



**AGENDA**  
**CITY COMMISSION MEETING**  
**WEDNESDAY, JULY 26, 2023**  
**CITY HALL | 130 N. NOTTAWA ST.**  
**WIESLOCH RAUM**

**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. Cottage Court Project – William Prichard
6. VISITORS – (Public comments for items not listed as agenda items)
7. APPROVAL OF AGENDA
8. APPROVAL OF CONSENT AGENDA
  - A. Action of Minutes of Previous Meetings
    - **APPROVE the minutes from the July 12, 2023 regular meeting as presented.**
  - B. Pay Bills
    - **AUTHORIZE the payment of the City bills in the amount of \$2,076,040.83 as presented.**
9. UNFINISHED BUSINESS
10. NEW BUSINESS
  - A. Urban Chickens Ordinance First Reading – William Prichard
  - B. Outdoor Storage Ordinance First Reading – William Prichard
  - C. 2023 Sanitary Sewer Rehabilitation Bids – Barry Cox
  - D. Set Public Hearing for Budget – Andrew Kuk
  - E. Budget Amendments – Holly Keyser
  - F. Freakin’ End of Summer Event – Andrew Kuk
11. COMMISSIONER / STAFF COMMENTS
12. CLOSED SESSION – Union Negotiations
13. ADJOURN

# Manager's Report

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JULY 26, 2023



CITY OF  
**Sturgis**  
MICHIGAN

Submitted by:

A handwritten signature in black ink, appearing to read "Andrew Kuk".

Andrew Kuk  
City Manager

## **5. Presentation**

### **A. Cottage Court Project**

**Staff: William Prichard**

City staff has been in discussions with the Sturgis Housing Commission on a proposed development of a clustered single-family housing project at 208 N. Prospect St. 208 N. Prospect St. is currently a vacant parcel owned by the Sturgis Housing Development Corporation. Staff will provide information on the proposed project. Renderings of the proposed project are included in your packet.

#### Information Included in Packet:

1. Cottage Court Renderings

## 8. Consent Agenda

### Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the Consent Agenda for July 26, 2023 as presented.

### Staff Recommendation:

**APPROVE**

#### **8A. Action of Minutes of Previous Meetings**

##### Consent Agenda Motion:

*APPROVE the minutes from the July 12, 2023 regular meeting as presented.*

#### **8B. Pay Bills**

##### Consent Agenda Motion:

*AUTHORIZE the payment of the City bills in the amount of \$2,076,040.83 as presented.*

## 10. New Business

### A. Urban Chicken Ordinance

**Staff: William Prichard**

At the March 22, 2023 Commission meeting, the Commission referred a recommendation to the Planning Commission for development of an urban chicken ordinance. The Planning Commission discussed the content that was being considered during their meetings over the last several months. They included conversations and input from the public while determining language for the ordinance.

The Planning Commission held a public hearing at their July 18, 2023, regular meeting. At this meeting, the Department of Public Safety Director Ryan Banaszak provided information on enforcement of this ordinance at the request of the Planning Commission.

Based on Planning Commission and staff research, as well as public input, draft ordinance language was developed. A copy of this ordinance language is included in your packet.

If an urban chicken were to be permitted in the city, the following ordinance sections would need to be amended or added:

- Addition of City Code of Ordinance section 10.65. – Urban Chickens
- Amendments to section 10.64. - Keeping of animals, fowl, etc. restricted
- Amendment to section 1.1105. – Accessory buildings, structures and uses
  - Relating to “Chicken Coops”
- Amendment to section 1.1401. – Building Permits
  - Exempting separate permits for accessory structures and fences that are included as part of an urban chicken permit
- Amendment to section Appendix B. – Fine Schedule and Fee Schedule
  - Addition of fees and fines as it pertains to Urban Chickens

The Planning Commission did not recommend the pursuit of allowing urban chickens to the City Commission. They however did have consensus that if the City Commission were to move forward with an urban chicken ordinance, they would strongly recommend it to be placed on a future ballot for a vote of the people.

Information Included in Packet:

1. Draft Urban Chicken Ordinance

## **10. New Business**

### **B. Outdoor Storage Ordinance First Reading**

**Staff: William Prichard**

At the July 18, 2023 Planning Commission meeting, the Planning Commission recommended to the City Commission amendments to Manufacturing Section 1.0401 and Special Land Use Designated Section 1.0603 in the zoning ordinance related to outdoor storage areas not accessory to a principal building use. These amendments would add a new special land use (SLU) category for these areas in the Manufacturing zoning district.

Currently, all exterior storage must be accessory (related) to the principal building use. Recently staff had inquiries from property owners who wished to store non-accessory items in underutilized area of their property. For example, if an owner had a large parking lot associated with vacant building, having the potential to use or lease this area for storage under certain conditions.

Included in your packet is proposed language for these amendments. If approved, the amendment would allow exterior storage to be considered a SLU and only permitted in the Manufacturing zoning district. This SLU would allow the applicant to request the Planning Commission approval to utilize this area for outdoor storage for items that are not part of the principal building.

During Planning Commission meetings there was discussion regarding this topic, including items such as screening requirements, type of storage that would be allowed, whether it would be a conditional permit that requires annual renewal and if storage could be on an area that is not a solid surface (asphalt or concrete).

#### **Proposed Motion:**

**Move that the Sturgis City Commission CONSIDER/NOT CONSIDER this the first reading of an amendment to Special Land Use Designated section 1.0603 and Manufacturing section 1.0401 for Outdoor Storage Area not accessory to principal building use in the Manufacturing zoning district as presented.**

**Staff Recommendation:**

**CONSIDER**

**Information Included in Packet:**

1. Draft Outdoor Storage SLU Amendments



## **10. New Business**

### **C. 2023 Sanitary Sewer Rehabilitation Bids**

**Staff: Barry Cox**

City staff continues to work on addressing sanitary sewer maintenance needs as identified in the 2020 Asset Management Plan and through field-observations. As part of this work, staff tailored a sewer collection system project to rehabilitate sanitary manholes via lining, bench repair, and flow channel improvements for FY 2022-2023.

In April, a task order was approved for Fleis and VandenBrink Engineering, Inc. (F&V) to design and bid out these repairs. The task order was for \$21,500.00. The project budget for FY 2022-2023 was \$350,000.00, leaving \$328,500.00 dollars budgeted for the project after design.

Bids are scheduled to be received and opened on Monday, July 24th for the 2023 Sanitary Sewer Rehabilitation project. In order for the project to be completed by the end of the fiscal year, staff wants to award bids for the project by the end of July.

The project as-bid is for rehab work on eighty (80) manholes located throughout the city. The Engineer's Estimate for the project is \$387,200.00, plus a contingency of \$38,720.00 (10%). The estimate also included a construction engineering cost of \$38,720.00, however Engineering staff will provide oversight on this project, so no additional costs will be incurred for construction engineering. A copy of the Engineer's estimate is included in your packet.

The Engineer's estimate is greater than the remaining budget for the project. If bids come in over the remaining budget for the project, staff will adjust the project scope to the remaining budget. This adjustment is allowed for as part of the bid. Staff will provide a bid tabulation and formal recommendation for award to the Commission on Tuesday prior to the meeting.

Staff will further be recommending a contingency budget for the project equal to approximately ten percent of the project construction cost.

**Proposed Motion:**

**Move that the Sturgis City Commission APPROVE/DENY the 2023 Sanitary Sewer Rehabilitation Project bid from \_\_\_\_\_ in the amount of \_\_\_\_\_ (\$ \_\_\_\_\_) and AUTHORIZE the City Manager to sign all necessary documents on behalf of the City.**

**Proposed Motion:**

**Move that the Sturgis City Commission APPROVE/DENY a contingency budget for the 2023 Sanitary Sewer Rehabilitation project in the amount of \_\_\_\_\_ (\$ \_\_\_\_\_).**

**Staff Recommendation:**

**APPROVE, AUTHORIZE, and APPROVE**

**Information Included in Packet:**

1. Engineer's Estimate

## **10. New Business**

### **D. Set Public Hearing for Budget**

**Staff: Andrew Kuk**

As part of the budget adoption process, the Budget Hearings of Local Governments Act requires that the City Commission hold a public hearing before final adoption of its annual operating budget. The City Charter requires that the Commission adopt a budget on or before August 20<sup>th</sup>.

To accommodate these requirements, City staff is recommending that a public hearing for the budget be set for Wednesday, August 9, 2023 as part of the regular City Commission meeting that evening.

As previously discussed, staff and the Commission will hold a final budget work session on July 27<sup>th</sup> at 5:00 pm to discuss final budget changes and proposals ahead of the August 9<sup>th</sup> meeting.

#### **Proposed Motion:**

**Move that the Sturgis City Commission SET a public hearing for consideration of the City's Fiscal Year 2023-2024 budget during the Regular City Commission meeting at 6:00 p.m. on August 9, 2023.**

#### **Staff Recommendation:**

**SET**

## **10. New Business**

### **E. Budget Amendments**

**Staff: Holly Keyser**

Included in your packet is a memo from City Controller Holly Keyser regarding budget amendments for Fiscal Year 2022-2023. In accordance with the Uniform Budgeting and Accounting Act, governmental funds need to be amended to reflect changes in the expected revenue and operating expenditures incurred in the 2022-2023 fiscal year, as compared to those originally estimated.

**Proposed Motion:**

**Move that the Sturgis City Commission APPROVE/DENY the Budget Amendments for Fiscal Year 2022-2023 as presented.**

**Staff Recommendation:**

**APPROVE**

**Information Included in Packet:**

1. Budget Amendment Memo

## **10. New Business**

### **F. Freakin' End of Summer Event**

**Staff: Andrew Kuk**

Malinda Merrill of Freakin' Sweets is requesting closure of N. Clay St. from Chicago Rd. to John St. on August 18<sup>th</sup> from 5:30pm-8:00pm to host a Freakin' End of Summer Event. This event is to celebrate the end of summer for area kids.

The event will include the sale of food at Freakin' Sweets, a table and grill for hotdogs, chips and pop as well as a bounce house in the grassy area at the corner of N. Clay St. and Chicago Rd. They are requesting use of barricades and signage for the street closure. 10% of the proceeds from this event will go to the Sturgis High School football team.

Staff is recommending the approval of the event contingent on Freakin' Sweets getting health department approval for the hotdog sale.

#### **Proposed Motion:**

**Move that the Sturgis City Commission APPROVE/DENY the closure of N. Clay from US-12 to John St. for the Freakin' End of Summer Event on August 18, 2023.**

#### **Staff Recommendation:**

**APPROVE**

## Noteworthy Meetings / Events

- SIA/EDC Meeting | July 11<sup>th</sup>
- Utility Rates Meeting | July 14<sup>th</sup>
- MI Art Fest Art Piece Unveiling | July 14<sup>th</sup>
- Rotary Club Meeting | July 17<sup>th</sup>
- Planning Commission Meeting | July 18<sup>th</sup>
- Township Supervisor Meeting | July 19<sup>th</sup>
- MEDC and EGLE Brownfield Program Update Webinar | July 19<sup>th</sup>
- DDA Organization Meeting | July 20<sup>th</sup>
- Exchange Club Meeting | July 20<sup>th</sup>
- SNP Open House – 116 S. Orange St. | July 20<sup>th</sup>
- MML Treasury Webinar | July 20<sup>th</sup>

## Upcoming Events

- Gaming Unplugged | SYCA | 6pm-9pm | July 25<sup>th</sup>
- Budget Work Session | Large Conference Room | 5pm | July 27<sup>th</sup>
- Summer Flicks & Eats | Downtown | 5:30pm-9pm | July 28<sup>th</sup>
- Boy Band Review | SYCA | 7:30pm | July 29<sup>th</sup>
- Styrofoam Recycling | DPS | 9am–12pm | August 5<sup>th</sup>
- Dog Days of Summer | Downtown | 5:30pm-9pm | August 11<sup>th</sup>
- Cinema Circle - Close Encounters of the Third Kind | SYCA | 7pm | August 18<sup>th</sup>
- Doyle Car Show | Doyle Community Center | 9am-1pm | August 26<sup>th</sup>

**City of Sturgis  
City Commission  
Regular Meeting**

**Agenda Item 5A**





# STURGIS TINY HOME VILLAGE

208 N. PROSPECT ST., STURGIS, MI

RENDERING - FOR REFERENCE ONLY



## PROJECT NOTES

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

## PROJECT DESCRIPTION

A SMALL HOUSING DEVELOPMENT IS PLANNED ON A VACANT PIECE OF LAND.

## DRAWING LIST

SHEET NUMBER	DRAWING TITLE	06/30/2023 - SCHEMATIC DESIGN SET
00 GENERAL		
T000	TITLE SHEET	x
T001	RENDERINGS	x
T002	MOUNTING HEIGHTS + ABBREVIATIONS	x
T003	MOUNTING HEIGHTS CONTINUED	x
T004	CODE COMPLIANCE	
T005	AREA PLANS	x
01 CIVIL		
C100	ARCHITECTURAL SITE PLAN	X
C110	ARCHITECTURAL SITE DETAILS	
C111	ARCHITECTURAL SITE DETAILS	
C112	DUMPSTER ENCLOSURE DETAILS	
02 ARCHITECTURAL		
A120	NEW FLOOR PLANS	X
A210	ROOF PLAN	
A500	HOMES A & B EXTERIOR ELEVATIONS	X
A501	HOMES C & D EXTERIOR ELEVATIONS	X
A502	HOMES E EXTERIOR ELEVATIONS	X
03 STRUCTURAL		
S100	STRUCTURAL FLOOR PLAN AND NOTES	
S101	STRUCTURAL DETAILS	
04 MECHANICAL		
M100	MECHANICAL SPECIFICATIONS AND DETAILS	
M101	MECHANICAL PLAN	
04 MEP		
MEPT01	MECH, ELEC, PLUMB SPECS/NOTES	X
06 PLUMBING		
P100	PLUMBING NOTES	
P101	PLUMBING DETAILS	
P102	PLUMBING PLAN	
Grand total: 23		



**ARCHITECT**  
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cody@drivendesignstudio.com

**OWNER**

**CONSTRUCTION MANAGER/GC**

**ENGINEER**

**ENGINEER**

**ENGINEER**

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**NOT FOR CONSTRUCTION**

**PROJECT NAME**  
STURGIS TINY HOME VILLAGE  
**PROJECT ADDRESS**  
208 N. PROSPECT ST., STURGIS, MI  
**CLIENT**  
TIM AND CRAIG

**ISSUE**  
SCHEMATIC DESIGN

**REVISION**

**DRAWN BY** CMN  
**DATE** 6/30/2023 4:32:06 PM  
**SCALE** 12" = 1'-0"  
**STAMP**

**PROJECT NUMBER**  
2023.041

**TITLE SHEET**  
**T000**

EXISTING PHOTOS - FOR REFERENCE ONLY

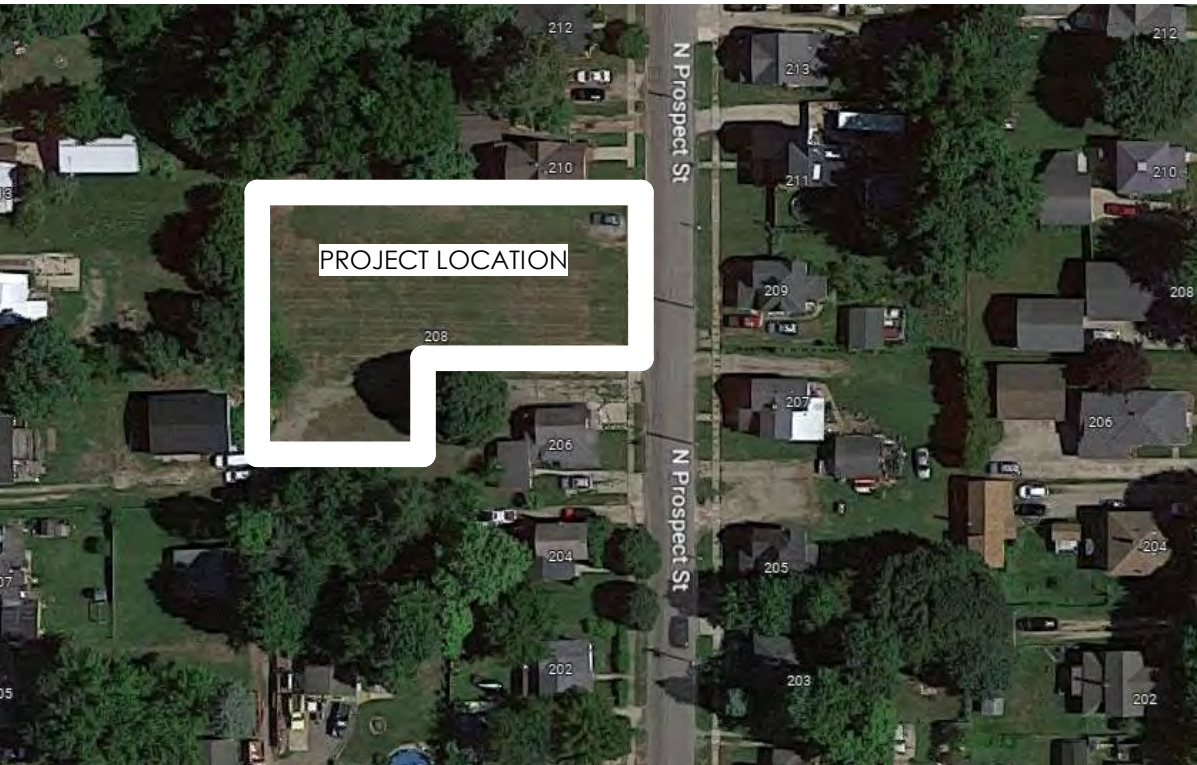


## ZONING MAP

ZONING - R-4 APARTMENT



## AREA MAP



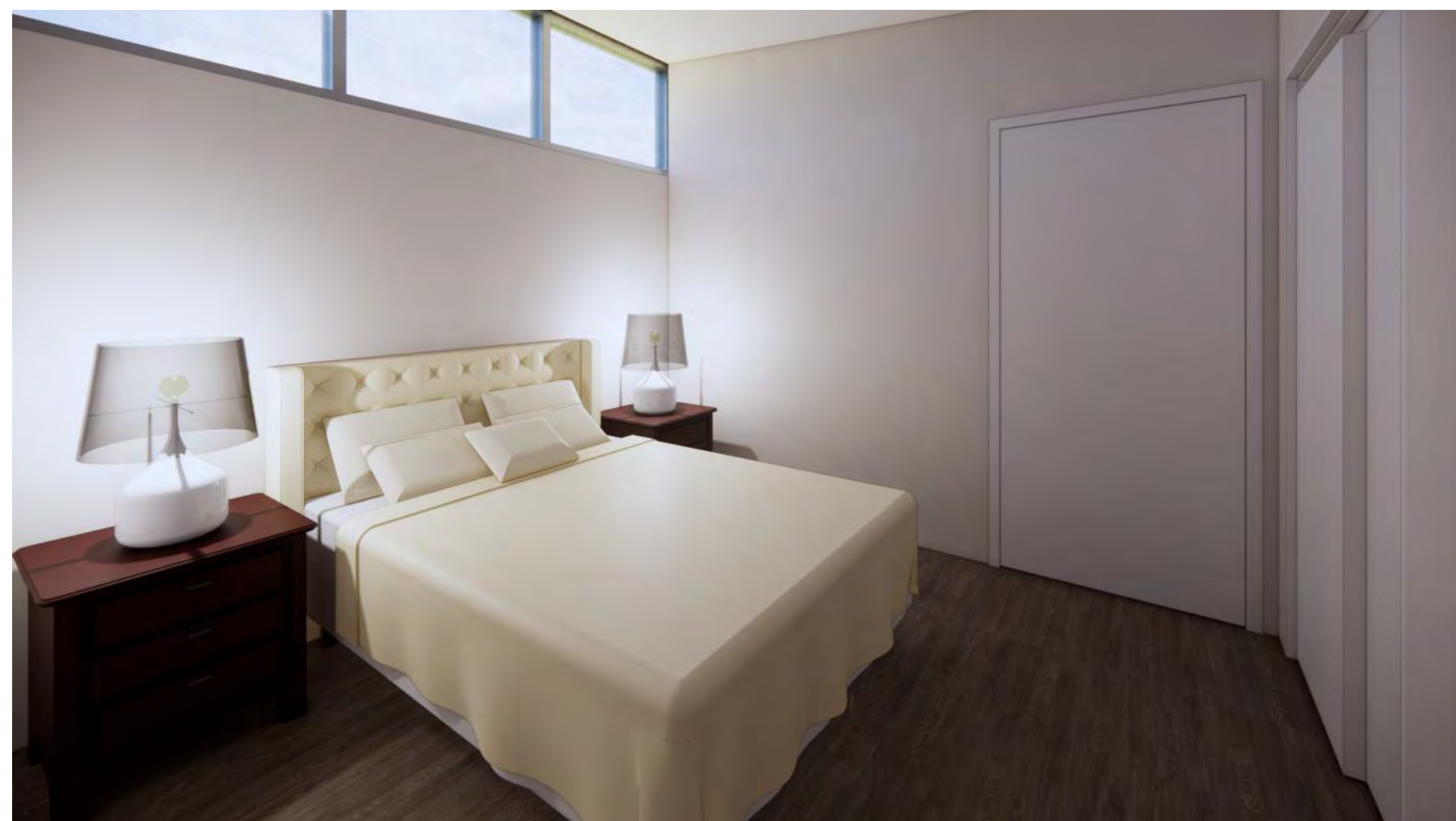




RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY



ABBREVIATION LIST

A/C

AIR CONDITIONING

A/V

AUDIO/VISUAL

ACP

ACOUSTICAL CEILING PANEL

AD

AREA DRAIN

ADA

AMERICANS WITH DISABILITIES ACT

ADJ

ADJUSTABLE

AFF

ABOVE FINISHED FLOOR

ALT

ALTERNATE

ALUM

ALUMINIUM

APPROX

APPROXIMATELY

ARCH

ARCHITECT[URAL, URE]

ASSOC

ASSOCIATED

AUTO

AUTOMATIC

AWP

ACOUSTICAL WALL PANEL

BD

BOARD

BF

BARRIER FREE

BIT

BITUMINOUS, BITUMEN

BLDG

BUILDING

BLKG

BLOCKING

BM

BEAM

BOT

BOTTOM

CAB

CABINET

CJ

CONTROL JOINT

CLG

CEILING

CLR

CLEAR[ANCE]

CMU

CONCRETE MASONRY UNIT

COL

COLUMN

COM

COMMUNICATIONS

CONC

CONCRETE

CONFIG

CONFIGURATION

CONST

CONSTRUCTION

CONT

CONTINUOUS

COORD

COORDINATE

CORR

CORRIDOR

CPT

CARPET

CT

CERAMIC TILE

CTR

CENTER

DEG

DEGREE

DF

DRINKING FOUNTAIN

DIA

DIAMETER

DIAG

DIAGONAL

DIM

DIMENSION

DIV

DIVISION

DN

DOWN

DR

DOOR

DS

DOWNSPOUT

DTL

DETAIL

DWG(S)

DRAWING(S)

E

EAST

EA

EACH

EJ

EXPANSION JOINT

EL

ELEVATION

ELEC

ELECTRICAL

ELEV

ELEVATION

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EMERGENCY

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ENCLOS[URE]

EQ

EQUAL

EQUIP

EQUIPMENT

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ESTIMATE[D]

EXIST

EXISTING

EXP

EXPANSION

EXT

EXTERIOR

FA

FIRE ALARM

FD

FLOOR DRAIN

FDN

FOUNDATION

FE

FIRE EXTINGUISHER

FEC

FIRE EXTINGUISHER CABINET

FF

FINISHED FACE

FGL

FIBERGLASS

FHC

FIRE HOSE CABINET

FIXT

FIXTURE

FL

FLOOR[ING]

FLUOR

FLUORESCENT

FOC

FACE OF CONCRETE

FOS

FACE OF STUDS

FP

FIREPROOF[ING]

FT

FEET

FTG

FOOTING

FUR

FURR[ED,ING]

GA

GAUGE

GALV

GALVANIZED

GB

GRAB BAR

GC

GENERAL CONTRACT[OR]

GL

GLASS, GLAZING

GOVT

GOVERNMENT

GT

GROUT

GYP BD

GYP[UM] WALLBOARD

HC

HOLLOW CORE

HDR

HEADER

HDWD

HARDWOOD

HDWR

HARDWARE

HGT

HEIGHT

HM

HOLLOW METAL

HORIZ

HORIZONTAL

HP

HIGH POINT

HR

HOUR

HT

HEIGHT

HVAC

HEATING, VENTILATION & AIR CONDITIONING

ID

INSIDE DIAMETER

IN

INCH[ES]

INCAN

INCANDESCENT

INCL

INCLUDE[D,ING]

INSUL

INSULATION, INSULATED

INT

INTERIOR

JAN

JANITOR

JT(S)

JOINT(S)

KIT

KITCHEN

ABBREVIATION LIST

LAM

LAMINATE[D]

LAV

LAVATORY

LBL

LABEL

LH

LEFT HAND

LL

LIVE LOAD

LP

LOW POINT

LTG

LIGHTING

LTL

LINTEL

MANF

MANUFACTURE[R]

MAS

MASONRY

MATL

MATERIAL[S]

MAX

MAXIMUM

MECH

MECHANICAL

MEMB

MEMBRANE

MIN

MINIMUM

MISC

MISCELLANEOUS

MO

MASONRY OPENING

MTD

MOUNTED

MTG

MOUNTING

MTL

METAL

N

NORTH

N/A

NOT APPLICABLE

NAT

NATURAL

NIC

NOT IN CONTRACT

NO

NUMBER

NOM

NOMINAL

NTS

NOT TO SCALE

OC

ON CENTER

OD

OUTSIDE DIAMETER

OH

OVERHEAD

OPNG

OPENING

OPP

OPPOSITE

OPP HD

OPPOSITE HAND

PART

PARTITION

PC

PRECAST

PERF

PERFORATE[D]

PL

PLATE

PLAM

PLASTIC LAMINATE

PLAS

PLASTER

PLWD

PLYWOOD

PNL

PANEL[ED]

PR

PAIR

PREP

PREPARE [SURFACE]

PROV

PROVIDE

PSF

POUNDS PER SQUARE FOOT

PSI

POUNDS PER SQUARE INCH

PT

PAINT

PVMT

PAVEMENT

QTY

QUANTITY

R

RISER

RAD

RADIUS

RB

RUBBER BASE

REF

REFRIDGERATOR

REINF

REINFORCED

REQD / REQ'D

REQUIRED

RES

RESILIENT

RET

RETAINING

REV

REVISION[S] / REVISE[D]

RFG

ROOFING

RH

RIGHT HAND

RM

ROOM

RO

ROUGH OPENING

S

SOUTH

SC

SOLID CORE

SCHED

SCHEDULE

SECT

SECTION

SF

SQUARE FEET

SHT

SHEET

SIM

SIMILAR

SPEC(S)

SPECIFICATION[S]

SQ

SQUARE

SS

STAINLESS STEEL

STD

STANDARD

STL

STEEL

STN

STAIN

STO

STORAGE

STRUC

STRUCTURAL

SUSP

SUSPENDED

SYM

SYMMETRICAL

SYS

SYSTEM

T

TREAD

T&G

TONGUE AND GROOVE

T.O.

TOP OF

TECH

TECHNOLOGY

TEL

TELEPHONE

TEMP

TEMPERED

THK

THICK[NESS]

THRESH

THRESHOLD

TOC

TOP OF CURB

TOM

TOP OF MASONRY

TOS

TOP OF STEEL

TOW

TOP OF WALL

TRANS

TRANSPARENT

TV

TELEVISION

TYP

TYPICAL

UL

UNDERWRITER'S LABORATORY

UNFIN

UNFINISHED

UNO

UNLESS OTHERWISE NOTED

VAR

VARIES

VCT

VINYL COMPOSITION TILE

VERT

VERTICAL

VEST

VESTIBULE

VIF

VERIFY IN FIELD

VU

VENTILATION UNIT

VWC

VINYL WALLCOVERING

ABBREVIATION LIST

W

WATER RESISTANT

W/

WITH

W/O

WITHOUT

WC

WATER CLOSET

WD

WOOD

WDW

WINDOW

WH

WALL HUNG

WP

WORK POINT

WR

PAINT[ED]

WT

WEIGHT

WWF

WELDED WIRE FABRIC

#

NUMBER

&

AND

+/-

EXIST [OR APPROX] DIM - VIF

CL

CENTER LINE

L

ANGLE

INTERIOR STEEL STUD FRAMING

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

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

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

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

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

GENERAL NOTES

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

MATERIAL DESIGNATIONS & SYMBOLS

EXISTING WALL TO REMAIN

NEW WALL

1 HOUR PARTITION

2 HOUR PARTITION

3 HOUR PARTITION

ELEMENTS TO BE REMOVED

EXTENT OF WORK

CMU

CONCRETE

WOOD BLOCKING

STEEL (LARGE SCALE)

PLASTER

RIGID INSULATION

PLYWOOD

MILLWORK

Room name

101

ROOM NUMBER

FINISH TYPE

11

DOOR NUMBER

11

WALL TYPES

11

WINDOW NUMBER

EXISTING ELEVATION

NEW ELEVATION

BATT INSULATION

1

COLUMN CENTER LINE / IDENTIFIER

REVISION INDICATION

DETAIL / PLAN / ELEVATION

DRAWING REFERENCE

1

A101

SHEET REFERENCE

BLDG SECTION CUT

DRAWING REFERENCE

1

A101

SHEET REFERENCE

WALL SECTION

DRAWING REFERENCE

1

A101

SHEET REFERENCE

REQUIRED CLEARANCES

CLEAR FLOOR SPACE

FORWARD APPROACH

PARALLEL APPROACH

ALCOVE, FORWARD APPROACH

ALCOVE, SIDE APPROACH

60" MIN

60" TURNING DIAMETER

T - SHAPED TURNING SPACE

FRAMING LEGEND

PROVIDE FULL HEIGHT STUDS AT ALL CORNERS AS SHOWN TO ALLOW FOR PROPER GYP. BD. INSTALLATION

16" OR 24" O.C. AS NOTED

COMMON STUD

KING STUD

JACK STUD

TOP PLATE

TOP CRIPPLE

HEADER

KING STUD

JACK STUD

COMMON STUD

BOTTOM PLATE

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

DIMENSIONING KEY

PARTITION AT RIGHT ANGLE

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

DIMENSIONING SYSTEM (UNLESS NOTED OTHERWISE)

FINISH FACE OF NEW CONSTRUCTION

2'-6"

COLUMN LINE

FINISH FACE OF NEW CONSTRUCTION

2'-0"

FINISH FACE OF EXISTING CONSTRUCTION

FINISH FACE OF NEW CONSTRUCTION

ALIGN

FINISH FACE OF EXISTING CONSTRUCTION

PROJECT NAME

STURGIS TINY HOME VILLAGE

PROJECT ADDRESS

208 N. PROSPECT ST., STURGIS, MI

CLIENT

TIM AND CRAIG

ISSUE

SCHEMATIC DESIGN

REVISION

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CMN

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SCALE

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2023.041

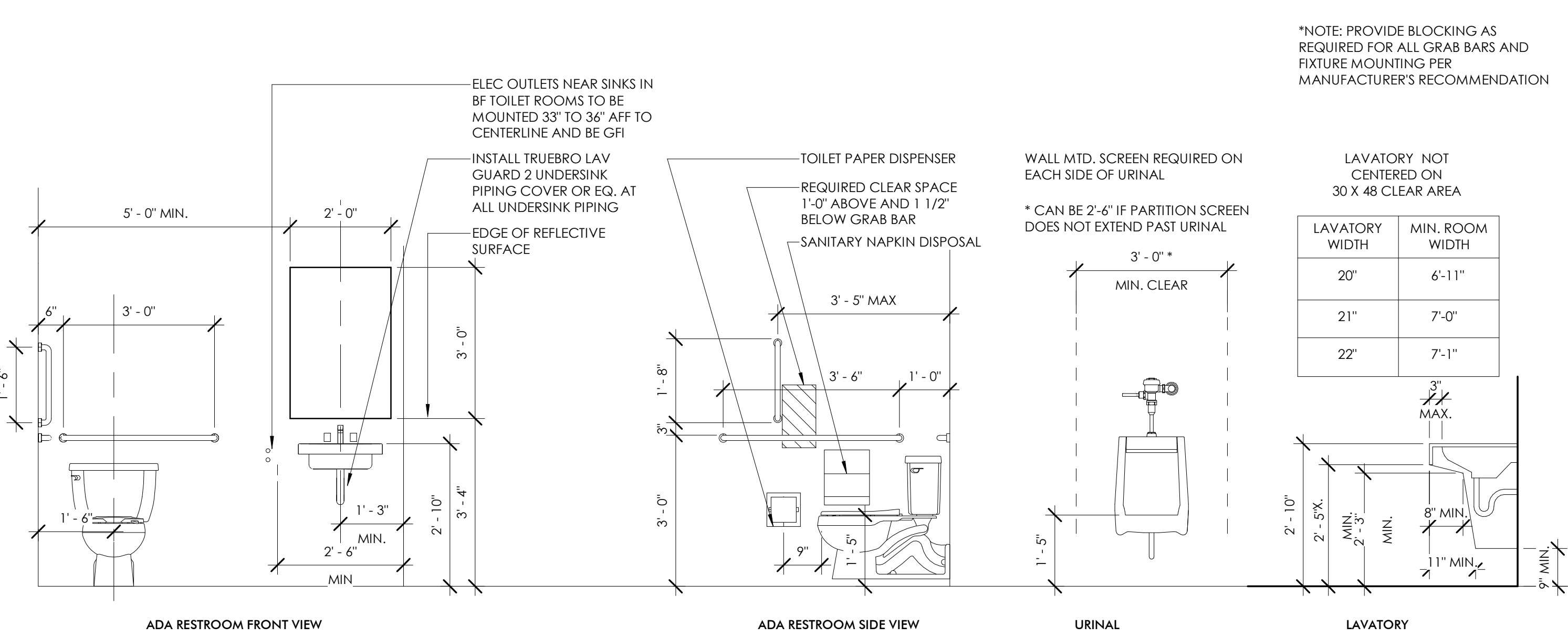
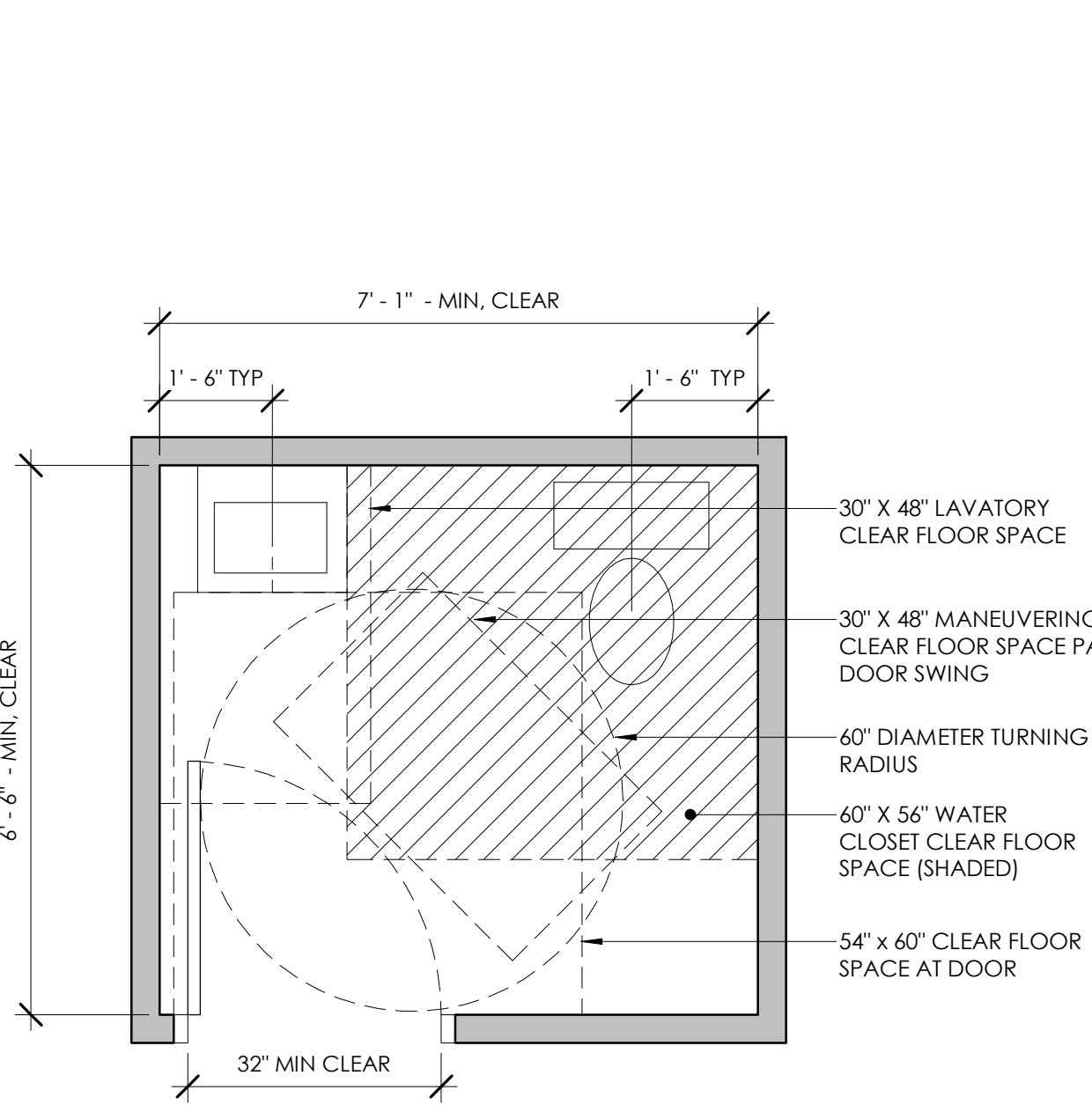
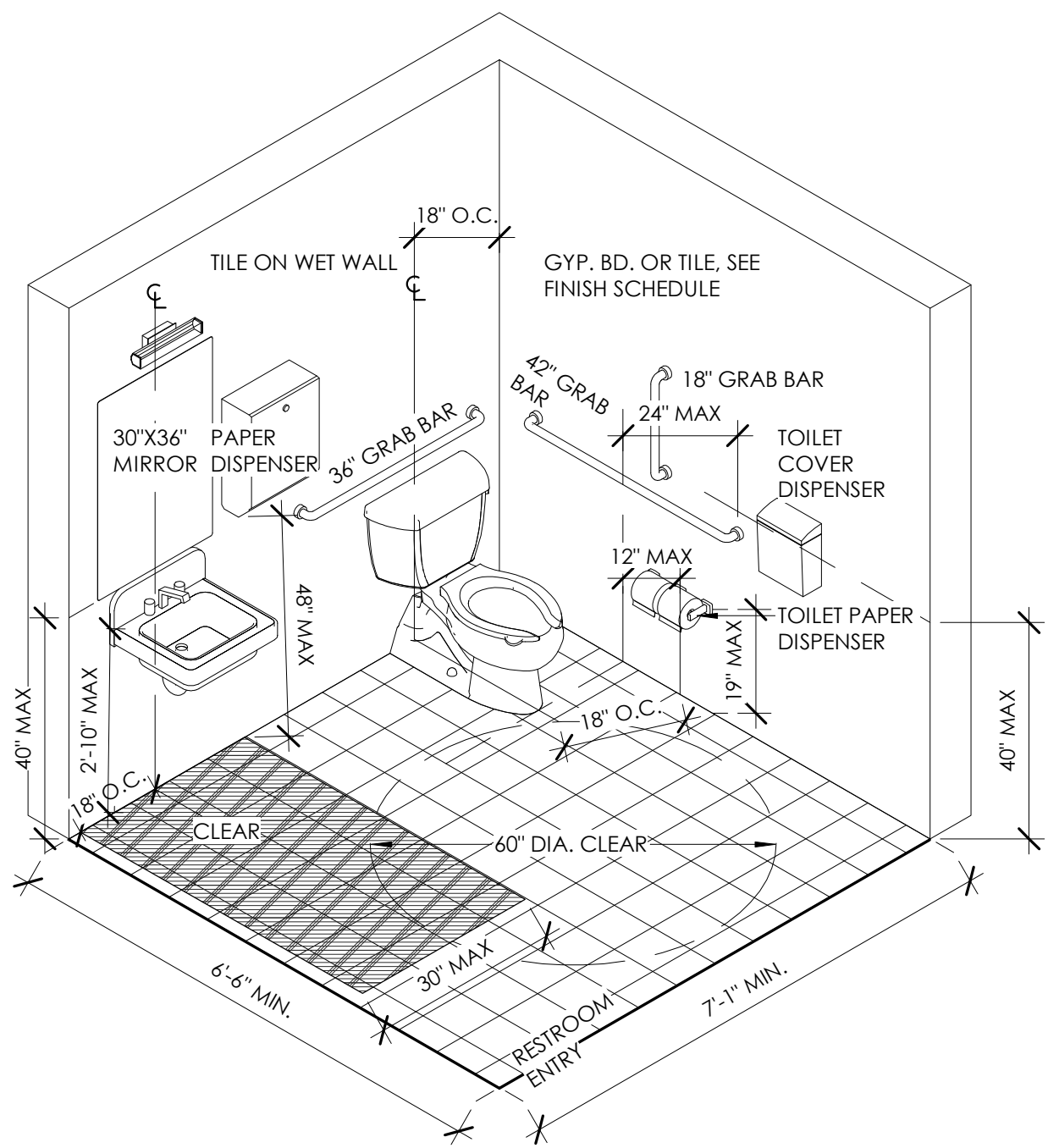
MOUNTING HEIGHTS + ABBREVIATIONS

T002

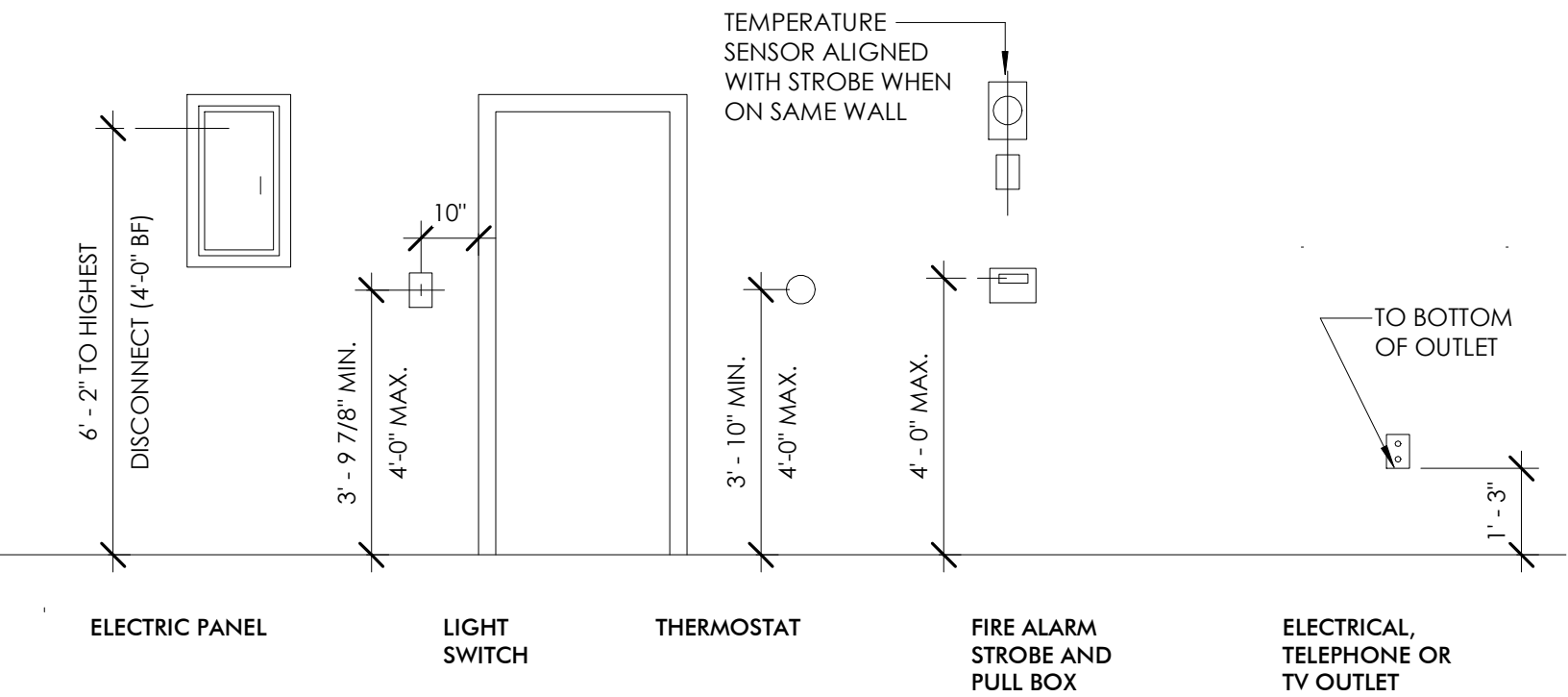
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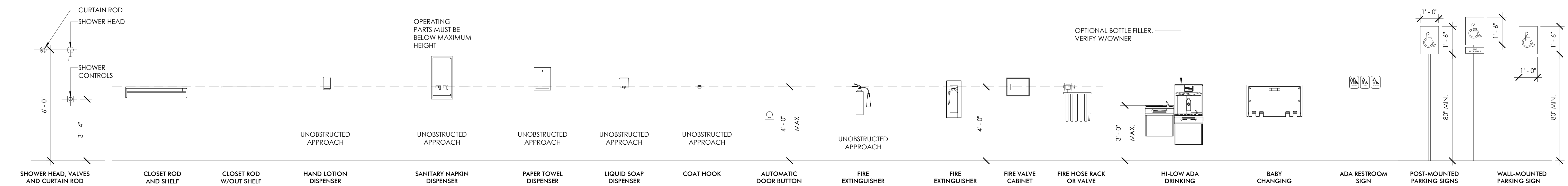


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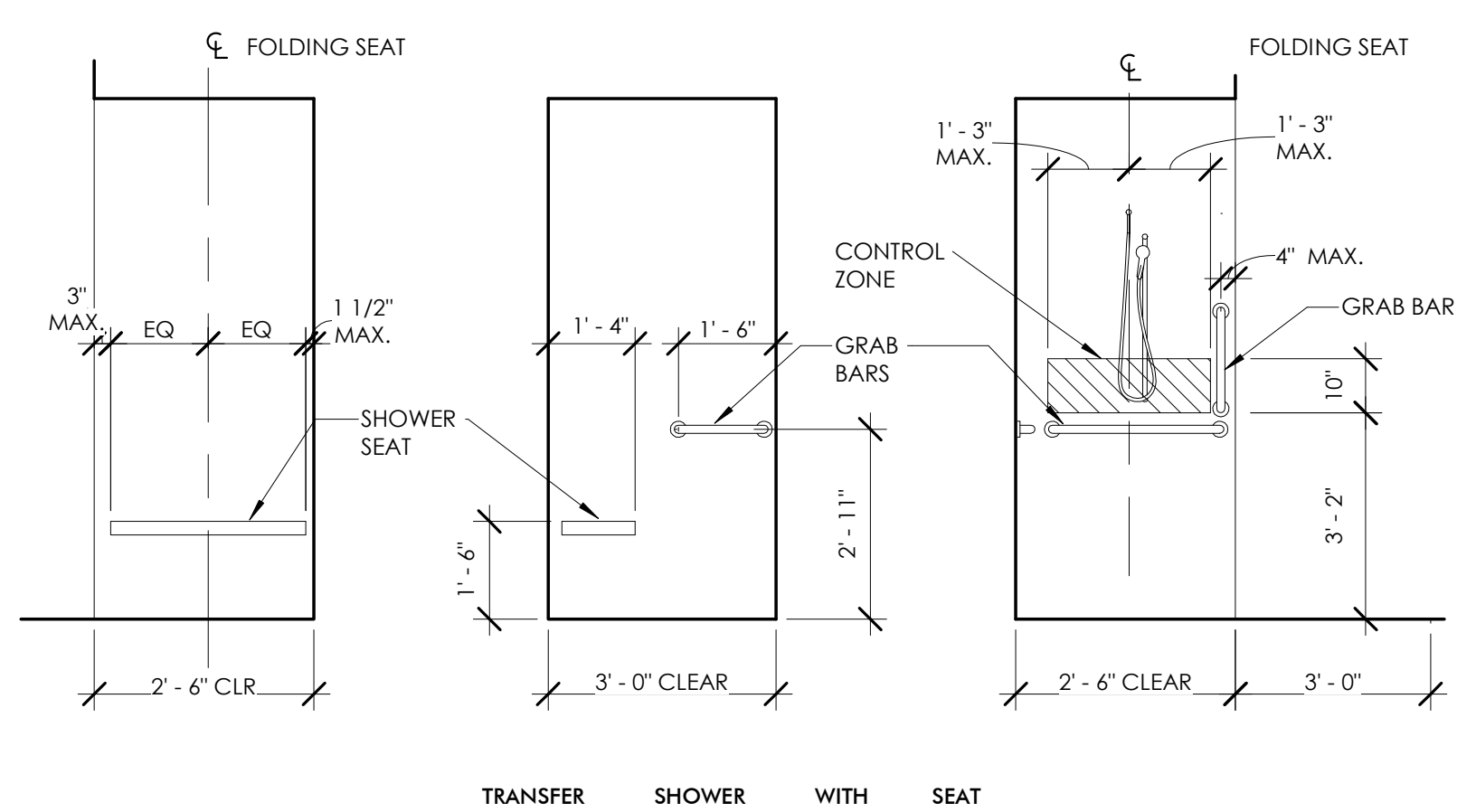


ACCESSORIES SCHEDULE				
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
GB-1	18" VERTICAL GRAB BAR	BRADLEY CORP.	812-001-18	
GB-2	36" GRAB BAR	BRADLEY CORP.	812-001-36	
GB-3	42" GRAB BAR	BRADLEY CORP.	812-001-42	
MI-1	MIRROR	BRADLEY CORP.	748-2436	
PTD-1	PAPERTOWEL DISPENSER	BRADLEY CORP.	250-15	
SD-1	SOAP DISPENSER	BRADLEY CORP.	6562	
SND-1	SANITARY NAPKIN DISPOSAL	BRADLEY CORP.	4A10	
TTD-1	TOILET TISSUE DISPENSER	BRADLEY CORP.	5084	

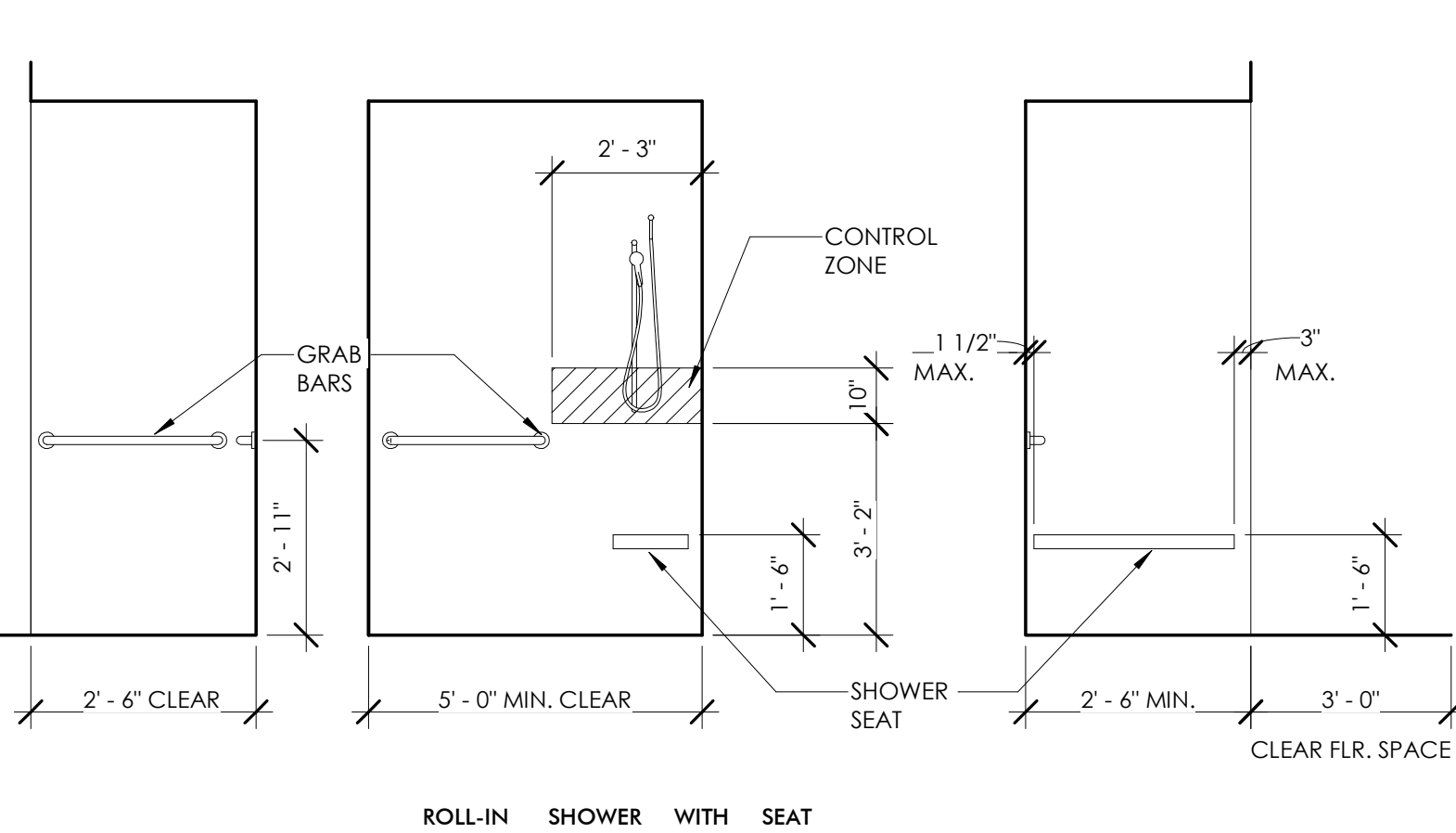
MOUNTING HEIGHTS



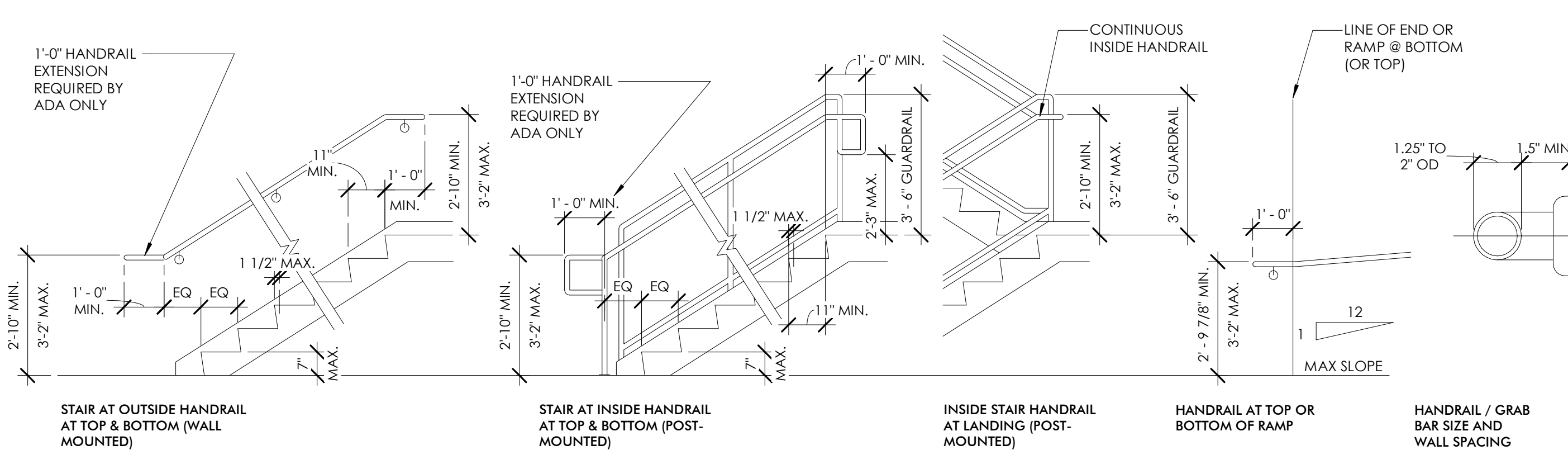
SHOWER DETAILS



SHOWER DETAILS



RAILING DETAILS



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CLIENT  
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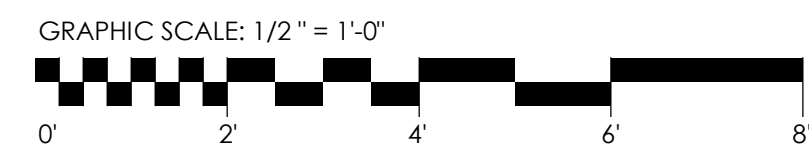
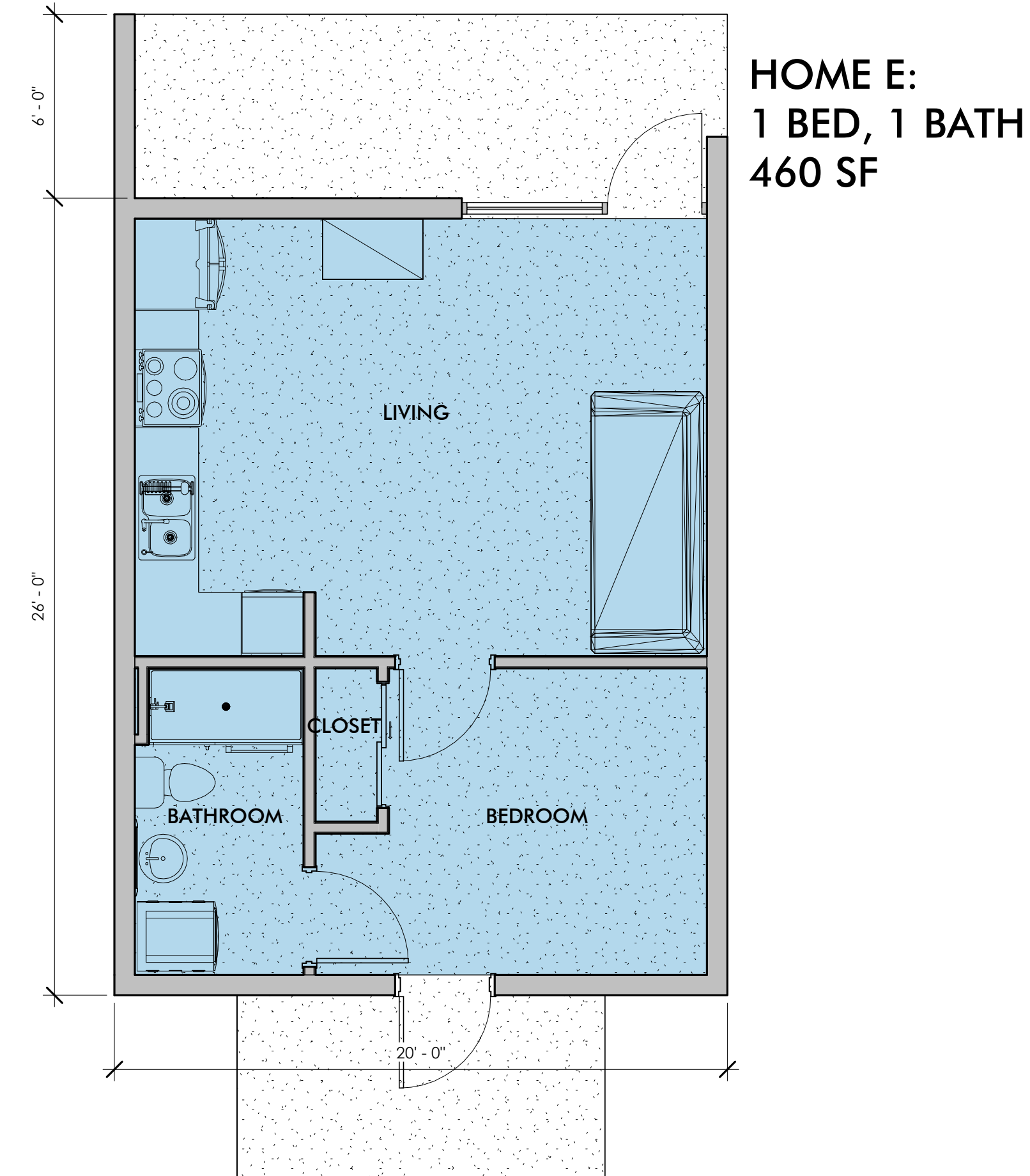
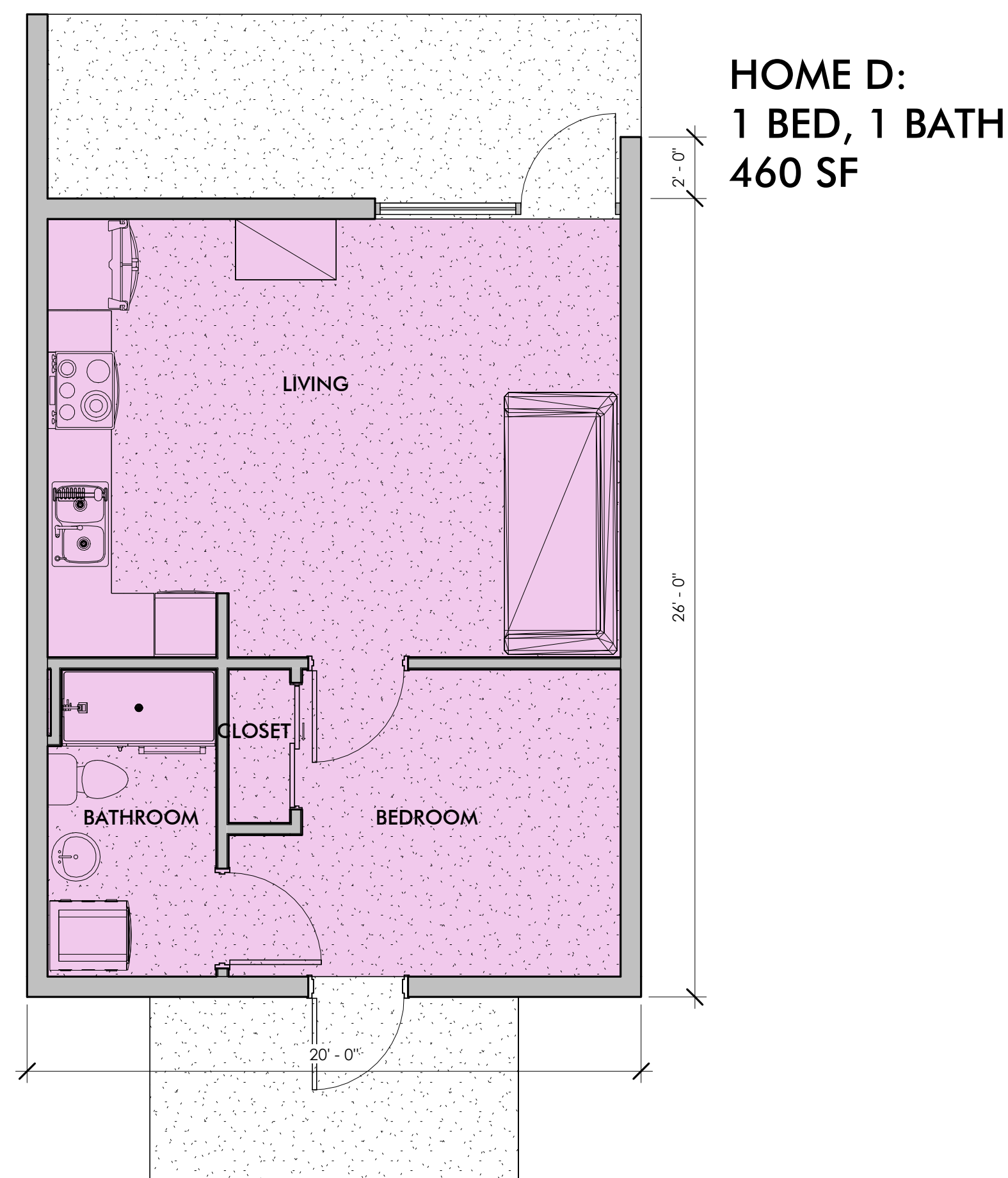
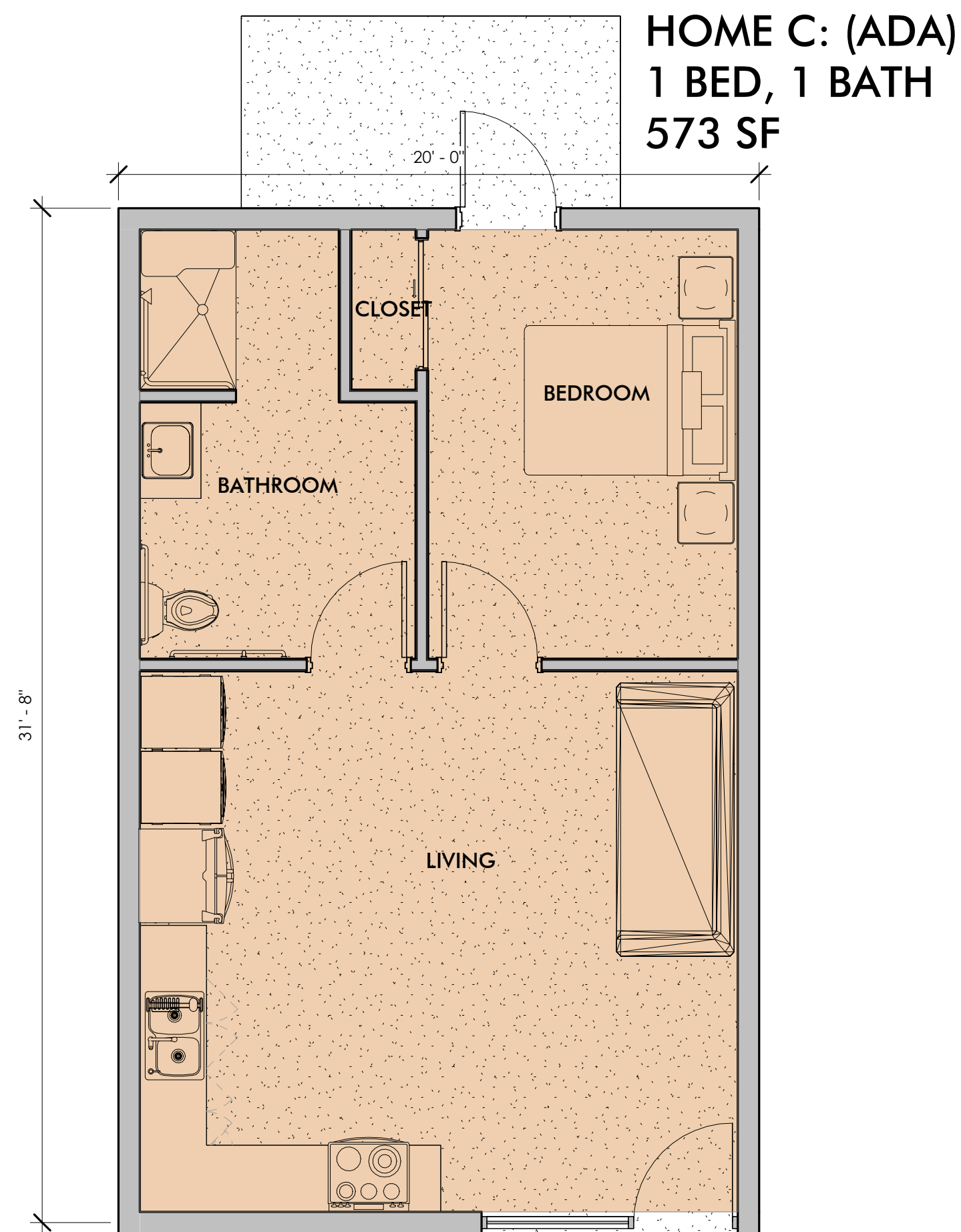
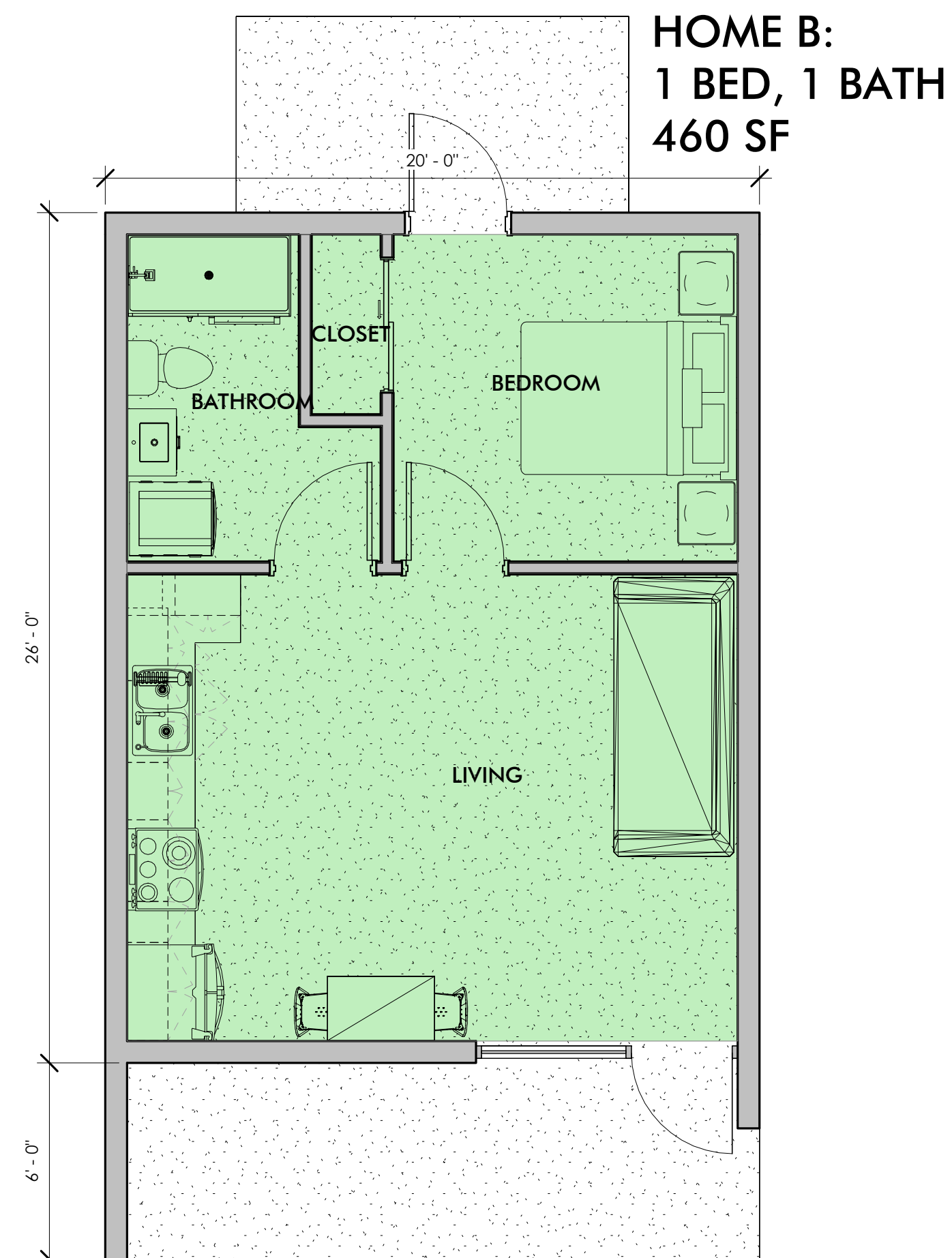
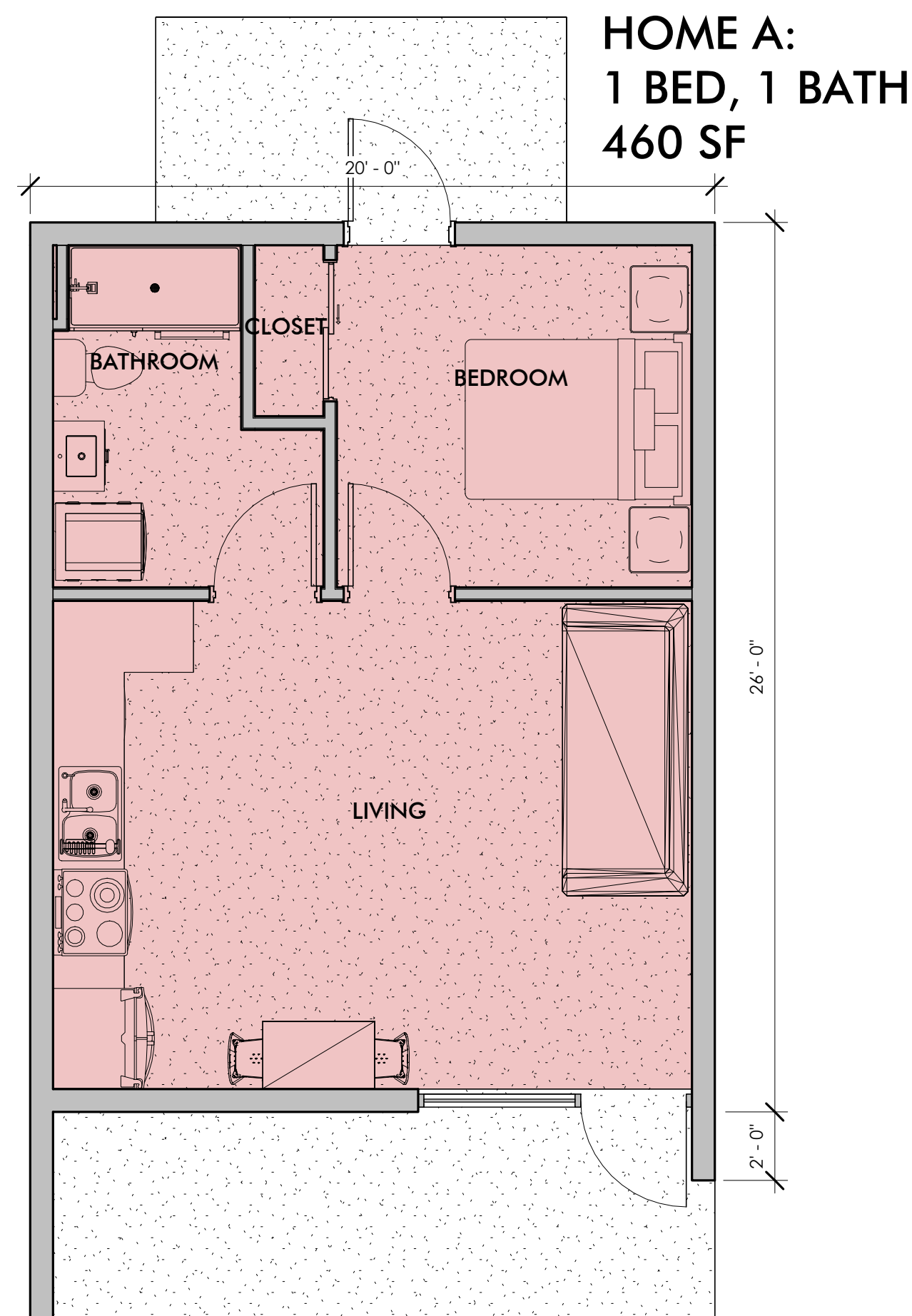
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MOUNTING HEIGHTS CONTINUED

T003







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

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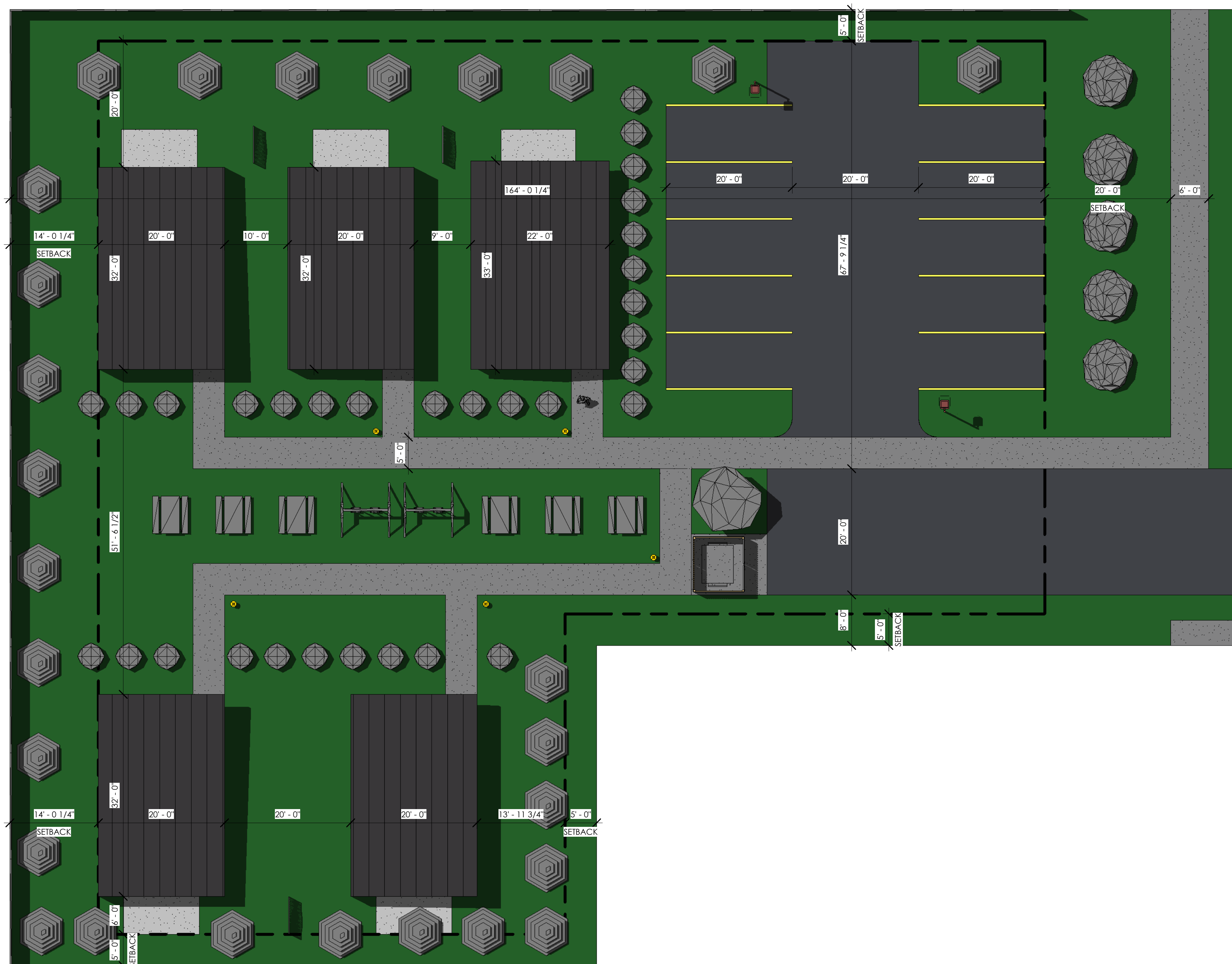
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ARCHITECTURAL SITE PLAN

# C100



TRUE  
↑  
N

1 SITE PLAN  
C100 1" = 10'-0"



GENERAL NOTES

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

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NEW FLOOR PLANS

A120





## GENERAL NOTES

- REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
- REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
- ALL GLAZING SHALL BE LOW-E GLASS. TINT TO BE RECOMMENDED BY MANUFACTURER.
- ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

**ARCHITECT**  
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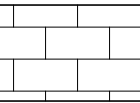

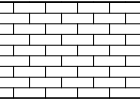
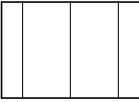
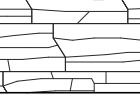
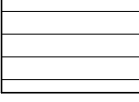
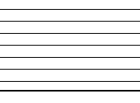
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HOMES A & B EXTERIOR ELEVATIONS

**A500**

### EXTERIOR ELEVATION SYMBOL LEGEND

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





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



Diagram illustrating eight different siding patterns arranged in two columns:

- CMU** (Concrete Masonry Unit): A pattern of rectangular blocks with horizontal and vertical lines.
- BRICK**: A pattern of rectangular bricks with horizontal and vertical lines.
- STONE**: A pattern of irregular, rounded shapes representing stones.
- SIDING / METAL SIDING**: A pattern of horizontal lines representing siding or metal siding.
- METAL ROOFING**: A pattern of vertical lines representing metal roofing.
- ASPHALT ROOFING**: A pattern of vertical lines representing asphalt roofing.
- KNOT WOOD**: A pattern of horizontal lines representing knot wood.

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STURGIS TINY HOME VILLAGE

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208 N. PROSPECT ST., STURGIS, MI

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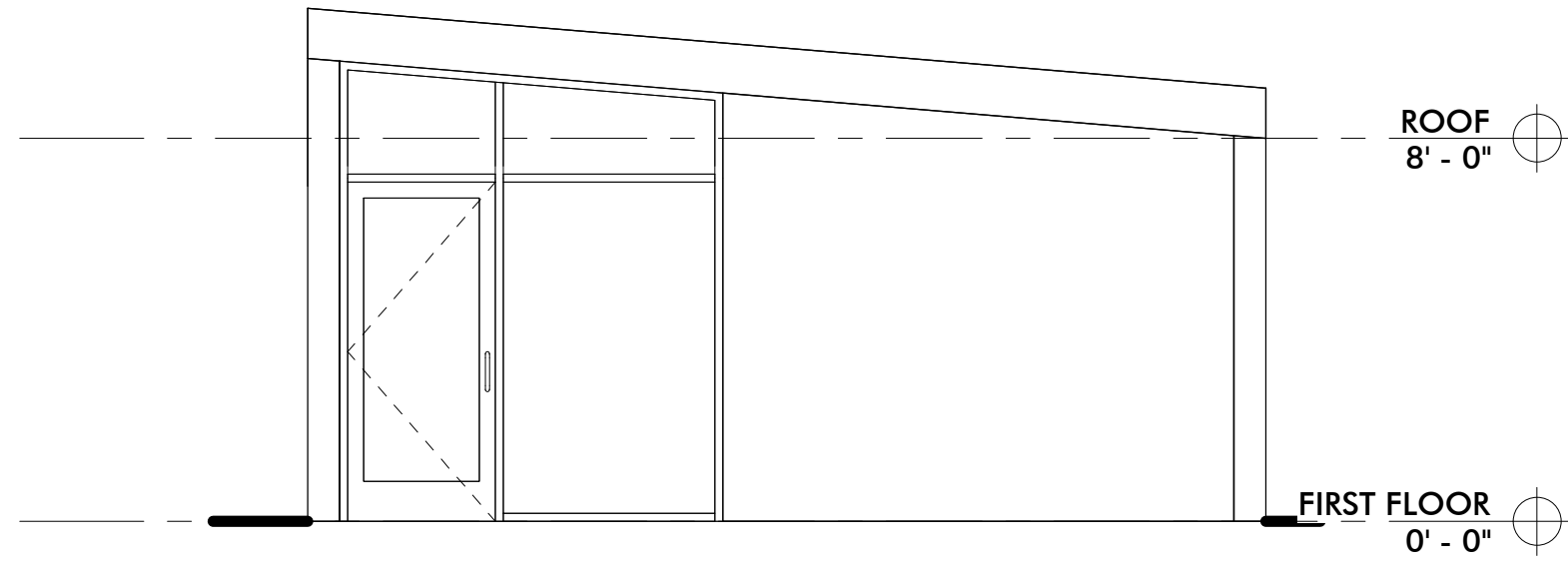
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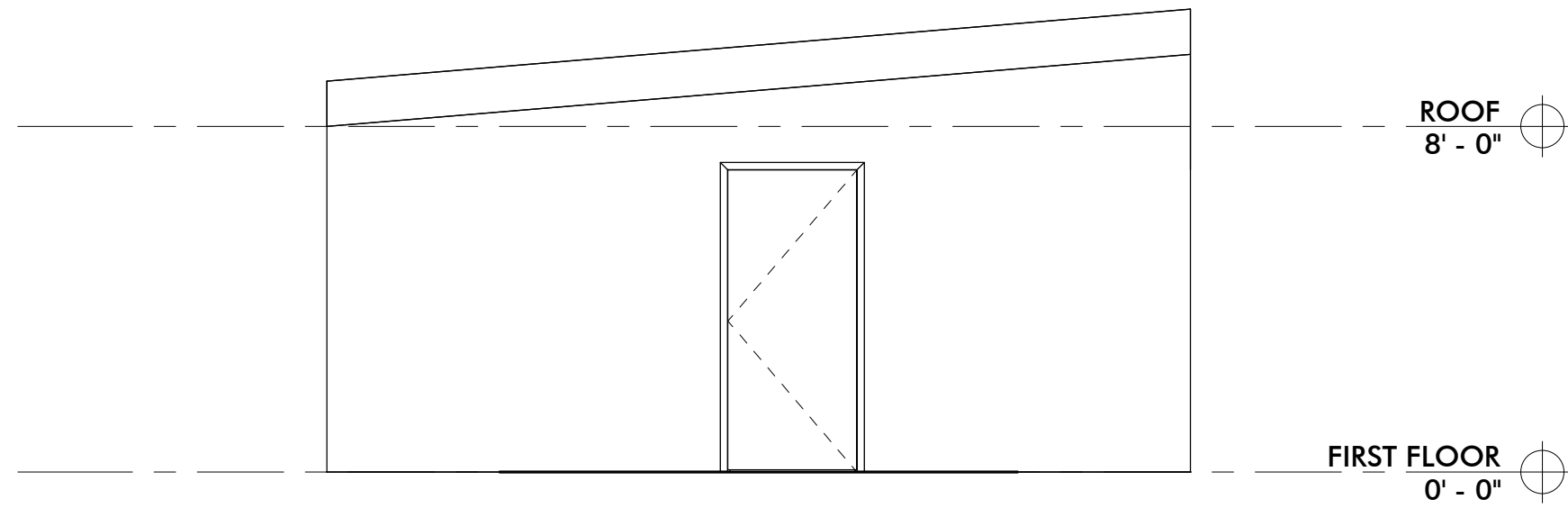
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**HOMES C & D EXTERIOR ELEVATIONS**

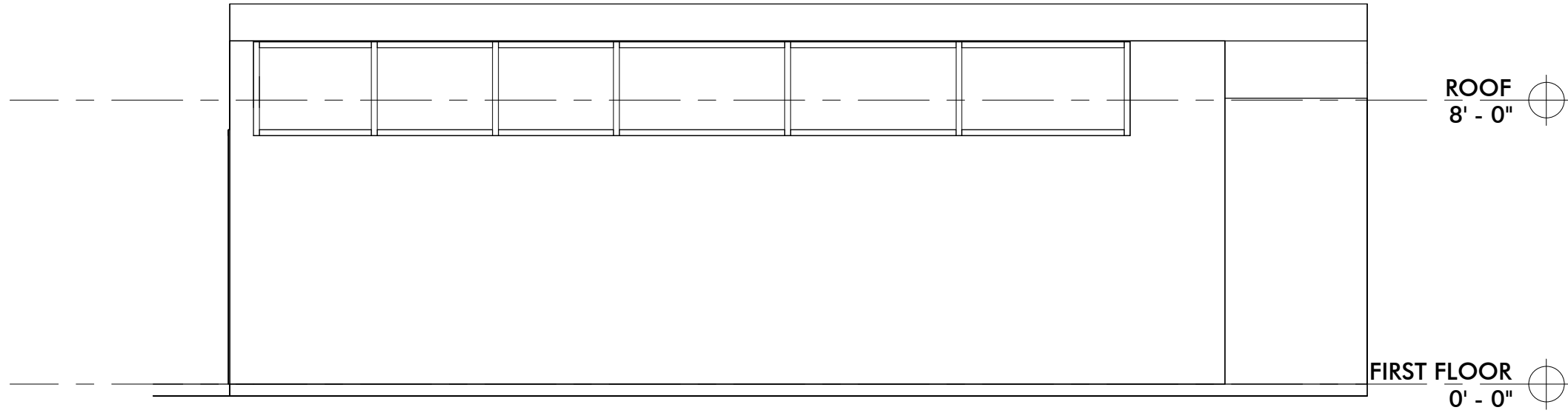
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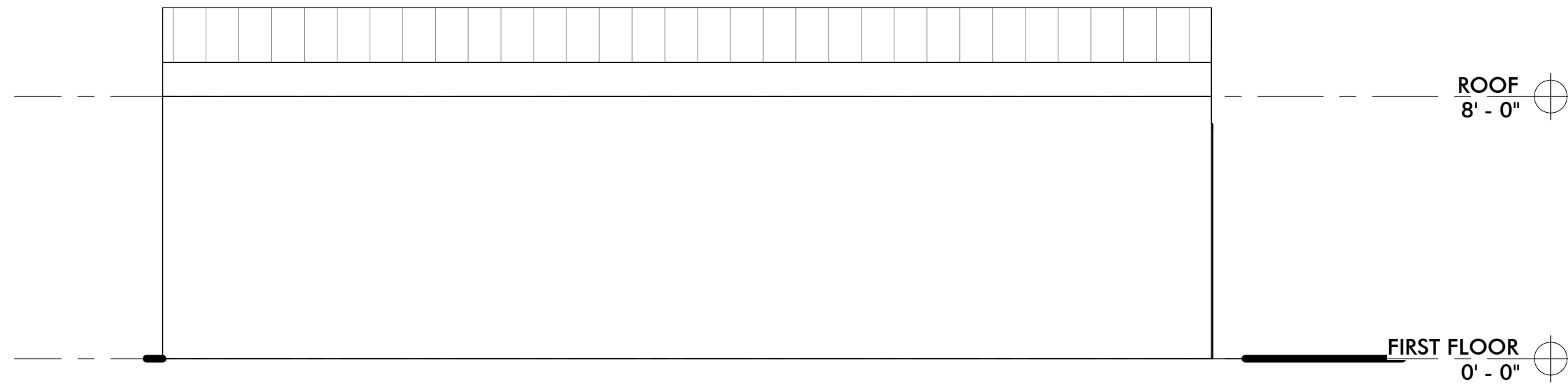
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1/4" = 1'-0"



4 HOME E SOUTH ELEVATION  
1/4" = 1'-0"



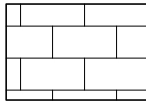
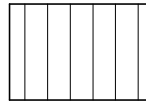
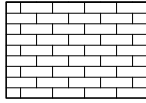
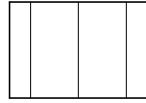
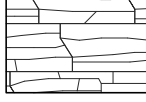
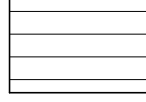
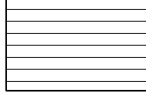
1 HOME E EAST ELEVATION  
1/4" = 1'-0"



2 HOME E WEST ELEVATION  
1/4" = 1'-0"

GENERAL NOTES

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

EXTERIOR ELEVATION SYMBOL LEGEND	
 CMU	 METAL ROOFING
 BRICK	 ASPHALT ROOFING
 STONE	 KNOT WOOD
 SIDING / METAL SIDING	



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HOMES E EXTERIOR ELEVATIONS

A502

## MECHANICAL NOTES

3. INSTALL ALL DUCTWORK PER SMACNA STANDARDS. USING METAL DUCT ADEQUATELY SUPPORTED TO AVOID DEFLECTION IN DUCT. WRAP ALL SUPPLY DUCTWORK WITH 1 1/2" P.C.F. DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER. TAPE & SEAL ALL SEAMS, CUT-OUTS, & PENETRATIONS. INSULATE TOPS & NECKS OF ALL DIFFUSERS AND REGISTERS. PROVIDE EXPOSED SPIRAL UNINSULATED DUCT IN ALL CONDITIONED SPACES.
2. TEST AND BALANCE AIR DISTRIBUTION SYSTEM, PROVIDE BALANCE REPORT TO OWNER FOR REVIEW AT PROJECT COMPLETION.
3. RUN ALL DUCTS ABOVE CEILING, UNLESS NOTED OTHERWISE
4. PROVIDE ALL NECESSARY DUCT FITTINGS AND TRANSITIONS FOR A COMPLETE SYSTEM.
5. INSTALL DIFFUSERS WITH AIR TIGHT CONNECTIONS.
6. FIELD VERIFY CONDITIONS OF EXHAUST FANS, MODIFY OR CHANGE AS NECESSARY TO PROVIDE REQUIRED CFM'S.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
8. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
9. ALL WORK SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO ARCHITECT AND OWNER FOR THEIR RECORDS.
10. ANY MECHANICAL UNITS OR SYSTEMS SHOWN ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
11. FINAL LOCATION OF ALL CEILING FEATURES TO BE COORDINATED WITH ALL TRADES.
12. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
13. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
14. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE PROJECT COMPLETION.
15. ANY MODEL NUMBERS OR MANUFACTURERS LISTED THROUGHOUT THE DRAWINGS ARE A BASIS OF DESIGN. THE CONTRACTOR MAY AT HIS OPTION PROVIDE AN "OR EQUAL" MANUFACTURER OR PRODUCT. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL COST ADDITIONS REQUIRED TO THE SYSTEM SHOULD AN "OR EQUAL" MANUFACTURER BE SELECTED.
16. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL. RUN IN BULKHEADS OR EMBEDDED IN WALL WHERE APPLICABLE. PAINT TO MATCH WHEN EXPOSED.
17. PROVIDE A GAS SHUTOFF VALVE, COMPLETE WITH DIRT LEG AT EACH PIECE OF GAS FIELD EQUIPMENT.
18. THE HEATING AND COOLING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO ALL APPLICABLE MICHIGAN MECHANICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY MECHANICAL SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND HAVE BEEN PROVIDED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
19. A CFM SCHEDULE IS TO BE PROVIDED WITH A LAYOUT OF DUCTWORK WHEN APPLYING FOR MECHANICAL PERMIT.

## ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
2. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
4. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE, TYPE THHN/THXX INSULATION.
5. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
6. ALL RECEPTACLES SHALL BE 20 AMP, GROUNDING TYPE: **MATCHING EXISTING COLOR AND COVERPLATES**. PROVIDE GFCI TYPES WHERE SHOWN AND ANYWHERE WITHIN SIX FEET OF A PLUMBING FIXTURE. VERIFY AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
7. ALL LIGHT SWITCHES SHALL BE SILENT TYPE; 20 AMP., TO **MATCH EXISTING**.
8. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
9. PROVIDE NEW TYPED PANEL INDEXES ON ALL ELECTRICAL PANELS THAT WERE REVISED.
10. LIGHTING SHOWN SCHEMATICALLY ON REFLECTED CEILING PLAN, CENTER LIGHTINGS IN ROOM UNLESS NOTED OTHERWISE.
11. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
12. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
13. IT IS UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH EVERY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. INSTALLER SHALL BE HELD TO PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BREAKERS, CONTROL DEVICES, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
14. ELECTRICAL AND DATA OUTLETS ARE SHOWN SCHEMATICALLY IN NATURE. REVIEW FINAL PLACEMENT WITH OWNER BEFORE INSTALL.
15. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

## ELECTRICAL/LIGHTING SYMBOLS

<b>TAG</b>	<b>SYMBOL</b>	<b>MANUFACTURER &amp; DESCRIPTION</b>	<b>MODEL / COLOR</b>
A		LITHONIA 6" CYLINDER CAN LIGHT	LDN6 CYLINDER SERIES / BLACK IN COLOR
B		LITHONIA 6" RECESSED CAN LIGHT OR WALL WASH	LDN6 / COLOR TO MATCH CEILING
C		BEACH LIGHTING ULTRA SLIM LED UNDERCABINET LIGHT	BEA380917 / BLACK IN COLOR
D		POWERLED SURFACE UNDERCABINET PUCK LIGHT	DL5472984 / BLACK IN COLOR
E		LITHONIA HIGH BAY LED LIGHT FIXTURE	JCBL / SILVER IN COLOR
F		BROAN EXHAUST FAN WITH LED LIGHT, 110 CFM	NUTONE FLEX SERIES / WHITE IN COLOR
G		LITHONIA EMERGENCY LIGHT	ELM6L / WHITE IN COLOR
H		LITHONIA EXIT-UNIT COMBO	LHQM LED / WHITE IN COLOR
I		BROWNLEE LIGHTING VANITY LIGHT	FLOW SQ / SILVER IN COLOR
J		LITHONIA LED FLAT PANEL 2'X2' OR 2'X4' LED FIXTURE	CPX / WHITE IN COLOR
K		MARK ARCHITECTURAL LIGHTING, 4" LED RECESSED STRIP LIGHT	SLOT 4 RECESSED / COLOR TO MATCH CEILING
L		BIG ASS FANS FAN WITH LIGHT	HAIKU L / BLACK IN COLOR

## PLUMBING NOTES

3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDITIOUS PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
4. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC., AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
5. FURNISH AND INSTALL ALL VALVING FOR THE PROPER SPECIALIZING AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
6. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
7. ATTACH ALL FIXTURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATORIES
8. WHERE FIXTURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
9. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR A COMPLETE CODE COMPLYING SYSTEM.
10. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
11. PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
12. SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
13. SANITIZE ALL NEW HOT & COLD WATER LINES PER LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
14. PROVIDE DI-ELECTRIC FITTINGS WHERE DISSIMILAR METALS ARE CONNECTED.
15. SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH PLUMBING FIXTURE.
16. FIXTURES ARE TO BE PROVIDED BY OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR PER THE MANUFACTURER'S RECOMMENDATIONS.
17. INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
18. DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
19. PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
20. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
21. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
22. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH PDI WH201.
23. LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.
24. THE PLUMBING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEM IS TO BE DESIGNED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN, ANY PLUMBING SHOWN IS FOR REFERENCE ONLY, THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

## PLUMBING FIXTURES

**WATER CLOSET (TANK TYPE) WC-1**  
**WATER CLOSET (FLOOR MOUNTED): KOHLER WELLWORTH CLASSIC, TWO-PIECE ELONGATED 1.6 GPF TOILET, K-3505-SS, VITREOUS CHINA, EQUIPPED WITH SLOAN FLUSHMATE POLISHED CHROME LEFT HANDED LEVER, WITH ANTIMICROBIAL FINISH, WHITE IN COLOR, CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH. THE TOILET IS ASME A112.19.2/CSA B45.1 AND ADA COMPLIANT**

**SK-1**  
**KOHLER PROLOGUE K-31465-1-NA UNDERMOUNT DOUBLE-EQUAL KITCHEN SINK; 33" X 22" X 9".**  
**PROVIDE WITH KOHLER SIMPLACE SINGLE-HOLE KITCHEN SINK FAUCET WITH 16-5/8" PULL-DOWN**  
**SPOUT, DOCKNETIK MAGNETIC DOCKING SYSTEM, AND A 3-FUNCTION SPRAYHEAD; POOLISHED**  
**CHROME FINISH**

**SK-2**  
 KOHLER KATHRYN K-2297-0 UNDERMOUNT BATHROOM SINK; 23-7/8" X 15-5/8" X 6-1/4" WHITE.  
 PROVIDE WITH KOHLER KUMIN K-98827-4-CP POLISHED CHROME SINGLE-HANDLE BATHROOM SINK  
 FAUCET

**SH-1**  
ADA SHOWER: 60"X30" AKER BY MAAX OPS-6030 ACRYLX ALCOVE CENTER DRAIN ONE-PIECE  
SHOWER IN WHITE <https://akerbymaax.com/product/ops-6030-acrylx-alcove-one-piece-shower-ansi-compliant/141458/141458-l-000-002>

**SH-2**  
ADA SHOWER: 36"x36" AKER BY MAAx OPS-3636 ACRYLX ALCOVE CENTER DRAIN ONE-PIECE  
SHOWER IN WHITE <https://akerbymaax.com/product/ops-3636-rf-acrylx-alcove-one-piece-shower>  
mass-compliant/141404/141404-1-000-002

**WATER HEATER WH-2**  
RHEEM 40 GALLON ELECTRIC OR GAS WATER HEATER - PROFESSIONAL PRESTIGE MODEL  
#PROPE40T2RH95EC2

DRIVEN DESIGN

## ARCHITECT

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

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CONSTRUCTION

PROJECT NAME  
STURGIS TINY HOME VILLAGE

PROJECT ADDRESS  
208 N. PROSPECT ST., STURGIS, MI

CLIENT  
TIM AND CRAIG

ISSUE  
SCHEMATIC DESIGN

REVISION

DRAWN BY	CMN
DATE	6/30/2023 4:32:17 PM
SCALE	1/4" = 1'-0"
STAMP	

PROJECT NUMBER  
2023.041

MECH, ELEC, PLUMB SPECS/NOTES

## ▲FDP101

# MEP101

**City of Sturgis  
City Commission  
Regular Meeting**

**Agenda Item 8A**





**REGULAR MEETING - STURGIS CITY COMMISSION**  
**WEDNESDAY, JULY 12, 2023**  
**WIESLOCH RAUM – CITY HALL**

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

The Pledge of Allegiance was said by all present.

The Invocation was given by Mayor Mullins.

Commissioners present: Bir, Kinsey, Nieves, Smith, Harrington, Hile, Perez, Mayor Mullins

Commissioners absent: Vice-Mayor Miller

Also present: City Attorney, City Manager, City Controller, Public Safety Director, Community Development Director, City Clerk

Sturgis Hospital Interim CEO Jeremy Gump provided an update on the status of the acquisition of the hospital including the requirements as it relates to licenses and their status as a non profit.

Moved by Comm. Hile and seconded by Comm. Perez to approve the agenda as presented with the addition of Item 10C related to the airport.

**Voting yea: Eight      Voting nay: None      Absent: Miller      MOTION CARRIED**

Moved by Comm. Hile and seconded by Comm. Perez to approve the Consent Agenda of July 12, 2023 as presented.

**8A. Action of Minutes of Previous Meetings**

- APPROVE the minutes from the the June 28, 2023 regular meeting as presented.

**B. Pay Bills**

- AUTHORIZE the payment of the City bills in the amount of \$1,598,267.24 as presented.

**C. MML Workers' Compensation Board of Trustee's Election**

- APPROVE submittal of ballot for the Michigan Municipal League Worker's Compensation Board of Trustees as presented and AUTHORIZE the City Manager to sign all necessary documents.

**Voting yea: Eight      Voting nay: None      Absent: Miller      MOTION CARRIED**

Community Development Director Will Prichard provided information on a request to rezone 121 S. Monroe St. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Perez to consider this the second reading of and approve an amendment to the Zoning Code, Article III pertaining to the Zoning Map for 121 S. Monroe Street as presented with an effective date of August 7, 2023.

**Voting yea: Eight**

**Voting nay: None**

**Absent: Miller**

**MOTION CARRIED**

**AMENDMENT TO ZONING ORDINANCE  
PERTAINING TO ZONING MAP**

An Ordinance to amend Article III of the Zoning Ordinance of the City of Sturgis pertaining to the zoning map and to provide for an effective date of this Ordinance.

WHEREAS, the City Commission, upon recommendation from the Planning Board, has determined that it is in the best interest of the residents of the City to modify the Zoning Ordinance with respect to the zoning map to change the zoning designation of certain property from the Residential 4 (R-4) zoning district to the Central Business (BC) district.

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

Article III of the Zoning Ordinance is hereby modified as follows, effective as of August 7, 2023.

Section 1.0302(A), and the zoning map incorporated by reference therein, is hereby modified to provide that the following described property shall be in the Central Business (BC) zoning district:

Land situate in the City of Sturgis, St. Joseph County, Michigan:  
121 S. Monroe Street  
Parcel No. 052-040-461-00

City Manager Andrew Kuk provided details on discussion related to the bonds for Sturgis Hospital Inc. Representatives of Blue Rose Capital Advisors provided details on scenarios of different acquisition deals for the hospital. Scenarios included hypothetical deals showing the cost to the City, as it relates to the bond debt, if the hospital were to liquidate and if they were to be sold to a non-profit organization that agreed to pay half the bond debt. There were also scenarios, based on discussions with an interested party, that showed the affect if the hospital were to be sold to a for profit organization. Here, the net present value of the bond debt for the City was calculated if the purchaser was to pay a certain amount at the time of closing and an additional amount over a period of time. Asker Corp., the interested party, had agreed in principle to a scenario that would have them pay \$1.5M at the time of closing and an additional \$1.5M over five years to the City towards the outstanding bond debt. The City would retain security over the assets of the hospital for five years.

It was also explained that any agreement on the bond debt was contingent on the language of a final agreement as well as due diligence review of financial information. Additionally, the agreement on the sale of the hospital between Asker Corp. and Sturgis Hospital Inc. would still need to be negotiated and completed. Finally, moving forward to prepare an agreement on the bond debt did not preclude the City and hospital to continue to seek out or negotiate with another party for sale of the hospital.

The City Commission discussed these issues and other topics related to the hospital.

Mr. Kuk also presented an engagement letter from a transaction attorney familiar with hospital sales of this kind.

Moved by Comm. Hile and seconded by Comm. Smith to authorize the City Manager and City legal counsel to develop an agreement with Sturgis Hospital, Inc. and Asker Corp. regarding the reduction of the payments and amounts owed to the City of Sturgis under the current Sub-Lease Agreement with Sturgis Hospital, Inc. in an amount not less than three million dollars (\$3,000,000.00), with a terms of payment extending no more than 60 Months, and with a lien on assets to secure payment as presented, subject to a full review of financial information and final approval of the Commission.

**Voting yea: Eight      Voting nay: None      Absent: Miller      MOTION CARRIED**

Moved by Comm. Hile and seconded by Comm. Perez to authorize the City Manager to sign the engagement letter with Alan Rogalski of Warner Norcross for Representation of the City of Sturgis in conjunction with a proposed sale of Sturgis Hospital.

**Voting yea: Eight      Voting nay: None      Absent: Miller      MOTION CARRIED**

City Manager Andrew Kuk provided information on a fuel discount related to an upcoming aviation event. He explained that the City Commission has approved a similar discount in the past. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Perez to approve the airport fuel discount for July 22nd to July 30th as presented.

**Voting yea: Eight      Voting nay: None      Absent: Miller      MOTION CARRIED**

City Manager Andrew Kuk provided information on previous and needed rehabilitation of airport taxilanes. He provided additional information on the requirement to bid out engineering services every five years and the limitations of reimbursement for this kind of work. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Perez to approve engineering contract with Mead & Hunt for design and bid phase services for the airport taxilane project in the amount of thirty thousand dollars (\$30,000.00) as presented.

**Voting yea: Eight      Voting nay: None      Absent: Miller      MOTION CARRIED**

City Clerk/Treasurer Kenneth Rhodes provided information on the one property that was available for purchase through the County tax foreclosure program. It was explained that this property should be able to be quickly sold to either Sturgis Neighborhood Program or a qualified party after a RFP process which will ensure a responsible rehabilitation.

Moved by Comm. Perez and seconded by Comm. Hile to approve the purchase of one County tax foreclosed property at 903 Neuman for \$7,443.54 plus any additional mowing charges.

**Voting yea: Eight      Voting nay: None      Absent: Miller      MOTION CARRIED**



The City Commission had consensus to schedule a budget work session for Thursday, July 27, 2023 at 5:00 p.m. at City Hall.

The meeting was adjourned at 7:17 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				
07-07-2023	PR0613M	00061	CITY OF STURGIS PAYROLL	358,415.01
07-07-2023	T15922M	00062	CITY OF STURGIS-EMPLOYEE INS	70,670.99
07-07-2023	T15923M	05588	ALERUS FINANCIAL/MERS TRANSFER	3,018.75
07-07-2023	T15924M	00065	DOYLE MEMBERSHIP TRANSFER	2,871.79
07-07-2023	T15925M	00063	CITY OF STURGIS TAX TRANSFER	20,188.25
07-07-2023	T15926M	05123	COMERICA BANK-INST TRUST SERV	34,636.44
07-07-2023	T15927M	03229	CITY OF STURGIS-WORKERS COMP	2,919.81
07-07-2023	T15928M	00064	INTL CITY MGMT ASSOC RETR CORP	8,603.20
06-30-2023	T15929M	00512	CAMOCO FUEL SYSTEM	3,061.97
06-30-2023	T15930M	04088	BLUE CROSS BLUE SHIELD OF MI	27,760.55
07-01-2023	T15931M	06290	MEDPRO WASTE DISPOSAL LLC	26.25
07-07-2023	T15932M	04524	ALERUS FINANCIAL	1,491.00
06-08-2023	T15933M	04524	ALERUS FINANCIAL	1,491.00
07-07-2023	T15934M	04088	BLUE CROSS BLUE SHIELD OF MI	14,308.48
07-25-2023	T15935M	03770	MICHIGAN GAS UTILITIES	74.75
07-24-2023	T15936M	03770	MICHIGAN GAS UTILITIES	16.04
07-25-2023	T15937M	03770	MICHIGAN GAS UTILITIES	35.71
07-25-2023	T15938M	03770	MICHIGAN GAS UTILITIES	39.60
07-01-2023	T15939M	06138	MUTUAL OF OMAHA INSURANCE CO	5,403.93
07-25-2023	T15940M	04389	FRONTIER COMMUNICATIONS A	254.25
07-27-2023	T15941M	03770	MICHIGAN GAS UTILITIES	35.71
07-01-2023	T15942M	06030	VERIZON CONNECT NWF INC	113.33
06-26-2023	T15943M	04197	MI PUBLIC POWER AGENCY	165,523.66
07-03-2023	T15944M	04197	MI PUBLIC POWER AGENCY	183,547.69
07-10-2023	T15945M	04197	MI PUBLIC POWER AGENCY	193,583.36
07-01-2023	T15946M	03951	SOUTHERN MICHIGAN BANK & TRUST	1,658.42
07-12-2023	T15947M	00449	CENTURY BANK & TRUST	3,402.13
07-09-2023	T15948M	00181	GORDON FOOD SERVICE	1,565.42
07-13-2023	T15949M	00321	STATE OF MICHIGAN	2,211.00
07-14-2023	T15950M	01161	INTERNAL REVENUE SERVICE	938.25
07-14-2023	T15951M	04088	BLUE CROSS BLUE SHIELD OF MI	54,460.23
07-22-2023	T15952M	03858	FARMERS STATE BANK	7,781.90
07-17-2023	T15953M	04197	MI PUBLIC POWER AGENCY	147,582.22
07-25-2023	T15954M	04197	MI PUBLIC POWER AGENCY	36,791.71
07-06-2023	T15955M	05892	PAYCOR	1,318.97
07-31-2023	T15956M	04389	FRONTIER COMMUNICATIONS A	104.48
Automatic Checks				
07-26-2023	246578	00110	A & K PRINTING & POOLS	415.00
07-26-2023	246579	00296	ACMAR INC	18.73
07-26-2023	246580	00066	ACTION QUICK PRINT PLUS	147.00
07-26-2023	246581	06156	AGILE TICKETING SOLUTIONS LLC	226.22
07-26-2023	246582	06430	ALAN KAZAM MAGICAL PRODUCTIONS	100.00
07-26-2023	246583	00332	ALEXANDER CHEMICAL CORP	207.00
07-26-2023	246584	00002	ALL-PHASE ELECTRIC SUPPLY	2,003.12
07-26-2023	246585	00296	ALLEGIANCE STAFFING LLC	32.61
07-26-2023	246586	05103	BRIDGETTE ALLEY	150.00
07-26-2023	246587	05986	ALPHA BUILDING CENTER-NOTTAWA	210.71
07-26-2023	246588	00296	AMANDA & CHRISTOPHER REYNIER	286.46
07-26-2023	246589	06119	AMAZON.COM SALES INC	2,047.44
07-26-2023	246590	06318	AMBULANCE BILLING NETWORK LLC	3,482.50
07-26-2023	246591	00340	AMERICAN SAFETY & FIRST AID	260.96

Date	Check#	Vendor	Vendor Name	Amount
07-26-2023	246592	02058	APWA, MICHIGAN CHAPTER - MPSI	725.00
07-26-2023	246593	00624	AQUA BLAST CARWASH SYSTEMS INC	432.00
07-26-2023	246594	02292	ASPLUNDH TREE EXPERT CO	12,673.94
07-26-2023	246595	05462	AUTOZONE STORES LLC	334.78
07-26-2023	246596	00296	AUTUMN R MOWAT	5.26
07-26-2023	246597	04776	BARONE HARDWARE & AUTO	1,269.98
07-26-2023	246598	05001	BAUCKHAM THALL SEEBER	1,068.00
07-26-2023	246599	06117	BENITA ANN LEWIS	30.00
07-26-2023	246600	00072	BIRD, SCHESKE, REED & BEEEMER,	4,466.50
07-26-2023	246601	06433	BLUE ROSE CAPITAL ADVISORS LLC	16,000.00
07-26-2023	246602	00132	BOFA INC	420.00
07-26-2023	246603	00005	BOGEN CONCRETE INC	4,824.00
07-26-2023	246604	02328	BUILDING RESTORATION INC	25,207.00
07-26-2023	246605	05125	CANNON TECHNOLOGIES	8,281.76
07-26-2023	246606	03605	COLDSPRING GRANITE COMPANY	128.00
07-26-2023	246607	06065	COOPER'S TRENCHING INC	1,700.00
07-26-2023	246608	05108	CORRIGAN OIL CO	1,751.48
07-26-2023	246609	06325	COTTIN'S HARDWARE	757.47
07-26-2023	246610	06308	CRAIG'S LAWN CARE LLC	810.00
07-26-2023	246611	06431	CRITERION PICTURES	525.00
07-26-2023	246612	06019	CRONKHITE CEMETERY SERVICES	11,305.00
07-26-2023	246613	06158	CULLIGAN WATER OF STURGIS	229.00
07-26-2023	246614	05694	CUMMINS INC	1,249.03
07-26-2023	246615	06264	CUTTER'S EDGE LAWN CARE LLC	3,640.00
07-26-2023	246616	05898	COLE D'HAESE	56.00
07-26-2023	246617	00296	DAMON G CREEK	29.63
07-26-2023	246618	01119	DAVID W LUDDERS	63.60
07-26-2023	246619	03109	DOWNTOWN DEVELOPMENT AUTHORITY	1,200.00
07-26-2023	246620	05634	DOYLE COMMUNITY CENTER	400.00
07-26-2023	246621	04638	DRIESENKA & ASSOCIATES INC	8,218.75
07-26-2023	246622	00364	CAROL DUSTIN	340.00
07-26-2023	246623	06361	ECOLAYERS INC	775.00
07-26-2023	246624	06014	EGANIX INC	840.00
07-26-2023	246625	03339	ROBERT ELLIFRITZ	90.00
07-26-2023	246626	04744	EPM POWER & WATER SOLUTIONS	77,305.00
07-26-2023	246627	05151	FAWN RIVER MECHANICAL LLC	936.00
07-26-2023	246628	00091	FEDERAL EXPRESS	32.36
07-26-2023	246629	05490	FERGUSON WATERWORKS #3386	11,924.99
07-26-2023	246630	00013	FISHBECK	6,264.09
07-26-2023	246631	00094	FORESTRY SUPPLIERS INC	457.62
07-26-2023	246632	05584	FREDERICK CONSTRUCTION INC	194,107.25
07-26-2023	246633	04389	FRONTIER COMMUNICATIONS A	99.22
07-26-2023	246634	00291	GATEHOUSE MEDIA MICHIGAN	149.50
07-26-2023	246635	02082	GECKO SECURITY LLC	680.00
07-26-2023	246636	04002	GENESIS LAMP CORP	850.92
07-26-2023	246637	00183	W W GRAINGER INC	1,758.28
07-26-2023	246638	06408	GRAND IMPRESSIONS PROP MAINT	105.00
07-26-2023	246639	03806	GREAT LAKES PEST CONTROL	365.00
07-26-2023	246640	04243	GRP ENGINEERING INC	2,903.45
07-26-2023	246641	05033	HUNTINGTON NATIONAL BANK	250.00
07-26-2023	246642	05171	STUART C IRBY CO	29,468.00
07-26-2023	246643	06199	JANSEN PLUMBING, HEATING &	1,131.20
07-26-2023	246644	06429	JEFFREY S BOYER	100.00

Date	Check#	Vendor	Vendor Name	Amount
07-26-2023	246645	06314	JODIE M JOHNSON	20.00
07-26-2023	246646	05842	JOHN DEERE FINANCIAL	276.96
07-26-2023	246647	06217	JOHN J FLOWERS	60.00
07-26-2023	246648	06428	JOHN S GILMORE	100.00
07-26-2023	246649	06364	KALLEWARD GROUP INC	24,553.80
07-26-2023	246650	00889	KENTON KELLEY	153.00
07-26-2023	246651	04238	MICHELE KELLEY	153.00
07-26-2023	246652	00020	KENDRICK STATIONERS INC	527.42
07-26-2023	246653	06423	KMA ENTERPRISES INC	7,500.00
07-26-2023	246654	01656	KOORSEN FIRE & SECURITY INC	962.82
07-26-2023	246655	01101	JANENE KOSMAN	40.00
07-26-2023	246656	04666	PAUL KRICK	210.00
07-26-2023	246657	04071	KS AUTO SERVICE INC	67.36
07-26-2023	246658	05977	LAKELAND INTERNET LLC	131.94
07-26-2023	246659	06427	LARRY WIRTZ	300.00
07-26-2023	246660	06417	LEROY D MILLER	56.00
07-26-2023	246661	00220	LITHO PRINTERS INC	806.98
07-26-2023	246662	00666	LOCKPORT TOWNSHIP TREASURER	859.46
07-26-2023	246663	01346	TOM LONG	196.00
07-26-2023	246664	06087	MALLORY SAFETY AND SUPPLY, LLC	232.21
07-26-2023	246665	06418	MATERIALS TESTING CONSULTANTS	7,933.25
07-26-2023	246666	00503	R W MERCER CO	242.00
07-26-2023	246667	06155	MERCER SEPTIC AND EXCAVATING	2,095.00
07-26-2023	246668	01858	MEYERS AUTOMOTIVE SERVICE INC	280.71
07-26-2023	246669	04817	MICHIANA RECYCLING & DISPOSAL	625.00
07-26-2023	246670	03774	STATE OF MICHIGAN	150.00
07-26-2023	246671	03774	STATE OF MICHIGAN	216.25
07-26-2023	246672	00880	STATE OF MICHIGAN	75.00
07-26-2023	246673	00880	STATE OF MICHIGAN	75.00
07-26-2023	246674	01601	STATE OF MICHIGAN	4,538.24
07-26-2023	246675	00024	STATE OF MICHIGAN - MDOT	41,491.25
07-26-2023	246676	05121	MICKEY'S LINEN	316.32
07-26-2023	246677	04702	MILLER JOHNSON ATTORNEYS	659.75
07-26-2023	246678	05541	MILLER, CANFIELD, PADDOCK	8,555.00
07-26-2023	246679	05051	MILSOFT UTILITY SOLUTIONS	505.29
07-26-2023	246680	00245	MOSTROM & ASSOC INC	1,735.00
07-26-2023	246681	05102	McLEAN ENGINEERING CO	9,010.49
07-26-2023	246682	06267	NEW CREATIONS LANDSCAPE LLC	2,560.21
07-26-2023	246683	05671	PACE ANALYTICAL SERVICES LLC	364.30
07-26-2023	246684	03935	PARAGON LABORATORIES INC	339.00
07-26-2023	246685	05181	PEOPLEFACTS LLC	21.66
07-26-2023	246686	05042	PLANT GROWTH MANAGEMENT SYSTEM	10,195.60
07-26-2023	246687	00033	POSTNET POSTAL & BUSINESS	150.57
07-26-2023	246688	00485	POWER LINE SUPPLY	6,341.00
07-26-2023	246689	00031	POWER SYSTEM ENGINEERING INC.	2,487.50
07-26-2023	246690	05752	PREMIER POWER MAINTENANCE CORP	2,051.90
07-26-2023	246691	06099	R&R FIRE TRUCK REPAIR INC	865.00
07-26-2023	246692	06413	RACHEL ANDERSON	540.00
07-26-2023	246693	01817	RADIAN RESEARCH INC	1,160.00
07-26-2023	246694	00035	RESCO	1,102.00
07-26-2023	246695	06038	REVOLUTION HEALTH, P.C.	85.00
07-26-2023	246696	03542	RICKETT'S LAWN CARE	2,471.00
07-26-2023	246697	01197	SHERWIN-WILLIAMS COMPANY	224.79

Date	Check#	Vendor	Vendor Name	Amount
07-26-2023	246698	06280	SHOULDICE INDUSTRIAL	61,278.66
07-26-2023	246699	02179	SPRINT	575.88
07-26-2023	246700	04310	SSEO GROUP INC	760.00
07-26-2023	246701	01375	ST JOSEPH CO SHERIFFS OFFICE	855.00
07-26-2023	246702	05736	ST JOSEPH COUNTY EDGE	15,000.00
07-26-2023	246703	05897	STAFFORD-SMITH INC	912.60
07-26-2023	246704	00488	STATE SYSTEMS RADIO INC	836.24
07-26-2023	246705	06425	STEPHEN BAILEY	56.00
07-26-2023	246706	04903	STONECO OF MICHIGAN	88.56
07-26-2023	246707	05582	STRAIGHT LINE MOWING	50.00
07-26-2023	246708	02310	STURGIS CIVIC PLAYERS	192.00
07-26-2023	246709	04140	SWICK BROADCASTING COMPANY	575.00
07-26-2023	246710	06281	T-MOBILE USA INC	406.75
07-26-2023	246711	06125	THE COPY IMAGE INC	156.55
07-26-2023	246712	06151	THE NAKED SHIRT CUSTOM PRINTNG	3,617.50
07-26-2023	246713	00047	CITY OF THREE RIVERS	600.00
07-26-2023	246714	06426	TRACY LIVELY LLC	40.00
07-26-2023	246715	04773	TRIANGLE DIGITAL PRINTING INC	339.90
07-26-2023	246716	01238	UNITED PARCEL SERVICE	57.54
07-26-2023	246717	03331	UTILITIES INSTRUMENTATION SERV	7,101.18
07-26-2023	246718	05745	ERICA VARGAS SARCO	100.00
07-26-2023	246719	04453	VERIZON WIRELESS	2,606.04
07-26-2023	246720	03511	WASTE MANAGEMENT	9,536.33
07-26-2023	246721	03872	JORY WEBB	210.00
07-26-2023	246722	06339	WILLIAMS TREE CO LLC	7,429.20
07-26-2023	246723	06107	YEOMAN, TALIA	270.00
07-26-2023	D02022	02983	CINTAS LOCATION #351	1,984.04
07-26-2023	D02023	03929	EMERGENCY MEDICAL PRODUCTS INC	597.46
07-26-2023	D02024	00019	KENDALL ELECTRIC INC	188.89
07-26-2023	D02025	03944	LINDE GAS & EQUIPMENT INC	124.44
07-26-2023	D02026	06250	MARANA GROUP	3,649.92
07-26-2023	D02027	06026	MID-CITY SUPPLY CO INC	325.37
07-26-2023	D02028	06069	NAPA AUTO PARTS	141.69
07-26-2023	D02029	00479	PEERLESS-MIDWEST INC	4,480.00
Manual Total				\$1,355,906.25
Automatic Total				\$720,134.58
Grand Total				\$2,076,040.83

**PAYROLL DISBURSEMENT**  
**FOR PAYROLL ENDING 07/02/2023**  
**PR0613M PAYROLL DATE 07/07/2023**

GENERAL	\$170,458.91
MAJOR STREET	9,676.03
LOCAL STREET	10,244.58
CEMETERY	7,538.23
DDA	1,322.06
AIRPORT	1,223.04
BUILDING	3,410.72
HOUSING DEPARTMENT	42.50
STURGES-YOUNG CENTER FOR THE ARTS	5,974.17
RECREATION	10,342.31
DOYLE RECREATION CENTER	8,727.42
AMBULANCE	13,795.21
ELECTRIC	86,541.50
SEWER	17,101.60
WATER	11,172.65
MOTOR VEHICLE	844.08
<b>Payroll Sub-Total</b>	<b>\$358,415.01</b>



**City of Sturgis  
City Commission  
Regular Meeting**

**Agenda Item 10A**



Sec. 10-64. - Keeping of animals, fowl, etc. restricted.

No horse, cow, calf, swine, sheep, goat, geese, ducks, donkeys, **fowl unless permitted in this section**, or pigeons shall be kept in any dwelling or part thereof. No such animals or fowl shall under any circumstances be kept on the same lot or premises with a dwelling unless they are maintained in connection with the operation of a bona fide farm. Notwithstanding the foregoing, it shall be permissible to own, keep, or harbor not more than two adult rabbits per household, together with not more than eight young rabbits until they attain the age of four months. The keeping of chickens shall be permitted with a valid permit issued by the City of Sturgis as per section 10-65.

#### Section 10-65. – Urban Chickens

- (a) No person shall keep chickens unless they obtain an urban chicken permit and comply with all City ordinances. No permit will be issued unless the following has been completed:
  - (1) Urban chicken permit application has been submitted.
  - (2) All fees have been paid.
  - (3) An inspection of property has been completed to verify compliance with the ordinance.
- (b) Permit applications shall be submitted to the Community Development Department on a form provided by the City for review and approval. The application must be completed with all information requested. The following additional items shall be included with your permit application:
  - (1) A sketch plan which indicates the location of any chicken coop, chicken runs, and fencing (including height and style) as well as setbacks from all property lines and structures on same property and adjoining residential structures.
  - (2) Inspections will be conducted after the permit application has been reviewed and all fees have been paid. Application will not be approved, and permit will not be issued until property is found to be in compliance with City ordinances. The first inspection is included with the cost of the permit application fee. Any additional inspections to verify compliance will require an additional inspection fee to be paid prior to scheduling of the inspection.
- (c) The applicant's first (initial) urban chicken permit is valid until June 1 of the following year. If a person wishes to continue keeping chickens, they shall obtain a new permit before their current permit expires. Renewal permits are valid for two (2) years with all permits expiring on June 1.

Renewal permit applications shall be submitted a minimum of 30 days prior to the expiration of the permit. Inspections shall be completed and approved prior to the issuance of the renewal permit. Application for a renewal permit shall be pursuant to the procedures and requirements that are applicable at the time the person applies.

- (1) No permit shall be issued without the written authorization from the owner of the property consenting to the application and the keeping of urban chickens.
- (2) Permits are not transferrable to another applicant. When an applicant vacates a property, the permit is revoked and all structures, including chicken coop and enclosures, that were permitted as part of the permitting process must be removed.
- (d) The keeping of chickens is permitted only on a lot where the principal use is a single-family dwelling in the following zoning districts: R-1, R-2, R-3, R-4. No multi-family dwelling(s), multiple single-family dwellings on a single lot, duplex, or apartment(s) shall be permitted urban chickens.
- (e) Notwithstanding the issuance of a permit by the City, private restrictions on the use of property shall remain enforceable and take precedence over a permit. Private restrictions include but are not limited to deed restrictions, condominium master deed restrictions, restrictive covenants for the neighborhood, neighborhood association by-laws, and covenant deeds. A permit issued to a person whose property is subject to private restrictions that prohibit the keeping of chickens is void. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.
- (f) A person who has received a permit for urban chickens on their property shall comply with all of the following requirements:
  - (1) Maintain a valid permit as required under this section.
  - (2) Keep no more than six (6) female chickens per property.
  - (3) All chickens shall have a City-issued identification band on their leg. Leg bands will be provided by the City of Sturgis when the permit is issued. Renewal permits will not require new bands. Replacement bands can be obtained for a fee from the City of Sturgis.
  - (4) The principal use of the applicant's property is a single-family dwelling.
  - (5) No person shall keep any rooster, **crowing hens**, or guinea chickens.
  - (6) No person shall slaughter any chickens in public view.
  - (7) Chickens shall be always provided and remain within a fully enclosed coop and/or fenced enclosure with a top and/or cover.

- (8) The coop shall be a single structure not to exceed sixty (60) square feet in area and eight (8) feet in height. The minimum run size per chicken shall be eight (8) square feet with a maximum area of 300 square feet. The coop shall meet the standards for accessory structures (section 1.1105 of the zoning ordinance) and the enclosure shall meet the standards for fences (section 1.1106 of the zoning ordinance).
- (9) The use of corrugated metal/fiberglass, sheet metal, plastic tarps, scrap lumber or similar materials not in keeping with the appearance of other accessory buildings in the immediate area of the property as determined by the Zoning Administrator is prohibited.
- (10) The coop and enclosure may be movable only if the dimensional/setback restrictions required in this section are maintained.
- (11) A person shall not keep chickens in any location on the property other than in the rear yard.
- (12) The coop or enclosure shall not be located closer than forty (40) feet to the nearest residence on an abutting lot. For the purpose of this section, “residence” shall be defined to include both the principal structure and any decks, porches, sunrooms, or similar areas attached to the principal structure. This requirement shall be met at the time of initial permit issuance and is not meant to be retroactively applied in the event a residence on an abutting lot constructs an addition of some type that encroaches upon an existing chicken coop or enclosure.
- (13) No **coop or** enclosure shall be located closer than ten (10) feet to any property line of an abutting lot.
- (14) No **coop or** enclosure shall be located closer than ten (10) feet to the **principal structure or three (3) feet an accessory structure** on the same property.
- (15) Coops and enclosures must be clean, dry, odor-free and kept in a neat and sanitary condition and in compliance with all City ordinances.
- (16) All enclosures shall be constructed or repaired to prevent rats, mice, other rodents, **or predators** from being harbored underneath, within, or within the walls of the enclosure.
- (17) All feed and other items associated with the keeping of chickens shall be kept in a vermin **and predator** proof sealed container.
- (18) Waste materials (feed, manure, and litter) must be disposed of in an environmentally responsible manner. Piling waste materials on the property is not permitted. Litter must be kept dry.
- (19) If the above requirements are not complied with, the City may revoke any permit granted under this section and /or initiate prosecution for a civil

infraction violation.

(g) Enforcement and penalties:

- (1) Any person who keeps chickens without a valid permit as required by this ordinance or who otherwise violates any of the provisions of this section shall be deemed guilty of a civil infraction and be issued a notice of violation. If the violation is not corrected within the timeframe referenced in this subsection, a citation may be issued and fine applied in accordance with the fine schedule of the City code of ordinances.
- (2) The City may revoke any permit granted under this section if any of the requirements **of this section** are not complied with.
- (3) A person who has been issued a notice of violation shall be given up to seven (7) days to correct the violation unless an extension has been granted by the zoning administrator.
- (4) A person who remains in violation after the timeframe for correction shall have their permit revoked and shall immediately discontinue the keeping of chickens at the permitted premise.

1.1105 Accessory buildings, structures and uses.

...

(B) Accessory building or accessory structures in a residential district.

...

(8) There shall be no more than two accessory buildings on any one parcel excluding play houses, dog houses, **chicken coops not exceeding 30 square feet**, pergolas or gazebos not exceeding 150 square feet, or buildings of similar uses.

(10) **Chicken coops shall not exceed eight (8) feet in height and sixty (60) square feet in area. Chicken coops shall be removed if a valid urban chicken permit as per section 10.65 of the City of Sturgis code of ordinances is not maintained.**

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Article XIV.-Administration and Enforcement

1.1401.-Building Permits.

No sign, parking area, fence, building, or other structure regulated by this zoning ordinance shall be erected, razed, moved, extended, enlarged, altered, or changed in use, and no exterior of any commercial building in the central business district shall be painted until a building permit has been issued by the building department, except the following:

1. Touch-up painting of the same color of any commercial building in the central business district.
2. **Accessory structures and fences that are included as part of an urban chicken permit, section 10.65 of the City of Sturgis code of ordinances.**

## Appendix B - Fine Schedule

### Urban Chickens Violations

First Offense - \$100.00

Second Offense - \$200.00

Any additional offenses - \$300.00

### Fee Schedule

#### Urban Chickens

Initial Permit Application Fee	\$150.00
Renewal Permit Application Fee	\$75.00
Additional Inspection Fee	\$50.00
Permitted Chickens Running At Large (per Chicken)	\$40.00
Keeping of chickens prior to permit issuance	\$100.00



**City of Sturgis  
City Commission  
Regular Meeting**

**Agenda Item 10B**



1.0401. – Manufacturing

...

(C) Special Land Uses

...

(20) Outdoor storage area not accessory to principal building use.

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1.0603. – Special Land Use Designate.

...

(UU) Outdoor storage not accessory to principal building use.

- (1) *Location.* Outdoor storage areas shall not be permitted in any front, side, or rear yard setback areas.
- (2) *Fencing/screening.*
  - a. Outdoor storage areas shall be secured with a minimum 6-foot-tall chain link fence, solid fence, or wall. Fencing or screening type may be required as determined by the Planning Commission.
  - b. Outdoor storage areas shall be screened on all sides abutting or across a street or alley from a residential use.
- (3) *Storage area surface.* Outdoor storage area surfaces shall either:
  - a. Be paved with a solid surface that is a minimum 3 inches of asphalt or 4 inches of concrete.
  - b. If screened, may not be paved but in no instance shall green space be used for parking (area must be improved with gravel or equivalent). Surface to be approved by zoning administrator and city engineer.
- (4) *Lighting.* Lighting may be required as determined by the Planning Commission. All lighting shall be shielded from adjacent properties and not exceed 0.5-foot candles when measured from ground level at the adjoining property boundary.
- (5) *Other site requirements.*
  - a. All driveways and maneuvering lanes to the outdoor storage areas to be a paved solid surface.
  - b. No required parking for the principal building shall be used by the outside storage area special land use.
- (6) *Site Plan review.*
  - a. *Existing parking area to be used for outside storage.* For all existing developed parking areas, a sketch plan is required. This plan must indicate the following: number of required parking spaces for each use on the parcel, type of parking surface provided, parking area design as per section 1.0904 of this zoning ordinance, and other information required to verify compliance.

- b. *Undeveloped area to be used for outside storage.* A site plan review and approval in accordance with the provisions of this zoning ordinance will be required.
- (7) *Permit for use; annual renewal.* A permit will be issued for this use upon approval of a special land use and renewed on an annual basis by the applicant. To ensure compliance with the permit, the zoning administrator shall conduct periodic inspections. The Planning Commission shall review and approve the renewal of this permit annually.

**City of Sturgis  
City Commission  
Regular Meeting**

**Agenda Item 10C**



## City of Sturgis



Project No.: 861360  
 By: MGJ  
 Date: 7/7/2023

Project: Sturgis Sanitary Manhole Rehab

Basis for Estimate: ☒ Conceptual ☐ Basis of Design ☐ Other ☐ Final

Work: Perform Manhole rehab on 80 manholes located throughout the city stated in the summary of work. Work includes manhole repair, thorough cleaning and bench repairs to the specified manholes.

Item Number	Item Description	Unit	Qty.	Unit Price	Amount
1	General Conditions, Bonds and Insurance, Max 10%	Lsum	1	\$ 35,200.00	\$ 35,200.00
2	Traffic Control	Lssum	1	\$ 50,000.00	\$ 50,000.00
3	Sanitary Sewer, Bench Repair	Ea	40	\$ 2,000.00	\$ 80,000.00
4	Sanitary Sewer, Manhole Lining	VFt	740	\$ 300.00	\$ 222,000.00
<i>The Design Professional has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing. Bid prices may vary significantly based on these factors and market conditions at the time of bidding.</i>				<b>Subtotal</b>	<b>\$ 387,200.00</b>
				<b>Engineering</b>	<b>\$ 38,720.00</b>
				<b>Contingency</b>	<b>\$ 38,720.00</b>
				<b>TOTAL</b>	<b>\$ 464,640.00</b>

**City of Sturgis  
City Commission  
Regular Meeting**

**Agenda Item 10E**







TO: Andrew Kuk, City Manager  
 FROM: Holly Keyser, City Controller  
 SUBJECT: 2022-2023 Proposed Budget Amendment  
 DATE: July 13, 2023

In accordance with the Uniform Budgeting and Accounting Act, the following governmental funds need to be amended to reflect changes in the expected revenue and operating expenditures anticipated in the 2022-2023 fiscal year, as compared to those originally estimated in the 2022-2023 approved budgets as previously amended.

	Original Budget	Amendment 1 12.9.22	Amendment 2 7.26.23	Proposed Budget
<b>Fund -214 Downtown Development Fund</b>				
Revenue	106,808	23,500	16,300	146,608
Expenditures	105,940	23,500	16,900	146,340
Contribution from General Fund	-	-	-	-
Contribution from Capital Reserve Fund	-	-		-
Change in Fund Balance	868	-	(600)	268
Beginning Fund Balance-updated to audit	(132,658)	(131,790)	(131,790)	(132,658)
Projected Ending Fund Balance	(131,790)	(131,790)	(132,390)	(132,390)

*The Downtown Development Authority budget is amended to reflect additional grant revenue and expense for improvements to 101 W. Chicago Rd. (Open Door Gallery) of \$12,000 as well as additional sponsorship revenue and estimated expenses for various downtown events. Note that the deficit fund balance is due to the accounting of an internal loan from the Electric Fund as an advance. Because this is a component unit of the City, this deficit is allowable for financial statement presentation.*

	Original Budget		Amendment 1 7.26.23	Proposed Budget
<b>Fund -201 Street Repair</b>				
Revenue	-		-	-
Expenditures	26,000		67,830	93,830
Contribution from General Fund	-		-	-
Contribution from Capital Reserve Fund	-			-
Change in Fund Balance	(26,000)		(67,830)	(93,830)
Beginning Fund Balance-updated to audit	93,830		67,830	93,830
Projected Ending Fund Balance	67,830		-	-

*The Street Repair Fund expenditures are increased to reflect a carryover for the 2022 Vinewood Project and completion of the N. Franks design to the current budget year. The results of the prior year created a larger-than-expected beginning fund balance which has been reflected above.*

	Original Budget		Amendment 1 7.26.23	Proposed Budget
<b>Capital Reserve Fund - 401</b>				
Revenue	10,000		-	10,000
Expenditures	-		-	-
Contribution from General Fund	520,000		-	520,000
Contribution to Other Funds	3,404,200		820,000	4,224,200
Change in Fund Balance	(2,874,200)		(820,000)	(3,694,200)
Beginning Fund Balance-updated to audit	3,978,261		1,104,061	3,978,261
Projected Ending Fund Balance	1,104,061		284,061	284,061

*The Capital Reserve Fund budgeted expenditures were increased to reflect the additional contribution to the Capital Project Fund 402 for the Splash Pad and Thurston Woods Park Improvement Project as approved on May 10, 2023. Estimated adjustments to other funds have not yet been reflected.*