., INC. | Clipper Blade | \$ 380.00 | 1 |
| 8/4/2023 | 6370 | HYDROCORP | Cross Connection Inspections | \$ 1,812.00 | 2 |
| 8/4/2023 | 6371 | KACHELE PUBLICATIONS, INC | Publishing | \$ 380.00 | 1 |
| 8/4/2023 | 6372 | METRON FARNIER LLC | Service Plan/Meter Supplies | \$ 12,190.50 | 3 |
| 8/4/2023 | 6373 | R.W. MERCER COMPANY | A Operator Agreement | \$ 500.00 | 1 |
| 8/4/2023 | 6374 | SME-SOIL & MATERIALS ENGINEERS INC | 300 Monroe St - Leaking Storage Tank | \$ 2,388.00 | 1 |
| 8/4/2023 | 6375 | STAPLES CONTRACT & COMMERCIAL LLC | Office Supplies | \$ 492.78 | 2 |
| 8/4/2023 | 6376 | TRACE ANALYTICAL LABORATORIES INC | Testing | \$ 152.00 | 1 |
| 8/4/2023 | 6377 | VC3 INC | VOID | \$ 496.08 | 1 |
| 8/4/2023 | 6378 | WAANDERS CONCRETE CO. | Limestone/Fill Sand | \$ 918.74 | 3 |
| 8/4/2023 | 6379 | WADE TRIM, INC | Engineering Inspection - Eastern Lift Station | \$ 624.30 | 1 |
| 8/4/2023 | 6380 | WASTE RECOVERY SYSTEMS | Hydro Excavating | \$ 11,981.34 | 1 |
| 8/4/2023 | 6381 | WYOMING ASPHALT PAVING CO INC | Asphalt | \$ 335.00 | 1 |
| 8/10/2023 | 6382 | PROFESSIONAL CODE INSPECTONS OF M | Planning and Zoning - Through 06/30/23 | \$ 300.00 | 1 |
| 8/10/2023 | 6383 | DIEMER, SHAWN | Farmers Market - Double Up Reimbursement | \$ 847.00 | 1 |
| 8/10/2023 | 6384 | JESSICA LAMBRIGHT | Farmers Market - Double Up Reimbursement | \$ 18.00 | 1 |
| 8/10/2023 | 6385 | MICHAEL HENDERBERG | Farmers Market - Double Up Reimbursement | \$ 127.00 | 1 |
| 8/10/2023 | 6386 | MICHELLE KRCATOVICH | Farmers Market - Fee | \$ 85.00 | 1 |
| 8/10/2023 | 6387 | SANDRA IXCOT | Farmers Market - Double Up Reimbursement | \$ 46.00 | 1 |
| 8/10/2023 | 6388 | STEVE HUBBART | Farmers Market - Double Up Reimbursement | \$ 34.00 | 1 |
| 8/10/2023 | 6389 | ACCURATE CLEANING SERVICE, LLC | Cleaning Services | \$ 1,000.00 | 1 |
| 8/10/2023 | 6390 | ALLEGAN RENTALS INC | Echo Power Blend | \$ 26.99 | 1 |
| 8/10/2023 | 6391 | AMAZON CAPITAL SERVICES | Supplies | \$ 1,174.70 | 5 |
| 8/10/2023 | 6392 | ASSESSING SOLUTIONS INC | Assessing - July 2023 | \$ 3,710.00 | 1 |
| 8/10/2023 | 6393 | AUTO-WARES GROUP | Auto Parts/Supplies | \$ 1,180.23 | 9 |
| 8/10/2023 | 6394 | BERENDS HENDRICKS STUIT INSURANCE | Positively Allegan - July 3 Jubilee | \$ 850.00 | 1 |
| 8/10/2023 | 6395 | CARROT-TOP INDUSTRIES INC | Aluminum Grave Markers - Balance | \$ 319.62 | 1 |
| 8/10/2023 | 6396 | CORDES INC | Hauling | \$ 715.00 | 1 |
| 8/10/2023 | 6397 | DELUXE ECHOSTAR LLC | Film | \$ 40.00 | 1 |
| 8/10/2023 | 6398 | ETNA SUPPLY COMPANY | Parts/Supplies | \$ 201.39 | 1 |
| 8/10/2023 | 6399 | FAMILY FARM AND HOME | V Belt | \$ 14.99 | 1 |
| 8/10/2023 | 6400 | GALLAGHER INDUSTRIAL LAUNDRY INC | Uniforms | \$ 840.72 | 3 |
| 8/10/2023 | 6401 | GRAND RAPIDS POPCORN, LLC | Regent Concessions | \$ 877.20 | 1 |
| 8/10/2023 | 6402 | GRANITE TELECOMMUNICATIONS LLC | Elevator Phone - 350 North | \$ 43.32 | 1 |
| 8/10/2023 | 6403 | GREAT LAKES COCA-COLA DISTRIBUTION | Regent Concessions | \$ 1,042.20 | 1 |
| 8/10/2023 | 6404 | HARN R/O SYSTEMS, INC. | Drum | \$ 7,760.52 | 1 |
| 8/10/2023 | 6405 | INDUSCO SUPPLY CO INC | Towel Rolls | \$ 139.72 | 1 |
| 8/10/2023 | 6406 | JAMIE VAN SLYKE | Cleaning Services - Riverfront Restrooms | \$ 550.00 | 1 |
| 8/10/2023 | 6407 | JOHNSON CONTROLS, INC. | Annual HVAC Agreement | \$ 3,761.00 | 1 |
| 8/10/2023 | 6408 | LOCK MASTER SECURITY LLC | Cloud Access - WTP | \$ 150.00 | 1 |
| 8/10/2023 | 6409 | MICHIGAN ASSOC. OF CHIEFS OF POLICE | Membership | \$ 115.00 | 1 |

Check Register

8/14/2023

| Check Date | Check # | Vendor Name | Description | Total Amount | # Invoices |
|-------------------------|------------|-----------------------------------|---|----------------------|---------------|
| 8/10/2023 | 6410 | MICHIGAN MUNICIPAL LEAGUE (UE) | MML Dues/Legal Defense Fund | \$ 4,028.00 | 1 |
| 8/10/2023 | 6411 | MILBOCKER & SONS INC | 2023 Downtown Streetscape | \$ 364,026.69 | 1 |
| 8/10/2023 | 6412 | NAPA AUTO PARTS OF ALLEGAN | Auto Parts/Supplies | \$ 59.70 | 1 |
| 8/10/2023 | 6413 | OLD DOMINION BRUSH COMPANY | Hose | \$ 954.76 | 1 |
| 8/10/2023 | 6414 | ON DUTY GEAR | ID Tags | \$ 24.00 | 1 |
| 8/10/2023 | 6415 | PHOENIX SAFETY OUTITTERS LLC | Uniforms | \$ 313.11 | 1 |
| 8/10/2023 | 6416 | PLM LAKE & LAND MANAGEMENT CORP | Weed Treatment | \$ 1,250.00 | 1 |
| 8/10/2023 | 6417 | POWERPLAN-JOHN DEERE FINANCIAL | Parts - Backhoe/Leaf Vac | \$ 377.79 | 3 |
| 8/10/2023 | 6418 | PROFESSIONAL CODE INSPECTORS OF M | Permits - July 2023 | \$ 4,309.20 | 1 |
| 8/10/2023 | 6419 | RICE LAKE WEIGHING SYSTEMS | Polished Weights - Balance | \$ 147.84 | 1 |
| 8/10/2023 | 6420 | RICOH USA, INC. | Printing Services | \$ 169.01 | 1 |
| 8/10/2023 | 6421 | SITEONE LANDSCAPING SUPPLY | Parts/Supplies | \$ 5.21 | 1 |
| 8/10/2023 | 6422 | SPRING BROOK SUPPLY | Parts/Supplies | \$ 47.06 | 1 |
| 8/10/2023 | 6423 | STAPLES CONTRACT & COMMERCIAL LLC | Office Supplies | \$ 49.16 | 1 |
| 8/10/2023 | 6424 | STATE INDUSTRIAL PRODUCTS CORP | Water Treatment Programs | \$ 2,096.28 | 4 |
| 8/10/2023 | 6425 | SYSCO GRAND RAPIDS | Regent Concessions | \$ 1,547.92 | 1 |
| 8/10/2023 | 6426 | Tod Neldon | Employee Reimbursement - Supplies | \$ 59.32 | 1 |
| 8/10/2023 | 6427 | TRACE ANALYTICAL LABORATORIES INC | Testing | \$ 807.50 | 4 |
| 8/10/2023 | 6428 | TRI-STATE THEATRE SERVICE, INC | Film | \$ 175.00 | 1 |
| 8/10/2023 | 6429 | UNITED WHOLESALE GROCERY | Regent Concessions | \$ 1,088.78 | 1 |
| 8/10/2023 | 6430 | USABLUBOOK | Parts/Supplies | \$ 1,241.75 | 2 |
| 8/10/2023 | 6431 | VC3 INC | Annual VPN Licensing Fee | \$ 419.76 | 1 |
| 8/10/2023 | 6432 | VERIZON WIRELESS SERVICES LLC | Phones | \$ 195.42 | 1 |
| 8/10/2023 | 6433 | WAANDERS CONCRETE CO. | Limestone/Fill Sand | \$ 698.48 | 3 |
| 8/10/2023 | 6434 | WADE TRIM, INC | Engineering Services - Eastern Ave Lift Station | \$ 4,003.60 | 1 |
| 8/10/2023 | 6435 | WARNER BROTHERS | Film | \$ 1,072.01 | 1 |
| 8/10/2023 | 6436 | WEST MICHIGAN BASEBALL FRANCHISIN | Regent Concessions | \$ 645.60 | 1 |
| 8/10/2023 | 6437 | WESTSIDE SERVICE CENTER - ALLEGAN | Tire Installation - Tractor | \$ 87.00 | 1 |
| 8/10/2023 | 6438 | WYOMING ASPHALT PAVING CO INC | Asphalt | \$ 69.01 | 1 |
| Total Checks: 82 | | | | \$ 522,668.10 | 116 |



City of Allegan
Water Utilities
269.686.1117
350 North Street
Allegan, MI 49010

MEMORANDUM

TO: Allegan City Council
FROM: Doug Sweeris, Water Utilities Director
REVIEWED BY: Joel Dye, City Manager
DATE: August 14, 2023

SUBJECT: Approve the purchase order for System Specialties to provide three diverting and isolation valves for the Water Resource Recovery Facility.

Action Requested:

It is requested that the City Council approve the purchase order for System Specialties for \$12,566.00 to provide three diverting and isolation valves for the Water Resource Recovery Facility (WRRF).

Background:

The city currently uses a type of valve called the Red Valve to control flow to treatment basin 3 at the WRRF. The valve has been repaired previously and is currently failing and needs a new rubber sleeve and control nut which will cost \$8,981.00 plus shipping. The WRRF Septage Receiving Station uses a type of valve called Rotork. These valves have had fewer repairs than the Red Valve brand and are the city's preferred valve brand. A new Rotork Valve will cost \$8,790.00.

In addition to the new Rotork Valve, we need to install two manual isolation valves for basin 3 and the equalization basin. The cost for the two manual isolation valves will cost \$3,026.00.

The cost of all three valves is \$11,816.00. An additional \$750 is estimated for shipping for a total request of \$12,566.00. This is within the equipment repair and replacement budget for FY24.

Attachment(s):

Systems Specialties quote
Kennedy Industries quotes on repair parts for the Red Valve
P.O. for System Specialties
Picture of Red Valve
Picture of diverting pipes
Picture of Rotork valve



390 Enterprise Ct. Suite 200 Bloomfield Hills, MI 48302 www.sysspec.com Phone 800-686-9341 or 248-332-0099 Fax 248-849-0222

March 2, 2023

Quote #: ROJMP1069

Tod Heckman
Facilities Maintenance Coordinator
Allegan City Facilities
350 North Street | Allegan, MI 49010
Email: theckman@cityofallegan.org

Reference: EIM Actuator Replacement and New 8" Plug Valves

Tod,

Systems Specialties is pleased to offer this firm quotation for the following Rotork products.

Actuator
Option #1

Qty (2) Rotork Model IQ25WT Multi-Turn Modulating Actuators including the following:

- Watertight NEMA 4X/6 Enclosures
 - 480/3/60 Voltage
 - 4-20mA Input and Output
 - 4 Relay Contacts Fully Configurable
 - One Bluetooth Setting Tool
 - All Required Mounting Hardware to Existing 8" Red Valves
 - Startup Assistance
- Cost \$8,703.00 ea.**

Actuator
Option #2

Qty (2) Rotork Model IQT1000WT Quarter-Turn Modulating Actuators and 8" Plug Valves including the following:

- Watertight NEMA 4X/6 Enclosures
 - 480/3/60 Voltage
 - 4-20mA Input and Output
 - 4 Relay Contacts Fully Configurable
 - One Bluetooth Setting Tool
 - All Required Mounting Hardware to New 8" GA or Valmatic Plug Valves
 - Startup Assistance
 - Mounted and tested in our shop
- Cost \$8,790.00 ea.**

Qty (2) Manual Chainwheel Operated 8" Plug Valves:

PV Option #1

Option A

GA 8" Chainwheel Operated Plug Valves

- Chainwheel Operator
- Cost \$1,478.00 ea.**
Cost / Foot of Chain \$3.50

PV Option #2

Option B

Valmatic 8" Chainwheel Operated Plug Valves

- Chainwheel Operator
- Cost \$2,361.00**
Cost / Foot of Chain \$5.75

Delivery: 20 Wks Complete* | **Payment:** Net 30 days | **Pricing:** Valid for 30 days | **Freight:** Add to invoice

*Due to unprecedented operational and production challenges, quoted lead times and ship dates are only estimates.

We are best known by the quality of the products we represent and the service we render these quality products.



KENNEDY
INDUSTRIES

INNOVATE
SOLVE
MONITOR
REPAIR

| QUOTATION | | |
|------------|---------|--------|
| DATE | NUMBER | PAGE |
| 10/22/2021 | 0043038 | 1 of 1 |

B ALL800
I
L CITY OF ALLEGAN
L AP@CITYOFALLEGAN.ORG
T 231 TROWBRIDGE STREET
O ALLEGAN, MI 49010

Accepted By: _____

Company: _____

Date: _____

PO#: _____

ATTENTION:

TOD HECKMAN

269-686-1117

heckman@cityofallegan.org

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

| CUSTOMER REF/PO# | | JOB TITLE | SLP | SHIPPING TYPE |
|------------------|-------------|------------------------------|---------|-----------------|
| QUOTE | | RED VALVE, STEM NUT, VARIOUS | REA/BCS | BEST WAY PP&ADD |
| QTY | DESCRIPTION | | | |

(3) ACTUATOR SPECIALTIES 2000 SERIES STEM NUT, THREADED TO CUSTOMER PROVIDED DIMENSIONS.

NOTE: PRIOR TO PURCHASE CUSTOMER TO PROVIDE DIMENSIONS AND THREAD SIZE BEFORE PRODUCTION STARTS.

PRICE: \$3,165.00

PRICE DOES NOT INCLUDE: FREIGHT, SPARE PARTS, INSTALLATION OR STARTUP.

DELIVERY: APPROX 1 WEEK AFTER RECEIPT OF ORDER WITH DIMENSIONS

THANK YOU FOR THE OPPORTUNITY TO QUOTE OUR EQUIPMENT.

SINCERELY,

BRANDON SCHEMPF

This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 4/2019) and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Kennedy reserves the right to change the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.

**QUOTE VALID FOR 60 DAYS. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3%
CHARGE NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL**

P.O. Box 930079 Wixom, MI 48393 - 4925 Holtz Drive Wixom, MI 48393 - Phone: 248-684-1200 - Fax: 248-684-6011

www.Kennedyind.com



KENNEDY
INDUSTRIES

INNOVATE
SOLVE
MONITOR
REPAIR

| QUOTATION | | |
|-----------|---------|--------|
| DATE | NUMBER | PAGE |
| 1/28/2022 | 0044583 | 1 of 1 |

B ALL800
I
L CITY OF ALLEGAN
L AP@CITYOFALLEGAN.ORG
T 231 TROWBRIDGE STREET
O ALLEGAN, MI 49010

Accepted By: _____
Company: _____
Date: _____
PO#: _____

ATTENTION:
TOD HECKMAN 269-686-1117 theckman@cityofallegan.org

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

| CUSTOMER REF/PO# | | JOB TITLE | SLP | SHIPPING TYPE | |
|------------------|-------------|--------------------------------|------------|-----------------|----------|
| | | RED VALVE, SLEEVE, WASTE WATER | REA/HLL | BEST WAY PP&ADD | |
| QTY | DESCRIPTION | | UNIT PRICE | | EXTENDED |

| | | | |
|------|---|------------|------------|
| 1.00 | RED VALVE,SLEEVE,8X5 SERIES 5200, BUNA N SLEEVE MATERIAL, REDUCED PORT SLEEVE, ANSI DRILLING | \$5,816.00 | \$5,816.00 |
|------|---|------------|------------|

PRICE DOES NOT INCLUDE: FREIGHT, TAX, INSTALLATION OR STARTUP.

DELIVERY: 8-10 WEEKS AFTER RECEIPT OF ORDER.

THANK YOU FOR THE OPPORTUNITY TO QUOTE OUR EQUIPMENT.

SINCERELY,
HEATHER LAKE

This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 4/2019) and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Kennedy reserves the right to change the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.

QUOTE VALID FOR 30 DAYS. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL. PAYMENT TERMS: NET 30

TOTAL: \$5,816.00

P.O. Box 930079 Wixom, MI 48393 - 4925 Holtz Drive Wixom, MI 48393 - Phone: 248-684-1200 - Fax: 248-684-6011

www.Kennedyind.com

07/26/2023



City of Allegan
231 Trowbridge Street
Allegan, MI 49010
(269) 673-5511
(269) 686-5139

Purchase Requisition

Requested Date 07/26/2023

Purchase Requisition No 24-0724

Requested By DSweeris
Department 568

Preferred Vendor 547867
SYSTEMS SPECIALTIES COMPANY
Address 390 ENTERPRISE COURT STE 200

Contract/Job #: BLOOMFIELD HILLS, MI 48302

Req. Description: Replacement control valve and lockout valves

| Qty. | Description | GL Number | Unit Price | Amount |
|------|--------------------------|---------------|------------|----------|
| 1 | Rotork and 8" valve | 590-568-98600 | 8,790.00 | 8,790.00 |
| 2 | G.A. 8" plug valve | 590-568-98600 | 1,478.00 | 2,956.00 |
| 20 | chain for 8" plug valves | 590-568-98600 | 3.50 | 70.00 |
| 1 | estiamted shipping | 590-568-98600 | 750.00 | 750.00 |

Yes, AMP budget **Total:** 12,566.00

Requested By: Doug Sweeris Date July 26, 2023

Finance Approval: _____ Date _____

CM/Council Approval: _____ Date _____

Notes:

Valve replacement is part of the asset management and is covered by the current year AMP budget

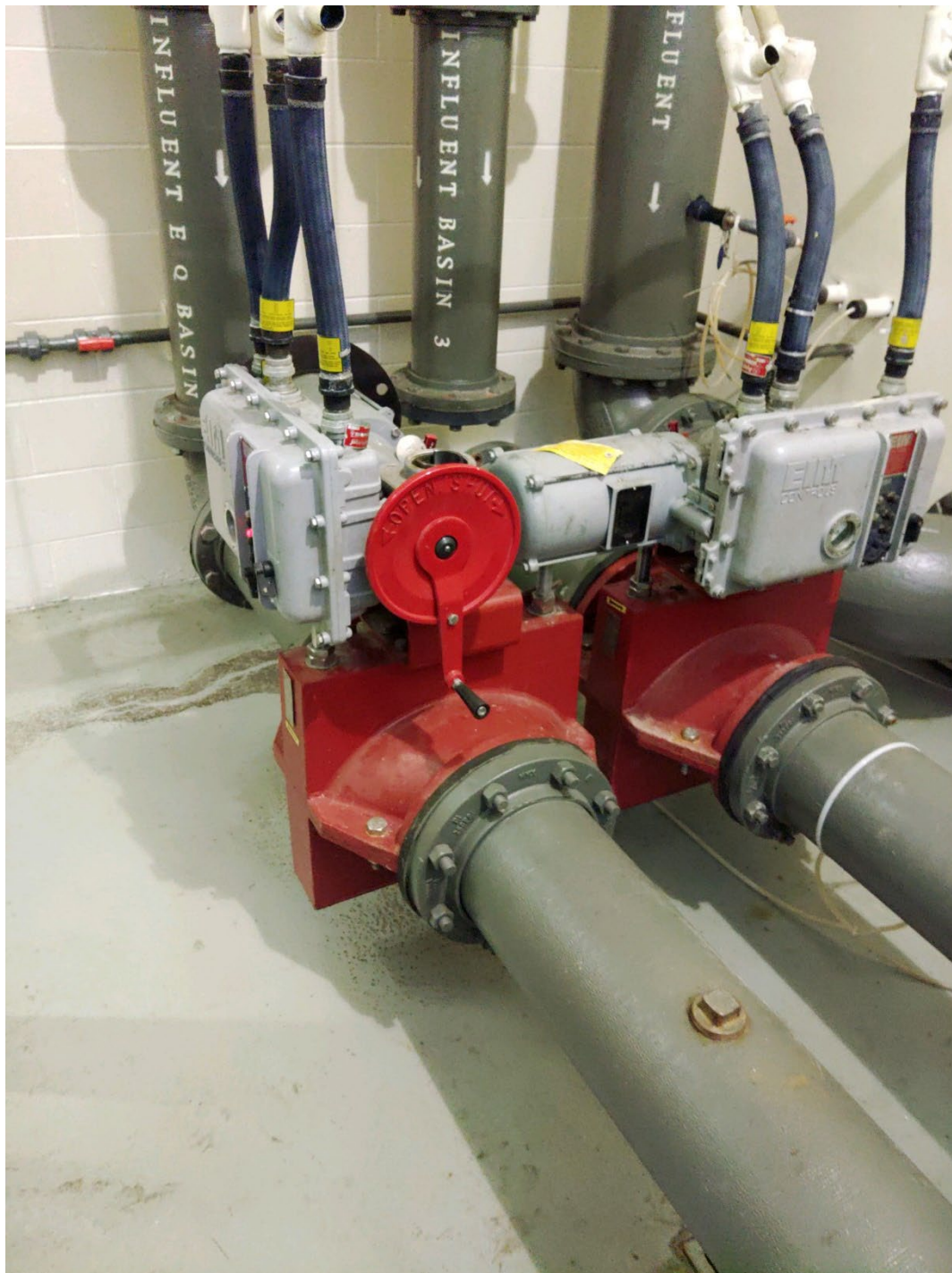
Summary of All Bids Received

Bidder Name

Bid Amount



City of Allegan
Water Utilities
269.686.1117
350 North Street
Allegan, MI 49010



Red Valves for diverting to EQ basin and basin #3



City of Allegan
Water Utilities
269.686.1117
350 North Street
Allegan, MI 49010



Rotork valve in septage



City of Allegan
Water Utilities
269.686.1117
350 North Street
Allegan, MI 49010



Diverting lines to EQ basin and basin 3



City of Allegan
Water Utilities
269.686.1117
350 North Street
Allegan, MI 49010

MEMORANDUM

TO: Allegan City Council
FROM: Doug Sweeris, Water Utilities Director
REVIEWED BY: Joel Dye, City Manager
DATE: August 14, 2023

SUBJECT: Approve the purchase order for Kennedy Industries (KISM) to provide replacement parts for the #2 JWC Septage Honey Monster.

Action Requested:

It is requested that City Council approve the purchase order for Kennedy Industries for \$14,200.00.

Background:

Septage station #2, installed in 2012, has to have the fine screen replaced. The ¼" fine screen has been repaired several times and the metal in the screen is getting too thin to repair. The quote is for a replacement screen, two sets of gaskets for the equipment and two brushes for the screen auger.

The listed parts cost is \$12,912.72, plus shipping. An additional \$1,287.28 was added for shipping for a total of \$14,200.00. This purchase was budgeted for in the FY 24 as a capital purchase.

Attachment(s):

Kennedy quote for screen
Kennedy JWC parts P.O.
Picture of septage auger and screen



| QUOTATION | | |
|-----------|---------|--------|
| DATE | NUMBER | PAGE |
| 7/13/2023 | 0050489 | 1 of 1 |

B ALL800
I CITY OF ALLEGAN
L AP@CITYOFALLEGAN.ORG
T 231 TROWBRIDGE STREET
O ALLEGAN, MI 49010

Accepted By: _____

Date: _____

PO#: _____

Ship To: _____

ATTENTION:

TOD HECKMAN 269-686-1117 theckman@cityofallegan.org

WE ARE PLEASED TO PROPOSE THE FOLLOWING FOR YOUR CONSIDERATION:

| CUSTOMER REF/PO# | | JOB TITLE | SLP | SHIPPING TYPE |
|------------------|-------------|----------------------------------|---------|-----------------|
| QUOTE REV 1 | | JWC,SCREENS AND BRUSHES, VARIOUS | REA/KNF | BEST WAY PP&ADD |
| QTY | DESCRIPTION | | | |

WE ARE PLEASED TO OFFER THE ATTACHED PROPOSAL FOR MATERIALS BY JWC ENVIRONMENTAL

- (1) SRC0109-3235-480-06-SS, SN:109993-2-1
- (2) AMA0160-3200-480-35, SN: 109993-2-1
- (2) AMC0421-0480

REFER TO THE ATTACHED JWC ENVIRONMENTAL PROPOSAL FOR ADDITIONAL INFORMATION.

NET PRICE NOT INCLUDING FREIGHT OR TAXES: \$12,912.72

DELIVERY: APPROXIMATELY 14-16 WEEKS AFTER RECEIPT OF ORDER.

PIOR TO ORDER, PLEASE CONFIRM SERIAL NUMBER IS CORRECT.

**** IF FAVORED WITH AN ORDER, PLEASE MAKE PURCHASE ORDER TO JWC ENVIRONMENTAL. ****

WE DO NOT INCLUDE: FREIGHT, INSTALLATION, SITE WORK, CONCRETE, ANCHORING, MECHANICAL, ELECTRICAL, OR START-UP UNLESS STATED ABOVE.

PRICE AND LEAD TIME ARE BASED OFF CURRENT MARKET PRICING AND AVAILABILITY AND ARE SUBJECT TO CHANGE.PLEASE NOTE QUOTE IS VALID FOR 30 DAYS.

WE APPRECIATE THIS OPPORTUNITY TO QUOTE AND LOOK FORWARD TO BEING OF FUTURE SERVICE.

SINCERELY,
KAILEE FINE

This quote is subject to and incorporates by reference Kennedy Industries, Inc.'s ("Kennedy") Terms & Conditions (Rev'd 6/2023) and Customer Warranty available at www.kennedyind.com which will be provided by email upon written request. Kennedy reserves the right to change the Terms & Conditions and Customer Warranty for future orders. By accepting this quote and/or issuing a purchase order relative to this quote, buyer expressly agrees to the provisions set forth in the Terms & Conditions and Customer Warranty posted on Kennedy's website.

QUOTE VALID FOR 30 DAYS. CREDIT CARD PAYMENTS ARE SUBJECT TO AN ADDITIONAL 3% CHARGE NO TAXES OF ANY KIND ARE INCLUDED IN THIS PROPOSAL. PAYMENT TERMS: NET 30

TOTAL: \$12,912.72

07/26/2023



City of Allegan
231 Trowbridge Street
Allegan, MI 49010
(269) 673-5511
(269) 686-5139

Purchase Requisition

Requested Date 07/26/2023

Purchase Requisition No 24-0723

Requested By DSweeris
Department 568

Preferred Vendor 000817
KENNEDY INDUSTRIES, INC.
Address 4925 HOLTZ DRIVE

Contract/Job #:

WIXOM, MI 48393

Req. Description: Septage 2 replacement fine screen

| Qty. | Description | GL Number | Unit Price | Amount |
|------|--------------------|---------------|------------|-----------|
| 1 | JWC repair parts | 590-568-97900 | 12,912.72 | 12,912.72 |
| 1 | estiamted shipping | 590-568-97900 | 1,287.28 | 1,287.28 |

In FY 24 budget

Total: 14,200.00

Requested By: Doug Sweeris Date July 26, 2023

Finance Approval: _____ Date _____

CM/Council Approval: _____ Date _____

Notes:

Parts are sole sourced through the manufacturers local rep.

Summary of All Bids Received

Bidder Name

Bid Amount



City of Allegan
Water Utilities
269.686.1117
350 North Street
Allegan, MI 49010



Septage screen and auger screw (with brush)



City of Allegan
Water Utilities Department
350 North Street
Allegan, MI 49010

MEMORANDUM

TO: Allegan City Council
FROM: Doug Sweeris, Water Utilities Director
REVIEWED BY: Joel Dye, City Manager
DATE: August 14, 2023

SUBJECT: Eastern Avenue. lift station force main emergency work

Action Requested:

It is requested that the City Council accept a report regarding payment for emergency work performed by Waste Recovery Systems on the Eastern Avenue lift station force main.

Background:

June 18 and 19, 2023 the city water utilities staff, NorthWest Kent Mechanical and Waste Recovery Systems performed an emergency repair on the Eastern Avenue lift station force main. Waste Recovery System provided tanker trucks to bypass pump/tanker the sewage to the treatment plant while the force main was repaired. Waste Recovery also provided a second hydro-excavator to assist in keeping the work site open, clear and safe while the repairs were made. Waste Recovery Systems invoice for this work performed on June 18/19, 2023, is \$11,981.34.

This does require a budget adjustment for FY23.

The work done for this emergency repair will be invoiced to Perrigo because the degradation of the force main was caused by their industrial discharge. Per Section 29-230 of the City's Sewer Use Ordinance, any user who discharges to the POTW shall be liable for any damage caused by a discharge and shall fully reimburse the POTW for all expenses, costs, losses, or damages incurred by the POTW as a result of any such discharge.

Attachment(s):

Photo of pipe damage
Photo of emergency repair
Photo of job site
Waste Recovery Systems invoice



City of Allegan
Water Utilities Department
350 North Street
Allegan, MI 49010



Damaged force main



City of Allegan
Water Utilities Department
350 North Street
Allegan, MI 49010



Emergency repaired force main



City of Allegan
Water Utilities Department
350 North Street
Allegan, MI 49010



Emergency repair work site



4750 Clyde Park Ave. S.W. Wyoming, MI 49509
Phone: (616) 719-5597 Fax: (616) 719-5599

INVOICE

| BILL TO |
|---|
| City of Allegan 231 Trowbridge Street Allegan, MI 49010 |

| | |
|-----------|-----------|
| DATE | 7/12/2023 |
| INVOICE # | 77688 |
| DUE DATE | 8/11/2023 |

| | | |
|-------|-----------|--------|
| JOB # | P.O. N.O. | TERMS |
| | | Net 30 |

| SERVICED | QUANTITY | DESCRIPTION | RATE | AMOUNT |
|-----------|----------|---|-----------|-------------|
| 6/19/2023 | | Utilized industrial hydro excavator in order to assist the City of Allegan in hydro excavating around a broken force main. Used a support truck with 4 inch hose for bypass pumping. Used another support truck with Godwin pump in order to bypass the force main onto bulk tankers. Once the main was exposed we assisted with water control while the City of Allegan crew made the necessary repairs. Disposed of all collected materials onsite. | 11,655.00 | 11,655.00 |
| | | Fuel Surcharge | 326.34 | 326.34 |
| | | | TOTAL | \$11,981.34 |



City of Allegan
City Manager's Office
269.673.5511
231 Trowbridge Street
Allegan, MI 49010

MEMORANDUM

TO: Allegan City Council
FROM: Joel Dye, City Manager
REVIEWED BY: N/A
DATE: August 14, 2023

SUBJECT: Request to approve updated AT&T cellular lease agreement terms

Action Requested:

It is requested that the City Council approve the updated AT&T cellular lease agreement terms, with the following conditions:

- That the annual escalator stays at 3%.
- That AT&T fix the damage that their contractor did during their last inspection.

Background:

The city currently leases the top of our Water Tower located at 180 Western Avenue to AT&T for their cellular network. Earlier this year, a representative for AT&T reached out to staff stating that they are looking at all their leases as they prepare for the implementation of 5G and have to remove towers. Currently the city receives \$24,611.71 each year from AT&T for the lease of the top of the water tower at 180 Western Avenue. The current lease expires on February 14, 2030.

In the attached document, AT&T is proposing the following modifications:

- Commencing **October 1, 2023**: Adjust rent to a revised figure of **\$24,611.71 per year** based on regional market analysis and operational performance statistics.
- Rent will remain fixed until **February 15, 2024**. On this date, and every year thereafter, a **2%** escalator will take effect and be set into place until the termination or expiration of the lease.
- Extend the life of the lease with up to 5 renewal terms (1 term is equal to 5 years).

Staff reached out to Dixon Engineering, who is our Water Tower Engineering Firm and according to them, they believe AT&T is more than likely bluffing. While city staff is fine in extending the lease from an expiration of February 14, 2030, to February 14, 2045, we feel the current 3% escalator is more than fair for both parties. Plus we feel like AT&T should repair the damage to the tower their contractor did.

Attachment(s):

AT&T Proposed Lease Agreement Terms



July 24, 2023

City of Allegan
Attn: Joel Dye
112 Locus Street
Allegan, MI 49010

Re: AT&T Lease Expiration Program

FA # 10144274; Lease ID: 129194, Cus - Allegan (Downtown), located at 180 Western Avenue, Allegan, MI 49010

Dear Joel,

As you are aware, AT&T Mobility ("AT&T") has partnered with MD7, LLC ("MD7") to work with you to facilitate certain modifications to the cell site lease on your property. These modifications will allow AT&T to meet current business requirements and enhance your site's value to the network. AT&T has asked MD7 to provide services in administering AT&T's Lease Expiration Program (LEP). MD7 has been authorized by AT&T to correspond and discuss how the LEP program may be of benefit to you.

Changes in the Wireless Industry

Recent industry developments are changing how wireless telecommunications carriers operate. In the past, carriers focused on rapidly building out their networks in order to provide the best coverage. Today, while consumers are enjoying greater services and better coverage than ever before, operating costs continue to escalate. As a result, the wireless industry is also focusing on operating networks as efficiently as possible.

What does this mean to me?

AT&T would like to work together with you in extending the current lease which is set to expire on **2/14/2030**. AT&T is willing to offer the following modifications to secure a longer-term lease with you:

Option A:

- Commencing **October 1, 2023**: Adjust rent to a revised figure of **\$24,611.71 per year** based on regional market analysis and operational performance statistics.
- Rent will remain fixed until **February 15, 2024**. On this date, and every year thereafter, a **2%** escalator will take effect and be set into place until the termination or expiration of the lease.
- Extend the life of the lease with up to 5 renewal terms (1 term is equal to 5 years).

Or

Option B:

- Lump Sum Payment Option: Provide a one-time lump sum payment of **\$234,525.00**. In return, you will grant a thirty (30) year easement on your property and assign the lease rights and rental income under your lease with AT&T to MD7 or an affiliate of MD7.

In order to achieve the necessary lease flexibility required for upcoming technological shifts, the following language must be inserted into the existing lease:

■ Termination

"In addition to any rights that may exist in the Agreement, after the Rent Guarantee Period, as defined below, Tenant may terminate the Agreement at any time with thirty (30) days prior written notice to Landlord for any or no reason."

■ Right of First Refusal

"Notwithstanding any other provisions contained in the Agreement, if at any time after the Effective Date, Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises ("Offer"), Landlord shall immediately furnish Tenant with a copy of the Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the financial terms of the Offer and agree in writing to match such terms of the Offer. Such writing shall be in the form of a contract substantially similar to the Offer, but Tenant may assign its rights to a third party. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may sell, convey, assign or transfer such property interest in or related to the Premises pursuant to the Offer, subject to the terms of the Agreement. If Landlord attempts to sell, convey, assign or transfer such property interest in or related to the Premises without complying with this paragraph, the sale, conveyance, assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under the Agreement and reserves the right to hold payments due under the Agreement until Landlord complies with this paragraph. Tenant's failure to exercise the right of first refusal shall not be deemed a waiver of the rights contained in this paragraph with respect to any future proposed conveyances as described herein."

■ Sale of Property

(a) "Landlord shall not be prohibited from the selling, leasing or use of any of the Property or the surrounding Property except as provided below.

(b) If Landlord, at any time during the Term of the Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property or surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to the Agreement and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this subsection (b) to Tenant. Until Tenant receives all such documents, Tenant shall not be responsible for any failure to make payments under the Agreement and reserves the right to hold payments due under the Agreement.

- i. Old deed to Property
- ii. New deed to Property
- iii. Bill of Sale or Transfer
- iv. Copy of current Tax Bill
- v. New IRS Form W-9
- vi. Completed and Signed AT&T Payment Direction Form
- vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or surrounding Property for the installation, operation or maintenance of other wireless communications facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion. Landlord or Landlord's prospective purchaser shall reimburse Tenant for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the surrounding Property for purposes of any installation, operation or maintenance of any other wireless communications facility or equipment.

(d) The provisions of this paragraph shall in no way limit or impair the obligations of Landlord under the Agreement, including interference and access obligations.”

AT&T values its affiliation with you and hopes to continue a long and mutually profitable relationship for years to come. Participation in this program is optional and AT&T will continue to abide by the terms of the existing agreement, including AT&T’s rights to not extend the existing lease agreement. After having reviewed this proposal, please contact me prior to **July 21, 2023**. Thank you for your consideration.

Sincerely,

MD7 Marvin Robertson

Lease Consultant

d: (469) 640-4805

a: 10590 West Ocean Air Drive, Suite 300
San Diego, CA 92130

e: MRobertson@md7.com

Authorized Agent for AT&T Mobility

cc: Gregory D. Ohmer

Director-Network Planning, AT&T Mobility



Submission of this letter does not constitute a modified agreement and is only a proposal. The parties acknowledge and agree that they intend to be bound only upon the execution of an amendment detailing the provisions herein.



City of Allegan
City Manager's Office
269.673.5511
231 Trowbridge Street
Allegan, MI 49010

MEMORANDUM

TO: Allegan City Council
FROM: Joel Dye, City Manager
REVIEWED BY: N/A
DATE: August 14, 2023

SUBJECT: Request to approve the construction of six dumpster enclosures in Downtown Allegan.

Action Requested:

It is requested that the City Council approve city staff to contract with Robert Galloway in an amount not to exceed \$37,000 for the construction of six dumpster enclosures in Downtown Allegan per the attached estimate.

Background:

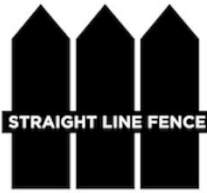
Over the past several years the city has explored ways to clean up the process to handle trash in Downtown Allegan. Through this process we have created a system to raise funds to pay for trash and recycling pick up under a single contract at six specific city-controlled sites in Downtown Allegan. It is intended that this system will begin in January of 2024.

In 2022 the city issued a Request for Proposals (RFP) to construct five dumpster enclosures in Downtown Allegan. No firms responded to that RFP. Following that failed RFP, staff reached out directly to Straight Line Fencing out of Grand Rapids to get an estimate to construct five enclosures; their estimate was \$59,268 to construct five dumpster enclosures. After receiving that estimate, and six months later, staff engaged in discussions with Robert Galloway regarding constructing the dumpster enclosures since he most recently constructed the enclosure behind the Griswold Auditorium for the City of Allegan. Through this discussion with Robert Galloway as well as with downtown businesses, we have decided we needed six dumpster enclosures and we could make them with metal siding, like the ones behind Schaendorf's Brewing Company.

Through Section 2-237 Purchasing Regulations of the City's Code of Ordinances for Professional Services, specifically Design Build Professionals, staff worked with Robert Galloway to develop an estimate of not to exceed \$37,000 to construct six dumpster enclosures. Please see the attached estimate from Robert Galloway.

Attachment(s):

Straight Line Fencing Estimate
Robert Galloway Estimate
Example of the proposed metal siding



PHONE: 616-443-2550
FAX: 616-608-5521
845 CHESTNUT ST SW
GRAND RAPIDS, MI 49503
STRAIGHTLINEFENCES.COM

May 3, 2022

To: Joel Dye / City of Allegan
From: Joel Vergouwe / Straight Line Fence
Re: Dumpster Enclosures

6' Tall Composite Dumpster Enclosures– Price - \$59,268.00

- Furnish and install five 20' x 17' composite dumpster enclosures
- Five 20' double drive gates with commercial 180 degree hinges, dumpster latch, and drop rod on each gate leaf
- One 14' x 12' and 8' x 18' double enclosure around electrical and dumpster enclosure on the river front
- One 14' double gate with commercial 180 degree hinges, dumpster latch, and drop rod on each gate leaf
- One walk gate in each enclosure
- 4" galvanized gate posts, 3" galvanized terminal posts, 2 1/2" galvanized line posts, treated 2x4 rails, trex 1x6 composite boards
- All gates will have galvanized frames with composite boards
- All posts will be set in concrete
- Removal and disposal of existing enclosures is included

Approval Signature

Date

Printed Name

PO Number

- Not included are bonds, permits, prevailing wage, staking or layout, clearing, grading, core drilling, etc.

- Payment terms: Net 30

- Because of unstable material prices, we can hold this price for 10 days.

Straight Line Fence is not responsible for unmarked utilities including sprinkler lines

Thank you for the opportunity to quote this work. If you have any questions, please contact me at 616-443-2550 or by email joel@straightlinefences.com.

ROBERT GALLOWAY

232 LOWE STREET
ALLEGAN, MI 49010
(269) 673-7003
bobandtjgalloway@yahoo.com

E S T I M A T E

To: City of Allegan

Date: August 10, 2023

Dumpster Enclosures:

2023 3 enclosures @ 9' x 24' x 9' 6' high
1 enclosure @ 9' x 12' x 9' 6' high
1 enclosure 2 sides 9' deep 6' high
(using wall for the back)

2024 1 enclosure @ 9' x 24' x 9' 6' high

All will be black steel w/white J-channel

Treated post - gavel mix in ground

Gate post 6"x6"x10'

Line post 4"x6"x8'

Treated 2 x 4

City will provide needed machinery

TOTAL ESTIMATE NOT TO EXCEED \$37,000.00

THANK YOU

**TERMS: 50% DUE UPON APPROVAL OF ESTIMATE
BALANCE DUE UPON COMPLETION**

**Liability certificate will be provided upon approval.
Any changes in design may result in price changes.**

