

CITY OF LOWELL
CITY COUNCIL AGENDA
FEBRUARY 2, 2015, 7:00 P.M.

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL
2. APPROVAL OF THE AGENDA
3. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)
 - a. January 20, 2015 – Regular Meeting
 - b. January 20, 2015 – Closed Session
 - c. January 26, 2015 – Work Session
4. APPROVAL OF ACCOUNTS PAYABLE
5. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
6. OLD BUSINESS
 - a. Strategic Goals Report
 - b. Pending Council Projects Report
 - c.
7. NEW BUSINESS
 - a. Striking of Delinquent Taxes
 - b. Adoption of Mixed Use Ordinances 15-01 and 15-02
 - c. 2015 Street Project Discussion
 - d.
8. COUNCIL COMMENTS
9. MANAGER'S REPORT
10. APPOINTMENTS
11. CLOSED SESSION
 - a. Union Negotiations
12. ADJOURNMENT

NOTE: Any person who wishes to speak on an item included on the printed meeting agenda may do so. Speakers will be recognized by the Chair, at which time they will be required to state their name and will be allowed five (5) minutes maximum to address the Council. A speaker representing a subdivision association or group will be allowed ten (10) minutes to address the Council.

Good evening. I would like to add some items to the agenda for the February 2 council meeting. They are as follows:

1. Discussion and possible review of waste water report regarding operational contract.
2. Discussion and review of yearly sidewalk inspection report
3. Discussion of procedural due process regarding DDA.
4. Discussion and possible action regarding the city managers official performance

Mr. Howe could you please add these items to the most appropriate place on the agenda.

Thank you



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085
www.ci.lowell.mi.us

MEMORANDUM

TO: Lowell City Council

FROM: Mark Howe, City Manager

RE: Council Agenda for Monday, February 2, 2015

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL
2. APPROVAL OF THE AGENDA
3. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

- a. January 20, 2015 – Regular Session Meeting
- b. January 20, 2015 – Closed Session Meeting
- c. January 26, 2015 – Work Session Meeting

4. ACCOUNTS PAYABLE
5. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
6. OLD BUSINESS

- a. Strategic Goals Report

The report is attached for your review.

- b. Pending Council Projects Report

The report is attached for your review.

7. NEW BUSINESS

- a. Striking of Delinquent Taxes.

Each year City Treasurer Suzanne Olin reviews delinquent personal property taxes that cannot be collected and recommends that the council approve striking them from the rolls.

The attached memo provides additional information on the request to strike \$617.36 from the personal property tax rolls.

Recommended Motion: That the Lowell City Council approve striking \$617.36 from the personal property tax rolls due from Modern Photographics, Regal Insurance and Riverbend Salon.

b. Adoption of Mixed Use Ordinances 15-01 and 15-02

The planning commission has spent several months developing language for a mixed used district. Mixed use allows for a combination of residential and commercial uses in areas where there is already a transition between commercial uses, such as downtown, and residential uses, such as neighborhoods. In addition to developing the language, the planning commission has identified an area to be rezoned to the newly designated Mixed Use district. These areas have been identified in the city Master Plan to be converted to this type of use.

In keeping with the deliberate approach the planning commission has taken to developing this section of the zoning ordinance, we distributed the proposed changes to you at your last meeting for information and discussion.

The final ordinances making these changes are presented for your review and are recommended for adoption. The first adopts the actual language for the Mixed Use District. The second re-zones certain properties to the newly created Mixed Use District.

Recommended Motions (separately):

- That the Lowell City Council adopt Ordinance 15-01.
- That the Lowell City Council adopt Ordinance 15-02.

c. 2015 Street Project Discussion

Attached is a memo from Dave Austin of Williams & Works outlining the proposed 2015 street project. This project is being proposed in conjunction with resurfacing of M-21 that is planned by the Michigan Department of Transportation (MDOT) this year.

We plan to discuss with you the merits of an Edge Mill and Overlay as opposed to a Full Pavement Remove and Resurface. In addition, we will be looking for a consensus to move forward with this project for 2015.

8. COUNCIL COMMENTS

Matt Mayer	Lowell Area Fire and Emergency Services Authority
Jeff Altoft	Airport Board Park and Recreation Commission Downtown Development Authority
Jim Hall	Planning Commission Lowell Area Recreation Authority
Sharon Ellison	Arbor Board LCTV Endowment Board

Downtown Historic District Commission

Jim Hodges

Lowell Light and Power
Chamber of Commerce Board of Directors
Look Memorial Fund

9. MANAGER'S REPORT

The report is attached for your review.

10. APPOINTMENT(S)

Board of Review
Alternate Vacancy –

Construction Board of Appeals
Vacancy -

11. CLOSED SESSION

a. Union Negotiations

We will need to go into closed session as allowed under the Open Meetings Act (MCL 15.268 (c)) to discuss union negotiations strategy.

12. ADJOURNMENT

**PROCEEDINGS
OF
CITY COUNCIL
OF THE
CITY OF LOWELL
TUESDAY, JANUARY 20, 2015, 7:00 P.M.**

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL.

The Meeting was called to order at 7:00 p.m. by Mayor Hodges and roll was called by Deputy City Clerk Susan Ullery.

Present: Councilmembers Jeff Altoft, Sharon Ellison, Jim Hall, Matt Mayer and Mayor Jim Hodges.

Absent: None.

Also Present: City Manager Mark Howe, Deputy City Clerk Susan Ullery and Police Chief Steve Bukala.

2. APPROVAL OF THE AGENDA.

IT WAS MOVED BY ALTOFT and seconded by MAYER to add "Item C" under "New Business" "Resolution to eliminate legal counsel from the law firm of Abbott and Nicholson, John McGlinchy and pursue legal counsel from previous law firm that used to negotiate contracts before Mark Howe".

YES: 2. (Councilmembers Altoft and Mayer)

NO: 3. (Councilmembers Ellison, Hall and Mayor Hodges)

ABSENT: None. MOTION FAILED.

IT WAS MOVED BY MAYER and seconded by ALTOFT to add "finish the City Managers evaluation and discuss his performance" under "Closed Session".

YES: 3. (Councilmembers Altoft, Mayer and Mayor Hodges)

NO: 2. (Councilmembers Ellison and Hall) MOTION CARRIED.

IT WAS MOVED BY ELLISON and seconded by HALL to approve the agenda as amended.

YES: 5. NO: 0. ABSENT: 0. MOTION CARRIED.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING(S).

IT WAS MOVED BY ELLISON and seconded by HALL to approve the regular minutes of the January 5, 2015 meeting as written.

YES: 5. NO: 0. ABSENT: 0. MOTION CARRIED.

IT WAS MOVED BY ELLISON and seconded by HALL to approve the closed session minutes of the January 5, 2015 meeting as written.

YES: 5. NO: 0. ABSENT: 0. MOTION CARRIED.

4. **APPROVAL OF THE ACCOUNTS PAYABLE.**

IT WAS MOVED BY ELLISON and seconded by HALL that the bills and accounts payable be allowed and the warrants issued.

YES: Councilmembers Altoft, Ellison, Hall, Mayer and Mayor Hodges.

NO: None. ABSENT: None. MOTION CARRIED.

BILLS AND ACCOUNTS PAYABLE (01/20/2015)

General Fund	\$30,928.71
Major Street Fund	2,369.89
Local Street Fund	2,365.43
Downtown Development	1,918.04
Designated Contributions	3,285.00
Airport Fund	3,232.52
Wastewater Fund	7,654.62
Water Fund	3,283.76
Data Processing Fund	4,694.52
Equipment Fund	1,703.92
Current Tax Roll	339,532.45

5. **CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA.**

City of Lowell Mechanic and Cedar Spring resident Ralph Brecken was present as a DPW representative. He provided the Council with information regarding individual contracts as described by MERC Board of Appeals and respectfully asked the Council to uphold the City's portion of said contracts.

Rachel Van Veelen, wife of Water Treatment Plant Superintendent Brian VanVeelen, voiced her concerns regarding the appeal the City of Lowell made on behalf of Judge Doyle O'Connors ruling. The appeal has since been reviewed and the Michigan Employee Relations Commission denied the City's appeal. She urged everyone to move forward in a productive manner.

6. **OLD BUSINESS.**

A. Strategic Plan Update. No updates were provided.

B. Pending Council Projects Report. A letter and report will be forwarded to the Council that was submitted to the DEQ.

7. **NEW BUSINESS**

A. Mixed Use Ordinance. The Planning Commission has spent several months developing language for a mixed used district. Mixed use allows for a combination of residential and commercial uses in areas where there is already a transition between commercial uses, such as downtown, and residential uses, such as neighborhoods. In addition to developing the language, the planning commission has identified

an area to be rezoned to the newly designated Mixed Use district. These areas have been identified in the city Master Plan to be converted to this type of use.

The planning commission has taken a very deliberate approach to developing this section of the zoning ordinance. Several discussions have taken place during regular planning commission meetings. Property owners impacted by the changes have been invited to attend these meetings as well as a Saturday morning walking tour of the area. The formal process began in December to set a public hearing which was conducted in January. Following the public hearing the planning commission recommended that you adopt the changes to the ordinance and rezone specific properties to this new district.

The language and district are being presented for your information and discussion. The City anticipates this will be put this into ordinance amendment form and to ask for adoption at your next meeting.

- B. Developmental Liquor License. Main Street BBQ is applying for a developmental liquor license for its proposed facility on the 200 block of east Main Street. A developmental liquor license is a special license allowed in a Downtown Development District based on public and private investment during the past five years. One license for every \$200,000 in public/private investment is allowed under the act. There has been more than \$32 million in public and private investment in the Lowell DDA during the previous five-year period.

Larkins Restaurant owner Mike Larkin wanted the Council to consider whether or not these developmental liquor licenses would decrease the value of the other businesses in town that are already established.

Howe explained part of the application for a developmental liquor licenses is they have to go through the process of showing the liquor control commission whether or not there are escrow licenses available. Police Chief Bukala explained developmental liquor licenses are based on an area that is set aside by the DDA. Through his research, State licenses are based on population. Therefore, the City of Lowell can only have four. However, businesses can pursue a developmental liquor license as another approach. This seems to be in their best interest.

Councilmember Altoft wanted more time for discussion. He did not want to decrease the value of other licenses in the City.

Councilmember Ellison stated much money is being invested in the renovation of this building and believed such a restaurant would benefit the downtown area.

Restaurant owner Erin VanEpps explained this license is a \$22,000 investment for them. There seems to be a lot of interest for a new restaurant in the City of Lowell.

IT WAS MOVED BY HALL and seconded by ELLISON to adopt resolution 02-15 approving a developmental liquor license for Main Street BBQ at 210 East Main Street.

YES: Councilmembers Ellison, Hall and Mayer Hodges.

NO: Councilmembers Altoft and Mayer.

ABSENT: 0. MOTION CARRIED.

8. **MONTHLY REPORTS.** No comments were received.

9. **COUNCIL COMMENTS.**

Councilmember Altoft stated the Airport meeting went well. He commented on the plane accident near the Lowell City Airport as well as the MERC meeting he attended. Altoft voiced his concerns regarding the union negotiations.

Councilmember Hall stated the Planning Commission approved the mixed use ordinance. Lowell Area Recreation Authority will meet on January 26, 2015.

Councilmember Ellison stated the Historic District Commission approved a grant to assist Larkins Other Place with repairs to the theater.

Mayor Hodges stated Lowell Light and Power Board met. The bio-digester continues to move forward to full operation. The boardmembers continued to review policies. The Chamber of Commerce Board of Directors met last Tuesday. Much of the discussion was in regards to their annual dinner of recognizing various businesses within our community. The annual dinner will be held on May 20, 2015. Nominations for "Person of the Year" should be submitted to the Chamber of Commerce by February 6, 2015. The Look Memorial Fund will meet in April.

10. **MANAGER'S REPORT**

1. We held our first monthly communications meeting last week with supervisors including representatives from the wastewater treatment plant and light & power. The purpose of the meetings is to enhance communication among supervisors on projects and issues to build a more cohesive team approach to our service to the city.
2. The Michigan Employment Relations Commission (MERC) met last week to review the recommended order regarding the unfair labor practice charges filed by the IBEW in 2013. My understanding is that the commission accepted the recommended order on all counts with the exception of paying a \$1.00 per hour pay increase for water certifications. I will forward a copy of the final order to you when I receive it.

Each day I make decisions about the operations and future of this organization affecting its citizens and the community. In this case, a decision I made to withhold a \$1,000 off-schedule pay increase and actions relating to that decision was found to be in violation of the Public Employment Relations Act. I apologize for that decision and my actions in this matter and believe that it does not minimize my accomplishments thus far or cast a shadow over the many great things we can accomplish by working together.

3. We will be interviewing six candidates for the Director of Public Works position.

11. **APPOINTMENTS.**

Board of Review
Alternate Vacancy -

Construction Board of Appeals
Vacancy –

12. **CLOSED SESSION**

A. Union Negotiations

IT WAS MOVED BY ELLISON and seconded by HALL to move to closed session at 7:39 p.m. as allowed under the Open Meetings Act MCL 15.268(c) to discuss union negotiations.

YES: Councilmembers Altoft, Ellison, Hall, Mayer and Mayor Hodges.

NO: 0. ABSENT: 0. MOTION CARRIED.

Council returned to open session at 8:06 p.m.

IT WAS MOVED BY ELLISON to adjourn at 8:07 p.m.

DATE:

APPROVED:

James W. Hodges, Mayor

Susan S. Ullery, Deputy City Clerk



Michigan Department of Licensing and Regulatory Affairs
Liquor Control Commission (MLCC)
Constitution Hall - 525 W. Allegan, Lansing, MI 48933
Mailing Address: PO Box 30005, Lansing, MI 48909
Toll Free (866) 813-0011 • www.michigan.gov/lcc

Business ID: _____
Request ID: _____
(For MLCC use only)

Local Government Approval
(Authorized by MCL 436.1501)

Res- # 02-15

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new license application and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution, or provide a resolution, along with certification from the clerk, or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the City of Lowell council/board
(regular or special) (township, city, village)
called to order by Mayor Hodges on Jan. 20, 2015 at 7:00 p.m.
the following resolution was offered: (date) (time)
Moved by Councilmember Hall and supported by Councilmember Ellison
that the application from Main Street BBQ
(name of applicant)
for the following license(s): Developmental Liquor License
to be located at 210 East Main Street
and the following permit, if applied for:
☐ Banquet Facility Permit Address of Banquet Facility: _____
It is the consensus of this body that it Recommends this application be considered for
(recommends/does not recommend)
approval by the Michigan Liquor Control Commission.
If disapproved, the reasons for disapproval are _____

Vote

Yeas: 3
Nays: 2
Absent: 0

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the City
council/board at a Regular meeting held on Jan. 20, 2015 (township, city, village)
(regular or special) (date)

Name and title of authorized clerk (please print):

Signature of authorized clerk and date:

Phone number and e-mail of authorized officer:

Susan Ullery - Deputy Clerk
Susan Ullery - January 20, 2015
616-847-84507 - suillery@ci.lowell.mi.us

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

PROCEEDINGS OF THE
CITY COUNCIL WORKSESSION
OF THE CITY OF LOWELL
MONDAY, JANUARY 26, 2015

1. **CALL TO ORDER; ROLL CALL**

The Meeting was called to order at 6:03 p.m.

Present: Councilmembers Jeff Altoft, Sharron Ellison, Jim Hall and Mayor Jim Hodges.

Absent: Councilmember Matt Mayer.

Also Present: City Manager Mark Howe, Deputy City Clerk Susan Ullery, City Treasurer Suzanne Olin and Police Chief Steve Bukala.

2. **GOVERNANCE 301 WITH PETER LETZMANN**. Peter Letzmann presented a power point presentation to the City Council. Restoring trust in government and doing government the right way in the City of Lowell was discussed.

The meeting was adjourned at 8:30 p.m.

DATE:

APPROVED:

James W. Hodges, Mayor

Susan S. Ullery, Deputy City Clerk

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DB: Lowell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF LOWELL
EXP CHECK RUN DATES 01/19/2015 - 01/29/2015
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Page: 1/5

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 000					
101-000-084.015	DUE FROM FIRE AUTHORITY	NAPA AUTO PARTS	DECEMBER 2014 INVOICES	14.99	65755
101-000-084.015	DUE FROM FIRE AUTHORITY	AT&T LONG DISTANCE	LONG DISTANCE DEC 2014	0.57	65760
Total For Dept 000				15.56	
Dept 172 MANAGER					
101-172-850.000	COMMUNICATIONS	MARK HOWE	EXPENSE REIMBURSEMENT JUL	240.00	65769
101-172-860.000	TRAVEL EXPENSES	MARK HOWE	EXPENSE REIMBURSEMENT JUL	694.78	65769
Total For Dept 172 MANAGE				934.78	
Dept 209 ASSESSOR					
101-209-740.000	OPERATING SUPPLIES	SOS OFFICE SUPPLY	OFFICE SUPPLIES	122.96	65772
Total For Dept 209 ASSESS				122.96	
Dept 210 ATTORNEY					
101-210-801.000	PROFESSIONAL SERVICES	DICKINSON WRIGHT PLLC	LEGAL FEES	227.50	65786
Total For Dept 210 ATTORN				227.50	
Dept 215 CLERK					
101-215-850.000	COMMUNICATIONS	SPRINT	PHONE BILLS	57.86	65773
101-215-900.000	PRINTING	LOWELL LEDGER	SUBSCRIPTION 2015	25.00	65768
Total For Dept 215 CLERK				82.86	
Dept 265 CITY HALL					
101-265-727.000	OFFICE SUPPLIES	SOS OFFICE SUPPLY	OFFICE SUPPLIES	413.72	65772
101-265-740.000	OPERATING SUPPLIES	MUNDT, THERESA	REIMBURSEMENT CITY HALL S	89.73	65771
101-265-802.000	CONTRACTUAL	KATHIE RUESINK	JANUARY 2015 CLEANING	600.00	65790
101-265-802.000	CONTRACTUAL	RED CREEK	TRASH SERVICE	55.00	65799
101-265-850.000	COMMUNICATIONS	AT&T LONG DISTANCE	LONG DISTANCE DEC 2014	90.25	65760
101-265-850.000	COMMUNICATIONS	COMCAST CABLE	DELUXE 50 INTERNET	14.50	65763
101-265-850.000	COMMUNICATIONS	AT&T	12/17-01/16/2015 CITY PHO	125.45	65782
101-265-850.000	COMMUNICATIONS	AT&T	12/17 - 1/16/15 CITY HALL	1,523.84	65782
101-265-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	2,399.07	65754
101-265-930.000	REPAIR & MAINTENANCE	BEACHUM, PERRY	INSTALL CARPET CITY HALL	85.00	65753
Total For Dept 265 CITY H				5,396.56	
Dept 276 CEMETERY					
101-276-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	150.45	65754
Total For Dept 276 CEMETE				150.45	
Dept 301 POLICE DEPARTMENT					
101-301-727.000	OFFICE SUPPLIES	SOS OFFICE SUPPLY	OFFICE SUPPLIES	29.99	65772
101-301-741.000	FUEL	BP	JANUARY FUEL	568.87	65781
101-301-742.000	INVESTIGATIVE EXPENSE	TRANSUNION RISK AND ALTER	LPD DATA SEARCH - ACCT 18	7.75	65775
101-301-744.000	UNIFORMS	NYE UNIFORM COMPANY	POLICE - LAUREN BOOTS	100.00	65798
101-301-850.000	COMMUNICATIONS	AT&T LONG DISTANCE	LONG DISTANCE DEC 2014	147.06	65760
101-301-850.000	COMMUNICATIONS	SPRINT	PHONE BILLS	979.65	65773
101-301-850.000	COMMUNICATIONS	AT&T	12/17-1/16/15 POLICE PHON	92.90	65782
101-301-850.000	COMMUNICATIONS	AT&T	12/17-01/16/2015 POLICE P	1,105.68	65782
101-301-930.000	R & M EQUIPMENT	WEST SHORE SERVICES, INC.	ANNUAL INSPECTION - WARNI	850.00	65778
101-301-955.000	MISCELLANEOUS EXPENSE	VANSOLKEMA, SCOT	REIMBURSE SHIPPING	24.50	65801
Total For Dept 301 POLICE				3,906.40	
Dept 441 DEPARTMENT OF PUBLIC WORKS					
101-441-727.000	OFFICE SUPPLIES	SOS OFFICE SUPPLY	OFFICE SUPPLIES	21.67	65772
101-441-740.000	OPERATING SUPPLIES	BATTERIES PLUS	BATTERIES	18.95	65762
101-441-740.000	OPERATING SUPPLIES	MUNDT, THERESA	REIMBURSEMENT CITY HALL S	2.80	65771
101-441-802.000	CONTRACTUAL	RED CREEK	TRASH SERVICE	115.00	65799
101-441-850.000	COMMUNICATIONS	AT&T LONG DISTANCE	LONG DISTANCE DEC 2014	15.23	65760
101-441-850.000	COMMUNICATIONS	SPRINT	PHONE BILLS	56.87	65773
101-441-850.000	COMMUNICATIONS	AT&T	12/17-1/16/2015 DPW PHONE	672.32	65782
101-441-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	439.51	65754
101-441-926.000	STREET LIGHTING	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	934.12	65754

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DB: Lowell

INVOICE GL DISTRIBUTION REPORT FOR CITY OF LOWELL
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BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Page: 2/5

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 441 DEPARTMENT OF PUBLIC WORKS					
101-441-955.000	MISCELLANEOUS EXPENSE	MICHIGAN MUNICIPAL LEAGUE WEBSITE JOB LISTING		86.40	65797
	Total For Dept 441 DEPART			2,362.87	
Dept 747 CHAMBER/RIVERWALK					
101-747-920.000	CHAMBER UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	190.35	65754
	Total For Dept 747 CHAMBE			190.35	
Dept 751 PARKS					
101-751-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	770.44	65754
	Total For Dept 751 PARKS			770.44	
Dept 757 SHOWBOAT					
101-757-920.000	SHOWBOAT UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	41.92	65754
	Total For Dept 757 SHOWBO			41.92	
Dept 790 LIBRARY					
101-790-740.000	OPERATING SUPPLIES	LITES PLUS, INC.	LIBRARY LIGHTS	579.00	65767
101-790-740.000	OPERATING SUPPLIES	SOS OFFICE SUPPLY	OFFICE SUPPLIES	40.79	65772
101-790-802.000	CONTRACTUAL	KATHIE RUESINK	JANUARY 2015 CLEANING	390.00	65790
101-790-802.000	CONTRACTUAL	RED CREEK	TRASH SERVICE	25.00	65799
101-790-850.000	COMMUNICATIONS	AT&T	12/17-1/16/15 LIBRARY PHO	180.71	65782
101-790-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	1,515.34	65754
101-790-930.000	REPAIR & MAINTENANCE	BEACHUM, PERRY	INSTALL CARPET CITY HALL	85.00	65753
101-790-930.000	REPAIR & MAINTENANCE	MODEL COVERALL SERVICE, I	LIBRARY RUGS	257.88	65770
	Total For Dept 790 LIBRAR			3,073.72	
Dept 804 MUSEUM					
101-804-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	226.25	65754
101-804-955.000	PROPERTY TAX DISTRIBUTION	LOWELL AREA HISTORICAL MU	1/1 - 1/15/2015 DISBURSEM	15.49	65795
	Total For Dept 804 MUSEUM			241.74	
	Total For Fund 101 GENERA			17,518.11	
Fund 202 MAJOR STREET FUND					
Dept 463 MAINTENANCE					
202-463-850.000	COMMUNICATIONS	SPRINT	PHONE BILLS	25.27	65773
	Total For Dept 463 MAINT			25.27	
Dept 483 ADMINISTRATION					
202-483-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	PROFESSIONAL SERVICES	88.80	65804
202-483-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	CONSULTANT SERVICES	163.75	65804
	Total For Dept 483 ADMINI			252.55	
	Total For Fund 202 MAJOR			277.82	
Fund 203 LOCAL STREET FUND					
Dept 463 MAINTENANCE					
203-463-850.000	COMMUNICATIONS	SPRINT	PHONE BILLS	25.27	65773
	Total For Dept 463 MAINT			25.27	
Dept 483 ADMINISTRATION					
203-483-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	PROFESSIONAL SERVICES	88.80	65804
203-483-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	CONSULTANT SERVICES	163.75	65804
	Total For Dept 483 ADMINI			252.55	
	Total For Fund 203 LOCAL			277.82	
Fund 248 DOWNTOWN DEVELOPMENT AUTHORITY					
Dept 463 MAINTENANCE					
248-463-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	2,703.80	65754
	Total For Dept 463 MAINT			2,703.80	
Dept 483 ADMINISTRATION					
248-483-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	DOWNTOWN DEVELOP PLAN SVC	3,544.50	65779
	Total For Dept 483 ADMINI			3,544.50	
	Total For Fund 248 DOWNT			6,248.30	

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 260 DESIGNATED CONTRIBUTIONS					
Dept 758 DOG PARK					
260-758-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	58.38	65754
		Total For Dept 758 DOG PA		58.38	
		Total For Fund 260 DESIGN		58.38	
Fund 581 AIRPORT FUND					
Dept 000					
581-000-801.000	PROFESSIONAL SERVICES	WILLIAMS AIR POWER INC.	MOWING AIRPORT	1,000.00	65780
581-000-955.000	MISCELLANEOUS EXPENSE	VERGENNES BROADBAND	AIRPORT INTERNET	49.99	65777
		Total For Dept 000		1,049.99	
		Total For Fund 581 AIRPOR		1,049.99	
Fund 590 WASTEWATER FUND					
Dept 000					
590-000-043.000	DUE FROM EARTH TECH	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	7,306.22	65754
590-000-043.000	DUE FROM EARTH TECH	AT&T LONG DISTANCE	LONG DISTANCE DEC 2014	12.41	65760
		Total For Dept 000		7,318.63	
Dept 550 TREATMENT					
590-550-802.000	CONTRACTUAL	UNITED WATER, INC.	NOV 2014 SURCHARGES	3,906.89	65776
		Total For Dept 550 TREATM		3,906.89	
Dept 551 COLLECTION					
590-551-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	CONSULTANT FEES	952.82	65804
590-551-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	CONSULTANT SERVICES	1,114.19	65804
		Total For Dept 551 COLLEC		2,067.01	
Dept 552 CUSTOMER ACCOUNTS					
590-552-860.000	TRAVEL EXPENSES	BARTLETT, SANDY	MILEAGE REIMBURSEMENT	29.90	65761
		Total For Dept 552 CUSTOM		29.90	
		Total For Fund 590 WASTEW		13,322.43	
Fund 591 WATER FUND					
Dept 570 TREATMENT					
591-570-740.000	OPERATING SUPPLIES	BATTERIES PLUS	BATTERIES	110.60	65762
591-570-740.000	OPERATING SUPPLIES	HACH COMPANY	WTP SUPPLIES	78.85	65765
591-570-740.000	OPERATING SUPPLIES	HACH COMPANY	WTP SUPPLIES	296.34	65765
591-570-740.000	OPERATING SUPPLIES	HACH COMPANY	WTP SUPPLIES	167.45	65765
591-570-740.000	OPERATING SUPPLIES	HACH COMPANY	WTP SUPPLIES	74.94	65765
591-570-743.000	CHEMICALS	GRAYMONT WESTERN LIME INC	WTP LIME	5,853.44	65788
591-570-801.000	PROFESSIONAL SERVICES	DICKINSON WRIGHT PLLC	LEGAL FEES - LIMES 2	770.00	65786
591-570-850.000	COMMUNICATIONS	AT&T LONG DISTANCE	LONG DISTANCE DEC 2014	3.95	65760
591-570-850.000	COMMUNICATIONS	SPRINT	PHONE BILLS	25.27	65773
591-570-850.000	COMMUNICATIONS	AT&T	12/17-1/16/15 WTP PHONE	60.25	65782
591-570-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	5,046.42	65754
591-570-930.000	REPAIR & MAINTENANCE	KENDALL ELECTRIC INCORPOR	WTP REPAIR & MAINTENANCE	350.17	65791
591-570-930.000	REPAIR & MAINTENANCE	RS TECHNICAL SERVICES, IN	WTP REPAIR & MAINTENANCE	3,846.75	65800
591-570-970.000	CAPITAL OUTLAY	WILLIAMS & WORKS	CONSULTAN FEES - LIMES 2	348.60	65804
		Total For Dept 570 TREATM		17,033.03	
Dept 571 DISTRIBUTION					
591-571-801.000	CROSS CONNECTIONS	WILLIAMS & WORKS	PROFESSIONAL SERVICES	428.25	65804
591-571-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	CONSULTANT FEES	952.83	65804
591-571-801.000	PROFESSIONAL SERVICES	WILLIAMS & WORKS	CONSULTANT SERVICES	1,114.20	65804
591-571-850.000	COMMUNICATIONS	VERIZON WIRELESS	12/13 - 01/12/2015 CHARGE	40.01	65802
591-571-920.000	PUBLIC UTILITIES	LOWELL LIGHT & POWER	ELECTRIC CHARGES 11/13-12	1,019.26	65754
591-571-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	12/19/14-1/21/15 PUMP STA	124.83	65784
591-571-920.000	PUBLIC UTILITIES	CONSUMERS ENERGY	12/17/14 - 1/19/15 GEE DR	195.19	65784
591-571-930.000	REPAIR & MAINTENANCE	NAPA AUTO PARTS	DECEMBER 2014 INVOICES	286.28	65755
591-571-930.000	REPAIR & MAINTENANCE	W.W. WILLIAMS	ALARM REPAIR & MAINT	580.00	65803
		Total For Dept 571 DISTRI		4,740.85	

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF LOWELL
EXP CHECK RUN DATES 01/19/2015 - 01/29/2015
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Page: 4/5

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 591 WATER FUND					
Dept 572 CUSTOMER ACCOUNTS					
591-572-860.000	TRAVEL EXPENSES	BARTLETT, SANDY	MILEAGE REIMBURSEMENT	29.90	65761
Total For Dept 572 CUSTOM				29.90	
Dept 573 ADMINISTRATION					
591-573-801.000	PROFESSIONAL SERVICES	DICKINSON WRIGHT PLLC	LEGAL SERVICES	87.50	65764
591-573-991.000	PRINCIPAL-BONDS	THE BANK OF NY MELLON TRU	LOWELL CITY OF WWS REV RD	160,000.00	65774
591-573-995.000	INTEREST-BONDS	THE BANK OF NY MELLON TRU	LOWELL CITY OF WWS REV RD	6,286.50	65774
Total For Dept 573 ADMINI				166,374.00	
Total For Fund 591 WATER				188,177.78	
Fund 636 DATA PROCESSING FUND					
Dept 000					
636-000-740.000	OPERATING SUPPLIES	ALL SOURCE IMAGING, LLC	PRINTER CARTRIDGE	83.95	65759
636-000-802.000	CONTRACTUAL	HASSELBRING-CLARK	COPY MACHINE	298.00	65766
636-000-986.000	COMPUTER DATA PROCESSING	DELL MARKETING L P	COMPUTER MONITOR	344.98	65785
Total For Dept 000				726.93	
Total For Fund 636 DATA P				726.93	
Fund 661 EQUIPMENT FUND					
Dept 895 FLEET MAINT. & REPLACEMENT					
661-895-740.000	OPERATING SUPPLIES	GREENVILLE TRUCK & WELDIN	SUPPLIES	57.67	65789
661-895-930.000	REPAIR & MAINTENANCE	NAPA AUTO PARTS	DECEMBER 2014 INVOICES	611.63	65755
661-895-930.000	REPAIR & MAINTENANCE	CUMMINS BRIDGEWAY, LLC	REPAIRS	108.44	65756
661-895-930.000	REPAIR & MAINTENANCE	BIERI AUTO BODY INC.	1997 CHEVY K2500 TRUCK RE	1,784.17	65783
661-895-981.000	EQUIPMENT	AIS CONSTRUCTION EQUIPMEN	2015 BACKHOE	94,600.00	65757
Total For Dept 895 FLEET				97,161.91	
Total For Fund 661 EQUIPM				97,161.91	
Fund 703 CURRENT TAX COLLECTION FUND					
Dept 000					
703-000-222.000	DUE TO COUNTY-CURRENT TAX	KENT COUNTY TREASURER	1/1 - 1/15/2015 DISBURSEM	6,181.98	65792
703-000-223.000	DUE TO LIBRARY	KENT DISTRICT LIBRARY	1/1 - 1/15/2015 DISBURSEM	2,646.55	65793
703-000-225.000	DUE TO SCHOOLS	LOWELL AREA SCHOOLS	1/1 - 1/15/2015 DISBURSEM	47,731.22	65796
703-000-228.009	DUE TO STATE-S.E.T.	KENT COUNTY TREASURER	1/1 - 1/15/2015 DISBURSEM	383.91	65792
703-000-234.000	DUE TO INTERMED SCH DISTR	KENT INTERMEDIATE SCHOOL	1/1 - 1/15/2015 DISBURSEM	300.12	65794
703-000-235.000	DUE TO COMMUNITY COLLEGE	GRAND RAPIDS COMMUNITY CO	1/1 - 1/15/2015 DISBURSEM	114.30	65787
Total For Dept 000				57,358.08	
Total For Fund 703 CURREN				57,358.08	

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INVOICE GL DISTRIBUTION REPORT FOR CITY OF LOWELL
EXP CHECK RUN DATES 01/19/2015 - 01/29/2015
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Page: 5/5

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
<hr/>					
Fund Totals:					
			Fund 101 GENERAL FUND	17,518.11	
			Fund 202 MAJOR STREET FUN	277.82	
			Fund 203 LOCAL STREET FUN	277.82	
			Fund 248 DOWNTOWN DEVELOP	6,248.30	
			Fund 260 DESIGNATED CONTR	58.38	
			Fund 581 AIRPORT FUND	1,049.99	
			Fund 590 WASTEWATER FUND	13,322.43	
			Fund 591 WATER FUND	188,177.78	
			Fund 636 DATA PROCESSING	726.93	
			Fund 661 EQUIPMENT FUND	97,161.91	
			Fund 703 CURRENT TAX COLL	57,358.08	
				<hr/>	
				382,177.55	



STRATEGIC GOALS REPORT

FEBRUARY 2, 2015

COMMUNITY COLLABORATION

1) Encourage Public Participation: We are currently developing a poll to gather public input on our web site. (3/17/14)

2) Promote Accomplishments: The Lowell Police Department participated in the UpTV "UpLiftSomeone" campaign. I will be showing the video during your council meeting. This project has caught the attention of region and national media. Congratulations to our team members at the police department and our new friends at UpTV. (12/15/14)

3) Engage Boards/Commissions: The Planning Commission and Parks & Recreation Commission have completed the Roles/Responsibilities exercise. (3/17/14)

GOVERNMENT EFFICIENCY AND EFFECTIVENESS

4) Street Asset Management Plan: We have completed the mix of fixes and received estimates of the costs of each from Williams & Works. Also, the Grand Valley Metro Council has created a database of our streets and will begin working on the draft models for our consideration. (11-17-14)

5) Wastewater System Asset Management Plan: We were not awarded the SAW Grant for 2014 and were chosen in the lottery at 372 of 573 grant proposals submitted. Our engineers have calculated that we could be eligible in 2016 if the Legislature appropriates funds for the grant program. We are optimistic about our chances; however, this goal may need to be put on hold until 2016. (3/17/14)

6) Inflow & Infiltration Mitigation: During your last meeting you approved moving forward with design and preparing bid specifications to relocate the lift station and replace the force main with a gravity feed line. (12-15-14)

✓ 7) Facility Improvement Plans: Completed. The submitted plans have been incorporated into the budget document. (12/1/14)

✓ 8) Utility Improvement Plans: Completed. These plans have been updated and are incorporated into the budget recommendations presented to you. (5/5/14)

CITY OF LOWELL STRATEGIC GOALS REPORT

QUALITY NEIGHBORHOODS

✓ **9) Community Clean-Up Project:** Completed. We worked with the townships, the school district and the chamber on a community clean-up day during the harvest festival. This goal has been completed. (11-17-14)

✓ **10) Pilot Leaf Disposal Project:** You discussed this item at your September 17 workshop with a consensus that we have explored this sufficiently but that this is not a project we are able to accomplish. This item is completed. (10-6-14)

11) Code Compliance Process and Reporting: As of the end of October we are at 86% compliance for all zoning and code enforcement complaints we have taken during the calendar year. Of the 14% that are still open, one is a foreclosure home awaiting a sheriff sale and three are vacant buildings awaiting the sale of the property. (11-17-14)

12) Rental Rehabilitation Program: We were recently informed by Kent County that the end of our three-year cycle is in 2015, even though the Department of Housing and Urban Development required us to notify them of our intent to terminate our participation in the Urban County Program by May of this year. (7/7/14)

ECONOMIC VITALITY AND SUSTAINABILITY

13) Community Development Director: At this point, we are monitoring and following the work of the Greater Lowell Community Alliance. (3/17/14)

14) Downtown Development Plan: The final plan with cost estimates will be presented to the Downtown Development Authority at its January meeting. (12/15/14)

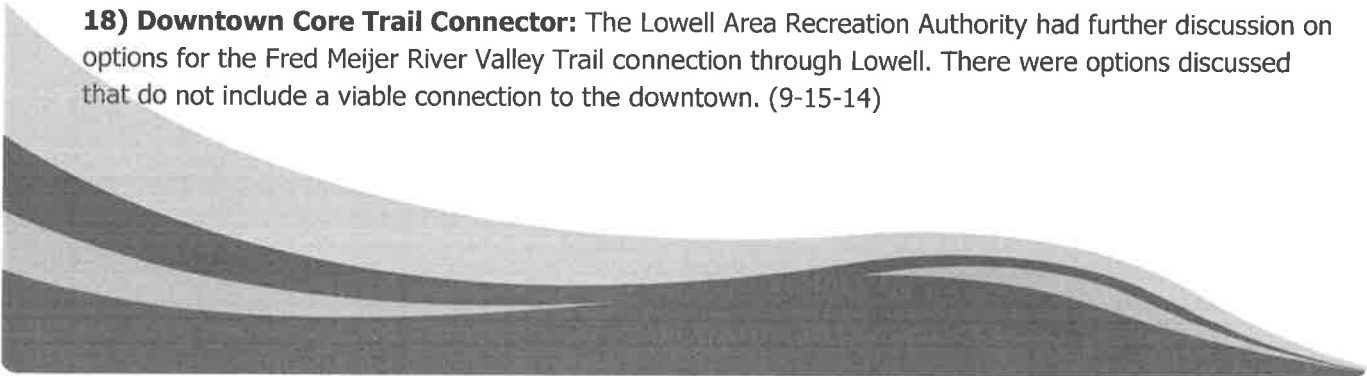
15) Business Recruitment: This project will begin this summer. (3/17/14)

DIVERSE RECREATIONAL AND CULTURAL OPPORTUNITIES

16) Recreation Plan Update: We have presented a first draft to the Parks & Recreation Commission for review. Next step will be to take their input and incorporate that into the next draft. (6-2-14)

✓ **17) Riverwalk Stage/Showboat Plan:** The final plan was presented to you at your June 16, 2014, council meeting. This project is completed. (7-7-14)

18) Downtown Core Trail Connector: The Lowell Area Recreation Authority had further discussion on options for the Fred Meijer River Valley Trail connection through Lowell. There were options discussed that do not include a viable connection to the downtown. (9-15-14)





301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085
www.ci.lowell.mi.us

PENDING COUNCIL PROJECTS REPORT

February 2, 2015

UPDATES

Downtown Tower Removal – No further update.

Lime Disposal – The cover letter and report issued to the DEQ has been forwarded to you.

Underground Electrical Lines – No further update.

Trash Ordinance Update – No further update.

Right of Way Ordinance – No further update.

UPDATES

Downtown Tower Removal

(11-3-14) We received no bids on this project. Our timeline was mentioned as one potential obstacle. We are reevaluating and may proceed later this year or early next year.

(10/6/14) We have issued a Request for Proposals to have the downtown tower removed and sold. The deadline for submitting proposals is October 17. We hope to bring a recommendation to you at your October 20 meeting and expect to have the tower removed by the end of November.

Lime Disposal

(10/6/14) Our engineering firm has been in contact with the DEQ and has been informed that lime application on agricultural land is being handled by the Department of Agriculture effective September 16. We are working with both departments to determine how to proceed.

(1/20/15) I will be forwarding to you a copy of a letter and report that we have submitted to the DEQ.

Underground Electrical Lines

(11-3-14) You discussed this item at your previous council meeting. A report was presented by Light & Power General Manager Greg Pierce and questions were asked and answered.

(10/6/14) During your early September workshop you asked that I convey to Light & Power that you would like to have a report back to the council by your second meeting in October. Greg Pierce responded to my email stating that he would have something prepared for your October 20 council meeting.

Trash Ordinance Update

(10/6/14) We have completed drafts to make improvements to the trash ordinance and have also developed rules to go along with the ordinance. This will be an agenda item at a future workshop.

Right of Way Ordinance

(10/6/14) You have asked that I contact the city attorney to begin a discussion about a right-of-way ordinance.

Memorandum

To: CITY COUNCIL
From: SUZANNE M. OLIN
Date: 1/26/2015
Re: STRIKING OF DELINQUENT TAXES

As Treasurer of the City of Lowell, I have exercised due diligence in an effort to collect the personal property taxes listed on the attached exhibit.

The business known as Modern Photographics filed Chapter 7 bankruptcy. A claim was filed with the bankruptcy court, however there was insufficient assets to pay the claim. The businesses known as Regal Insurance and Riverbend Salon, through numerous collection attempts were eventually turned over to a collection agency and any efforts to collect have been exhausted.

I seek approval from the City Council to strike \$617.36 from the roll.

01/26/2015

04:43 PM

By: solin

EXHIBIT A
DELINQUENT TAXES DUE FOR CITY OF LOWELL

Page: 1/1

DB: Lowell

Tax Year: 2009 Calculated As of: 12/31/2014
POPULATION: All Records

Owner Parcel #	Tax Year	Tax Due	Intrst Due	Admin Due	Penalty	Other Fees	Total Due
MODERN PHOTOGRAPHICS 224 MILL ST SARANAC MI 48881 41-50-72-004-265	2009	1,147.68	665.66	0.00	34.44	0.00	1,847.78
REGAL INS AGCY 423 W MAIN ST LOWELL MI 49331 41-50-72-004-735	2009	358.63	208.01	0.00	10.76	0.00	577.40
RIVERBEND SALON 209 E MAIN ST SUITE B LOWELL MI 49331 41-50-72-020-022	2009	358.63	208.01	0.00	10.76	0.00	577.40
2009	3	1,864.94	1,081.68	0.00	55.96	0.00	3,002.58
DLQ PARCEL COUNT	3	1,864.94	1,081.68	0.00	55.96	0.00	3,002.58

1. CITY OF LOWELL

KENT COUNTY, MICHIGAN

ORDINANCE NO. 15-__

AN ORDINANCE TO AMEND SECTION 2.03, "DEFINITIONS-B," AND SECTION 2.14, "DEFINITIONS-M," OF CHAPTER 2, "DEFINITIONS," SECTION 3.01, "DISTRICTS ESTABLISHED," OF CHAPTER 3, "ZONING DISTRICTS-GENERAL," AND SECTION 4.13, "NONCONFORMING USES," OF CHAPTER 4 "GENERAL PROVISIONS;" TO ADD CHAPTER 16A, "MU MIXED USE DISTRICT;" AND TO AMEND SECTION 18.02, "REGULATION," OF CHAPTER 18, "SITE PLAN REVIEW," SECTION 19.02, "LOCATION OF PARKING," OF CHAPTER 19 "OFF-STREET PARKING AND LOADING," AND SECTION 20.08, "PERMITTED SIGNS BY ZONE DISTRICT" OF CHAPTER 20, "SIGNS," OF AND TO APPENDIX A, "ZONING," OF THE CODE OF ORDINANCES OF THE CITY OF LOWELL

Councilmember _____, supported by Councilmember _____,

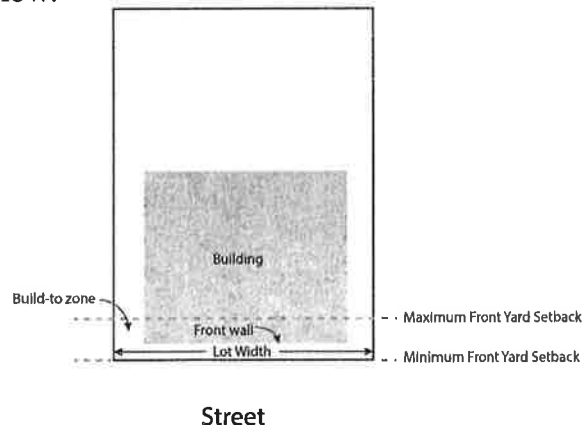
moved the adoption of the following ordinance:

THE CITY OF LOWELL ORDAINS:

Section 1. Amendment to Section 2.03 of Chapter 2. Section 2.03, "Definitions-B," of Chapter 2, "Definitions," of Appendix A, "Zoning," of the Code of Ordinance of the City of Lowell is amended by adding the following definitions in alphabetical order:

Building frontage. A percentage expressed as the width of that part of a building wall which faces the public street and occupies the build-to zone divided by the total lot width.

Build-to zone. The area located between the required minimum and maximum front yard setback as illustrated below.



Section 2. Amendment to Section 2.14 of Chapter 2. Section 2.14, “Definitions-M,” of Chapter 2, “Definitions,” of Appendix A, “Zoning,” of the Code of Ordinances of the City of Lowell is amended by adding the following definition in alphabetical order:

Mixed use development. A development consisting of one or more buildings that contain a mix of commercial, office, retail, residential, recreational or similar land uses, or any combination of such uses.

Section 3. Amendment to Section 3.01 of Chapter 3. Section 3.01, “Districts established,” of Chapter 3, “Zoning Districts – General,” of Appendix A, “Zoning,” of the Code of Ordinances of the City of Lowell is amended to read as follows:

Section 3.01. Districts established. For the purposes of this ordinance, the City of Lowell is hereby divided into the following zoning districts:

SR	Suburban Residential District
R-1	Single-Family Residential District
R-2	Single- and Two-Family Residential District
R-3	Multiple-Family District
MHP	Manufactured Home Park District
C-1	Neighborhood Business District
C-2	Central Business District
C-3	General Business District
I	Industrial District
I-L	Light Industrial District
F-1	Floodplain District
PUD	Planned Unit Development District
PF	Public Facilities District
MU	Mixed Use District

Section 4. Amendment to Section 4.13 C of Chapter 4. Subsection C. of Section 4.13, “Nonconforming uses,” of Chapter 4, “General Provisions,” of Appendix A, “Zoning,” of the Code of Ordinances of the City of Lowell is amended to read as follows:

- C. Structures, buildings or uses nonconforming by reason of height, area and/or parking and loading space provisions may be extended, enlarged, altered, remodeled or modernized only when the following conditions are met:
1. The building or structure shall comply with all height, area, and/or parking and loading provisions with respect to such extension, enlargement, alteration, remodeling or modernization.
 2. The zoning enforcement officer shall determine that such alteration, remodeling, or modernization will not substantially extend the life of any nonconforming building or structure.
 3. Any use of a building or structure which is nonconforming by reason of parking and loading provisions and which is thereafter made conforming or less nonconforming by the addition of parking and/or loading space shall not thereafter be permitted to use such additionally acquired parking and/or loading space to meet requirements for any extension, enlargement, or change of use which requires greater areas for parking and/or loading space

Legal nonconforming buildings and structures in the MU District may be extended, enlarged, remodeled or modernized only if the extension, enlargement, remodeling or modernization does not increase the degree of the nonconformity.

Section 5. Amendment to Section 4.13 E of Chapter 4. Subsection E. of Section 4.13, “Nonconforming uses,” of Chapter 4, “General Provisions,” of Appendix A, “Zoning,” of the Code of Ordinances of the City of Lowell is amended by the addition of sub-subsection 7 to read as follows:

7. If a building or structure that is considered a historic resource pursuant to Chapter 11.5 of the Code of Ordinances by the historic district commission is damaged by fire, wind, act of God or public enemy, such building or structure may be rebuilt or restored to its original nonconforming condition, regardless of the extent of the damage.

Section 6. Addition of Chapter 16A. Chapter 16A, "MU Mixed Use District," is added to Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell to read as follows:

CHAPTER 16A - MU MIXED USE DISTRICT

Section 16A.01. - Description and purpose.

This district is intended to encourage pedestrian-oriented mixed-uses which are desirable to both nearby residential neighborhoods and the central business district. This district permits a mix of commercial and residential uses within the same building or on the same lot.

Section 16A.02. - Uses permitted by right.

Land and/or buildings in the MU District may be used for the following purposes as uses permitted by right:

- A. Mixed use developments.
- B. Retail stores.
- C. Drug stores and pharmacies.
- D. Art galleries and museums.
- E. Restaurants, without drive-through facilities.
- F. Personal service establishments conducting services on premises, including barber and dry-cleaning service outlets, beauty shops and fitness centers.
- G. Office buildings for executive, administrative, professional, accounting, drafting and other similar professional activities.
- H. Medical and dental offices.
- I. Banks, credit unions, savings and loan associations and similar financial institutions.
- J. Multiple-family dwellings.
- K. Outdoor merchandise display in accordance with section 11.05.
- L. Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right or as a special land use.

Section 16A.03. - Special land uses.

Land and/or buildings in the MU District may be used for the following purposes following review by the planning commission as a special land use regulated by Chapter 17 of the Code of Ordinances:

- A. Theaters, concert halls or similar places of public assembly.
- B. Private clubs, fraternal organizations and lodge halls.
- C. Hotels and motels.
- D. Single-family dwellings.
- E. Two-family dwellings.

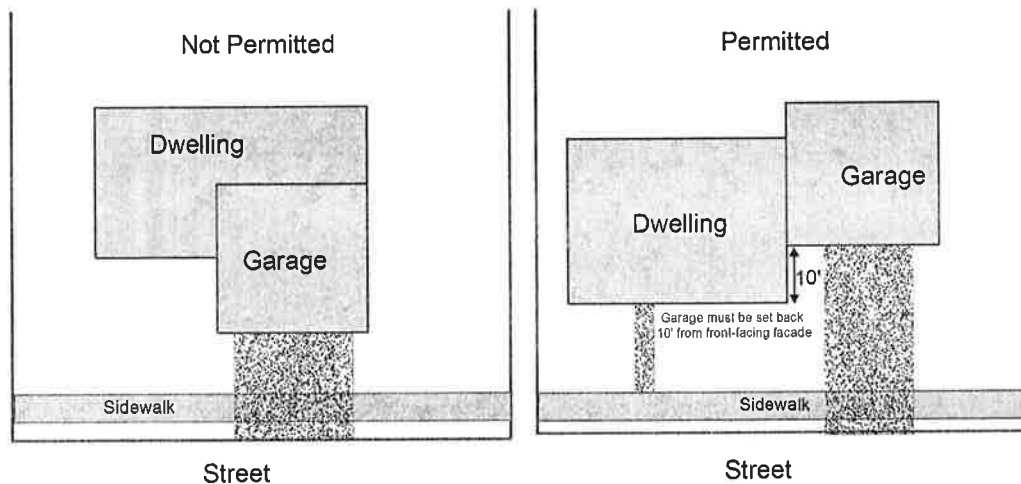
Section 16A.04. - Site development requirements.

No building or structure, nor the enlargement of any building or structure, shall be erected unless the following requirements are met and maintained in connection with such building, structure or enlargement:

- A. There shall be no off-street parking located in the front yard of a lot; parking shall be located in the rear or side yard.
- B. Buildings must have the primary entrance facing a public sidewalk.
- C. For all development adjacent to key frontages as illustrated on the zoning map, except single-family, two-family and multi-family dwellings, a minimum of fifty (50) percent of the street-facing principal building façade between two feet and eight feet above grade must be comprised of clear windows that allow views of indoor space or product display areas.

Minimum front yard setback	0 feet
Maximum front yard setback	10 feet, except as provided in section 16A.04(D)
Minimum required side yard	Side abutting residential districts or uses – 10 feet Side abutting other districts – 0 feet
Minimum required rear yard	Side abutting residential districts or uses – 25 feet Side abutting other districts – 0 feet
Maximum lot coverage	100%
Maximum building height	40 feet
Minimum lot area	None
Minimum lot width	None
Minimum building frontage	80% in primary front yards, except as provided in section 16A.04(D) 50% in secondary front yards where applicable, except as provided in section 16A.04(D)

- D. Single-family dwellings and two-family dwellings proposed in the MU District shall meet the following standards:
 - 1. Minimum front yard setback shall be 0 feet
 - 2. Maximum front yard setback shall be 25 feet.
 - 3. If an attached garage is proposed, such garage shall be offset such that it is set back at least 10 feet from the front-facing building façade.
 - 4. Minimum building frontage is not required.



Section 7. Amendment to Section 18.02 of Chapter 18. Subsection A. of Section 18.02, "Regulation," of Chapter 18, "Site Plan Review," of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended by the addition of sub-subsection 9 to read as follows:

9. MU Mixed Use District

Section 8. Amendment to Section 19.02 of Chapter 19. Subsection B. and C. of Section 19.02, "Location of parking," of Chapter 19, "Off-Street Parking And Loading," of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell are amended to read as follows:

- B. Except for the C-2 District and the MU District, the off-street parking required for nonresidential districts shall be located on each site or in parking lots within four hundred (400) feet of and readily accessible to each site.
- C. In the C-2 District and the MU District, parking shall be provided on the same lot as the use, unless the property adjoins or has access to a community parking lot or a common parking area maintained by participating property owners.

Section 9. Amendment to Section 20.08 of Chapter 20. Subsection C. of Section 20.08, "Permitted signs by zoning district," of Chapter 20, "Signs," of Appendix A, "Zoning," of the Code of Ordinances of the City of Lowell is amended to read as follows:

C. The following sign types shall be permitted in accord with the following regulations in the C-2 – Central Business District and the MU – Mixed Use District.

Type	Maximum Number	Maximum Area	Sign Height	Location
Projecting	1 per building wall facing a parking lot or public street	20 square feet	See Section 20.05. A, 4	Cannot extend more than 5 feet from building wall
Wall OR Marquee	1 per building wall facing a parking lot or public street	20% of the wall surface or 30% of marquee face, as applicable, or 50 square feet, whichever is less	See Section 20.05. A, 4	

Section 10. Publication. After its adoption, the Deputy City Clerk shall publish this ordinance or a summary thereof, as permitted by law, along with its date of adoption in the *Lowell Ledger*, a newspaper of general circulation in the City, at least ten (10) days before its effective date.

Section 11. Effective Date. This ordinance shall take effect ten (10) days after it, or a summary thereof, as permitted by law, along with the date of its adoption, is published in the *Lowell Ledger*, a newspaper of general circulation in the City.

YEAS: Councilmembers _____

NAYS: Councilmembers _____

ABSTAIN: Councilmembers _____

ABSENT: Councilmembers _____

ORDINANCE DECLARED ADOPTED.

Dated: February 2, 2015

Susan Ullery
Deputy City Clerk

CERTIFICATION

I, the undersigned Deputy City Clerk of the City of Lowell, Michigan (the "City"), certify that the above ordinance is a true and complete copy of an ordinance adopted at a regular meeting of the Lowell City Council held on February 2, 2015, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents and its effective date, was published in the *Lowell Ledger*, on _____, 2015. I further certify that the above ordinance was entered into the Ordinance Book of the City on _____, 2015, and was effective _____, 2015, ten (10) days after publication.

Dated: _____, 2015

Susan Ullery
Deputy City Clerk

**CITY OF LOWELL
KENT COUNTY, MICHIGAN**

ORDINANCE NO. 15-__

**AN ORDINANCE TO AMEND SECTION 3.02, "DISTRICT
BOUNDARIES," OF CHAPTER 3, "ZONING DISTRICTS – GENERAL,"
OF APPENDIX A, "ZONING," OF THE CODE OF ORDINANCES OF
THE CITY OF LOWELL**

Councilmember _____, supported by Councilmember _____,

moved the adoption of the following ordinance:

THE CITY OF LOWELL ORDAINS:

Section 1. Amendment to Section 3.02 of Chapter 3. Section 3.02, "District boundaries," of Chapter 3, "Zoning Districts - General," of Appendix A, "Zoning," of the Code of Ordinance of the City of Lowell is amended to amend the zone district classification of the real properties identified below from their existing classification to MU Mixed Use District.

Street Address	Permanent Parcel No.	Current Zone District Classification	New Zone District Classification
300 High Street S.E.	41-20-02-260-001	PF Public Facilities	MU Mixed Use
238 High Street S.E.	41-20-02-404-003	PF Public Facilities	MU Mixed Use
307 East Main Street S.E.	41-20-02-407-007	C-3 General Commercial	MU Mixed Use
309 East Main Street S.E.	41-20-02-407-008	C-3 General Commercial	MU Mixed Use
311 East Main Street S.E.	41-20-02-407-022	C-3 General Commercial	MU Mixed Use
317 East Main Street S.E.	41-20-02-407-027	C-3 General Commercial	MU Mixed Use
319 East Main Street S.E.	41-20-02-407-028	C-3 General Commercial	MU Mixed Use
321 East Main Street S.E.	41-20-02-407-029	C-3 General Commercial	MU Mixed Use
140 North Washington Street S.E.	41-20-02-407-021	C-3 General Commercial	MU Mixed Use
411 East Main Street S.E.	41-20-02-427-010	C-3 General Commercial	MU Mixed Use
413 East Main Street S.E.	41-20-02-427-011	C-3 General Commercial	MU Mixed Use
404 Avery Street S.E.	41-20-02-427-001	C-3 General Commercial	MU Mixed Use
427 East Main Street S.E.	41-20-02-427-008	C-3 General Commercial	MU Mixed Use
112 North Jefferson Street S.E.	41-20-02-427-007	C-3 General Commercial	MU Mixed Use
426 Avery Street S.E.	41-20-02-427-003	C-3 General Commercial	MU Mixed Use
503 East Main Street S.E.	41-20-02-428-014	C-3 General Commercial	MU Mixed Use
111 North Jefferson Street S.E.	41-20-02-428-003	C-3 General Commercial	MU Mixed Use
513 East Main Street S.E.	41-20-02-428-015	C-3 General Commercial	MU Mixed Use
517 East Main Street S.E.	41-20-02-428-009	C-3 General Commercial	MU Mixed Use
519 East Main Street S.E.	41-20-02-428-010	C-3 General Commercial	MU Mixed Use
312 East Main Street S.E.	41-20-02-430-014	C-2 Central Business	MU Mixed Use
318 East Main Street S.E.	41-20-02-430-012	C-2 Central Business	MU Mixed Use

414 East Main Street S.E.	41-20-02-431-014	C-3 General Commercial	MU Mixed Use
422 East Main Street S.E.	41-20-02-431-003	C-3 General Commercial	MU Mixed Use
430 East Main Street S.E.	41-20-02-431-004	C-3 General Commercial	MU Mixed Use
116 South Jefferson Street S.E.	41-20-02-431-005	C-3 General Commercial	MU Mixed Use
504 South Main Street S.E.	41-20-02-432-008	C-3 General Commercial	MU Mixed Use
121 South Jefferson Street S.E.	41-20-02-432-007	C-3 General Commercial	MU Mixed Use
512 East Main Street S.E.	41-20-02-432-002	C-3 General Commercial	MU Mixed Use

Section 2. Publication. After its adoption, the Deputy City Clerk shall publish this ordinance or a summary thereof, as permitted by law, along with its date of adoption in the *Lowell Ledger*, a newspaper of general circulation in the City, at least ten (10) days before its effective date.

Section 3. Effective Date. This ordinance shall take effect ten (10) days after it, or a summary thereof, as permitted by law, along with the date of its adoption, is published in the *Lowell Ledger*, a newspaper of general circulation in the City.

YEAS: Councilmembers _____

NAYS: Councilmembers _____

ABSTAIN: Councilmembers _____

ABSENT: Councilmembers _____

ORDINANCE DECLARED ADOPTED.

Dated: February 2, 2015

 Susan Ullery
 Deputy City Clerk

CERTIFICATION

I, the undersigned Deputy City Clerk of the City of Lowell, Michigan (the "City"), certify that the above ordinance is a true and complete copy of an ordinance adopted at a regular meeting of the Lowell City Council held on February 2, 2015, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents and its effective date, was published in the *Lowell Ledger*, on _____, 2015. I further certify that the above ordinance was entered into the Ordinance Book of the City on _____, 2015, and was effective _____, 2015, ten (10) days after publication.

Dated: _____, 2015

Susan Ullery
Deputy City Clerk

GRAPIDS 60857-994 349199v1



January 23, 2015

Mr. Mark Howe, Manager
City of Lowell
301 E. Main Street
Lowell, MI 49331

RE: 2015 Street Resurfacing Project Estimates

Dear Mr. Howe:

At your request, we have prepared preliminary total project cost estimates for resurfacing improvements to the following selected downtown street sections:

- Avery- Monroe to N. Jackson
- N. Monroe - Main to Avery
- N. Washington - Main to Avery
- N. Jefferson - Main to Avery
- N. Jackson - Main to Avery

In preparation of these estimates, each section was walked and photographed, and the conditions and quantities of the major components were noted and measured including pavement, curbing, driveway approaches, drainage structures, and sidewalk ramps.

General Observations and Assumptions Used in Estimate

- **Pavement Condition** - Each section is experiencing pavement failure in the form of alligator cracking and patched potholes.
- **Base Conditions** - These estimates assume that the existing base is in suitable condition and consist of acceptable granular material. This is typical of what we have observed in other areas throughout the City in our involvement over the past 20 years. The estimates do anticipate some enhancement of the base material as necessary depending on the rehabilitation method selected.
- **Curbs** - There are a variety of curb types within each section. Some curb sections include a gutter pan "F curb", while others are an "E curb", with no gutter pan. There are periodic curb failures in each section. These estimates assume removal and replacement of any section where the curb as failed.

- **Sidewalks** – The estimates do not include repair or replacement of any sidewalk sections except those required for sidewalk ramp improvements (see Sidewalk Ramps below).
- **Sidewalk Ramps** – None of the ramps in these street sections comply with current A.D.A. standards. The estimates include improvements to all sidewalk ramps outside of the MDOT R.O.W , upgrading these to meet current A.D.A. standards. The ramps on Main Street are not included in the estimates as they are within the MDOT R.O.W. and will be addressed by MDOT in their upcoming resurfacing of M-21.
- **Water & Sanitary Sewer** - No underground utility work is included in the estimates. For example, the Monroe and Washington sections have older, 4 inch diameter water mains. The cost of replacement of these lines, if desired is not included in the street rehabilitation estimates.
- **Driveways** – There are a variety of driveway approaches within each street section. In cases where there is no hard surface driveway approach, or the condition of the approach was completely deteriorated, the estimate assumes placement of a new approach within the road right of way (R.O.W.). The current estimates do not include repair or replacement to any other driveway approaches.
- **Paving Limits** – For the purpose of these estimates, the limits of the improvements for each section includes going thru the intersections in each direction to the tangent (spring line) of the curb radius.



Pavement Rehabilitation Options

Two options for resurfacing of these pavement sections are presented;

1. Edge Mill & Overlay
2. Full Pavement Remove and Resurface

1. **Edge Mill & Overlay** –Edge Milling is the process of milling the asphalt areas directly adjacent to concrete curbs, gutter pans, and metal structures such as manhole covers. Edge Milling enables the existing hard surface pavement to remain and does not substantially alter the pavement profile or drainage.

Generally, pavement overlays are used to restore surface course characteristics (smoothness, aesthetics) or add structural support to an existing pavement. However, the overlay needs to be placed on a structurally sound base. If an existing pavement is cracked or provides inadequate structural support these defects will often reflect through even the best-constructed overlay and cause premature pavement failure in the form of cracks and deformations. To maximize an overlays useful life, failed sections of the existing pavements should be patched or replaced and existing pavement cracks should be filled.

The estimates assume that milling would be 2 inches deep at the outside edges, tapering to the existing pavement surface 8 ft. from the outside edges. The remaining center of street would not be milled. It is further assumed that 2 inches of hot mix asphalt (HMA) will be placed over the entire road cross section. (see the attached cross sections).

The City recently used this treatment on Chatham Street west of Amity in 2014.

Pros

- The initial capital cost of this treatment is relatively lower than a full pavement remove and resurface option.
- Less material is removed from the work area reducing construction time.

Cons

- The success of this treatment is depending on the condition of the underlying pavement.
- Based on the sections being proposed, the remaining useful life for this treatment is projected to be 5 years.
- The net annual costs for this treatment is higher than a full pavement remove and resurface option.



2. **Full Pavement Removal and Resurface** – This treatment would involve the removal of all existing asphalt between the curbs, reshaping and enhancing the existing gravel base where needed and resurfacing the street with 3 inches of HMA. Removing the existing paved surface provides an opportunity to observe and correct any base deficiencies in addition to removing existing pavement patches. As such, this treatment is not dependent on the structural condition of the underlying pavement. (see the attached cross sections).

This treatment is similar to that used by the City for the most recent rehabilitation of Sibley Street in 2013 (west end) and for West & Pleasant Streets in 2012.

Pros

- All existing failed pavement is removed and replaced.
- Based on the sections being proposed, the remaining useful life for this treatment is projected to be at least 15 years.
- Stronger pavement section for anticipated truck traffic.
- The net annual costs for this treatment is lower than an edge mill and overlay treatment.



Cons

- Longer construction time required.
- The initial capital cost of this treatment is higher than an edge mill and overlay treatment.

Preliminary Pavement Rehabilitation Option Cost Estimates

Using the assumptions stated above, the tables below presents preliminary project cost estimates for each street section and rehabilitation option. Detailed estimates are attached.

Edge Mill & Resurface - 2 inch Overlay				
Street Section		Total Costs	Total Cost per Foot	Equivalent Capital Cost/year *
Monroe Street - Main to Avery		\$47,400	\$149	\$9,480
Washington Street - Main to Avery		\$27,500	\$88	\$5,500
Jefferson Street - Main to Avery		\$29,800	\$97	\$5,960
Jackson Street - Main to Avery		\$25,600	\$81	\$5,120
Avery Street - Monroe to N. Jackson		\$102,400	\$67	\$20,480
		\$232,700		\$46,540
<i>* Based on 5 year Useful Life</i>				

Full Pavement Removal and Resurface - 3 inch				
Street Section		Total Costs	Total Cost per Foot	Equivalent Capital Cost/year *
Monroe Street - Main to Avery		\$60,500	\$190	\$4,033
Washington Street - Main to Avery		\$37,100	\$119	\$2,473
Jefferson Street - Main to Avery		\$39,800	\$130	\$2,653
Jackson Street - Main to Avery		\$35,800	\$113	\$2,387
Avery Street - Monroe to N. Jackson		\$154,800	\$102	\$10,320
		\$328,000		\$21,867
<i>* Based on 15 year Useful Life</i>				

These estimates are independent of the City's on-going Downtown Placemaking Plan, but can be adjusted as necessary to match the final improvements identified by the Downtown Development Authority.

After you have had an opportunity to review this document, we would be happy to meet with you and discuss any questions you may have.

Sincerely,

Williams & Works

A handwritten signature in black ink, appearing to read "David Austin", written over a horizontal line.

David Austin, P.E.

attach:

cc: Kerwin Keen - Williams & Works



Avery Street





Monroe Street





Washington Street



Jefferson Street



Jackson Street





Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Avery Street - Monroe to N. Jackson

Project No.: _____

120x 28

Location: City of Lowell

Work: 2" HMA. Overlay, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	50	\$6.00	\$300
4	Rem Curb	Lft	138	\$3.00	\$414
5	Milling	Syd	2972	\$2.00	\$5,945
6	HMA Surface Rem	Syd	31	\$10.00	\$307
7	Manhole, Adjust	Ea	10	\$500.00	\$5,000
8	New MH Castings	Ea	10	\$500.00	\$5,000
9	Water Shutoff, Adjust	Ea	5	\$500.00	\$2,500
10	Sand Subbase	Cyd	0	\$8.00	\$0
11	Aggregate Base	Ton	25	\$30.00	\$750
12	HMA, 13A (estimated at 2")	Ton	650	\$75.00	\$48,750
13	Catch basin and manhole repair	Ea	10	\$500.00	\$5,000
14	Curb & Gutter, Conc	Ft	138	\$20.00	\$2,760
15	Concrete Driveway	Sft	200	\$6.00	\$1,200
16	Concrete Sidewalk	Sft	250	\$3.00	\$750
17	ADA ramps & detectable warning strips	Sft	0	\$6.00	\$0
18	Restoration	Syd	100	\$4.00	\$400
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$81,900

Contingencies @ 15% \$12,300

Engineering @ 10% \$8,200

Estimated Total Construction Cost \$102,400

By: Keen

Date: Aug-13

Chk'd: Austin



Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Monroe Street - Main to Avery Project No.:

318 x 36

Location: City of Lowell

Work: 2" HMA. Overlay, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	92	\$6.00	\$555
4	Rem Curb	Lft	227	\$3.00	\$681
5	Milling	Syd	622	\$2.00	\$1,244
6	HMA Surface Rem	Syd	50	\$10.00	\$504
7	Manhole, Adjust	Ea	9	\$500.00	\$4,500
8	New MH Castings	Ea	7	\$500.00	\$3,500
9	Water Shutoff, Adjust	Ea	4	\$500.00	\$2,000
10	Sand Subbase	Cyd	0	\$8.00	\$0
11	Aggregate Base	Ton	5	\$30.00	\$150
12	HMA, 13A (estimated at 2")	Ton	159	\$75.00	\$11,932
13	Catch basin and manhole repair	Ea	4	\$500.00	\$2,000
14	Curb & Gutter, Conc	Ft	227	\$20.00	\$4,540
15	Concrete Driveway	Sft	0	\$6.00	\$0
16	Concrete Sidewalk	Sft	832	\$3.00	\$2,496
17	ADA ramps & detectable warning strips	Sft	83	\$6.00	\$499
18	Restoration	Syd	100	\$4.00	\$400
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$37,900

Contingencies @ 15% \$5,700

Engineering @ 10% \$3,800

Estimated Total Construction Cost \$47,400

By: Keen

Date: Aug-13

Chk'd: Austin



Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Washington Street - Main to Avery

Project No.: _____

1204 x 33 + 315*27

Location: City of Lowell

Work: 2" HMA. Overlay, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	72	\$6.00	\$430
4	Rem Curb	Lft	40	\$3.00	\$120
5	Milling	Syd	610	\$2.00	\$1,220
6	HMA Surface Rem	Syd	8.89	\$10.00	\$89
7	Manhole, Adjust	Ea	3	\$500.00	\$1,500
8	New MH Castings	Ea	2	\$500.00	\$1,000
9	Water Shutoff, Adjust	Ea	1	\$500.00	\$500
10	Sand Subbase	Cyd	0	\$8.00	\$0
11	Aggregate Base	Ton	5	\$30.00	\$150
12	HMA, 13A (estimated at 2")	Ton	124	\$75.00	\$9,268
13	Catch basin and manhole repair	Ea	2	\$500.00	\$1,000
14	Curb & Gutter, Conc	Ft	40	\$20.00	\$800
15	Concrete Driveway	Sft	240	\$6.00	\$1,440
16	Concrete Sidewalk	Sft	405	\$3.00	\$1,215
17	ADA ramps & detectable warning strips	Sft	40	\$6.00	\$240
18	Restoration	Syd	50	\$4.00	\$200
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$22,000

Contingencies @ 15% \$3,300

Engineering @ 10% \$2,200

Estimated Total Construction Cost \$27,500

By: Keen

Date: Aug-13

Chk'd: Austin



Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Jefferson Street - Main to Avery Project No.: _____

Location: City of Lowell

Work: 2" HMA. Overlay, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	61	\$6.00	\$367
4	Rem Curb	Lft	92	\$3.00	\$276
5	Milling	Syd	600	\$2.00	\$1,201
6	HMA Surface Rem	Syd	20	\$10.00	\$204
7	Manhole, Adjust	Ea	3	\$500.00	\$1,500
8	New MH Castings	Ea	2	\$500.00	\$1,000
9	Water Shutoff, Adjust	Ea	1	\$500.00	\$500
10	Sand Subbase	Cyd	0	\$8.00	\$0
11	Aggregate Base	Ton	5	\$30.00	\$150
12	HMA, 13A (estimated at 2")	Ton	136	\$75.00	\$10,226
13	Catch basin and manhole repair	Ea	3	\$500.00	\$1,500
14	Curb & Gutter, Conc	Ft	92	\$20.00	\$1,840
15	Concrete Driveway	Sft	0	\$6.00	\$0
16	Concrete Sidewalk	Sft	550	\$3.00	\$1,650
17	ADA ramps & detectable warning strips	Sft	55	\$6.00	\$330
18	Restoration	Syd	50	\$4.00	\$200
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$23,800

Contingencies @ 15% \$3,600

Engineering @ 10% \$2,400

Estimated Total Construction Cost \$29,800

By: Keen

Date: Aug-13

Chk'd: Austin



Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Jackson Street - Main to Avery Project No.: _____

1204 x 33 + 315*27

Location: City of Lowell

Work: 2" HMA. Overlay, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	29	\$6.00	\$173
4	Rem Curb	Lft	31	\$3.00	\$93
5	Milling	Syd	618	\$2.00	\$1,236
6	HMA Surface Rem	Syd	7	\$10.00	\$69
7	Manhole, Adjust	Ea	2	\$500.00	\$1,000
8	New MH Castings	Ea	2	\$500.00	\$1,000
9	Water Shutoff, Adjust	Ea	1	\$500.00	\$500
10	Sand Subbase	Cyd	0	\$8.00	\$0
11	Aggregate Base	Ton	5	\$30.00	\$150
12	HMA, 13A (estimated at 2")	Ton	140	\$75.00	\$10,503
13	Catch basin and manhole repair	Ea	2	\$500.00	\$1,000
14	Curb & Gutter, Conc	Ft	31	\$20.00	\$620
15	Concrete Driveway	Sft	0	\$6.00	\$0
16	Concrete Sidewalk	Sft	260	\$3.00	\$780
17	ADA ramps & detectable warning strips	Sft	30	\$6.00	\$180
18	Restoration	Syd	50	\$4.00	\$200
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$20,400

Contingencies @ 15% \$3,100

Engineering @ 10% \$2,100

Estimated Total Construction Cost \$25,600

By: Keen

Date: Aug-13

Chk'd: Austin



Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Avery Street - Monroe to N. Jackson

Project No.: _____

1204 x 33 + 315*27

Location: City of Lowell

Work: 3" HMA. Remove and Resurface, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	50	\$6.00	\$300
4	Rem Curb	Lft	138	\$3.00	\$414
5	Milling	Syd	0	\$2.00	\$0
6	HMA Surface Rem	Syd	3000	\$3.00	\$9,000
7	Manhole, Adjust	Ea	10	\$500.00	\$5,000
8	New MH Castings	Ea	10	\$500.00	\$5,000
9	Water Shutoff, Adjust	Ea	5	\$500.00	\$2,500
10	Grading	Sta	15	\$500.00	\$7,500
11	Aggregate Base	Ton	155	\$30.00	\$4,650
12	HMA, 13A (estimated at 3")	Ton	1020	\$75.00	\$76,500
13	Catch basin and manhole repair	Ea	10	\$500.00	\$5,000
14	Curb & Gutter, Conc	Ft	138	\$20.00	\$2,760
15	Concrete Driveway	Sft	200	\$6.00	\$1,200
16	Concrete Sidewalk	Sft	250	\$3.00	\$750
17	ADA ramps & detectable warning strips	Sft	0	\$6.00	\$0
18	Restoration	Syd	100	\$4.00	\$400
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$123,800

Contingencies @ 15% \$18,600

Engineering @ 10% \$12,400

Estimated Total Construction Cost \$154,800

By: Keen

Date: Aug-13

Chk'd: Austin



Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Monroe Street - Main to Avery Project No.: _____
318 x 36
 Location: City of Lowell
 Work: 3" HMA. Remove and Resurface, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	92	\$6.00	\$555
4	Rem Curb	Lft	227	\$3.00	\$681
5	Milling	Syd	0	\$2.00	\$0
6	HMA Surface Rem	Syd	1272	\$3.00	\$3,816
7	Manhole, Adjust	Ea	9	\$500.00	\$4,500
8	New MH Castings	Ea	7	\$500.00	\$3,500
9	Water Shutoff, Adjust	Ea	4	\$500.00	\$2,000
10	Grading	Sta	3	\$500.00	\$1,500
11	Aggregate Base	Ton	35	\$30.00	\$1,050
12	HMA, 13A (estimated at 3")	Ton	239	\$75.00	\$17,898
13	Catch basin and manhole repair	Ea	4	\$500.00	\$2,000
14	Curb & Gutter, Conc	Ft	227	\$20.00	\$4,540
15	Concrete Driveway	Sft	0	\$6.00	\$0
16	Concrete Sidewalk	Sft	832	\$3.00	\$2,496
17	ADA ramps & detectable warning strips	Sft	83	\$6.00	\$499
18	Restoration	Syd	100	\$4.00	\$400
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$48,300

Contingencies @ 15% \$7,300

Engineering @ 10% \$4,900

Estimated Total Construction Cost \$60,500

By: Keen Date: Aug-13 Chk'd: Austin



Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Washington Street - Main to Avery

Project No.: _____

1204 x 33 + 315*27

Location: City of Lowell

Work: 3" HMA. Remove and Resurface, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	72	\$6.00	\$430
4	Rem Curb	Lft	40	\$3.00	\$120
5	Milling	Syd	0	\$2.00	\$0
6	HMA Surface Rem	Syd	610	\$3.00	\$1,830
7	Manhole, Adjust	Ea	3	\$500.00	\$1,500
8	New MH Castings	Ea	2	\$500.00	\$1,000
9	Water Shutoff, Adjust	Ea	1	\$500.00	\$500
10	Grading	Sta	3	\$500.00	\$1,500
11	Aggregate Base	Ton	35	\$30.00	\$1,050
12	HMA, 13A (estimated at 3")	Ton	185	\$75.00	\$13,901
13	Catch basin and manhole repair	Ea	2	\$500.00	\$1,000
14	Curb & Gutter, Conc	Ft	40	\$20.00	\$800
15	Concrete Driveway	Sft	240	\$6.00	\$1,440
16	Concrete Sidewalk	Sft	405	\$3.00	\$1,215
17	ADA ramps & detectable warning strips	Sft	40	\$6.00	\$240
18	Restoration	Syd	50	\$4.00	\$200
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$29,600

Contingencies @ 15% \$4,500

Engineering @ 10% \$3,000

Estimated Total Construction Cost \$37,100

By: Keen

Date: Aug-13

Chk'd: Austin



Phone: (616) 224-1500

Fax: (616) 224-1501

Preliminary Construction Cost Estimate

Project: Jefferson Street - Main to Avery

Project No.: _____

Location: City of Lowell

Work: 3" HMA. Remove and Resurface, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	61	\$6.00	\$367
4	Rem Curb	Lft	92	\$3.00	\$276
5	Milling	Syd	0	\$2.00	\$0
6	HMA Surface Rem	Syd	620	\$3.00	\$1,860
7	Manhole, Adjust	Ea	3	\$500.00	\$1,500
8	New MH Castings	Ea	2	\$500.00	\$1,000
9	Water Shutoff, Adjust	Ea	1	\$500.00	\$500
10	Grading	Sta	3	\$500.00	\$1,500
11	Aggregate Base	Ton	35	\$30.00	\$1,050
12	HMA, 13A (estimated at 3")	Ton	205	\$75.00	\$15,338
13	Catch basin and manhole repair	Ea	3	\$500.00	\$1,500
14	Curb & Gutter, Conc	Ft	92	\$20.00	\$1,840
15	Concrete Driveway	Sft	0	\$6.00	\$0
16	Concrete Sidewalk	Sft	550	\$3.00	\$1,650
17	ADA ramps & detectable warning strips	Sft	55	\$6.00	\$330
18	Restoration	Syd	50	\$4.00	\$200
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$31,800

Contingencies @ 15% \$4,800

Engineering @ 10% \$3,200

Estimated Total Construction Cost \$39,800

By: Keen

Date: Aug-13

Chk'd: Austin



Phone: (616) 224-1500

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Preliminary Construction Cost Estimate

Project: Jackson Street - Main to Avery **Project No.:** _____

1204 x 33 + 315*27

Location: City of Lowell

Work: 3" HMA. Remove and Resurface, Intermittant Conc Curb and Gutter replacement

Item No.	Work Item	Unit	Est. Quantity	Unit Price	Amount
1	Mobilization	L.S.	1	\$1,000.00	\$1,000
2	Soil Erosion & Sedimentation Control	L.S.	1	\$800.00	\$800
3	Conc drive and sidewalk remove	Syd	29	\$6.00	\$173
4	Rem Curb	Lft	31	\$3.00	\$93
5	Milling	Syd	0	\$2.00	\$0
6	HMA Surface Rem	Syd	620	\$3.00	\$1,860
7	Manhole, Adjust	Ea	2	\$500.00	\$1,000
8	New MH Castings	Ea	2	\$500.00	\$1,000
9	Water Shutoff, Adjust	Ea	1	\$500.00	\$500
10	Grading	Sta	3	\$500.00	\$1,500
11	Aggregate Base	Ton	35	\$30.00	\$1,050
12	HMA, 13A (estimated at 3")	Ton	210	\$75.00	\$15,754
13	Catch basin and manhole repair	Ea	2	\$500.00	\$1,000
14	Curb & Gutter, Conc	Ft	31	\$20.00	\$620
15	Concrete Driveway	Sft	0	\$6.00	\$0
16	Concrete Sidewalk	Sft	260	\$3.00	\$780
17	ADA ramps & detectable warning strips	Sft	30	\$6.00	\$180
18	Restoration	Syd	50	\$4.00	\$200
19	Maintiaing Traffic	LS	1	\$1,000.00	\$1,000

Subtotal \$28,600

Contingencies @ 15% \$4,300

Engineering @ 10% \$2,900

Estimated Total Construction Cost \$35,800

By: Keen

Date: Aug-13

Chk'd: Austin




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CITY MANAGER'S REPORT
February 2, 2015

1. The Downtown Placemaking Plan is set to be presented to the Downtown Development Authority at its February 12 meeting. In addition, the DDA is starting the process of updating its development plan by identifying long-term priorities.
2. With the new year we are starting to receive a number of zoning inquiries relating to development projects in the community. This is a good sign that the economy is recovering and good news for the quality of life for our residents.
3. I have been spending some time during the past few weeks reviewing our sidewalk replacement program, prior action taken by the council regarding sidewalks, current ordinances and policies in place, and our criteria used to require sidewalk replacement. I hope to have this organized in a way that I can facilitate a discussion with you in the near future to review our current ordinance and policies and also our criteria for replacement.

Respectfully submitted,


Mark Howe, City Manager