



**AGENDA
CITY COMMISSION MEETING
WEDNESDAY, JANUARY 13, 2021
ELECTRONIC**

Members of the public can attend online at:

<https://us02web.zoom.us/j/82850255136>

OR by calling in to 1-312-626-6799 and using the Webinar ID: 828 5025 5136

Members of the public can also view the meeting online at:

<https://youtu.be/ajpyzYuWHI8>

REGULAR MEETING 6:00 P.M.

1. CALL TO ORDER BY MAYOR
2. PLEDGE OF ALLEGIANCE
3. INVOCATION
4. ROLL CALL
5. PROCLAMATIONS / PRESENTATIONS
 - A. Resolution for Representative Aaron Miller – Mayor Robert Hile
6. VISITORS – (Public comments for items not listed as agenda items)
7. APPROVAL OF AGENDA
8. APPROVAL OF CONSENT AGENDA (agenda on next page)
9. UNFINISHED BUSINESS
10. NEW BUSINESS
 - A. Re-Zoning of 118 & 120 S. Monroe St. – William Prichard
 - B. Fire Department Aerial Apparatus Bid – Ryan Banaszak
11. COMMISSIONER / STAFF COMMENTS
12. CLOSED SESSION – Purchase of Property
13. ADJOURN

CONSENT AGENDA

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the December 21, 2020 regular meeting as presented.

8B. Pay Bills

AUTHORIZE the payment of the City bills in the amount of \$2,378,746.24 as presented.

8C. Winter Blues

APPROVE the requests for Winter Blues on January 15th, 2021 as presented.

Manager's Report

JANUARY 13, 2021



Submitted by:

A handwritten signature in dark ink, appearing to read "Michael L. Hughes".

Michael L. Hughes
City Manager

5. Presentations

A. Resolution for Representative Aaron Miller

Staff: Mayor Robert Hile

Included in your packet is a Resolution for Representative Aaron Miller.

8. Consent Agenda

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the Consent Agenda for January 13, 2021 as presented.

Staff Recommendation:

APPROVE

8A. Action of Minutes of Previous Meetings

Consent Agenda Motion:

APPROVE the minutes from the December 21, 2020 regular meeting as presented.

8B. Pay Bills

Consent Agenda Motion:

AUTHORIZE the payment of the City bills in the amount of \$2,378,746.24 as presented.

8C. Winter Blues

The Downtown Development Authority will be hosting Winter Blues on Friday, January 15th. The event is scheduled to include several ice carvers creating sculptures outside on the sidewalk as well as music at individual businesses and a food truck.

The DDA is asking to set up ice carvers and their sculptures in front of Five Lakes Coffee, the Open Door Gallery, The Craftsman's Daughter, and Fiebig Jewelers. They are also requesting the City allow parking of a food truck on Pleasant Ave. on the 15th.

Consent Agenda Motion:

APPROVE the requests for Winter Blues on January 15th, 2021 as presented.

10. New Business

A. Re-Zoning of 118 & 120 S. Monroe St.

Staff: William Prichard

A zoning district change has been requested by Jamie Crites for the properties located at 118 S. Monroe Street and 120 S. Monroe Street. The request is to change the zoning district of the properties from Central Business (B-C) to Residential 4 (R-4).

If the rezoning is approved, the owner would change the use of 118 S. Monroe from a business use to a single-family residential dwelling. The use of 120 S. Monroe would remain unchanged and continue as a two-family dwelling (duplex).

The Future Land Use Map identifies these properties as Central Business District. Despite the Future Land Use designation, these properties are adjacent to residential uses and the property at 120 S. Monroe is currently a two-family residential dwelling. The property at 118 S. Monroe was previously a residential property which had been used as a commercial office.

The Planning Commission held a public hearing at their December 15, 2020 meeting regarding the rezoning of the property. At that meeting the Planning Commission voted to recommend the rezoning to the City Commission.

Proposed Motion:

Move that the Sturgis City Commission CONSIDER/NOT CONSIDER this the first reading of an amendment to the Zoning Code, Article III pertaining to rezoning of 118 S. Monroe Street and 120 S. Monroe Street from the Central Business (BC) zoning district to Residential 4 (R-4) zoning district as presented.

Staff Recommendation:

CONSIDER

Included in your packet:

1. Zoning Map – 118 & 120 S. Monroe Street
2. Future Land Use Map – 118 & 120 S. Monroe Street

10. New Business

B. Fire Department Aerial Apparatus Bid

Staff: Ryan Banaszak

The City staff is proposing the purchase of a new aerial fire apparatus to replace the 2000 Pierce, 95' aerial apparatus currently in the fleet. The purchase of the apparatus is planned to be included in the proposed budget for fiscal year 2021-2022.

Under the current fleet plan, the replacement of the 2000 Pierce aerial apparatus is set at 20 years. As with any piece of aging equipment, this unit is starting to develop costly issues. Since 2017 the apparatus has been repaired 11 times. Another factor to consider is the ladder warranty expires on December 31, 2021. As part of NFPA 1911 and OSHA standards, for emergency vehicle use, the apparatus must be inspected annually. Should the ladder fail the annual inspection for any reason, the truck would be placed out of service and repairs to the ladder could reach up to one million dollars. It should also be noted that if the ladder fails, the value of the apparatus diminishes to near scrap value.

City staff proposes proceeding with a bid process for a new aerial apparatus. Staff is working with City Mechanic, Dennis Hetman, on recommendations for the engine and transmission. Included with your packet is a list of proposed bid specifications as well as a letter from Director of Public Safety, Ryan Banaszak.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the request to bid a new aerial apparatus as presented.

Staff Recommendation:

APPROVE

Included in your packet:

1. Letter from Ryan Banaszak
2. Proposed Bid Specifications

Noteworthy Meetings / Events

- Chamber Board Meeting | December 22nd
- Employee Appreciation Awards Virtual Presentation | December 23rd
- DDA Board Meeting | January 6th

Upcoming Events

- Winter Blues | Downtown | 5:30pm-9:00pm | January 15th

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 5A

CITY OF STURGIS

RESOLUTION FOR REPRESENTATIVE AARON MILLER

WHEREAS, Aaron Miller, a Sturgis native, who graduated from Sturgis High School in 2006 and Western Michigan University in 2010, was elected to serve the 59th District in the Michigan House of Representatives in 2014, 2016, and 2018 for the Constitutional maximum of three terms; and

WHEREAS, during his time in office, Representative Miller made service to his constituents, including residents of the City of Sturgis, St. Joseph County, and all those in the 59th District a top priority; and

WHEREAS, Representative Miller was always willing to meet, listen and learn about constituent concerns and issues; and

WHEREAS, Representative Miller helped pass notable legislation making water withdrawal based on more science, establishing the first-ever state dark sky preserve on county property at Lawless Park in Cass County, protecting the mental health counselor profession, and passing auto insurance reform; and

WHEREAS, Representative Miller served the legislature in many committee and leadership positions over his time in office including as Chair of the House Elections and Ethics committee, as majority Vice Chair on the House Appropriations committee, as chair of the School Aid subcommittee, the Michigan State Police subcommittee, the Department of Education subcommittee and the Department of Military and Veterans Affairs subcommittee as well as a member of the Transportation subcommittee; and

WHEREAS, Representative Miller always made himself available to the City of Sturgis regarding issues of impact to our local government; and

WHEREAS, Representative Miller's final term in office ended on January 1st, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STURGIS: would like to thank Representative Aaron Miller for his commitment to public service and contributions to the City of Sturgis, St. Joseph County, and residents of the 59th District during his three (3) terms of Service in the Michigan House of Representatives.

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 8A

**REGULAR MEETING - STURGIS CITY COMMISSION
MONDAY, DECEMBER 21, 2020
ELECTRONIC/VIRTUAL**

Mayor Hile called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Pastor Cal Kolzow, Trinity Lutheran Church

Commissioners present: Bir, Klinger, Wickey, Malone, Smith, Littman, Good, Vice-Mayor Mullins, Mayor Hile

Commissioners absent: None

Also present: City Attorney, City Manager, Assistant City Manager, Public Safety Director, Electric Department Superintendent, City Engineer, City Controller, City Clerk

Electric Department Superintendent John Griffith provided an update on a Distributed Energy Resource Rider that was developed to address customer owned solar generation that is located on the customer's side of the meter. Discussion followed.

Andrew, Centreville, MI explained that he has submitted a petition regarding opposition to new electric transmission lines.

Moved by Comm. Littman and seconded by Comm. Bir to approve the agenda as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Moved by Comm. Littman and seconded by Comm. Bir to approve the Consent Agenda of December 21, 2020 as presented.

8A. Action of Minutes of Previous Meetings

APPROVE the minutes from the December 9, 2020 regular meeting as presented.

8B. Pay Bills

AUTHORIZE the payment of the City bills in the amount of \$1,576,955.57 as presented.

8C. City Subdivision II Easements

APPROVE the Declaration of Easement for City Subdivision II as presented.

8D. PILOT Agreement Amendments Second Reading

CONSIDER this the second reading of and APPROVE an amendment to the City Code of Ordinances, Chapter 2, Sections 2-307 and 2-308 pertaining to the date of automatic repeal of the tax exemptions for St. Joseph Street Lofts and Monroe Street Lofts as presented effective January 15, 2021.

AMENDMENT TO THE ORDINANCES OF THE CITY OF STURGIS PROVIDING AN
EXTENDED TIMEFRAME FOR TAX EXEMPTIONS FOR ST. JOSEPH STREET LOFTS AND
MONROE STREET LOFTS

An ordinance to amend Chapter 2, Sections 2-307 and 2-308 of the Ordinances of the City of Sturgis regarding the date of automatic repeal of the tax exemptions for St. Joseph Street Lofts and Monroe Street Lofts and to provide for an effective date of this Ordinance.

WHEREAS, the City of Sturgis has determined that it is in the best interest of the residents of the City to add tax exemptions and set a fee in lieu of taxes for St. Joseph Street Lofts, a development providing housing for individuals and/or families of low to moderate income, and Monroe Street Lofts, a development providing housing for seniors of low to moderate income; and

WHEREAS, both projects require an extended timeframe to apply for low income housing tax credits through the Michigan State Housing Development Authority due to COVID-19.

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan, ordains:

Part II – Chapter 2, Article IV, Division 1 is hereby amended as follows, effective as of January 15th, 2021:

Sec. 2-307. - Tax exemption for St. Joseph Street Lofts and fee in lieu of taxes.

- (a) Purpose. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City of Sturgis is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the City of Sturgis will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this section for tax exemption and the service charge in lieu of all ad valorem taxes during the period contemplated in this section are essential to the determination of economic feasibility of the housing development that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City of Sturgis acknowledges that the sponsor (as defined below) has offered, subject to receipt of an allocation under the LIHTC Program by the Michigan State Housing Development Authority, to construct, own and operate a housing development identified as St. Joseph Street Lofts on certain property located at 303 St. Joseph Street, parcel identification number 052-040-101-00 in the City of Sturgis to serve low income persons and families, and that the sponsor has offered to pay the city on account of this housing development an annual service charge for public services in lieu of all ad valorem property taxes.

...

- (m) Effective date and automatic repeal. This ordinance section shall become effective 20 days after its passage, as provided in the City of Sturgis Charter. In the event the sponsor does not receive an award of a low-income housing tax credit for the housing development from the authority on or before August 31, 2022, this section shall be automatically repealed without further action of the city.

Sec. 2-308. - Tax exemption for Monroe Street Lofts and fee in lieu of taxes.

- (a) Purpose. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City of Sturgis is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income seniors is a public necessity, and as the City of Sturgis will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this section for tax exemption and the service charge in lieu of all ad valorem taxes during the period contemplated in this section are essential to the determination of economic feasibility of the housing development that is constructed with financing extended in reliance on such tax exemption.

The City of Sturgis acknowledges that the sponsor (as defined below) has offered, subject to receipt of an allocation under the LIHTC Program by the Michigan State Housing Development Authority, to construct, own and operate a housing development identified as Monroe Street Lofts to serve low income seniors, and that the sponsor has offered to pay the city on account of this housing project an annual service charge for public services in lieu of all ad valorem property taxes. Monroe Street Lofts will be established on certain property located at 200 E. Chicago Road, parcel identification number 052-040-218-00, and 111 N. Monroe Street, parcel identification number 052-040-214-00, in the City of Sturgis; these parcels may in the future be combined as provided for under Michigan State law and the City of Sturgis Code of Ordinances.

...

- (m) Effective date and automatic repeal. This ordinance section shall become effective 20 days after its passage, as provided in the City of Sturgis Charter. In the event the sponsor does not receive an award of a low-income housing tax credit for the housing development from the authority on or before August 31, 2022, this section shall be automatically repealed without further action of the city.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

Mayor Hile opened the Public Hearing for consideration of Pleasant Avenue Sidewalk Special Assessment District.

City Engineer Barry Cox provided details on the Special Assessment District.

There were no comments from the public.

Mayor Hile closed the Public Hearing.

Moved by Comm. Bir and seconded by Comm. Good to approve Special Assessment Roll #2020-01 as presented.

Voting yea: Nine Voting nay: None MOTION CARRIED

Moved by Comm. Bir and seconded by Comm. Good to approve the spread of Special Assessment Roll #2020-01 by the City Clerk and set the interest rate of sidewalk assessments at five percent over a five-year period.

Voting yea: Nine Voting nay: None MOTION CARRIED

City Engineer Barry Cox provided information on a task order for design of St. Joseph Street reconstruction project. Discussion followed.

Moved by Comm. Bir and seconded by Comm. Klinger to approve the Professional Services Agreement with Fishbeck, Inc. for design phase services for the St. Joseph Street Reconstruction Project in the amount of one hundred eighteen thousand, four hundred ninety dollars (\$118,490.00) and authorize City Manager Michael Hughes to sign all necessary documents.

Voting yea: Nine Voting nay: None MOTION CARRIED

Electric Department Superintendent John Griffith provided information on PA 342 which mandates certain energy efficiency and renewable energy goals. Discussion followed.

City Manager Michael Hughes provided information on the current grant writer agreement and a proposed new relationship. Discussion followed.

Moved by Comm. Good and seconded by Comm. Klinger to approve the Termination of Shared Grant Writer Memorandum of Understanding as presented.

Voting yea: Nine Voting nay: None MOTION CARRIED

Moved by Comm. Good and seconded by Comm. Smith to approve Grant Writer Funding Memorandum of Understanding with the Sturgis Area Community Foundation as presented.

Voting yea: Nine Voting nay: None MOTION CARRIED

Moved by Comm. Good and seconded by Comm. Wickey to approve the Grantsmanship Consulting LLC and City of Sturgis Contract/Letter of Agreement as presented.

Voting yea: Nine Voting nay: None MOTION CARRIED

City Manager Michael Hughes provided details on a proposed COVID-19 Paid Leave time policy which would include 4 hours of paid leave time for hourly employees for every 40 hours worked during the period of 3/16/20 and 5/25/20 and providing 16 hours of paid leave for salaried employees that worked more than 50% onsite during the same time period. Discussion followed.

Moved by Comm. Bir and seconded by Comm. Mullins to approve the COVID-19 Paid Leave time policy as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Clerk/Treasurer Kenneth Rhodes provided information on the three applications for the vacant District Library Board position. Discussion followed.

Moved by Comm. Mullins and seconded by Comm. Good to appoint Joyce Haas to the Sturgis District Library Board through May 2022.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

City Clerk/Treasurer Kenneth Rhodes provided information on the proposed 2021 City Commission meeting dates. Discussion followed.

Moved by Comm. Bir and seconded by Comm. Klinger to approve the 2021 Commission Meeting schedule as presented.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

The City Commission congratulated Electric Department Superintendent John Griffith on his upcoming retirement.

The meeting was adjourned at 8:05 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 8B

Date	Check#	Vendor	Vendor Name	Amount
Manual Checks				
12-21-2020	238830M	04431	QUALITY ASPHALT PAVING INC	59,193.11
12-22-2020	238831M	04770	PARRISH EXCAVATING INC	375,416.94
12-23-2020	PR0546M	00061	CITY OF STURGIS PAYROLL	268,697.43
12-21-2020	T13327M	04197	MI PUBLIC POWER AGENCY	186,771.72
12-15-2020	T13328M	04524	ALERUS FINANCIAL	23,015.00
12-23-2020	T13329M	04088	BLUE CROSS BLUE SHIELD OF MI	9,275.03
12-30-2020	T13330M	00108	STATE OF MICHIGAN	46,509.55
12-29-2020	T13331M	05123	COMERICA BANK-INST TRUST SERV	21,668.89
01-04-2021	T13332M	03770	MICHIGAN GAS UTILITIES	141.80
01-04-2021	T13333M	00197	CITY OF STURGIS UTILITIES	14,183.30
01-12-2021	T13334M	00197	CITY OF STURGIS UTILITIES	12,558.95
01-20-2021	T13335M	00197	CITY OF STURGIS UTILITIES	9,504.00
01-06-2021	T13336M	03770	MICHIGAN GAS UTILITIES	32.19
01-07-2021	T13337M	03770	MICHIGAN GAS UTILITIES	923.90
01-07-2021	T13338M	03770	MICHIGAN GAS UTILITIES	144.54
01-08-2021	T13339M	03770	MICHIGAN GAS UTILITIES	41.00
01-08-2021	T13340M	03770	MICHIGAN GAS UTILITIES	1,101.20
12-28-2020	T13341M	04197	MI PUBLIC POWER AGENCY	183,790.30
12-30-2020	T13342M	04088	BLUE CROSS BLUE SHIELD OF MI	10,882.94
12-23-2020	T13343M	00062	CITY OF STURGIS-EMPLOYEE INS	51,184.80
12-23-2020	T13344M	00063	CITY OF STURGIS TAX TRANSFER	15,184.29
12-23-2020	T13345M	04294	CITY OF STURGIS-BASIC/SBT	146.30
12-23-2020	T13346M	05588	ALERUS FINANCIAL/MERS TRANSFER	2,191.02
12-23-2020	T13347M	00064	INTL CITY MGMT ASSOC RETR CORP	6,013.99
12-23-2020	T13348M	00065	DOYLE MEMBERSHIP TRANSFER	4,170.77
12-23-2020	T13349M	05123	COMERICA BANK-INST TRUST SERV	26,384.61
12-23-2020	T13350M	03229	CITY OF STURGIS-WORKERS COMP	2,732.70
Automatic Checks				
01-13-2021	238832	00110	A & K PRINTING & POOLS	402.50
01-13-2021	238833	00850	ACE-TEX ENTERPRISES	131.77
01-13-2021	238834	00066	ACTION QUICK PRINT PLUS	840.00
01-13-2021	238835	00814	AIS CONSTRUCTION EQUIPMENT COR	158,322.00
01-13-2021	238836	00332	ALEXANDER CHEMICAL CORP	16.50
01-13-2021	238837	06102	ALLIED FIRE SALES & SERVICE	132.71
01-13-2021	238838	00335	ALTEC INDUSTRIES, INC.	857.35
01-13-2021	238839	00296	ANDREA M BARNARD	155.75
01-13-2021	238840	00296	ANTONIO REYES CAMARGO	56.05
01-13-2021	238841	04696	APX INC	121.66
01-13-2021	238842	05656	AXON ENTERPRISE INC	11,676.00
01-13-2021	238843	05634	BARTELT AVIATION	549.37
01-13-2021	238844	04292	BASIC	181.00
01-13-2021	238845	05640	BECKETT & RAEDER	375.00
01-13-2021	238846	05634	BEL-AIRE HEATING & COOLING	160.00
01-13-2021	238847	00296	BERENICE MONTOYA	45.71
01-13-2021	238848	05731	BIO TECH AGRONOMICS INC	39,882.00
01-13-2021	238849	00072	BIRD SCHESKE REED &	9,017.00
01-13-2021	238850	02749	HARLAN BLOOD	15.00
01-13-2021	238851	00132	BOFA INC	286.00
01-13-2021	238852	04917	BRONNERS DISPLAY & SIGN	2,022.00
01-13-2021	238853	01283	BYCE & ASSOCIATES INC	625.00
01-13-2021	238854	03343	BYLER ELECTRIC INC	4,261.90

Date	Check#	Vendor	Vendor Name	Amount
01-13-2021	238855	00296	BYRON M PRISOCK	6.51
01-13-2021	238856	05929	FACTUAL DATA	50.00
01-13-2021	238857	00315	CENTURYLINK	172.66
01-13-2021	238858	00001	CREATIVE MICROSYSTEMS INC	31,602.93
01-13-2021	238859	04859	COFESSCO FIRE PROTECTION LLC	757.63
01-13-2021	238860	05887	CONTRACT LAND STAFF LLC	2,796.22
01-13-2021	238861	05863	COTTIN'S HARDWARE	331.91
01-13-2021	238862	00152	CULLIGAN WATER CONDITIONING	63.00
01-13-2021	238863	05694	CUMMINS INC	6,584.80
01-13-2021	238864	04998	D & D FENCING	5,447.00
01-13-2021	238865	02005	DELL MARKETING LP	5,798.49
01-13-2021	238866	05718	ENLOW ENVIRO LLC	2,995.41
01-13-2021	238867	00296	ERIN F BLAIR	45.02
01-13-2021	238868	01847	ESTUDIO DESIGN LLC	220.00
01-13-2021	238869	01636	EXECUTECH INC	175.99
01-13-2021	238870	04379	F & S ELECTRIC LLC	644.38
01-13-2021	238871	00296	FAWN RIVER APTS	29.85
01-13-2021	238872	05151	FAWN RIVER MECHANICAL LLC	540.00
01-13-2021	238873	00091	FEDERAL EXPRESS	77.59
01-13-2021	238874	00776	FLEIS & VANDENBRINK	28,360.57
01-13-2021	238875	00296	FOX CORPORATE HOUSING	38.03
01-13-2021	238876	04389	FRONTIER COMMUNICATIONS A	3,410.66
01-13-2021	238877	02082	GECKO SECURITY LLC	690.00
01-13-2021	238878	04002	GENESIS LAMP CORP	988.56
01-13-2021	238879	00183	W W GRAINGER INC	975.98
01-13-2021	238880	04243	GRP ENGINEERING INC	2,827.00
01-13-2021	238881	00578	HAVEL	10,000.00
01-13-2021	238882	04922	HUTSON ASSESSING INC	4,653.00
01-13-2021	238883	05809	IMAGE TREND INC	2,652.25
01-13-2021	238884	00296	JEAN E FULLER	21.52
01-13-2021	238885	00296	JOAN R BRADWELL	38.42
01-13-2021	238886	05842	JOHN DEERE FINANCIAL	47.39
01-13-2021	238887	00020	KENDRICK STATIONERS INC	406.48
01-13-2021	238888	01615	KENNEDY INDUSTRIES INC.	1,367.25
01-13-2021	238889	04707	KENT POWER INC	76,726.62
01-13-2021	238890	05460	LAFONTAINE CHRYSLER DODGE	49,237.70
01-13-2021	238891	05977	LAKELAND INTERNET LLC	106.94
01-13-2021	238892	00394	LAWSON-FISHER ASSOCIATES PC	3,693.59
01-13-2021	238893	03684	LEXISNEXIS RISK SOLUTIONS	300.00
01-13-2021	238894	04335	LINCOLN FINANCIAL GROUP	5,089.81
01-13-2021	238895	00220	LITHO PRINTERS INC	79.95
01-13-2021	238896	05634	MATTHEW ROPP	50.00
01-13-2021	238897	04817	MICHIANA RECYCLING AND	1,003.11
01-13-2021	238898	03774	STATE OF MICHIGAN	60.00
01-13-2021	238899	00505	STATE OF MICHIGAN	1,473.50
01-13-2021	238900	01078	STATE OF MICHIGAN	130.00
01-13-2021	238901	00024	STATE OF MICHIGAN - MDOT	59,487.77
01-13-2021	238902	05636	MAGLOCLEN INC	400.00
01-13-2021	238903	00238	MIDWEST COMMUNICATION SERVICES	89,436.50
01-13-2021	238904	04702	MILLER JOHNSON ATTORNEYS	214.50
01-13-2021	238905	05051	MILSOFT UTILITY SOLUTIONS	500.78
01-13-2021	238906	00847	MWEA	77.00
01-13-2021	238907	06069	NAPA AUTO PARTS	531.00

Date	Check#	Vendor	Vendor Name	Amount
01-13-2021	238908	00593	NEWKIRK ELECTRIC ASSOC. INC.	2,386.00
01-13-2021	238909	00255	NIBLOCK EXCAVATING INC	1,166.49
01-13-2021	238910	00296	NOAH M HAHN	15.19
01-13-2021	238911	03080	OTIS ELEVATOR COMPANY	2,177.40
01-13-2021	238912	05091	PAXXO (USA) INC	422.24
01-13-2021	238913	02365	G PERSING INC	528.90
01-13-2021	238914	05130	PKM CONSULTING LLC	1,928.05
01-13-2021	238915	05042	PLANT GROWTH MANAGEMENT SYSTEM	4,581.50
01-13-2021	238916	05026	PLUMMER'S ENVIRONMENTAL	2,020.05
01-13-2021	238917	00485	POWER LINE SUPPLY	8,269.01
01-13-2021	238918	00031	POWER SYSTEM ENGINEERING INC.	55,694.22
01-13-2021	238919	06085	PRESIDIO NETWORKED SOLUTIONS	18,311.66
01-13-2021	238920	03091	PRIME QUALITY ELECTRIC LLC	2,543.79
01-13-2021	238921	03978	PRUDENTIAL NURSERY CO	5,340.00
01-13-2021	238922	05708	PVS - NOLWOOD CHEMICALS INC	622.20
01-13-2021	238923	06099	R&R FIRE TRUCK REPAIR INC	1,006.86
01-13-2021	238924	04251	RAI JETS LLC	1,260.00
01-13-2021	238925	02847	J RANCK ELECTRIC INC	2,424.73
01-13-2021	238926	05739	RENEWABLE WORLD ENERGIES LLC	5,564.66
01-13-2021	238927	00035	RESCO	1,307.48
01-13-2021	238928	06038	REVOLUTION HEALTH, P.C.	95.00
01-13-2021	238929	00296	ROBERT BRIGGS	201.55
01-13-2021	238930	00296	ROSETTA D SCHMUCKER	111.31
01-13-2021	238931	00296	ROXANNE T CHARLWOOD	91.31
01-13-2021	238932	05472	S D MYERS INC	6,725.00
01-13-2021	238933	05767	SHAW INTEGRATED SOLUTIONS	3,513.67
01-13-2021	238934	00208	R SMITH & SONS INC	3,024.96
01-13-2021	238935	05622	SOARING CONCEPTS AEROSPACE LLC	669.86
01-13-2021	238936	04310	SSOE GROUP INC	500.50
01-13-2021	238937	05634	STEVEN MESTELLE	15.00
01-13-2021	238938	03773	STOOPS FREIGHTLINER	247,939.22
01-13-2021	238939	05523	DIANA STRUDWICK	570.72
01-13-2021	238940	01458	STURGIS AREA CHAMBER	988.00
01-13-2021	238941	00101	STURGIS NEIGHBORHOOD PROGRAM	5,033.33
01-13-2021	238942	00841	STURGIS TOWING & RECOVERY	150.00
01-13-2021	238943	00047	CITY OF THREE RIVERS	360.00
01-13-2021	238944	00047	CITY OF THREE RIVERS	2,161.12
01-13-2021	238945	00047	CITY OF THREE RIVERS	2,151.59
01-13-2021	238946	01791	TITANIUM SOLUTIONS INC	550.00
01-13-2021	238947	05686	TRI-STATE SECURITY LKSMITH LLC	1,341.00
01-13-2021	238948	04714	ULINE	1,309.06
01-13-2021	238949	01238	UNITED PARCEL SERVICE	9.89
01-13-2021	238950	03331	UTILITIES INSTRUMENTATION SERV	3,605.00
01-13-2021	238951	02734	WATERWORKS SYSTEMS & EQUIP INC	292.00
01-13-2021	238952	02948	WITMER PUBLIC SAFETY GROUP INC	248.00
01-13-2021	D01621	04066	BORDEN WASTE-AWAY SERVICE INC	7,144.85
01-13-2021	D01622	00077	CARQUEST AUTO PARTS	39.36
01-13-2021	D01623	02983	CINTAS LOCATION #351	897.72
01-13-2021	D01624	00019	KENDALL ELECTRIC INC	833.77
01-13-2021	D01625	00212	KSS ENTERPRISES	31.20
01-13-2021	D01626	03922	MARANA GROUP	4,354.14
01-13-2021	D01627	00406	MICHIGAN POLICE EQUIPMENT	345.00
01-13-2021	D01628	01080	NYE UNIFORM CO	234.50

Date	Check#	Vendor	Vendor Name	Amount
01-13-2021	D01629	03944	PRAXAIR DISTRIBUTION INC	30.37
01-13-2021	D01630	04792	VILLA ENVIRONMENTAL CONSULTANT	200.00
Manual Total				\$1,331,860.27
Automatic Total				\$1,046,885.97
Grand Total				\$2,378,746.24

PAYROLL DISBURSEMENT
FOR PAYROLL ENDING 12/20/2020
PR0546M PAYROLL DATE 12/23/2020





GENERAL	\$131,214.16
MAJOR STREET	12,591.96
LOCAL STREET	12,407.56
CEMETERY	2,906.67
DDA	813.75
AIRPORT	211.83
BUILDING	2,630.05
STURGES-YOUNG CENTER FOR THE ARTS	4,134.50
RECREATION	2,300.97
DOYLE RECREATION CENTER	6,014.22
ELECTRIC	63,955.16
SEWER	15,176.70
WATER	12,081.98
MOTOR VEHICLE	2,257.92
Payroll Sub-Total	\$268,697.43

**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10A

Current Zoning Map

118-120 S. Monroe St.

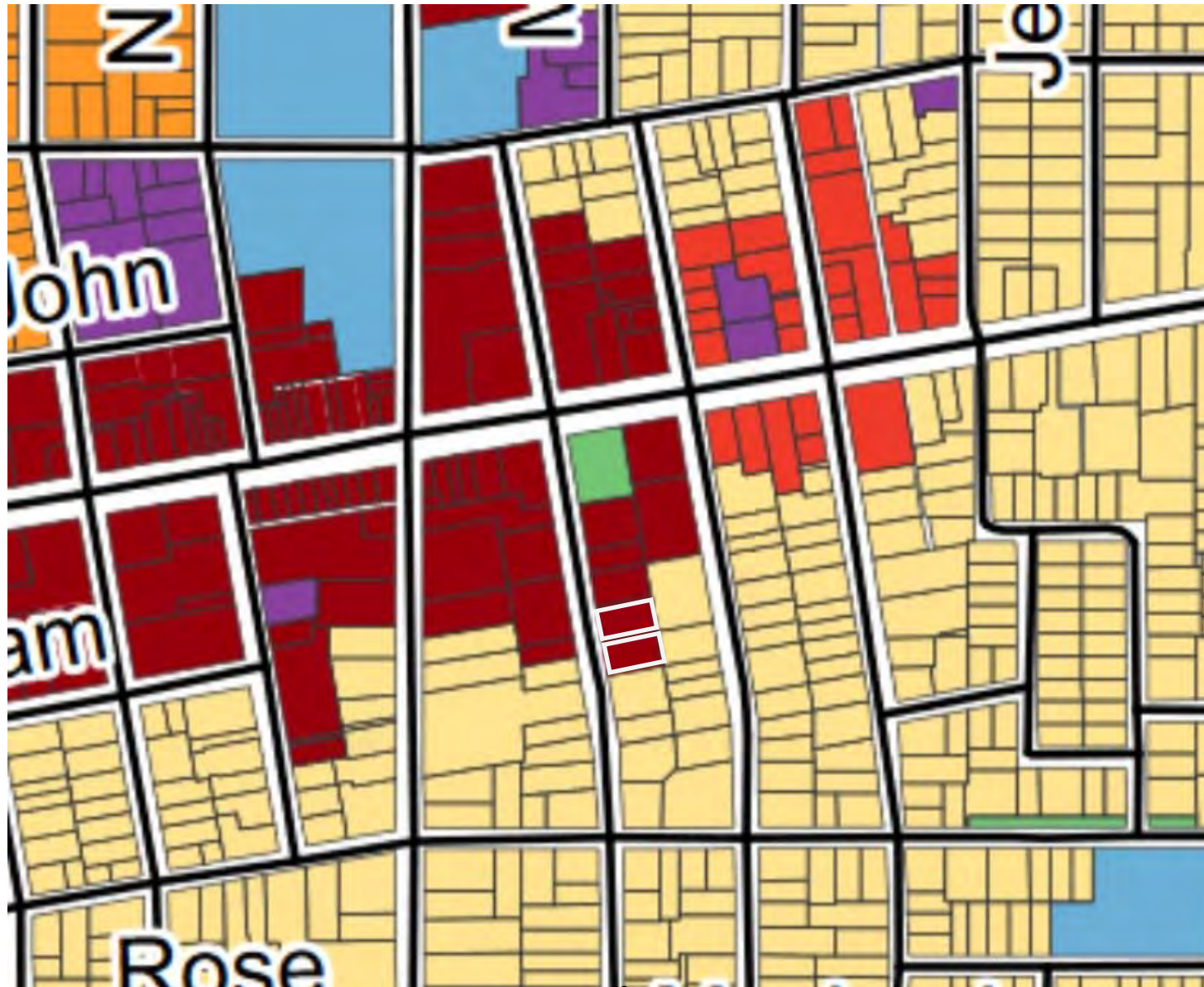
-  B-C—Central Business District
-  PDD1—Planned Development District
-  BH-1—Business Highway 1
-  R-4—Residential



Future Land Use Map

118-120 S. Monroe St.

- | | |
|---|---|
|  Business Highway |  Mixed Residential |
|  Business Neighborhood |  Single and Two-Family Residential |
|  Central Business District |  Mobile Home |
|  Business Office Service |  Public |
|  Industrial |  Open Space |
|  Mixed Use |  Township Ownership |



**City of Sturgis
City Commission
Regular Meeting**

Agenda Item 10B



STURGIS POLICE & FIRE DEPARTMENT

122-124 N. NOTTAWA STREET
STURGIS, MICHIGAN
49091



RYAN BANASZAK
Director of Public Safety

ANDREW STRUDWICK
Deputy Director

Purchase of New Aerial Apparatus

The proposed budget for fiscal year 2021/2022 will include the purchase of a new aerial fire apparatus for the City of Sturgis. This purchase is consistent with the 20-year replacement plan recommended by the motor vehicle committee, which established the department contributions to the motor vehicle fund. In preparation for this purchase Fire Department staff have been reviewing multiple apparatus models and their manufacturers over the past year to provide the best possible recommendation, balancing both the quality of the equipment and fiscal responsibility.

The City of Sturgis Fire Department has had a ladder apparatus/aerial in its fleet since 1942 when the City purchased an American LaFrance 65-foot ladder apparatus. The American LaFrance was replaced in 1979 with a Mack Ladder apparatus that was the predecessor to our current Pierce 95' mid-mount aerial. As with all firefighting equipment, ladder trucks have evolved over the years and now offer additional capabilities that not only greatly increase firefighter safety, but also provide additional life saving features. The City of Sturgis has multiple buildings in town with two or more stories including factories, schools, and residential and commercial buildings. The need for proper, safe equipment to reach these heights during an emergency is imperative to mitigate risk to lives and property.

Our current apparatus is a 2000 95' Pierce mid-mount that was purchased as a demo unit in December of 2001. This unit has been very reliable over the last 20 years but as with any piece of equipment it is starting to develop costly issues due to age and use. Since 2017 our current apparatus has been repaired 11 times for a variety of issues including repairs to the waterway, fuel injectors and multiple hydraulic leaks. Replacing this apparatus at the time planned not only

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STURGIS POLICE & FIRE DEPARTMENT

122-124 N. NOTTAWA STREET
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RYAN BANASZAK
Director of Public Safety

ANDREW STRUDWICK
Deputy Director

diminishes our risk for significant out of service time, costly repairs, and increased risk of failures on an emergency scene, but also represents a fiscally prudent approach.

A primary factor in our request to replace this unit after 20 years of service is the expiration of the ladder warranty. The current apparatus has a 20-year ladder/aerial warranty that expires in December of 2021. As part of NFPA 1911 and OSHA standards for emergency vehicle use, all fire apparatuses must be annually inspected/tested for their intended use. A ladder/aerial apparatus requires testing of the ladder for structural and hydraulic integrity. If the ladder fails inspection due to structural integrity issues, the cost to refurbish/replace the ladder components would approach one million dollars. In addition, we would be without a ladder/aerial apparatus in our fleet for the better part of a year. It's worth noting that if the ladder fails inspection, the resale value of the vehicle would decrease to near scrap value. Based on current market values of similar apparatuses, the anticipated resale value if sold in the next year or two is between \$100,000 and \$250,000.

As we work to identify the best vehicle to recommend for purchase several key factors should be evaluated to develop bid specifications including ladder height, vehicle overall length and height, operations capabilities, safety features, drivability and mechanical reliability. In addition, we consulted with City Mechanic Dennis Hetman to gather his input regarding the engine and transmission of the vehicle. Dennis recommended a Cummins X15 engine due to its design as a high mileage/high idle time engine as well as its serviceability. Dennis also recommended a 5th generation Allison 6 speed 4000 EVS transmission. Both options will be included as priority items in the bid specifications.

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**STURGIS POLICE & FIRE
DEPARTMENT**

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RYAN BANASZAK
Director of Public Safety

ANDREW STRUDWICK
Deputy Director

As part of our work up to this point we established an anticipated timeline for this project. If approval is received to move forward with the bidding process, we anticipate sending out bid request on January 15th and conducting the bid opening on February 15th. We hope to be able to bring a recommendation to the commission in early March. With an anticipated build time of 12-14 months, we would be looking at delivery in early summer of 2022.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan R. Banaszak". The signature is fluid and cursive, with the first name being the most prominent.

Ryan R. Banaszak
Director of Public Safety

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STURGIS POLICE & FIRE DEPARTMENT

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49091



RYAN BANASZAK
Director of Public Safety

ANDREW STRUDWICK
Deputy Director

Bid Specification Highlights

- Cummins x15 Series 605 Engine
- Allison 6 speed 4000 EVS P Transmission
- GVW not to exceed 80,000#
- Overall length not to exceed 44'
- Overall height not to exceed 10'10"
- Waterous 2000gpm pump
- 100ft mid-mount aerial platform
- Remote control aerial platform operations capabilities
- -15 degree below grade operating capability
- Stainless Steel Waterway
- Galvanized Frame Rails
- Dual Platform Monitors/Nozzles
- Mechanical Valve Pump Panel
- Permanently Affixed Stabilizer Plates
- Lap Doors
- NFPA Ground Ladder Storage Compliant

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