

7:00 p.m. Call to Order.

Invocation.

Pledge of Allegiance.

Roll Call.

Proclamations:

1. National 2-1-1 Day

A. Consent Agenda:

1. Approval of City Council Meeting Minutes:
 - a. Regular Meeting of January 28, 2020.
 - b. Pre-Council Meeting of February 10, 2020.
2. Approval of the Accounts Payable Register of February 11, 2020 as presented.
3. Approve Contract #19-5633 between the Michigan Department of Transportation and the City of Portage for reconstruction of Shaver Road and South Westnedge Avenue from West Centre Avenue to Romence Road and adopt a Resolution authorizing the City Manager to sign all documents related to the project on behalf of the city.
4. Accept the Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court, and set a public hearing for March 10, 2020; and subsequent to the public hearing, consider approving the Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court, subject to the four conditions contained in the January 17, 2020 Department of Community Development staff report.
5. Accept the Resolution for the city to vacate its interest in:
 1. the former Gladys Street public right-of way (west approximate 416 feet) located along the east side of South Westnedge Avenue, and
 2. the service drive that extends north/south from the former Gladys Street to the new or realigned Gladys Street,

and place the Resolution on file for 28 days with the City Clerk.

6. Establish Tuesday, April 21 and Tuesday, May 5, from 5:00 to 8:00 p.m., with a tentative session Tuesday, May 12, 2020 from 4:00 p.m. to 6:00 p.m., as the dates for review of the proposed Fiscal Year 2020-2021 Budget.
7. Minutes of Boards & Commissions:
 - a. Planning Commission of January 9, 2020.
 - b. Human Services Board of January 16, 2020.
8. Materials Transmitted.

9. Calendar of Meetings:

- Environmental Board, Wednesday, February 12 at 7:00 p.m. in City Hall Room #1.
- Public Forum for PFAS, Thursday, February 13 at 7:00 p.m. in Council Chambers.
- Strategic Planning Session, Tuesday, February 18 at 6:00 p.m. in Council Chambers.
- Senior Center Advisory Board, Wednesday, February 19 at 2:30 p.m. in Senior Center.
- Human Services Board, Thursday, February 20 at 6:30 p.m. in City Hall Room #1.
- Planning Commission, Thursday, February 20 at 7:00 p.m. in Council Chambers.
- Austin Lake Governmental Lake Board, Friday, February 21 at 3:00 p.m. in City Hall Room #1.

B. Petitions and Statements of Citizens:

C. Communications:

1. Presentation from CCTA/KCTA Board Chair Greg Rosine and Executive Director Sean McBride.

D. Public Hearings:

E. Regular Business Agenda:

1. Adopt a resolution committing the City of Portage to hosting an annual event to commemorate Black History Month and recognize the many contributions of Dr. Martin Luther King, Jr.

F. Unfinished Business:

G. Council Committee Reports:

H. New Business:

I. Statements of Citizens:

J. Statements of City Council and City Manager.

Adjournment.



CITY OF PORTAGE PROCLAMATION

NATIONAL 2-1-1 DAY

- WHEREAS,** Gryphon Place, a non-profit organization in Kalamazoo County, has the mission to help people navigate conflict and crisis, foster resiliency, restore community, and support healing; and
- WHEREAS,** Gryphon Place serves our community through a variety of different programs and services, including Suicide Prevention and Crisis Support services, Conflict Resolution Services, 2-1-1 information and referral services, and a number of different community initiatives; and
- WHEREAS,** Gryphon Place is one of seven centers in Michigan that answers calls for the statewide 2-1-1 information and referral line, serving the majority of the state in some capacity due to the number of after-hour calls Gryphon Place receives; and
- WHEREAS,** the year 2020 marks Gryphon Place celebrating 50 years of serving our community; and
- WHEREAS,** February 11th is recognized as national 2-1-1 day to promote the statewide 2-1-1 critical needs line; and
- WHEREAS,** every hour of every day, someone in need of essential services, regardless of their income, and by dialing a free, easy phone number, 2-1-1 callers reach trained specialists who identify their needs and offer information on thousands of programs and services that specialize in meeting critical basic needs such as food and housing; physical and mental health resources; employment supports; assistance for older adults and people with disabilities; and support for children, youth and families; and
- WHEREAS,** in 2018, Gryphon Place logged 33,298 crisis calls, mediated 307 cases, reached 4,450 students, and answered 63,170 calls through 2-1-1.

NOW, THEREFORE, BE IT RESOLVED THAT I, Patricia M. Randall, as Mayor of the City of Portage, do hereby recognize National 2-1-1 Awareness Day and honor Gryphon Place for its 50 years of service to the Portage community.

Signed this 11th day of February, 2020.

Patricia M. Randall, Mayor

CITY COUNCIL MEETING MINUTES FROM JANUARY 28, 2020

The Regular Meeting was called to order by Mayor Patricia Randall at 7:00 p.m. The following members were present: Councilmembers Chris Burns, Richard Ford, Lori Knapp, Claudette Reid, Terry Urban, Mayor Pro Tem Jim Pearson and Mayor Patricia Randall. Following calling the roll the City Clerk announced that Mayor Pro Tem Jim Pearson would be participating in the meeting remotely via telephone. Also in attendance were Deputy City Manager Adam Herringa, City Attorney Randy Brown and City Clerk Erica Eklov.

At the request of Mayor Randall, the audience observed a moment of silence to honor all religions and personal beliefs, as well as in honor of Dr. Martin Luther King, Jr. and Dr. Martin Luther King, Jr. Day.

Following the moment of silence, the City Council and audience recited the Pledge of Allegiance.

PROCLAMATION: Mayor Randall issued a proclamation recognizing “Black History Month” in the City of Portage. Dr. Romeo Phillips was present to read and receive the proclamation. Dr. Phillips reviewed the upcoming annual city event in honor of Black History Month and detailed the success of the prior years’ events. He thanked the Mayor, City Council and the community for their support.

Dr. Monifa Jumanne was also present to speak in honor of Dr. Martin Luther King, Jr. and Black History Month. She provided a brief history on the origins of Black History Month and thanked the Mayor and City Council for issuing the proclamation. She further asked City Council to ensure the annual Black History Month event be continued as a regular event in future years.

CONSENT AGENDA: Mayor Randall shared where the public can access the meeting agenda and asked if any Councilmember or anyone in the audience would like an item removed from the Consent Agenda. Councilmember Burns removed Item A.3, Adoption of Bond Resolution. Councilmember Reid removed Item A.4, Architectural and Engineering Services - Charles and Lynn Zhang Portage Community Senior Center, from the Consent Agenda. Motion by Reid, seconded by Knapp, to approve the Consent Agenda as presented. Upon a roll call vote, motion carried 7 to 0.

APPROVAL OF MINUTES: Motion by Reid, seconded by Knapp, to approve the Regular Meeting Minutes of January 14, 2020, and the Pre-Council Meeting Minutes of January 27, 2020. Upon a roll call vote, motion carried 7 to 0.

APPROVAL OF ACCOUNTS PAYABLE REGISTER OF JANUARY 28, 2020: Motion by Reid, seconded by Knapp, to approve the Accounts Payable Register of January 28, 2020. Upon a roll call vote, motion carried 7 to 0.

COMPREHENSIVE LIABILITY, PROPERTY AND AUTO FLEET INSURANCE: Motion by Reid, seconded by Knapp, to approve a one-year agreement for comprehensive liability, property and auto fleet insurance through the Michigan Municipal Risk Management Authority (MMRMA) at a total cost not to exceed \$499,352 for the period March 1, 2020, to March 1, 2021, and authorize the City Manager to execute all documents related to this action on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

ADP PAYROLL PROCESSING AND TIME & ATTENDANCE SERVICES PRICING AGREEMENT: Motion by Reid, seconded by Knapp, to approve a two-year pricing agreement with ADP, LLC, for

electronic payroll processing and time and attendance software and hosting at a first-year cost of \$57,600 and a second-year cost of \$58,750 and authorize the City Manager to execute all documents related to the contract on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

HOUSEHOLD HAZARDOUS WASTE PROGRAM - INTERGOVERNMENTAL COOPERATION:

Motion by Reid, seconded by Knapp, to approve a contract with Kalamazoo County to provide hazardous waste collection services at the Household Hazardous Waste Center for Portage residents for the 2020 calendar year in the amount of \$46,000 and authorize the City Manager to execute all documents related to the contract on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

FINAL PRELIMINARY CONDOMINIUM SUBDIVISION (ENGINEERING PLANS) FOR CLAREMOUNT WOODS, 5691 CLAREMOUNT: Motion by Reid, seconded by Knapp, to approve the Final Preliminary Condominium Subdivision (engineering plans) for Claremount Woods, 5691 Claremount Street. Upon a roll call vote, motion carried 7 to 0.

FINAL CONDOMINIUM SUBDIVISION FOR WESTFIELD NORTH: Motion by Reid, seconded by Knapp, to approve the Final Condominium Subdivision for Westfield North, 5700 Alten Street, subject to completion of sidewalks and street trees by November 2021; and six sections of the storm sewer be reviewed before expiration of the two-year maintenance bond. Upon a roll call vote, motion carried 7 to 0.

FINAL PLAT FOR WEST LAKE ESTATES: Motion by Reid, seconded by Knapp, to approve the Final Plat for West Lake Estates, 9300 Portage Road, subject to completion of sidewalks and street trees by November 2021; and four sections of the storm sewer be reviewed before expiration of the two-year maintenance bond. Upon a roll call vote, motion carried 7 to 0.

CITY COUNCIL SPECIAL MEETING: Motion by Reid, seconded by Knapp, to set a special meeting of the City Council to engage in strategic planning with the City Administration and Chad Bareither, of The Bareither Group, on Tuesday, February 18, 2020, from 6:00 - 9:00 p.m. in City Hall Conference Room 1. Upon a roll call vote, motion carried 7 to 0.

MINUTES OF BOARDS AND COMMISSIONS: Motion by Reid, seconded by Knapp, to receive the minutes of the Zoning Board of Appeals of November 11, 2019; Youth Advisory Committee of December 2, 2019; Human Services Board of December 5, 2019; Portage Public Schools Board of Education Regular Business and Special Meeting Minutes of December 9, 2019; Senior Citizen Advisory Board of December 18, 2019; and, Park Board of January 8, 2020. Upon a roll call vote, motion carried 7 to 0.

MATERIALS TRANSMITTED: Motion by Reid, seconded by Knapp, to receive the Materials Transmitted of January 14, 2020. Upon a roll call vote, motion carried 7 to 0.

CALENDAR OF MEETINGS: Motion by Reid, seconded by Knapp, to receive the Calendar of Meetings. Upon a roll call vote, motion carried 7 to 0.

PETITIONS AND STATEMENTS OF CITIZENS: Mr. Gordon Smith spoke regarding a prior March 2018 incident with the Portage Police Division relating to marihuana on his person. He noted his status as a Michigan Medical Marihuana cardholder during the prior arrest and currently. He inquired as to the status of the seized marihuana.

Mayor Randall thanked Mr. Smith for his comments and stated that the City Administration would review the matter and follow-up with further contact.

COMMUNICATIONS:

ANNUAL UPDATE FROM THE YOUTH ADVISORY COMMITTEE (YAC): At the invitation of Mayor Randall, Youth Advisory Committee Chairperson Megan Chow, Vice-Chairperson Riya Chaudhary, Secretary Graham Holley and member Britton Gustafson, provided City Council with an update on the committee's goals, objectives and activities. Mayor Randall thanked the youth for their hard work and dedication. Councilmember Reid thanked the YAC for implementing a new approach for liaisons to city boards and commissions to ensure increased participation. Motion by Reid, seconded by Urban, to receive the Annual Goals and Objectives Update of the Youth Advisory Committee. Upon a voice vote, motion carried 7 to 0.

COMMUNICATION FROM THE ENVIRONMENTAL BOARD REGARDING A CLIMATE ACTION PLAN EXECUTIVE SUMMARY: Mayor Randall introduced the communication from the Environmental Board regarding a Climate Action Plan Executive Summary. Motion by Knapp seconded by Ford, to receive the communication from the Environmental Board, and refer it to the City Administration for further review and response. Upon a voice vote, motion carried 7 to 0.

REGULAR BUSINESS:

ADOPTION OF BOND RESOLUTION: Mayor Randall deferred to Councilmember Burns who introduced Finance Director Bill Furry. Councilmember Burns asked Director Furry to further elaborate on the Bond Resolution item for the public, as well as the current city debt profile. Director Furry provided a brief status update on the Capital Improvement Program (CIP), including a history of the city's good standing and the impact of the current new Fire Station #2 construction, as well as future projects. Councilmember Burns inquired as to the overall debt profile in light of the proposed borrowing resolution. Director Furry responded that a total of three bond series encompassing \$7.275 million are scheduled to be paid off in the current year, noting one of which could refund the current bond proposed. He stated that total debt will still be decreasing in the current year to the amount of \$225,000. Councilmember Burns thanked Director Furry for his efforts in decreasing the city debt, as well as funding several important projects. Councilmember Burns further thanked the Finance and Public Safety Departments for previously working to improve the city's ISO rating. He explained that a lower ISO rating allows for lower home insurance rates for the citizens.

Councilmember Ford asked whether the city will be paying cash for the smaller CIP projects not captured in the proposed bond issue. Director Furry responded that many of the street projects will be supported with federal funding or state Act 51 funding in addition to several other revenue sources.

Mayor Randall asked Director Furry to recall the city's highest debt level and year, as well as the anticipated debt balance for the end of the current fiscal year. Director Furry responded that the highest debt level was in 2008 at \$105,255,000. He expected the current fiscal year debt to drop to \$55 million, approximately half of the highest point.

Motion by Burns, seconded by Urban, to adopt the Notice of Intent Resolution to fund construction of \$8.4 million in capital improvements, including Fire Station #2 Facility Replacement, South Westnedge Avenue/Shaver Road Traffic Signal Improvements, West Milham Avenue and Portage Road Trailway. Upon a roll call vote, motion carried 7 to 0.

ARCHITECTURAL AND ENGINEERING SERVICES - CHARLES AND LYNN ZHANG PORTAGE COMMUNITY SENIOR CENTER: Mayor Randall deferred to Councilmember Reid who asked for further elaboration on the proposed project due to the Community Senior Center being one of the city's largest Capital Improvement Projects that is also the first jointly funded public-private venture.

Mayor Randall asked Deputy City Manager Herringa to provide further explanation. Deputy City Manager Herringa noted that the Community Senior Center is a landmark project and review of the architectural firms was completed by the City Administration with the project magnitude in mind. He stated that the City Administration compiled a team of expert staff to review the eight firms that bid on the project. Deputy City Manager Herringa noted that the top five firms selected by the staff team were invited to present at an interview session. He stated that after each interview, the staff team would review the proposal, with Byce and Associates consistently receiving first or second choice. Deputy City Manager Herringa noted that the staff team reviewed each firm's record and relationship with the city, quality of regional projects, as well as cost. He highlighted that the project design presented by Byce and Associates remains a working concept pending further input by all stakeholders.

Councilmember Reid inquired about the rate of increase proposed in the bid structure regarding \$8 million and \$11 million. Deputy City Manager Herringa responded that the split bid structure was a result of the ongoing public-private partnership behind the project campaign, causing the final city cost to be uncertain at this time. Councilmember Reid noted that the actual cost of the Community Senior Center Project will ultimately be decided by the donors, the public and City Council, and not by the project design. She expressed her gratitude for the proposals submitted, as well as the review efforts.

Motion by Reid, seconded by Burns, to award a base contract to Byce & Associates in the amount of \$320,000 with a 3.75% fee applied to construction costs exceeding \$8 million to perform architectural and engineering services for the construction of the Charles & Lynn Zhang Portage Community Senior Center and authorize the City Manager to execute all documents related to this contract on behalf of the city. Upon a roll call vote, motion carried 7 to 0.

Mayor Randall expressed appreciation for both AVB Construction and Byce and Associates, noting that both were local firms. She further stated that she continues efforts to raise the remaining \$1.4 million in funding.

COUNCIL COMMITTEE REPORTS: Councilmember Burns provided an addendum to his update from the January 14th Council Meeting regarding the Metro Transit Central County Transportation Authority (CCTA). He elaborated that the CCTA pension plan is currently over-funded by \$6.8 million, whereas the Other Post-Employment Benefits (OPEB) plan transferred from the City of Kalamazoo remains under-funded by approximately \$11.8 million. He stated that the CCTA has two objectives: to have sustainable operations for the system and be able to fulfill obligations to retirees and employees. Councilmember Burns noted that both he and Mayor Pro Tem Pearson serve on the CCTA and desire to get ahead of the healthcare liability. Mayor Pro Tem Pearson expressed his appreciation for Councilmember Burns' valued knowledge in guiding the CCTA to bring its liabilities in order. Councilmember Reid inquired about the separate fund administered by the CCTA. Councilmember Burns responded that the fund was started at the urging of former City Manager Larry Shaffer and Mayor Pro Tem Pearson. He stated that CCTA sets aside \$100,000 a year and has garnered \$300,000 over the past three years to be able to cover the future OPEB shortcomings.

Mayor Pro Tem Pearson offered an update on the Kalamazoo County Consolidated Dispatch Authority (KCCDA) regarding discussion on future funding for the KCCDA. He stated KCCDA is in favor of continuing the \$0.24 per phone county fee. He noted KCCDA does not endorse the higher \$2.50

per phone fee, instead opting to pursue a countywide millage, pending review of a potential countywide 800 MHz frequency upgrade.

Motion by Reid, seconded by Ford, to receive the Council Committee Report as presented. Upon a voice vote, motion carried 7 to 0.

STATEMENTS OF CITIZENS: Ms. Lauren Burns, 5706 Briarhill Court, introduced her company of sheep grazing landscape management titled “Tending Tilth.” She noted her support for the Climate Action Plan Executive Summary presented by the Environmental Board and highlighted how utilizing sheep for greenscape management assists with carbon emissions. Ms. Burns stated that the sheep would be a beneficial option for the city retention basins in light of the terrain. Mayor Randall asked how the sheep are contained and protected. Ms. Burns responded that her company usually deploys a small electric fence but stated that the city retention basins already have lockable fencing in place. Mayor Randall asked Deputy City Manager Herringa to incorporate review of the sheep greenscape management option into the City Administration’s evaluation of the Environmental Board’s Climate Action Plan Executive Summary. She highlighted Councilmember Reid’s prior use of animals to manage the vegetation on her personal property. Councilmember Reid noted that she had indeed used goats for her own landscape management and asked Ms. Burns as to the difference between the animals. Ms. Burns stated that goats are optimal for wooded settings, but are loud and actively gravitate towards people, whereas sheep are quiet, better for leafy, grassy areas and remain within enclosures.

STATEMENTS OF CITY COUNCIL AND CITY MANAGER: Councilmember Burns offered thanks for a community event honoring Martin Luther King, Jr. Day at the State Theater featuring the Rootead Dance Organization. He stated that the event was hosted by both Borgess and Bronson Healthcare groups and was a well-done event.

Councilmember Ford stated he had attended the Stryker Instruments ribbon-cutting ceremony, noting it was a good event for a great project.

Councilmember Urban highlighted the pending pocket park slated for the corner of Martin Luther King Drive and Constitution Boulevard in light of the Martin Luther King Jr. Day discussions. He recalled the past naming of Martin Luther King Drive, with the cooperation of Meyer C. Wiener and Company, to purposefully intersect with Constitution Boulevard.

Councilmember Reid also noted her recent participation in the grand opening of the new Stryker facility. She expressed appreciation for the facility, the distinctive research and business culture offered by Stryker.

Councilmember Knapp also noted her attendance at the opening of the new Stryker Instruments location. She highlighted the benefit of Stryker choosing to locate and expand in Portage. She then praised the Portage Northern High School baseball team for their prior championship win and recent honoring of the baseball coach for being named State Baseball Coach of the Year, as well as being a finalist for National Baseball Coach of the Year.

Deputy City Manager Herringa began by thanking Dr. Romeo Phillips and Dr. Monifa Jumanne for their attendance at the meeting, as well as their passion and activism in the community. He further thanked the city’s first responders and snowplow drivers for their recent efforts. He also thanked staff for attending the Council Meeting to assist in his first meeting as needed. He closed by stating he is enjoying working with City Manager La Margo and Deputy City Manager Carroll and is looking forward to upcoming projects.

Mayor Pro Tem Pearson recognized Deputy City Manager Herringa and City Clerk Eklov for their presence at the Council Meeting and expressed appreciation for the new administrative team.

Mayor Randall thanked Mayor Pro Tem Pearson for calling into the meeting despite family obligations. She further thanked the Council for working collectively toward the new Community Senior Center project and expressed excitement for AVB and Byce as the vendors for the project. She relayed that she had attended the recent Chinese New Year event in downtown Kalamazoo, noting it was great recognition of the Chinese culture. Mayor Randall noted the grand opening of the Stryker Instruments location, providing highlights of the project and Stryker's support of the community. She closed by thanking Deputy City Manager Herringa, Deputy City Manager Carroll and City Manager La Margo for their efforts and leadership.

ADJOURNMENT: Mayor Randall adjourned the meeting at 7:46 p.m.

Erica L. Eklov, City Clerk

**MINUTES FROM THE PRE-MEETING
OF THE PORTAGE CITY COUNCIL
OF FEBRUARY 10, 2020**

Mayor Patricia Randall called the meeting to order at 8:00 a.m. Councilmembers Chris Burns, Lori Knapp and Mayor Pro Tem Jim Pearson joined via the conference phone line. Councilmembers Richard Ford, Claudette Reid and Terry Urban were absent with excuse. Also in attendance were City Manager Joseph La Margo, Deputy City Manager Mike Carroll, Deputy City Manager Adam Herringa and City Clerk Erica Eklov.

Mayor Randall began by reviewing the agenda and asked if anyone would be present to read the National 2-1-1 Day Proclamation. City Clerk Eklov responded that representatives from both Gryphon Place and United Way would be present.

With regard to Item A.2, Councilmember Burns questioned several of the noted payments and inquired whether they were related to the prior year's Human Services Board funding recipients. City Manager La Margo stated he would research and respond.

With regard to Item A. 4, Councilmember Knapp inquired if the proposal was simply accepting the Tentative Plan Amendment for Greenspire, noting she had more in-depth questions regarding the development. City Manager La Margo confirmed that the item was for accepting the Tentative Plan Amendment and was the first step in the project. Councilmember Knapp stated she would pursue her additional questions with Mr. La Margo at a later date.

With regard to Item A. 6, City Manager La Margo noted that Councilmembers Burns and Urban had expressed schedule conflicts with the proposed City Council Budget Session dates in May. He stated that his office would review the dates and send out a Doodle poll to find better alternatives for the May dates. Mayor Randall asked for clarification regarding the discussion topics slated for each session. Mayor Pro Tem Pearson inquired about the need for the proposed May 12th session. City Manager La Margo responded that most of the department review should be completed during the first session on April 21, but that May 6 and May 12th are reserved for additional discussion if necessary. Deputy City Manager Herringa noted that City Council could set the dates as proposed and reschedule the sessions as necessary at a later date if needed.

With regard to Item E.1, Mayor Randall inquired whether there was any discussion from the City Administration planned for the Council Meeting and if anyone from the public would be attending to support the Resolution. City Manager La Margo responded that no one would be attending in support but that the Administration would provide a brief summary of the item at the meeting.

There was additional discussion regarding Council attendance at the Lake Center Area Workshops later that evening, as well as the planned PFAS Public Forum scheduled for Thursday.

ADJOURNMENT: Following a summary of the meeting, Mayor Randall adjourned the meeting at 8:12 a.m.

Erica L. Eklov, City Clerk

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Accounts Payable Register

SUPPORTING PERSONNEL: William Furry, Director of Finance

ACTION RECOMMENDED: Approval of the Accounts Payable Register of February 11, 2020 as presented.

The City Council reviews and approves the bi-weekly Accounts Payable Register which includes automated clearing house payments, paper checks and auto-pay payments. The attached Accounts Payable Register covers the period January 5, 2020 through January 18, 2020 and notes \$491,030.59 in automated clearing house payments, \$1,413,902.80 in paper checks, and \$2,815.53 in auto-pay payments for a grand total of \$1,907,748.92.

FUNDING: N/A

Attachments: 1. Accounts Payable Register of February 11, 2020

ACCOUNTS PAYABLE REGISTER
Check Dates From: 1/19/20 to 2/01/20

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Check Type: ACH Transaction

Check Date	Check	Vendor Name	Description	Amount
01/24/2020	12548(A)	A NEW LEAF	PLANT CARE @ CITY HALL	93.50
01/24/2020	12549(A)	ABONMARCHE CONSULTANTS, INC	ENGINEERING SERVICES	5,689.70
01/24/2020	12550(A)	AIRGAS USA LLC	WELDING SUPPLIES	29.37
01/24/2020	12551(A)	AMERICAN HYDROGEOLOGY CORP.	PFAS TEST SWP-FIRE TRAINING	8,510.01
01/24/2020	12552(A)	AMERICAN SAFETY & FIRST AID	EYE WASH STATION	50.00
01/24/2020	12553(A)	APOLLO FIRE APPARATUS REPAIR	FIRE APPARATUS MAINT	1,043.76
01/24/2020	12554(A)	B L HARROUN & SON INC.	INSTALLED LOCK/CHAINS - BOTH RISER	483.21
01/24/2020	12555(A)	BEST WAY DISPOSAL, INC.	CURBSIDE RECYCLING PROGRAM	51,569.56
01/24/2020	12556(A)	BILL'S LOCK SHOP, INC.	RE-KEY LOCK AT CITY HALL	85.00
01/24/2020	12557(A)	BLUE CARE NETWORK-GREAT LAKES	BCNA INSURANCE	147,146.02
01/24/2020	12558(A)	BYHOLT INC.	6A STONE DELIVERED	1,241.71
01/24/2020	12559(A)	C C I SOUTH, INC.	CMO RENOVATIONS-RELOCATE CABLES	127.80
01/24/2020	12560(A)	CHARTER COMMUNICATIONS	CABLE TV	356.18
01/24/2020	12561(A)	CLEAN EARTH ENVIRONMENTAL SERV	CALL-IN SVC-SEWER BLOCKAGE	985.20
01/24/2020	12562(A)	CLEANIT CORP	CAR WASHES	196.98
01/24/2020	12563(A)	CONSUMERS CONCRETE CORP.	PCBP/DRAINAGE SUPPLIES	115.50
01/24/2020	12564(A)	CONTINENTAL LINEN SERVICES	SPECIAL EVENT LINENS	93.43
01/24/2020	12565(A)	DEER CONTRACTING & LANDSCAPE	HAYLOFT REPAIRS	1,240.00
01/24/2020	12566(A)	DELTA DENTAL PLAN OF MICHIGAN	DELTA DENTAL INSURANCE	18,873.46
01/24/2020	12567(A)	DOSTER, KYLE	DRONE TRAINING & EXAM PREP	60.00
01/24/2020	12568(A)	EKLOV, ERICA	ELECTION PRECINCT SUPPLY BOX	171.35
01/24/2020	12569(A)	ENGINEERED PROTECTION SYSTEMS, INC.	FIRE FACILITY MAINT	738.00
01/24/2020	12570(A)	EVERETT, CHIP	FIRE TRAINING MEMBERSHIPS	210.00
01/24/2020	12571(A)	FARM N GARDEN	FENCE REPAIRS - PED BRIDGE	950.00
01/24/2020	12572(A)	FISHBECK THOMPSON CARR & HUBER, INC	ENGINEERING SVC - WATER RELIABILITY	85,940.84
01/24/2020	12573(A)	GIPSON, TERESA	TYLER CONNECT 2020 CONFERENCE	1,354.57
01/24/2020	12574(A)	GORDON WATER SYSTEMS	WATER COOLER SERVICE	296.40
01/24/2020	12575(A)	GRAINGER INC	LEAF PICKUP SUPPLIES	1,287.09
01/24/2020	12576(A)	GRIFFIN PEST SOLUTIONS, INC.	PEST CONTROL SERVICES	491.00
01/24/2020	12577(A)	GRYPHON PLACE	CDBG 211 INFO/REFERAL HOT LINE	1,875.00
01/24/2020	12578(A)	HUDSON, MAURICE	TRIPP LITE USB-C ADAPTER-REIMB	33.25
01/24/2020	12579(A)	INDUSCO SUPPLY CO., INC.	PAPER PRODUCTS & SUPPLIES	3,306.36

ACCOUNTS PAYABLE REGISTER
Check Dates From: 1/19/20 to 2/01/20

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Check Date	Check	Vendor Name	Description	Amount
01/24/2020	12580(A)	JACK DOHENY SUPPLIES INC.	REPAIR PARTS FOR SIGN TRUCK	499.85
01/24/2020	12581(A)	JONES & HENRY ENGINEERS, LTD	ENGINEERING SERVICES	900.00
01/24/2020	12582(A)	JONS TO GO PORTABLE RESTROOM	PORTABLE RESTROOM RENTAL	300.00
01/24/2020	12583(A)	KENDALL ELECTRIC, INC.	LIGHT BULBS FOR CITY HALL	17.83
01/24/2020	12584(A)	KLOSTERMAN DISTRIBUTING	MPIR CONCESSIONS	148.74
01/24/2020	12585(A)	LENDING HANDS OF MICHIGAN, INC.	MEDICAL EQUIP-PERSONS W/DISABILITY	2,500.00
01/24/2020	12586(A)	LOEBIG, ELIZABETH	JOB ADVERTISING - REIMB	295.00
01/24/2020	12587(A)	LORD, JAMES	DRONE TRAINING & EXAM PREP	100.00
01/24/2020	12588(A)	MEEKHOF TIRE SALES & SERVICE INC.	FIRE APPARATUS MAINT	665.60
01/24/2020	12589(A)	MEJEUR ELECTRIC LLC	PROJECT SUPPLIES-CMO	1,236.00
01/24/2020	12590(A)	MIDWEST ENERGY & COMMUNICATIONS	STREETLIGHT ENERGY COSTS	282.51
01/24/2020	12591(A)	MYERS, JAMES	MACP CONF - MEALS	135.00
01/24/2020	12592(A)	NYE UNIFORMS	MISC UNIFORMS	361.94
01/24/2020	12593(A)	ONE WAY PRODUCTS	JANITORIAL SUPPLIES	433.68
01/24/2020	12594(A)	ONSTAFF USA INC	TEMP EMPLOYEE SERVICES	9,897.19
01/24/2020	12595(A)	PARIS CLEANERS	LAUNDRY CONTRACT	1,014.96
01/24/2020	12596(A)	PCM SALES, INC.	UPGRADE TO SQL SERVER FOR SOLARWINDS	1,467.00
01/24/2020	12597(A)	PERCEPTIVE CONTROLS, INC.	SCADA MAINTENANCE	1,202.50
01/24/2020	12598(A)	PETERS CONSTRUCTION CO.	DRIVEWAY RECONSTRUCTION	23,994.48
01/24/2020	12599(A)	POWERDMS, INC.	ANNUAL POWER DMS UNIV	250.00
01/24/2020	12600(A)	PREMIER TRUCK SALES & RENTAL, INC.	PACKER TRUCK RENTAL	30,400.00
01/24/2020	12601(A)	PRINTING SERVICES INC	HOLIDAY YARD SIGNS	3,856.93
01/24/2020	12602(A)	PROFESSIONAL BUILDING SERVICES LLC	JANITORIAL SERVICES - SR CENTER	3,926.77
01/24/2020	12603(A)	QUADRANT II MARKETING, LLC	FEB/MAR NEWSLETTER PRODUCTION	2,083.40
01/24/2020	12604(A)	RIDDERMAN & SONS OIL CO. INC.	GASOLINE AND DIESEL	21,725.75
01/24/2020	12605(A)	RIDGE AUTO NAPA	FIRE APPARATUS MAINT	2,199.82
01/24/2020	12606(A)	VOID		0.00
01/24/2020	12607(A)	ROE-COMM, INC.	ANTENNA AND BATTERY	3,800.00
01/24/2020	12608(A)	S B F ENTERPRISES, INC.	PERSONAL PROPERTY MAILING SVC	1,121.73
01/24/2020	12609(A)	SEVERANCE ELECTRIC COMPANY, INC	TRAFFIC SIGNAL MAINTENANCE	4,430.00
01/24/2020	12610(A)	SUEZ WATER ENVIRONMENTAL SERVICES	PROFESSIONAL SERVICES	7,123.55
01/24/2020	12611(A)	THE IRRIGATOR	FIRE FACILITY MAINT	67.50
01/24/2020	12612(A)	TOO CLEAN JANITORIAL	CLEANING MAINT PARKS FACILITIES	500.00

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Check Date	Check	Vendor Name	Description	Amount
01/24/2020	12613(A)	UNIFIRST CORPORATION	HALLWAY CARPET RENTAL	261.54
01/24/2020	12614(A)	US AIR PURIFIERS LLC	AIRMEDICS PRE FILTERS	184.00
01/24/2020	12615(A)	VANDENBRINK, BRIAN	MACP CONFERENCE	185.00
01/24/2020	12616(A)	WARNER NORCROSS & JUDD LLP	LEGAL & RETAINER FEES	4,281.67
01/24/2020	12617(A)	WEST MICHIGAN INT'L LLC	MAINTENANCE SUPPLIES	175.67
01/24/2020	12618(A)	WIGHTMAN	ENGINEERING SERVICES	8,878.95
01/24/2020	12619(A)	WOLVERINE POWER SYSTEMS	FIRE FACILITY MAINT	868.95
01/31/2020	12620(A)	BEST WAY DISPOSAL, INC.	SWEEPER DEBRIS DISPOSAL	3,046.40
01/31/2020	12621(A)	C T S TELECOM, INC.	MONTHLY FIBER SERVICES - TS (CITY)	718.90
01/31/2020	12622(A)	CAPITAL ADVANTAGE LEASING	WINTER '19 PERS PROP TX LEASED COMP EQ	142.42
01/31/2020	12623(A)	CHARTER COMMUNICATIONS	CABLE TV	149.98
01/31/2020	12624(A)	CLEAN EARTH ENVIRONMENTAL SERV	SEPTIC TANK CLEANING	1,067.50
01/31/2020	12625(A)	CUSTOMIZED CLEANING SERVICES, INC.	SANIGLAZE BATHROOMS (2)	1,000.00
01/31/2020	12626(A)	FIDELITY SECURITY LIFE INSURANCE CO	VISION INSURANCE	1,340.30
01/31/2020	12627(A)	GREATER KALAMAZOO UNITED WAY	UNITED WAY FOR JAN 2020	395.52
01/31/2020	12628(A)	MARTIN SPRING & DRIVE, INC.	VEHICLE REPAIR AND MAINT	333.46
01/31/2020	12629(A)	MEJEUR ELECTRIC LLC	ELECTRICAL SERVICES	516.00
01/31/2020	12630(A)	PORTAGE FIREFIGHTERS	IAFF DUES FOR JAN 2020	2,610.00
01/31/2020	12631(A)	PORTAGE ON-CALL FIREFIGHTERS	ONCALL DUES FOR JAN 2020	58.94
01/31/2020	12632(A)	PORTAGE POLICE OFFICERS ASSOC	PPOA DUES FOR JAN 2020	966.00
01/31/2020	12633(A)	SIMPLIFILE LLC	DEC DOCUMENT RECORDING	165.00
01/31/2020	12634(A)	UNITED AUTO. IMPLEMENT WORKERS 2290	UAW DUES FOR JAN 2020	747.15
01/31/2020	12635(A)	WEST MICHIGAN INT'L LLC	VEHICLE REPAIR MAINT	1,103.97
01/31/2020	12636(A)	WEST MICHIGAN STAMP & SEAL, INC	HERRINGA BADGE & NAMEPLATE	33.20
01/31/2020	12637(A)	XEROX CORPORATION	DEC 2019 XEROX AGREEMENT	218.09
Total ACH Transactions:				491,030.59

Check Type: Paper Check

01/24/2020	312312	4 SEASONS TREE SERVICES, LLC	TREE REMOVAL SERVICES	500.00
01/24/2020	312313	A T & T LONG DISTANCE	LONG DISTANCE SERVICE	38.28
01/24/2020	312314	ADP, INC.	ADP PAYROLL & ETIME	5,504.37
01/24/2020	312315	ADVANCE II LLC	TEMPORARY CLERK OFFICE STAFFING	1,201.66
01/24/2020	312316	ALLEGRA PRINT & IMAGING	CITY CLERK LETTERHEAD	562.00

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Check Date	Check	Vendor Name	Description	Amount
01/24/2020	312317	AMERICAN ARBOR LLC	TREE REMOVAL SERVICES	12,127.00
01/24/2020	312318	ARGONDELIS BUILDERS LLC	BD PAYMENT REFUND	280.00
01/24/2020	312319	ARGONDELIS BUILDERS LLC	BD PAYMENT REFUND	300.00
01/24/2020	312320	ARGONDELIS BUILDERS LLC	BD PAYMENT REFUND	25.00
01/24/2020	312321	ARGONDELIS BUILDERS LLC	BD PAYMENT REFUND	708.62
01/24/2020	312322	ASCENSION MICH OCCUPATIONAL HEALTH	DOT PHYSICALS	70.00
01/24/2020	312323	AVALON BUILDING CONCEPTS	CDBG 1613 HAMELINK ROOF REPAIR	11,437.50
01/24/2020	312324	B & L BOLT, INC.	PICNIC TABLE MAINT	37.50
01/24/2020	312325	BAY AREA TOUCHLESS CARWASH LLC	CAR WASHES	372.00
01/24/2020	312326	BEAUDOIN, JAMES	CDL DOT REIMBURSEMENT	70.00
01/24/2020	312327	BINDER PARK ZOOLOGICAL SOCIETY, INC	FEBRUARY BINDER PARK PROGRAM	200.00
01/24/2020	312328	BLU PERSPECTIVE LLC/DBA BLU CLEANIG	REFUND OF BID BOND	3,765.00
01/24/2020	312329	BLUEBEAM, INC.	ANNUAL MAINTENANCE RENEWAL	2,682.00
01/24/2020	312330	BRONNER'S CHRISTMAS DECORATION	HOLIDAY DECORATIONS	6,689.37
01/24/2020	312331	BRONSON HEALTHCARE GROUP	DOT PHYSICAL	85.00
01/24/2020	312332	BRUCE'S TRUCK & AUTO ACCESSORIES	RHINO BED LINING	475.00
01/24/2020	312333	BYCE & ASSOCIATES, INC.	INTERIOR RENOVATIONS-CMO	2,775.00
01/24/2020	312334	C&C PROFESSIONAL CLEANING SERVICE	REFUND OF BID BOND	3,651.00
01/24/2020	312335	CAMPBELL AUTO SUPPLY	MISC AUTO SUPPLIES	13.99
01/24/2020	312336	CAPITAL CONSULTANTS, INC.	PROFESSIONAL SERVICES-DEC	1,200.00
01/24/2020	312337	CARTRIDGE WORLD	INK CARTRIDGES	172.74
01/24/2020	312338	CATHOLIC FAMILY SERVICES	ARK-CRISIS INTERVENTION/COUNSELING	8,500.00
01/24/2020	312339	CENTER FOR PUBLIC SAFETY EXCELLENCE	FIRE ACCREDITATION FEE	1,270.00
01/24/2020	312340	CINTAS CORP.	UNIFORM RENTAL/JACKETS	1,009.15
01/24/2020	312341	CITY OF ALMA	K SLATER - BS&A TRAINING	130.00
01/24/2020	312342	CITY OF KALAMAZOO TREASURER	WATER SERVICE - KILGORE	23.47
01/24/2020	312343	CLASSIC GLASS, INC.	WINDSHIELD INSTALLATION	753.74
01/24/2020	312344	COLLIER, PAMELA	OP FINAL UTILITY BILL 2616 BACH	115.70
01/24/2020	312345	COMERICA BANK - KALAMAZOO	OP SEWER BILL @5029 BRONSON	121.63
01/24/2020	312346	CONSUMERS ENERGY	TRAFFIC SERVICES MAINT	5,241.47
01/24/2020	312347	COVEY, JANINE	DAMAGE DEPOSIT REFUND	100.00
01/24/2020	312348	CUSTOMIZED CLEANING SERVICES, INC.	REFUND OF BID BOND	311.00
01/24/2020	312349	D L GALLIVAN INC.	EQUIP USAGE CHARGE	145.78

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01/24/2020	312350	DENOOYER OPERATING, LLC	MAINTENANCE SUPPLIES - VEHICLE	583.25
01/24/2020	312351	DEVON TITLE AGENCY	OP FINAL UTILITY BILL	77.24
01/24/2020	312352	ECHELON REAL ESTATE LLC	OVERPAYMENT WTAX19	100.00
01/24/2020	312353	ECKERT WORDELL LLC	ASSISTANCE W/EDITING AIA DOCS	781.25
01/24/2020	312354	EDWARDS INDUSTRIAL SALES, INC.	EQUIPMENT REPAIRS	14.55
01/24/2020	312355	EMERGENCY VEHICLE PRODUCTS	FIRE APPARATUS MAINT	14,599.28
01/24/2020	312356	VOID		0.00
01/24/2020	312357	FAIR HOUSING CENTER OF SW MICHIGAN	FAIR HOUSING CENTER CONTRACT	1,000.00
01/24/2020	312358	FAWLEY OVERHEAD DOOR, INC.	FIRE FACILITY MAINT	90.00
01/24/2020	312359	FLETCHER ENTERPRISES	PAINTING SERVICES	4,815.00
01/24/2020	312360	FLUID POWER ENGINEERING	DRAINAGE SUPPLIES	717.46
01/24/2020	312361	FOREMOST SALES COMPANY	REFUND OF BID BOND	4,200.00
01/24/2020	312362	FOWLER, AURORA	SKATING INSTRUCTOR FEES	50.00
01/24/2020	312363	GFI, INC.	PAINTING-CITY CLERKS OFFICE	650.00
01/24/2020	312364	GILCHRIST, PAMELA	TRIP REFUND -ROMANCE GUARANTEED	74.00
01/24/2020	312365	GORDON FOOD SERVICE	MPIR CONCESSIONS	185.52
01/24/2020	312366	GREAT LAKES AIR OPERATIONS LLC	DRONE TRAINING & EXAM PREP	1,180.00
01/24/2020	312367	HALT FIRE, INC.	FIRE APPARATUS MAINT	7,819.01
01/24/2020	312368	HOME DEPOT	PARKS MAINTENANCE SUPPLIES	1,911.80
01/24/2020	312369	VOID		0.00
01/24/2020	312370	HOUSING RESOURCES, INC.	CDBG HOUSING, HOMELESSNESS PREVENTION	14,500.00
01/24/2020	312371	HOWELL, MARY EILEEN	WATER ACCT REF-9361 BRIANNA TRL	50.31
01/24/2020	312372	IMAGETREND, INC.	FIRE SOFTWARE	741.60
01/24/2020	312373	INT'L ASSOC OF ASSESSING OFFICERS	VANDERVEEN 2020 IAAO MEMBERSHP DUES	200.00
01/24/2020	312374	INT'L PUBLIC MGT ASSOC FOR HR	PUBLIC SAFETY CANDIDATE TESTING	228.95
01/24/2020	312375	KAL COUNTY CONSOLIDATED DISPATCH	2ND AMEND-KCCDA INTERLOCAL AGREEMENT	378,396.00
01/24/2020	312376	KALAMAZOO AREA TRANSPORTATION STUDY	TRAFFIC COUNTING SERVICES	1,440.00
01/24/2020	312377	KALAMAZOO COUNTY TREASURER	COLONIAL ACRES DEC 2019 MOBILE HM TXS	477.50
01/24/2020	312378	KALAMAZOO COUNTY TREASURER	2018 DELINQUENT TAXES	21.73
01/24/2020	312379	KALAMAZOO IN BLOOM, INC.	PLANTING AND GARDENING	15,000.00
01/24/2020	312380	KALAMAZOO LITERACY COUNCIL	LITERACY SERVICES	1,375.00
01/24/2020	312381	KAMMINGA & ROODVOETS, INC.	STATE STREETS WATER MAIN PROJ	164,381.30
01/24/2020	312382	KEANE, MARY ANN	TRIP REFUND-ROMANCE GUARANTEED	69.00

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Check Date	Check	Vendor Name	Description	Amount
01/24/2020	312383	KIERSTEN SLATER	REIMB-MILEAGE FOR BS&A TRAIN.	134.56
01/24/2020	312384	KIESLER POLICE SUPPLY	BEAN BAG ROUNDS	265.00
01/24/2020	312385	KITCH DRUTCHAS WAGNER VALITUTTI & S	PROFESSIONAL SVCS-DAS/CELL TOWER	1,500.00
01/24/2020	312386	KONICA MINOLTA BUSINESS SOLUTIONS	COPIER - COMMUNICATION SVC	364.00
01/24/2020	312387	KZOO TIRE COMPANY	POLICE VEHICLE MAINT	2,333.22
01/24/2020	312388	LERETA, LLC	OP WINTER TAXES ON 9 PARCELS	2,455.98
01/24/2020	312389	LERMA, INC	LERMA DUES- POL DEPT	60.00
01/24/2020	312390	LEXISNEXIS RISK DATA MGMNT, INC.	MONTHLY ACCURINT	150.00
01/24/2020	312391	LIFELOC TECHNOLOGIES, INC.	PBT MOUTHPIECES	70.00
01/24/2020	312392	MCDA	MI COM DEV ASSOC MEMBERSHIP	200.00
01/24/2020	312393	MCDONALD'S TOWING & RESCUE, INC.	TOWING SERVICES	340.00
01/24/2020	312394	MENARDS	CITY HALL OFFICE REMODEL	611.95
01/24/2020	312395	MERCANTILE BANK OF MICHIGAN	OP WTAX 2019	25.00
01/24/2020	312396	MICH MUNICIPAL POLICE & FIRE REPAIR	POLICE VEH REPAIR/MAINT	4,244.36
01/24/2020	312397	MICHIGAN ASSESSOR ASSOCIATION	MICHIGAN ASSESSORS ASSOC MEMB	90.00
01/24/2020	312398	MICHIGAN ASSOC. OF PLANNING	JOB ADVERTISING	75.00
01/24/2020	312399	MICHIGAN FIRE INSPECTOR'S SOCIETY	FIRE PREVENTION TRAINING	240.00
01/24/2020	312400	MICHIGAN MUNICIPAL LEAGUE	MI MUNICIPAL LEAGUE DUES/LEGAL DEF	9,567.00
01/24/2020	312401	MICRO FOCUS SOFTWARE INC.	SECURE MESSAGING GATEWAY SOFTWARE	2,362.10
01/24/2020	312402	MILLER, CANFIELD, PADDOCK & STONE	LEGAL FEES-CENTRE AVE PARCELS	2,051.50
01/24/2020	312403	MOHNEY, DIANE	TRIP REFUND-ROMANCE GUARANTEED	74.00
01/24/2020	312404	NAPIER, PEGGY	EVENT REIMB	343.87
01/24/2020	312405	NORMAN, TAMARA	HAYLOFT RESERVATION REFUND	290.00
01/24/2020	312406	NORTHERN LAKE SERVICE, INC.	WATER SAMPLE TESTING	440.00
01/24/2020	312407	OFFICE DEPOT, INC.	OFFICE SUPPLIES	1,132.60
01/24/2020	312408	PAPER CENTRAL	30 CARTONS OF PAPER	965.50
01/24/2020	312409	PETTY CASH-JANET GATES	REPLENISHMENT CHECK	212.18
01/24/2020	312410	PIPEK INFRASTRUCTURE SERVICES	STORM SEWER CLEANING/INSPECTION	1,539.14
01/24/2020	312411	PURITY CYLINDER GASES, INC	WELDING PPE	260.00
01/24/2020	312412	QUADMED, INC.	MED SUP/ACTIVE SHOOTER KITS	3,264.10
01/24/2020	312413	RENEWED EARTH, INC.	LEAF & BRUSH REMOVAL-COMPOST	9,083.33
01/24/2020	312414	SAFEBUILT MICHIGAN, LLC	FILL IN INSPECTIONS-BLDG SVC	7,125.00
01/24/2020	312415	SCHURING JR CO, JOHN	NOTARY SURETY BOND FEE - T. GIPSON	50.00

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01/24/2020	312416	SHERWIN WILLIAMS	PARK MAINTENANCE	622.24
01/24/2020	312417	SHI INTERNATIONAL CORP.	BROTHER PRINTER	553.80
01/24/2020	312418	SHORT, MARY	TRIP REFUND-ROMANCE GUARANTEED	74.00
01/24/2020	312419	SINOTTE, SANDRA	TRIP REFUND-ROMANCE GUARANTEED	59.00
01/24/2020	312420	SKARTSIARIS, TED	RENTAL DAMAGE DEPOSIT REF	100.00
01/24/2020	312421	SMEMSIC	FIRE ADMIN TRAINING	320.00
01/24/2020	312422	SOIL & MATERIALS ENGINEERS, INC	SOIL SAMPLING & TESTING	8,250.00
01/24/2020	312423	SPC SPECIALTY PRODUCTS, LLC	AQUAPHALT POTHOLE REPAIR MATERIAL	3,500.00
01/24/2020	312424	STATE OF MICHIGAN	SOR REGISTRATION FEES	180.00
01/24/2020	312425	STATE OF MICHIGAN	BASIC CHEMESTRY-DRINKING WATER/TRAIN.	50.00
01/24/2020	312426	STATE SYSTEMS RADIO, INC	RADIO SERVICED	2,245.77
01/24/2020	312427	SUITS U TAILOR SHOP INC	MISC UNIFORM TAILORING	3,116.00
01/24/2020	312428	TACTRON, INC.	FIRE OPS SUPPLIES	92.43
01/24/2020	312429	TARGETSOLUTIONS LEARNING LLC	FIRE TRAINING SOFTWARE	4,336.81
01/24/2020	312430	TATINENI, PRABHASH	REF 2019 SUMM TX DUE -MTT DOC	3,508.84
01/24/2020	312431	USA TODAY	SUBSCRIPTION-LOBBY PATRONS	24.10
01/24/2020	312432	VALLEY CITY SIGN	PHASE III: WAYFINDING TRAIL SIGNS	56,010.87
01/24/2020	312433	VERIZON WIRELESS	WIRELESS CARDS	2,152.24
01/24/2020	312434	VERTIV SERVICES, INC.	UPS MAINTENANCE-CITY HALL	2,570.02
01/24/2020	312435	VICKSBURG HARDWARE	CHAINSAW SUPPLIES	340.09
01/24/2020	312436	W W WILLIAMS	TRANSMISSION CALIBRATION SERVICE	505.00
01/24/2020	312437	WASTE MANAGEMENT	DISPOSAL SERVICES	1,107.25
01/24/2020	312438	WELLS FARGO REAL ESTATE TAX SERVICE	2019 SUM TAX REFUND	635.48
01/24/2020	312439	WENDLING OSBORN, JANE	TRIP REFUND-EXPLORE TRAVERSE CTY	100.00
01/24/2020	312440	WEST MICHIGAN JANITORIAL	REFUND OF BID BOND	5,160.00
01/24/2020	312441	WORKING, DALE	BAND MUSIC PURCHASES-PSC BAND	95.99
01/24/2020	312442	Y W C A, INC	DOMESTIC/SEXUAL ASSAULT SVC	9,500.00
01/24/2020	312443	YEO & YEO	2018-2019 AUDIT & CAFR PREP	1,000.00
01/24/2020	312444	ZACCHEO, MELISSA	ICE SKATING LESSONS-REF	44.00
01/24/2020	312445	ZEIGLER AUTO GROUP, HAROLD	ELECTRICAL REPAIR- PART	110.00
01/24/2020	312446	63RD DISRICT COURT	OUT OF COUNTY BOND	500.00
01/31/2020	312447	A M LEONARD	LEAF PICKUP SUPPLIES	1,196.36
01/31/2020	312448	A T & T	ELECTRONIC COMMUNICATIONS	425.79

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01/31/2020	312449	A T & T	RADIO CIRCUITS	2,661.48
01/31/2020	312450	APWA MEMBERSHIP	APWA GROUP MEMBERSHIP	2,200.00
01/31/2020	312451	AUTOBODY USA - SOUTHSIDE	2016 TAHOE REPAIR	3,538.20
01/31/2020	312452	CITY OF KALAMAZOO (PUBLIC SAF)	ANNUAL MAINT FEE-RMS SYSTEM	12,593.16
01/31/2020	312453	DUNIGAN BROTHERS, INC.	EMILY/CORA LIFT STATION RENOVATION	124,346.21
01/31/2020	312454	ED & TED'S EXCELLENT ADVENTURES	TRIP VENDOR PAYMENT-GULF COAST	44,996.00
01/31/2020	312455	GREATER KALAMAZOO FOP LODGE 98	FOP DUES FOR JAN 2020	4,613.28
01/31/2020	312456	HALL BUILDERS LLC	NEW FIRE STATION 2	345,076.49
01/31/2020	312457	KALAMAZOO LANDSCAPE SUPPLIES	RESTORATION SUPPLIES	802.00
01/31/2020	312458	MCCANN INDUSTRIES, INC.	EQUIPMENT SERVICES	161.00
01/31/2020	312459	MCDONALD'S TOWING & RESCUE, INC.	TOWING SERVICES	152.00
01/31/2020	312460	REAL PAGE UTILITY MANAGEMENT	OP WATER/SEWER BILLS	23,548.38
01/31/2020	312461	RUPLE, MARY	2020 MIFMA CERT TRAINING	203.21
01/31/2020	312462	STATE OF MICHIGAN (SUW TAX)	SALES TAX REMITTANCE	31.20
01/31/2020	312463	WMU HOMER STRYKER MD SCHOOL OF MED	WMU HOMER STRYKER MD SCHOOL	180.00
Total Paper Checks:				1,413,902.80

Check Type: Auto-Pay Payment

01/21/2020	CONSUMERS ENERGY	GAS-ELECTRIC	965.46
01/22/2020	CONSUMERS ENERGY	GAS-ELECTRIC	1,208.99
01/29/2020	CONSUMERS ENERGY	GAS-ELECTRIC	527.61
01/30/2020	CONSUMERS ENERGY	GAS-ELECTRIC	113.47
Total Auto-Pay Payments:			2,815.53

Grand Total: 1,907,748.92

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: MDOT Contract #19-5633 (Shaver Rd and S. Westnedge Ave Reconstruction – W. Centre Ave to Romence Rd)

SUPPORTING PERSONNEL: Kendra Gwin, Director of Transportation & Utilities

ACTION RECOMMENDED: Approve Contract #19-5633 between the Michigan Department of Transportation and the City of Portage for reconstruction of Shaver Road and South Westnedge Avenue from West Centre Avenue to Romence Road and adopt a Resolution authorizing the City Manager to sign all documents related to the project on behalf of the city.

The FY 2019-2020 Capital Improvement Program (CIP) budget contains a project for the reconstruction of Shaver Road and South Westnedge Avenue from West Centre Avenue to Romence Road, including replacement of water main on Shaver Road, replacement of traffic signals at Garden Lane and Schuring Road, upgrade of concrete sidewalk ramps to meet the Americans with Disabilities Act, curb and gutter repairs, and hot mix asphalt. Major street reconstruction projects are selected based on pavement condition, average daily traffic, federal aid eligibility, as well as potential development activities.

On March 12, 2018, Abonmarche Consultants, Incorporated was awarded an engineering service contract for design and construction engineering for this project. Because the project is partially funded by Federal Surface Transportation funding, the Michigan Department of Transportation (MDOT) is involved as a facilitator. The bid opening by MDOT for the construction contract was held on February 7, 2020. MDOT requires that an agreement with the local government agency be executed prior to construction award. The estimated total cost of the project is \$3,184,300 with \$1,200,000 in Federal Surface Transportation funds. The balance of \$1,984,300 is being funded by the FY 2019-2020 Streets and Water Capital Improvement Program budgets. Following the contract award by MDOT, construction will likely commence in spring 2020 with completion in summer 2020.

It is recommended that City Council approve Contract #19-5633 between the Michigan Department of Transportation and the City of Portage for reconstruction of Shaver Road and South Westnedge Avenue (West Centre Avenue to Romence Road), adopt a Resolution authorizing the City Manager to sign Contract #19-5633 and authorize the City Manager to sign all documents related to the project on behalf of the city.

FUNDING: The estimated total cost of the project is \$3,184,300 with \$1,200,000 in Federal Surface Transportation funds. The balance of \$1,984,300 will be funded by the FY 2019-2020 Street & Water Capital Improvement Program budgets.

Attachments: 1. MDOT Resolution 19-5633 Approved to form

CITY OF PORTAGE
RESOLUTION

At a regular meeting of the Council of the City of Portage, Kalamazoo County, Michigan,
held at the City Hall in said City on the _____ day of _____, 2020 at 7:00 p.m.,
local time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by Councilmember _____
and seconded by Councilmember _____.

RESOLVED, that the City Council for the City of Portage does hereby authorize the City
Manager, Joseph La Margo, to sign all documents related to Contract No. 19-5633 between the
City of Portage and the Michigan Department of Transportation. This contract is for the
construction improvements on Shaver Road and South Westnedge Avenue from West Centre
Avenue to Romence Road.

ADOPTED: YEAS:
NAYS:
ABSENT:

Erica L. Eklov, City Clerk

CERTIFICATION

I hereby certify this _____ day of _____, 2020 that the foregoing is a
true and complete copy of the original on file in my office.

Erica L. Eklov, City Clerk

APPROVED AS TO FORM
DATE 1-24-20
[Signature]
CITY ATTORNEY

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Tentative Plan Amendment for Greenspire Planned Development

SUPPORTING PERSONNEL: Chris Forth, Acting Director of Community Development

ACTION RECOMMENDED: Accept the Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court, and set a public hearing for March 10, 2020; and subsequent to the public hearing, consider approving the Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court, subject to the four conditions contained in the January 17, 2020 Department of Community Development staff report.

An application has been received from American Village Builders and The Hinman Company requesting to amend the previously-approved 2017 Tentative Plan for the Greenspire Planned Development (PD) involving the remaining vacant portions of 3413 West Centre Avenue and 8546 Shirley Court. The overall Greenspire Planned Development is comprised of multiple parcels totaling 94.22 acres.

The Tentative Plan Amendment proposes to:

- Reclassify approximately 8.43 acres from commercial to residential and mixed residential/commercial land use.
- Increase the total number of multiple family residential apartment units from 704 units to 1,020 units with a resulting overall density increase from 8.45 units/acre to 11.12 units/acre.
- Reconfigure the size and location of proposed commercial and mixed residential/commercial buildings along West Centre Avenue.
- Revise the anticipated phasing/construction schedule.

In a report dated January 17, 2020, the Department of Community Development discusses the proposed Tentative Plan Amendment including the proposed reclassification of 8.43 acres from commercial (retail/office) to residential (apartments) and mixed residential/commercial, and the requested residential density modifications for the overall development and for individual phases VII-C and VII-D. Based on the analysis contained in the report, staff is supportive of the proposed Tentative Plan

Amendment for Greenspire Planned Development subject to the four conditions contained in the January 17, 2020 Department of Community Development staff report. The four conditions are:

1. Development standards such as density, open space, building setbacks, building orientation, screening/buffering, etc. be established consistent with tentative plan (dated January 2, 2020) and the written narrative (dated January 3, 2020).
2. The requested density modifications be approved to allow an overall development density of 11.12 units/acre (1,020 apartment units on 91.75 acres) and individual phase densities of 58.03 units/acre for Phase VII-C (224 units on 3.86 acres) and 16.90 units/acre for Phase VII-D (24 units on 1.42 acres).
3. Details regarding screening/landscaping enhancements between Phase VII-D and the adjacent single family residence at 8614 Shirley Court be finalized with submittal of the final plan this phase of the project.
4. Appropriate review/approval/permitting by the Michigan Department of Environment, Great Lakes & Energy (EGLE) for any proposed storm water overflow discharge into the adjacent lowland/wetland areas.

The Planning Commission convened public hearings during the January 9 and 23, 2020 meetings to consider the proposed Tentative Plan Amendment. Greg Dobson, of American Village Builders, the applicant's representative, was present to support the application and explain the proposed changes. No citizens spoke during the public hearings and no written communications have been received regarding this proposed Tentative Plan Amendment.

FUNDING: Not applicable

Attachments:

1. Planning Commission transmittal dated January 31, 2020
2. Planning Commission meeting minutes dated January 9th and 23rd, 2020
3. Community Development Staff report dated January 17, 2020 with attachments

TO: Honorable Mayor and City Council

FROM: Planning Commission

DATE: January 31, 2020

SUBJECT: Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court

The Planning Commission convened a public hearing during the January 9th and 23rd, 2020 meetings to consider the request by submitted by American Village Builders and The Hinman Company to amend the Tentative Plan for the Greenspire Planned Development (PD). The proposed amendment involves the remaining vacant portions of 3413 West Centre Avenue and 8546 Shirley Court. Greg Dobson of American Village Builders (applicant representative) was present at both meetings to support the application and explain the proposed amendment. No citizens spoke during the public hearing and no written communications have been received.

After careful consideration, a motion was made by Commissioner Meyer, seconded by Commissioner Baldwin, to recommend to City Council that the Tentative Plan Amendment for the Greenspire Planned Development be approved subject to the four conditions listed in the January 17, 2020 Department of Community Development staff report. The motion was unanimously approved 8-0.

Sincerely,


Dan Corradini
Chairman

PLANNING COMMISSION

January 9, 2020

The City of Portage Planning Commission meeting of January 9, 2020 was called to order by Chairman Corradini at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. One citizen was in attendance.

PLEDGE OF ALLEGIANCE

Chairman Corradini led the Commission, staff and citizens in the Pledge of Allegiance.

IN ATTENDANCE

Michael West, Senior City Planner; and Randy Brown, City Attorney.

ROLL CALL

Mr. West called the roll: Meyer (yes); Pezzoli (yes); Baldwin (yes); Fries (yes); Schimmel (yes); Corradini (yes); Joshi (yes) and Harrell-Page (yes). A motion was then made by Commissioner Meyer, seconded by Commissioner Harrell-Page, to approve the roll excusing Commissioner Patterson. The motion was unanimously approved 8-0.

APPROVAL OF MINUTES

Chairman Corradini referred the Commission to the December 5, 2019 meeting minutes contained in the agenda. Commissioner Joshi identified a typographical error on page 2 and requested the minutes be amended to clarify that an election worker is a paid position, not a volunteer position. A motion was then made by Commissioner Joshi, seconded by Commissioner Baldwin, to approve the minutes as amended. The motion was unanimously approved 8-0.

SITE/FINAL PLANS

None.

PUBLIC HEARING

1. **Preliminary Report: Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court.** Mr. West summarized the staff report dated January 3, 2020 regarding a request from American Village Builders and The Hinman Company requesting to amend the previously approved 2017 tentative plan for the Greenspire Planned Development. Mr. West stated the tentative plan amendment proposes to: 1) Reclassify approximately 8.43 acres from commercial to residential/mixed residential-commercial land use; 2) Increase the total number of multiple family residential apartment units from 704 units to 1,020 units with a resulting overall density increase from 8.45 units/acre to 11.12 units/acre; 3) Reconfigure the size and location of proposed commercial and mixed residential-commercial buildings along West Centre Avenue; and 4) Revise the anticipated phasing/construction schedule. Mr. West provided a brief history of the Greenspire Planned Development, and a summary of the proposed tentative plan amendment including a discussion of the requested modifications involving residential development densities.

Mr. Greg Dobson of American Village Builders (applicant representative) was present to support the application and discuss the proposed tentative plan amendments. Mr. Dobson thanked Community Development staff for their assistance in review and finalization of the tentative plan/narrative, then briefly summarized the history of the Greenspire development project. Mr. Dobson stated he has reached out to the residential neighbors along Shirley Court and Tozer Court to discuss the proposed changes to the development and to maintain the

open line communication with these neighbors. Mr. Dobson discussed the changing economy/housing market, and how the multi-story, mixed-use residential/commercial buildings proposed in Phases VII-B and VII-C represent a new model that combines suburban safety with urban design and walkability. Mr. Dobson stated the tentative plan amendment proposes to create a “village concept” where residential, retail and office uses are integrated and supportive of each other. Mr. Dobson also indicated that Phase VII-D proposed a different type of apartment design which includes attached garages.

The Planning Commission, Mr. Dobson and Mr. West next discussed various aspects of the proposed tentative plan amendment. Chairman Corradini stated the concept and plan were well thought out and long overdue for the Portage community. The public hearing was opened by Chairman Corradini. No citizens spoke in regard to the proposed tentative plan amendment. A motion was made by Commissioner Harrell-Page, seconded by Commissioner Joshi, to adjourn the public hearing until the January 23, 2020 meeting. The motion was unanimously approved 8-0.

NEW BUSINESS

None.

STATEMENT OF CITIZENS/COMMISSIONERS

None.

7:35 p.m. – The Commission adjourned to City Hall Conference Room No. 1

7:40 p.m. - The Commission reconvened the meeting in City Hall Conference Room No. 1

NEW BUSINESS

1. 2019-2020 Neighborhood & Community Enhancement Program Applications. Mr. West summarized the January 3, 2020 Department of Community Development staff report regarding the Neighborhood & Community Enhancement Program. Mr. West provided a brief summary of the Planning Commission preliminary application review on December 5, 2019 and asked if Commissioners had completed the Program Evaluation Criteria Scoring sheets for the two applications determined to meet the eligibility requirements: 1) Portage District Library Outdoor Drinking Water Fountain and 2) Woodlawn Drive Sanitary Sewer Lift Station Enhancements.

The Commissioners submitted their individual scoring sheets for the two proposed projects and Mr. West tallied the scores to determine an average score for each application. After tallying the scores, Mr. West indicated the Portage District Library Outdoor Drinking Water Fountain project scored the highest with an average score of 42.75 points, while the Woodlawn Drive Sanitary Sewer Lift Station Enhancements project scored next with an average score of 23.25. The Commission indicated that both applications were well prepared and represented enhancements to the community, however, it was the consensus that the Portage District Library Outdoor Drinking Water Fountain application would impact more of the community given its proposed location and function.

Mr. West thanked the Commission for the review, discussion and scoring and indicated that staff would next contact all the applicants with the results and findings. Mr. West indicated that staff would next work with the two scoring applicants to further define the scope and budget of the projects. Once these details were finalized, Mr. West stated the final scopes and budgets would be provided to the Planning Commission for final review and recommendation to City Council.

PLANNING COMMISSION

January 23, 2020

 **DRAFT**

The City of Portage Planning Commission meeting of January 23, 2020 was called to order by Chairman Corradini at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Seven citizens was in attendance.

PLEDGE OF ALLEGIANCE

Chairman Corradini led the Commission, staff and citizens in the Pledge of Allegiance.

IN ATTENDANCE

Michael West, Senior City Planner; and Matt Quardokus, Assistant City Attorney.

ROLL CALL

Mr. West called the role: Meyer (yes); Pezzoli (yes); Baldwin (yes); Fries (yes); Schimmel (yes); Corradini (yes); Joshi (yes) and Patterson (yes). A motion was then made by Commissioner Schimmel, seconded by Commissioner Joshi, to approve the roll excusing Commissioner Harrell-Page. The motion was unanimously approved 8-0.

APPROVAL OF MINUTES

Chairman Corradini referred the Commission to the January 9, 2020 meeting minutes contained in the agenda. A motion was made by Commissioner Joshi, seconded by Commissioner Baldwin, to approve the minutes as submitted. The motion was unanimously approved 8-0.

SITE/FINAL PLANS

None.

PUBLIC HEARING

1. Final Report: Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court. Mr. West summarized the final staff report dated January 17, 2020 regarding a request from American Village Builders and The Hinman Company requesting to amend the previously approved 2017 tentative plan for the Greenspire Planned Development. Mr. West stated the tentative plan amendment proposes to: 1) Reclassify approximately 8.43 acres from commercial to residential/mixed residential-commercial land use; 2) Increase the total number of multiple family residential apartment units from 704 units to 1,020 units with a resulting overall density increase from 8.45 units/acre to 11.12 units/acre; 3) Reconfigure the size and location of proposed commercial and mixed residential-commercial buildings along West Centre Avenue; and 4) Revise the anticipated phasing/construction schedule. Mr. West discussed the reclassification of land acreage from commercial to residential and mixed residential/commercial, and the requested residential density modifications for the overall development and from individual phases VII-C and VV-D. Mr. West stated that once completed, Greenspire will represent the first mixed-use type of development in the city. Mr. West indicated that staff was supportive of the tentative plan amendment subject to the four conditions listed in the staff report.

Mr. Greg Dobson of American Village Builders (applicant representative) was present to support the application and discuss the proposed tentative plan amendments. Mr. Dobson summarized the history of the Greenspire development project originally envisioned by Joe Gesmundo and Roger Hinman. Mr. Dobson then summarized the two main areas of the PD where changes were proposed: 1) Northwest portion of property, between the marsh and Tozer/Shirley Court and 2) 8546 Shirley Court parcel. Mr. Dobson discussed the two

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mixed-use residential/commercial buildings proposed along West Centre Avenue and presented a sample building elevation which depicted this proposed four-story structure with retail/office space on the 1st floor and residential apartments on the 2nd, 3rd and 4th floors. Mr. Dobson restated his efforts to reach out to the residential neighbors along Shirley Court and Tozer Court to discuss the proposed changes to the development, listen to any concerns and to maintain the open line communication.

The public hearing was reconvened by Chairman Corradini. No citizens spoke in regard to the proposed tentative plan amendment. A motion was made by Commissioner Joshi, seconded by Commissioner Schimmel, to close the public hearing. The motion was unanimously approved 8-0. A motion was then made by Commissioner Meyer, seconded by Commissioner Baldwin, to recommend to City Council that the Tentative Plan Amendment for the Greenspire Planned Development be approved subject to the four conditions listed in the January 17, 2020 Department of Community Development staff report. The motion was unanimously approved 8-0.

2. Special Land Use Permit: Airtech Automation, 8815 South Sprinkle Road. Mr. West summarized the staff report dated January 17, 2020 regarding a special land use permit application submitted by Kyle McLeod to establish an office/showroom for a heating & cooling contractor (Airtech Automation) within the southern portion of the existing commercial building located at 8815 South Sprinkle Road. Mr. West provided a summary of the ordinance requirements and the proposal provided by the applicant. Mr. West indicated the application fulfills the requirements for issuance of a special land use permit and was recommended for approval subject to the applicant receiving all necessary building related permits for interior building modifications and occupancy.

Kyle McLeod of Airtech Automation was present to support the application. Mr. McLeod described the operations of his business and reiterated that no fabrication of materials and no exterior storage of equipment or materials/supplies including portable construction offices will occur at the site. The public hearing was then opened by Chairman Corradini. No citizens spoke regarding the proposed special land use permit. A motion was then made by Commissioner Baldwin, seconded by Commissioner Schimmel, to close the public hearing. The motion was unanimously approved 8-0.

After a brief discussion, a motion was made by Commissioner Fries, seconded by Commissioner Pezzoli, to approve the Special Land Use Permit for Airtech Automation, 8815 South Sprinkle Road, subject to the applicant obtaining all necessary building related permits for interior building modifications and any other Building/Fire Code requirements. The motion was unanimously approved 8-0.

NEW BUSINESS

1. Public Street Vacation – Gladys Street (west portion). Mr. West summarized the staff report dated January 17, 2020 regarding a request from McShane & Bowie PLC, on behalf of PlazaCorp Realty Advisors, for the city to vacate its interest in 1) the former Gladys Street public right-of-way (west approximate 416 feet) located along the east side of South Westnedge Avenue, and 2) the service drive that extends north/south from the former Gladys Street to the new or realigned Gladys Street. Mr. West provided a summary of the 1994 Gladys Street realignment project that reconstructed and relocated Gladys Street to the north so as to align with the South Westnedge Avenue/Mall Drive signalized intersection. Mr. West indicated that since 1994, these remaining roadways segments have functioned primarily as service drives for Burger King and the former Mercantile Bank. Mr. West briefly summarized the public street vacation process established in the Michigan Land Division Act and City Charter. Mr. West stated that future re-designation/reuse of these roadway segments as a functional public street is not practical and the public right-of-way is no longer needed by the city. Mr. West also indicated that vacation of this public street right-of-way would allow for development/redevelopment flexibility for the adjacent property owners by providing more useable property and eliminating multiple front yard building setback requirements.

Andy Wenzell of PlazaCorp Realty Advisors was present to support the application. Mr. Wenzell discussed the proposed redevelopment project planned by PlazaCorp at the southeast corner of Gladys Street and South Westnedge Avenue. Mr. Wenzell stated this redevelopment project is truly a public/private collaborative and will improve the appearance of this property along South Westnedge Avenue.

TO: Planning Commission

DATE: January 17, 2020

FROM: Christopher Forth, Interim Director of Community Development

SUBJECT: Final Report: Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court.

I. INTRODUCTION:

An application has been received from American Village Builders and The Hinman Company requesting to amend the previously approved 2017 Tentative Plan for the Greenspire Planned Development (PD) involving the remaining vacant portions of 3413 West Centre Avenue and 8546 Shirley Court. The overall Greenspire Planned Development is comprised of multiple parcels totaling 94.22 acres.

The Tentative Plan Amendment proposes to 1) Reclassify approximately 8.43 acres from commercial to residential/mixed residential-commercial land use; 2) Increase the total number of multiple family residential apartment units from 704 units to 1,020 units with a resulting overall density increase from 8.45 units/acre to 11.12 units/acre; 3) Reconfigure the size and location of proposed commercial and mixed residential-commercial buildings along West Centre Avenue; and 4) Revise the anticipated phasing/construction schedule. Please refer to the attached application, narrative and tentative plan submitted by the applicant for additional details regarding the proposal.

Tentative Plan Amendment – Greenspire Planned Development

Applicant	Property Addresses	Description	Zoning
American Village Builders and The Hinman Company	3201 and 3413 West Centre Avenue; 3145, 8380 and 8401 Greenspire Drive; 3413 Fawn Cove; 8615 Tozer Court; 8546 Shirley Court	94.22 acre tract of land (Mixed multiple family residential and retail/office development) -Excludes portion of Hampton Lake	PD, planned development (2010/2017)

The original Greenspire Planned Development (PD) rezoning/tentative plan application received City Council approval in April 2010 subject to conditions and proposed the construction of a total of 692 multiple family residential units in multiple apartment buildings (384 apartment units already existing) within the interior of the property and construction of a total of 73,400 square feet of retail and 30,400 square feet of offices in a multiple building arrangement along West Centre Avenue.

In 2017, City Council approved a PD rezoning application that added 1.42 acres (8546 Shirley Court) into the overall Greenspire PD and also approved a tentative plan amendment that increased the total number of apartment units from 692 units to 704 units with a resulting overall density of 8.45 units/acre, and reconfigured the size and location of proposed retail/office buildings along West Centre Avenue.

Below is a summary of final/site plans that have been approved by City Council since the original 2010 PD rezoning and tentative plan approval:

- 2011 - Final Plan for Greenspire Retail I, 3201 West Centre Avenue, which included an approximate 13,400 square foot retail building and associated site improvements (construction complete).

- 2014 - Final Plan for Greenspire Apartments IV, 8380 Greenspire Drive, which included construction of 36 apartment units in two, 3-story buildings and associated site improvements (construction complete).
- 2016 – Final Plan for Greenspire Apartments V-A, 8615 Tozer Court, which included construction of 70 apartment units in three, 3-story buildings and associated site improvements (construction complete).
- 2017 – Final Plan for Greenspire Retail V-R-I, 3413 West Centre Avenue, which included construction of a 12,000 square foot retail building and associated site improvements (construction never occurred/approval expired).
- 2017 – Final Plan for Greenspire Apartments V-B, 8615 Tozer Court, which included construction of 108 apartment units in five, 3-story buildings and associated site improvements (construction complete).
- 2018 – Final Plan for Greenspire Apartments VI, 3413 Fawn Cove and 3413 West Centre Avenue, which included construction of 100 apartment units in six, 3-story buildings and associated site improvements (construction in progress).

II. TENTATIVE PLAN AMENDMENT PROCEDURES/REQUIREMENTS:

The PD, planned development chapter establishes a two-part review and approval process: Tentative plan review of the overall development concept and final/site plan review for each phase of the development. Under the terms of the ordinance, any change to the tentative plan, such as modifying an approved land use class or adding a land use class, requires formal review and approval, with public hearings, in a manner similar to a rezoning procedure.

Section 42-374 of the Land Development Regulations stipulates the development standards in the PD zoning district. This section provides flexibility in the types of land uses of which up to 20% of the total land area available can be utilized for nonresidential uses. Public water and public sanitary sewer is required. Overall density of the project may not exceed 7 units per acre and density in any one phase may not exceed 12 units per acre, unless a modification is received. Building setbacks, building height, open space and screening are also regulated under the ordinance.

III. PUBLIC HEARING/COMMENTS:

The Planning Commission convened a public hearing to consider the tentative plan amendment at the January 9, 2020 meeting. Greg Dobson of American Village Builders was present to support the application and explain the development project. No citizens spoke during the public hearing and no written communications have been received regarding the proposed tentative plan amendment.

IV. FINAL ANALYSIS - PROPOSED TENTATIVE PLAN AMENDMENT:

A summary comparison between the 2017 approved tentative plan amendment and the 2020 proposed tentative plan amendment is provided in the table below. Specific aspects of the proposed tentative plan amendment are discussed in greater detail following the summary table.

Greenspire Planned Development		
Element	2017 Approved Tentative Plan Amendment	2020 Proposed Tentative Plan Amendment
Uses	Mixed use multiple family residential apartments and retail/office development	Mixed use multiple family residential apartments and retail/office development
Multiple Family Apartment Acreage	704 units on 83.32 acres (8.45 units per acre) - Combined Phases I, II, III, IV, V and VI	1,020 units on 91.73 acres (11.12 units per acre) - Combined Phase I, II, III, IV, V, VI and VII

	- Multiple 3-story, 40-foot tall apartment buildings	- Multiple 3-story, 40-foot tall apartment buildings - Includes mixed use commercial (1st floor)/multiple family residential (upper floors) buildings
Retail/Office Acreage	45,000-60,000 square feet retail and 30,400 square feet office on 10.9 acres - Multiple building arrangement - $90,400/10.9 = 8,293$ square feet per acre	30,000-45,000 square feet retail on 2.472 acres (not including 3.48 acres of mixed use building area since land use is predominately residential) - Existing: 13,000 square foot commercial building - Proposed: Two mixed-use buildings with up to 15,000 square feet, 1st floor retail/office each
Phasing	Phases I, II, III Apartments (existing) - 384 units on 44.81 acres Phase IV Apartments (existing) - 36 units on 3.05 acres Phase IV-R Retail (existing) - 13,000 sq. ft. retail building Phase V Apartments (existing) - multiple sub-phases - 180 units on 18.42 acres Phase V-R Retail (Spring 2017) - Two, approximate 3,000 sq. ft. retail buildings Phase VI Apartments and Retail/Office west of Shirley Court (unknown) - 104 units on 17.03 acres - Up to 30,400 sq. ft. of office and remaining retail	Phases I thru VI Apartments (existing) - 700 units on 75.23 acres Phase IV-R Retail (existing) - 13,000 sq. ft. retail building on 2.47 acres Phase VII-A Apartments (Spring 2020) - 24 units on 3.36 acres Phase VII-B Apartments (Fall 2020) - 48 units on 7.87 acres Phase VII-C Mixed Use Buildings (Fall 2021) - Apartments: 224 units total on 2nd, 3rd, 4th floors - Retail/Office: Up to 30,000 sq. ft. on 1st floors - 3.86 acres (total) Phase VII-D Apartments (Fall 2022) - 24 units on 1.42 acres
Setbacks	30-foot setback around perimeter of property (exception: two apartment buildings constructed in Phase IV have a 15-foot setback from east property line) 80-foot setback from property line where adjacent to single family residences located along Tozer Court/Shirley Court. 25-foot setback from interior private streets and 30-foot separation between apartment buildings.	30-foot setback around perimeter of property (exception: two apartment buildings constructed in Phase IV have a 15-foot setback from east property line) 80-foot setback from property line where adjacent to single family residences located along Tozer Court/Shirley Court. 25-foot setback from interior private streets and 30-foot separation between apartment buildings.
Vehicular Access/ Pedestrian Circulation	Existing full service access drives from West Centre Avenue including Greenspire Drive (eastern portion of site) and full service drive (opposite Cooley Court). Shirley Court, right-in/right-out (western portion of site) Interconnected network of sidewalks along West Centre Avenue and within the interior of the apartment portion of the development.	Existing full service access drives from West Centre Avenue including a left-out restricted Greenspire Drive (eastern portion of site) and full service signalized drive (opposite Cooley Court). Shirley Court, right-in/right-out (western portion of site) Interconnected network of sidewalks along West Centre Avenue and within the interior of the apartment portion of the development.

Reclassification of Acreage. The 2020 tentative plan amendment proposes to reclassify approximately 8.43 acres from previously approved commercial land use (retail/office), to residential (apartments) and mixed residential/commercial land use. This land area is situated in the northwest portion of the overall PD property, along West Centre Avenue, and involves proposed Phases VII-B and VII-C. As a result, the amount of acreage designated for commercial purposes decreased from 10.9 acres to 2.47 acres plus the

15,000 square feet of first floor commercial use within the two proposed mixed use buildings (total of 30,000 square feet). For Commission information, up to 20% of the land area (20.8 acres) can be designated for non-residential use.

The previously approved 2017 tentative plan proposed up to six, one-story (25-foot tall) retail buildings ranging in size between 6,000 - 25,000 square feet each and 3-story office buildings up to 40-feet in height and up to a total of 30,400 square feet. The 2020 tentative plan proposes to replace this multiple retail/office building arrangement with two, 4-story mixed use residential/commercial buildings with the 1st floor of each building occupied by retail/office uses and the upper 2nd, 3rd and 4th stories occupied by multiple family residential apartment units. Each mixed use building is proposed to be a maximum 65-feet in height and contain approximately 15,000 square feet of commercial space on the 1st floor (30,000 square feet total) and 112 apartment units on the 2nd, 3rd and 4th floors (224 units total). Section 42-374.F of the PD ordinance allows for buildings in excess of 45-feet in height when *"...designed to be consistent with the reasonable enjoyment of neighboring property, the entire planned development and the efficiency of existing public services."* Given the proposed location of these two mixed use buildings along West Centre Avenue and the surrounding land uses, a maximum building height of up to 65-feet will be consistent with the reasonable enjoyment of neighboring properties, the overall PD and efficiency of existing public services.

The 2020 tentative plan amendment also proposes to reclassify 1.42 acres from Phase V to Phase VII-D with plans to construct two, 12 unit buildings (24 units total). Removal of 1.42 acres from Phase V slightly increased the phase density from 9.989 units per acres to 10.82 units per acre.

Residential Development Density and Requested Modifications – The 2020 tentative plan amendment proposes a total of 1,020 apartment units on 91.75 acres (combined Phases I thru VII) with an overall residential development density of 11.12 units/acre. Individually, Phase VII-C will have a density of 58.03 units/acre (224 units on 3.86 acres) and Phase VII-D will have a density of 16.90 units/acre (24 units on 1.42 acres). The 2017 approved tentative plan proposed a total of 704 apartment units on 83.32 acres with an overall residential development density of 8.45 units/acre. For comparison purposes, the previous RM-1 zoning designation of the property (rezoned to PD in 2010) would have supported approximately 927 apartment units on 91.75 acres with an overall residential density of 10.10 units/acre (assuming an equal mixture of 1-bedroom and 2-bedroom units).

Since the overall residential development density will exceed 7 units/acre and individual phase density for Phase VII-C and Phase VII-D will exceed 12 units/acre, modifications from these standards are being requested by the applicant in conjunction with the proposed tentative plan amendment. Section 42-375.L of the PD ordinance allows City Council to waive or modify specifications and standards for planned developments where it finds, on the basis of evidence supplied by the landowner, *"...that such specifications are not in the best interests of the residents of the planned development and that the modification of such specifications are not inconsistent with the interests of the entire city."*

The maximum density in the RM-1, multi-family residential zoning district averages 10-15 units per acre depending on the type of units. The 59 units per acre proposed by the developer represents a significant change. However, as the city ages and less land is available to accommodate the demand for residential development and market conditions change, alternative development patterns need to be considered. For several years now, mixed use development projects have been the growing trend. Mixed-use development projects attract residents who want a more urban experience. In order to achieve an urban experience, a variety of uses need to come together. The Urban Land Institute characterizes a mixed-use development as one that 1) provides three or more significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation), 2) fosters integration, density, and compatibility of land

uses, and 3) creates a walkable community with uninterrupted pedestrian connections. Mixed-use developments represent a significant departure from Euclidean zoning that separates land uses from one another.

While the Greenspire Planned Development may not incorporate all the mixed-use characteristics as identified by the Urban Land Institute, it is moving in that direction with the addition of the two proposed higher density, mixed use buildings along West Centre Avenue. Once complete, Greenspire will represent the first mixed-use type of development in the city. Given the design of the PD and desire to create a more mixed-use type of community, the proposed modifications are supported by staff and will be in the best interest of residents of the PD and not inconsistent with the interests of the entire city.

Screening/Buffering Adjacent to Existing Residences – Similar to construction of apartment buildings in Phase V and as illustrated on the tentative plan, future construction of the two apartment buildings proposed in Phase VII-D will also incorporate screening/landscaping enhancements (retention of existing vegetation, berming, evergreen tree planting) between the apartments and the adjacent single family residence to the south at 8614 Shirley Court. Details associated with this screening/landscaping will be reviewed further with submittal of the final/site plan for this phase of the development.

Vehicular Access/Pedestrian Circulation – Access to the overall Greenspire PD is currently provided through a full-service, signalized driveway at the intersection of West Centre Avenue and Cooley Drive, and a limited access driveway (right-in, left-in/right-out), Greenspire Drive, located along the eastern portion of the property. An additional limited access driveway (right-in/right-out) from West Centre Avenue, along the western portion of the property, is also proposed with construction of Phase VII-C. Details associated with this proposed driveway will be reviewed with submittal of the detailed final/site plan.

Natural Features/Designated Wetlands/Storm Water Management – The final phases of the Greenspire PD will continue the philosophy and master plan of integrating the development into the natural environment. Previously approved open space areas will be preserved. Continued planning and care will be taken to preserve existing mature trees and install supplemental/complimentary landscaping with these final phases. Designated wetlands areas (approximately 23 acres) have been identified along the western and southern portions of the overall Greenspire PD property. All existing and proposed buildings will be situated outside of these wetland areas. Storm water runoff from the remaining Phase VII portions of the development will be collected and pre-treated prior to overflow release into the these existing natural low areas, as has been done in previous phases, subject to appropriate review, approval and permitting by the Michigan Department of Environment, Great Lakes & Energy (EGLE).

Updated Project Phasing Timeline – The proposed 2020 tentative plan amendment includes an updated phasing schedule for the remaining portions of the planned development. Phase VII-A of the apartment portion of the development is proposed to commence in the Spring of 2020 and includes 24 units on 3.05 acres. Phase VII-B of the apartment portion of the development is proposed to commence in the Fall of 2020 and includes 48 units on 7.145 acres. Phase VII-C which includes the two mixed use residential/commercial buildings with approximately 224 apartment units and 30,000 square feet of retail/office space on 3.48 acres is proposed to commence in the Fall of 2021. Finally, Phase VII-D of the apartment portion of the development is proposed to commence in the Fall of 2022 and includes 24 units on 1.42 acres.

V. PUBLIC NOTICING REQUIRMENTS:

Per statutory requirements, residents/property owners within 300 feet of the overall Greenspire PD property have been notified in writing of the proposed tentative plan amendment and the Planning Commission

meeting. Additionally, a public notice was also published in the local newspaper. Staff also suggested that the applicant reach out to the adjacent property owners along Shirley Court and Tozer Court to discuss the proposed tentative plan amendment. At the time of report preparation, no citizen communications have been received regarding the proposed tentative plan amendment.

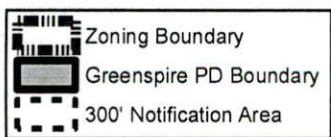
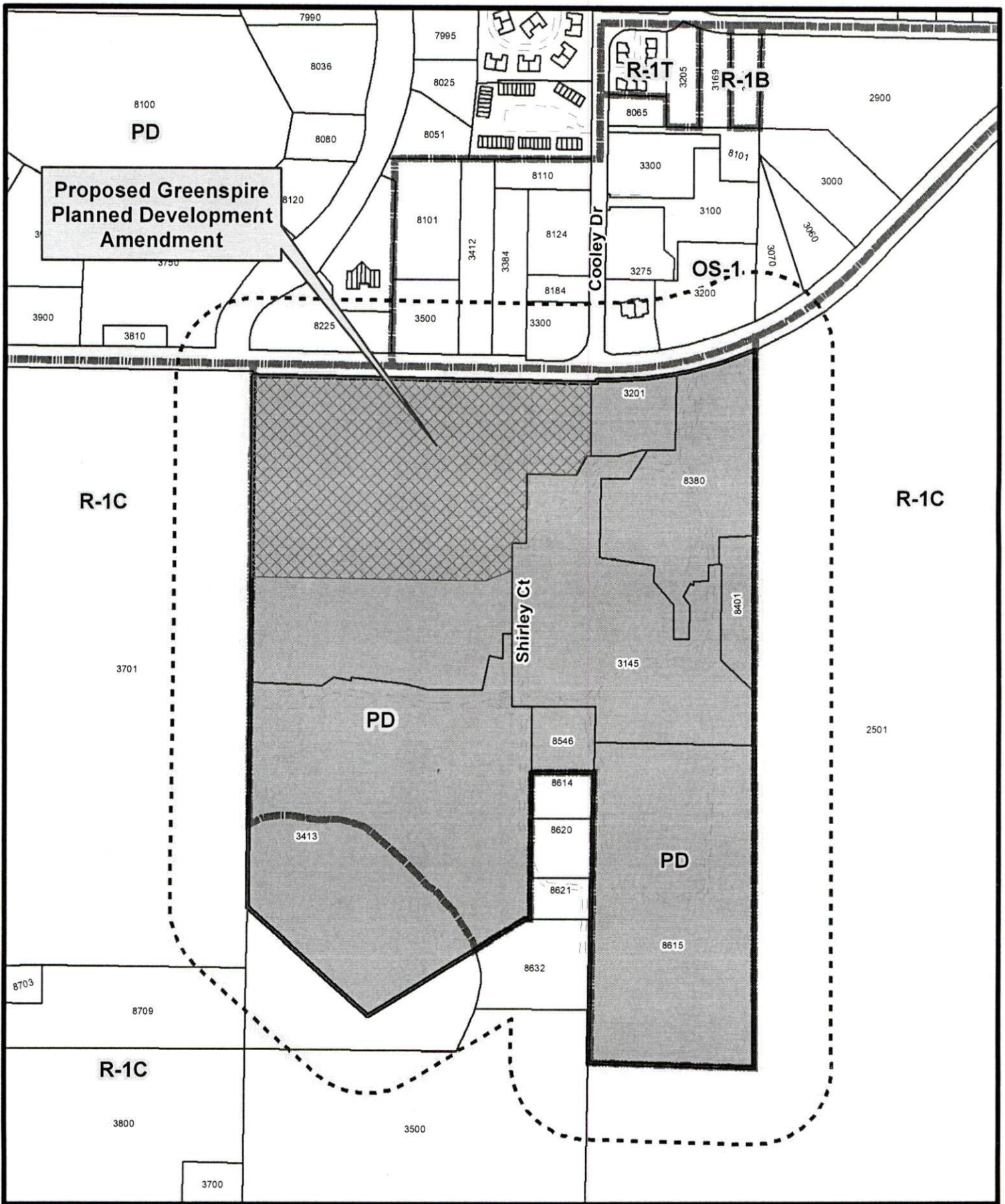
VI. RECOMMENDATION:

Based on the above analysis, staff advises that the Planning Commission recommend to City Council that the Tentative Plan Amendment for the Greenspire Planned Development be approved subject to the following conditions:

1. Development standards such as density, open space, building setbacks, building orientation, screening/buffering, etc. be established consistent with tentative plan (dated January 2, 2020) and the written narrative (dated January 3, 2020).
2. The requested density modifications be approved to allow an overall development density of 11.12 units/acre (1,020 apartment units on 91.75 acres) and individual phase densities of 58.03 units/acre for Phase VII-C (224 units on 3.86 acres) and 16.90 units/acre for Phase VII-D (24 units on 1.42 acres).
3. Details regarding screening/landscaping enhancements between Phase VII-D and the adjacent single family residence at 8614 Shirley Court be finalized with submittal of the final plan this phase of the project.
4. Appropriate review/approval/permitting by the Michigan Department of Environment, Great Lakes & Energy (EGLE) for any proposed storm water overflow discharge into the adjacent lowland/wetland areas.

Attachments: Zoning/Vicinity Map
Future Land Use Map
Aerial Photo Map
Proposed Narrative, Mixed Use Building Rendering and Tentative Plan Amendment
2017 Approved Tentative Plan

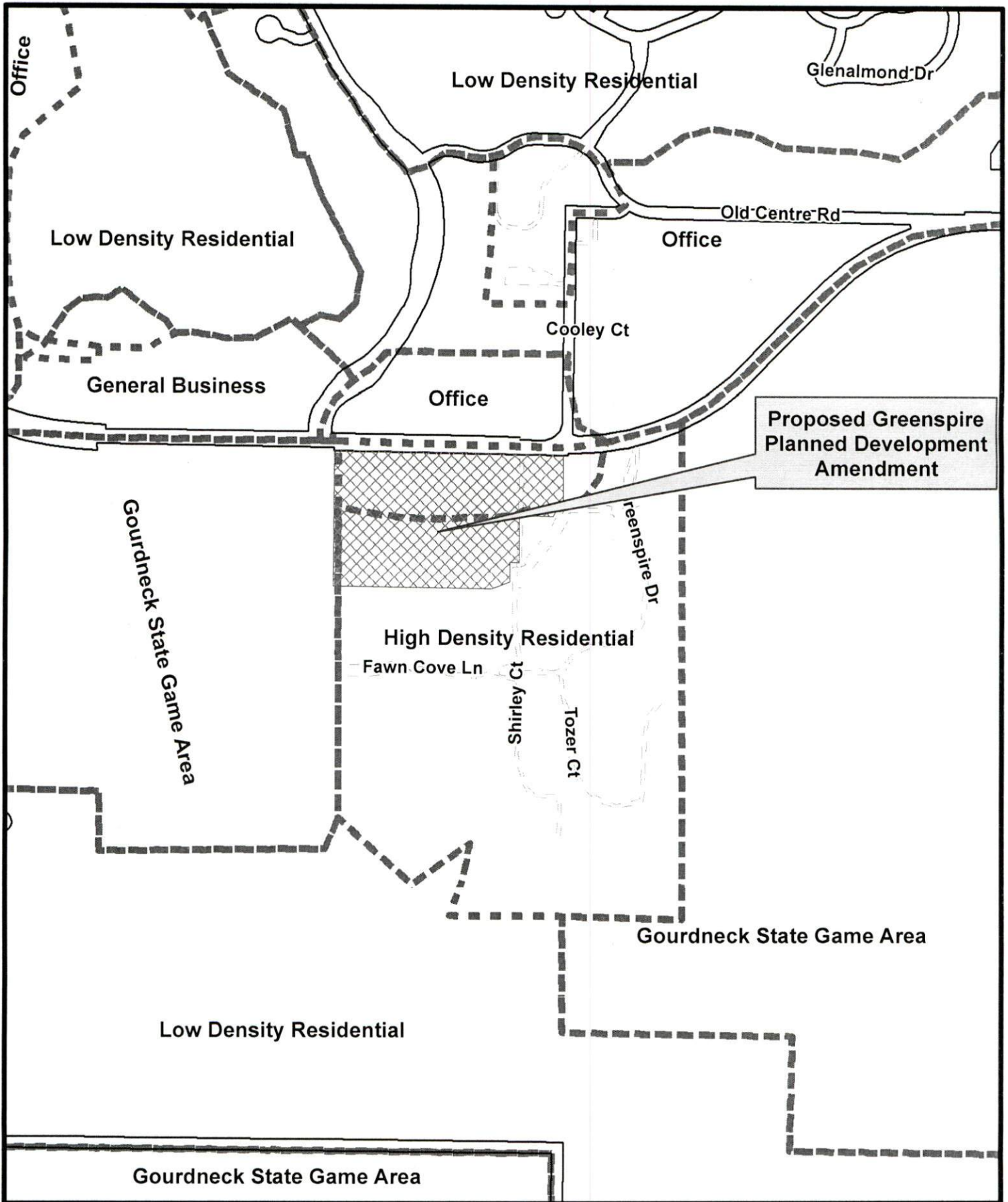
S:\Commdev\2019-2020 Department Files\Board Files\Planning Commission\PC Reports\Planned Developments\Greenspire 2019 PD\2020 01 17 Greenspire Planned Development, 3413 West Centre - tentative plan amendment (final).doc



Greenspire Planned Development Amendment 3413 West Centre Avenue



1 inch = 500 feet
(36)



Future Land Use Map
3413 West Centre Ave
Proposed Tentative Plan Ammendment



1 inch = 738 feet
(37)





RECEIVED
JAN 03 2020
COMMUNITY DEVELOPMENT

January 3, 2020

Mr. Christopher Forth
Deputy Director of Planning and Community Development
City of Portage
2900 S. Westnedge Ave.
Portage, MI 49002

RE: Greenspire Planned Development "PD" Tentative Plan

AVB and The Hinman Company are pleased to submit to you an updated plan for our property on the south side of West Centre Avenue as depicted on the attached site plan. The property is already zoned PD - Planned Development. The following tentative plan (the "Tentative Plan") is consistent with the City of Portage Land Development regulations. This application seeks to revise and update the overall Tentative Plan. The following items have materially changed since the last Tentative Plan was approved by the City of Portage City Commission on January 24, 2017.

- Reclassify approximately 8.43 acres from commercial to residential and mixed residential/commercial land use.
- Increase the total number of multiple family apartment units from 704 units to 1,020 units with a resulting density increase from 8.45 units/acre to 11.12 units/acre.
- Reconfigure the size and location of proposed commercial and mixed residential/commercial buildings along West Centre Avenue.
- Revise the anticipated phasing/construction schedule

The proposed Tentative Plan provides for the continuation of an excellent development. In addition, it allows for an urban style of development to be executed in our suburban Portage market, something that is gaining significant traction nationally. Greenspire is an excellent location to facilitate this type of development owing to the presence of walkable grocery, shopping and retail. Further, the proposed approach allows this property to achieve its highest and best use while remaining true to the development principles that were originally established at Greenspire over 40 years ago.

Our master plan is consistent with the City of Portage Future Land Use Plan and our most recently approved Tentative Plan. The areas that we suggest as multi-family are shown as high density residential on the Future Land Use Plan and the commercial areas are noted on the Future Land Use Plan as general business. AVB and Hinman have individually and together had a great deal of experience developing within the PD framework both in the City of Portage and in other municipalities. Some of our very best developments have been the fruits of the City of Portage PD. We continue to believe that this development is suited very well to benefit from the PD ordinance and the PD process in general.

What follows are the answers to the 15 required questions that are provided in Section 42-375 of the City of Portage Land Development Regulations.

1. The PD area will include residential and commercial uses that are designed to integrate well with the adjacent existing residential and commercial uses.
2. The proposed PD development area is on all of the 103.98 acres identified as Greenspire, on the property that is commonly referred to as Greenspire Apartments and more recently Greenspire Shoppes. In the proposed PD area we plan to develop a combination of multi-family, retail and office uses. Phase VI is under construction and consists of six multi-family apartment buildings containing 96 apartment units. Once phase VI is complete, 700 units of the presently approved 704 units will have been constructed and in operation. Future development would include multi-family expansion (Phase VII) that would consist of approximately 320 (316 newly approved) new multi-family apartment units and approximately 30,000 sq. ft. of retail or office space on the first floor of the two proposed mixed unit buildings that front on Centre Avenue.

Using a cluster development allows us to provide in excess of 30 acres of open space within the development, not including Hampton Lake. The same care that has gone into the existing development of Greenspire to harness the natural beauty of this special land will continue in the PD area with first-rate landscaping and natural screening where appropriate. Additionally we will take advantage of the natural features and topography of this site by site planning to allow views of the beautiful forests, waterways, wetlands and sensitive areas that border and are included within this property.

3. The Greenspire Apartments development started in the early 1970's when Roger Hinman and Joe Gesmundo first began acquiring the property now known as Greenspire Apartments. Phase I began construction in 1976 and included the boulevard entrance from Centre Avenue, four apartment buildings, the clubhouse, the pool and the first tennis court. In 1978 Phase II was constructed and included seven additional apartment buildings and an additional tennis

court. In 1981 Phase III was constructed and included six new buildings. In total Phase I through Phase III included 17 buildings, 384 units (187 one beds, 144 two beds, and 53 three beds) over 44.82 +/- acres. For density purposes the 384 units over 44.82 +/- developed acres equals 8.57 units/acre. Phase IV was constructed in 2014 and 2015 and includes 36 units (12 one beds and 24 two beds) over 3.05 acres, bringing the average density over the developed acres to 8.77 units/acre. Phase V was completed in the fall of 2018 and included 184 units (6 studios, 82 one beds and 96 two beds), bringing the average density over developed acres to 9.31 units/acre. Phase VI is being completed in the fall of 2019 and the spring of 2020 and includes 96 units (60 one beds and 36 two beds), bringing the average density over the developed acreage to 9.30 units/acre. Please note that with this proposed amendment, the Phase VI density has increased from 8.45 units per acre to 9.257 units/acre as the acreage of Phase VI has been decreased (17.035 acres to 10.371 acres) to match the new proposed development plan.

Greenspire Phases VII will be developed in approximately three sub-phases beginning the Spring of 2020.

- a. Spring 2020. The 24 unit building in Phase VII A multi-family residential development will commence construction.
 - b. Fall 2020. The two buildings of the Phase VII B multi-family residential development are planned to commence construction.
 - c. Fall 2021. The mixed-use building with 224 units, potentially underground parking, and approximately 30,000 sq. ft. of retail or office space on the first floor of the two proposed mixed unit buildings that front on Centre Avenue will begin.
 - d. Fall of 2022. The two residential buildings containing 24 units proposed for Phase VII D will commence construction.
4. The time schedule is proposed in #3 above.
 5. The site plan and its associated phasing lines show how each stage of the development is independent, yet designed to integrate well into the development as well as the existing development pattern. Importantly, each phase of the Greenspire plan has been meticulously designed to integrate into the existing Greenspire Apartments master plan. The Cooley Drive entrance drive has been completed to provide an additional means of ingress and egress into the development. In a shared investment project with the City of Portage, the new traffic signal at Cooley and Centre Ave. was completed in the summer of 2017, and further improved ingress and egress to the Greenspire development. Additionally, when the area southwest of the Cooley and Centre intersection is developed, this area will be benefited by the right in/right out drive, in a location to be agreed upon between Greenspire and the City of Portage.

As we plan for pedestrian circulation throughout the site, we are leveraging miles of existing sidewalks through the existing Greenspire Phases as well as the 13,000 sq. ft. retail center along Centre Ave. As we constructed the new entry drive from Centre Avenue west of the 13,000-square foot retail building, we constructed a sidewalk to provide a pedestrian entrance from Centre Ave. into the existing phases of Greenspire. In 2017 we connected the Greenspire Shoppes sidewalk to the clubhouse in the center of the Greenspire development. By providing access to Centre Avenue to the entire PD via these new sidewalks, we are able to get pedestrians to the signalized intersection at Cooley and Centre Ave. From this point, pedestrians can cross to the north side of Centre Avenue where sidewalks connect the full distance of Centre Avenue east and west. All new/proposed phases of Greenspire include additional sidewalks and pedestrian circulation. Additionally, Greenspire is adding sidewalks each year within Greenspire to improve overall pedestrian circulation.

Shirley Court presently provides legal access, via access easements recorded in 1953, 1962, and 1974, to one of the homes between Tozer Ct. and Shirley Ct. This access is presently a dirt two-track over the northern most 500' +/- and most of its distance south of Fawn Cove Lane. Improvement of the northern 500' +/- section of Shirley Court was not necessary for proper development of Greenspire to date. Additionally, improving this section of Shirley Court is not required or necessary to provide access to the Greenspire development, nor is it required by the City of Portage Fire Department. We do plan to substantially improve the northernmost 500' +/- of Shirley Court during the construction of Phase VII. It should be further noted that the access agreements, originally recorded in 1953, 1962, and 1974, do not place any burden of maintenance or upkeep on Greenspire.

6. The Tentative Plan land is located on the south side of Centre Avenue, east of Moorsbridge Road and west of Oakland Drive. The parcel is 103.98 acres in total. This 103.98 acres includes 9.76 acres of Hampton Lake. Entities owned or controlled by Joseph Gesmundo and Roger Hinman presently own all of the property under a variety of entity names and is commonly referred to as Greenspire Apartments.

It should be noted that we have done a fair amount of due diligence recently in regards to the property, in addition to our over 30 years of experience in owning the land. We hired and continue to consult with, Tim Bureau of Tim Bureau Consulting, LLC, a former long-time MDEQ staffer, who has reviewed the area in person to assure us that our existing or proposed buildings are not in any wetland. Mr. Bureau has assured us that none of our buildings or proposed are in a wetland. Additionally, our civil engineers have confirmed that these buildings are not within the floodplain.

7. The chart below demonstrates the land use and density for each phase.

Density Units/Acre						
Not Including Hampton Lake or Existing Commercial Area						
Phase	Phase Acres	Combined Acres	Phase Units	Phase Density	Combined Units	Combined Density
Existing Buildings:						
1	8.015	8.015	96	11.978	96	11.98
2	14.960	22.975	168	11.230	264	11.49
3	21.840	44.815	120	5.495	384	8.57
4	3.050	47.865	36	11.803	420	8.77
5	17.000	64.865	184	10.824	604	9.31
6	10.371	75.236	96	9.257	700	9.30
Proposed Buildings:						
7a	3.364	78.600	24	7.134	724	9.21
7b	7.872	86.472	48	6.098	772	8.93
7c	3.860	90.332	224	58.031	996	11.03
7d	1.420	91.752	24	16.901	1020	11.12

Please note in the chart above, the Phase VI density has increased from 8.45 units per acre to 10.824 units/acre as the acreage of Phase VI has been decreased (17.035 acres to 10.371 acres) to match the new proposed development plan.

The chart below explains the breakdown of the total acreage within Greenspire as it relates to the Tentative Plan acreage calculations.

Acreage summary	
Overall Survey Acreage	103.98
Less:	
Hampton Lake	9.76
Commercial	2.472
Residential Acreage	91.748

Note that in the chart above the 91.748 acres of "Residential Acreage" includes the mixed residential/commercial portion of the development as well.

Retail/Office 2.472 acres (not including 3.86 mixed use)

It should be noted that the allowable non-residential acreage is 20.79 acres at 20% of 103.98 acres.

30,000 to 45,000 sq. ft. of retail or office

Up to 45,000 sq. ft. /2.472 acres = 18,204 sq. ft./acre, not including the 3.86 acres of mixed-use buildings

8. The roads, storm areas and entry statement areas as shown on the attached site plan, will be owned by the Gesmundo & Hinman entities reference herein and maintained by Lakewood Management Company as they have since the first building was constructed at Greenspire Apartments. Joe Gesmundo and Roger Hinman both hold ownership in and are the General Partners for Phase I which is owned by Greenspire Equity I.
9. The new residential development units within Phase VII will consist of the following types of units:

Multi-family buildings – three-story buildings, and three-story walk out buildings approximately 40' feet high (as measure from the front elevation to the mid-point of the roof) with each building being approximately 40,000 sq. ft. Podium buildings – four-story buildings, up to 65' in height over underground parking. The podium building could include retail/office space as well.

The commercial portion of the development will consist of the following types of buildings:

The existing one-story retail building type, and as incorporated into the first floors of the mixed-use buildings proposed for Phase VII C.

The office and retail buildings will be designed to integrate with the residential buildings while maintaining some of the general character of office buildings. The final product at Greenspire will leverage of excellent colors, textures and materials to make every building look and feel great.

The proposed 3-story and 3-story walk-out multi-family buildings are required by current code to be fully protected by a wet-sprinkler system. As such we expect that all the new 3-story and 3-story walk-out multi-family buildings and the proposed 4-story mixed use buildings within Greenspire to be fully sprinkled

We have used a 30' set back around the entire perimeter of the property except for the two buildings in Phase IV of the Multi-Family development where a 15' set back was necessary in order to facilitate our site plan. The 15' set back, only for two buildings (36 units of Phase IV), was previously approved and allowed us to set the buildings back an appropriate distance from Greenspire Drive. For clarification purposes the decks/patios are now set at 10' from the property line in Phase IV and the building face will be 15' from the property line. In addition we have maintained 30' between each building and a 25' front setback from the edge of road.

The commercial/retail building heights will not exceed those which are allowed within the PD zoning district. The multi-family buildings are designed at approximately 40'. The podium building will be designed at or below 65' in height.

10. Storm water will be treated and piped via underground structures to the most appropriate common open space area in accordance with City of Portage requirements. In addition, some storm water capacity may be integrated into the design of the office sites. Storm water will be pre-treated according to City of Portage regulations and then released for infiltration into adjacent lowlands according to existing or modified permits (as necessary) from EGLE. These low-lying areas within the development provide plenty of space for this purpose and this plan will be developed to allow for natural looking rain basins/wetlands as opposed to typical, fenced off, deep and unsightly storm systems. Sanitary sewer will be connected to the available City of Portage sanitary sewer system which is available at Centre Avenue and at the Fawn Cove lift station.
11. Greenspire has provided easements to the required utility providers for water, sewer, data and power. In addition, the various Greenspire parcels benefit from cross-access agreements for pedestrian and vehicular access.
12. Parking will be provided according to the City Ordinance. If feasible, we will try to bank some of the retail parking as typically the City requirements exceed those of our tenants. The existing and proposed road widths are included and dimensioned on the attached site plan. Single story pitched roof garages and/or carports may be implemented into the site plan. The quantity of garages / carports are planned at 50% of total number of bedrooms. The construction finishes / materials will be complimentary to that of the Phase IV, V and VI apartment buildings. The specific quantity, location, and materials of the garages / carports will be detailed on the final site plan. In addition, the two mixed-use buildings along Centre Avenue may include underground parking.
13. We are requesting a density modifications as follows: overall development density to 11.12 units to the acres (1,020 units on 91.73 acres in Phases I- VII), Phase 7c to 58.031 units to the acre (224 units on 3.86 acres) and Phase 7d to 16.901 units to the acre (24 units on 1.42 acres).

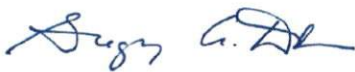
The requested modifications are in line with current national trends in development and enhance the quality of life for existing and future residents. First, the increased density allows for a "city feel" in an urban environment, a trend that is gaining popularity nationally. This city feel includes walkable retail spaces which are already present, and which will be enhanced with the proposed expansion of units and density. Second, the increased household population within Greenspire allows for additional amenity spaces to be developed

(additional walking paths, dog park, etc.) that benefit all residents of Greenspire. The reduced amount of retail/commercial square footage (from the previously approved PD Tentative plan) will be less intensive from the traffic standpoint. Further, the traffic signal was installed at the Centre and Cooley to provide for this anticipated growth. Finally, we will be providing enhanced vegetative screening between the units proposed for Phase 7d and the residential home to the south of Phase 7d to include up to a 5' berm with 6-8' conifers on 25' staggered spacing. This screening will be similar to what was constructed east of the residential home for Phase 5.

14. We intend to make our submittal for the final phase of the planned development in 2022.
15. Since the successful implementation of the plan is required both by the ordinance and by our own standards, we do not feel that any performance bonds are necessary. We have a long-standing reputation for successful completion of our projects and the meticulous management of our developments after build-out.

We look forward to the opportunity to discuss this plan with City Staff, Planning Commission and City Council.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Dobson".

Greg Dobson

cc: Joe Gesmundo, Rich MacDonald, Roger Hinman



SHEET

A20

KALAMAZOO MIXED USE

KALAMAZOO, MI

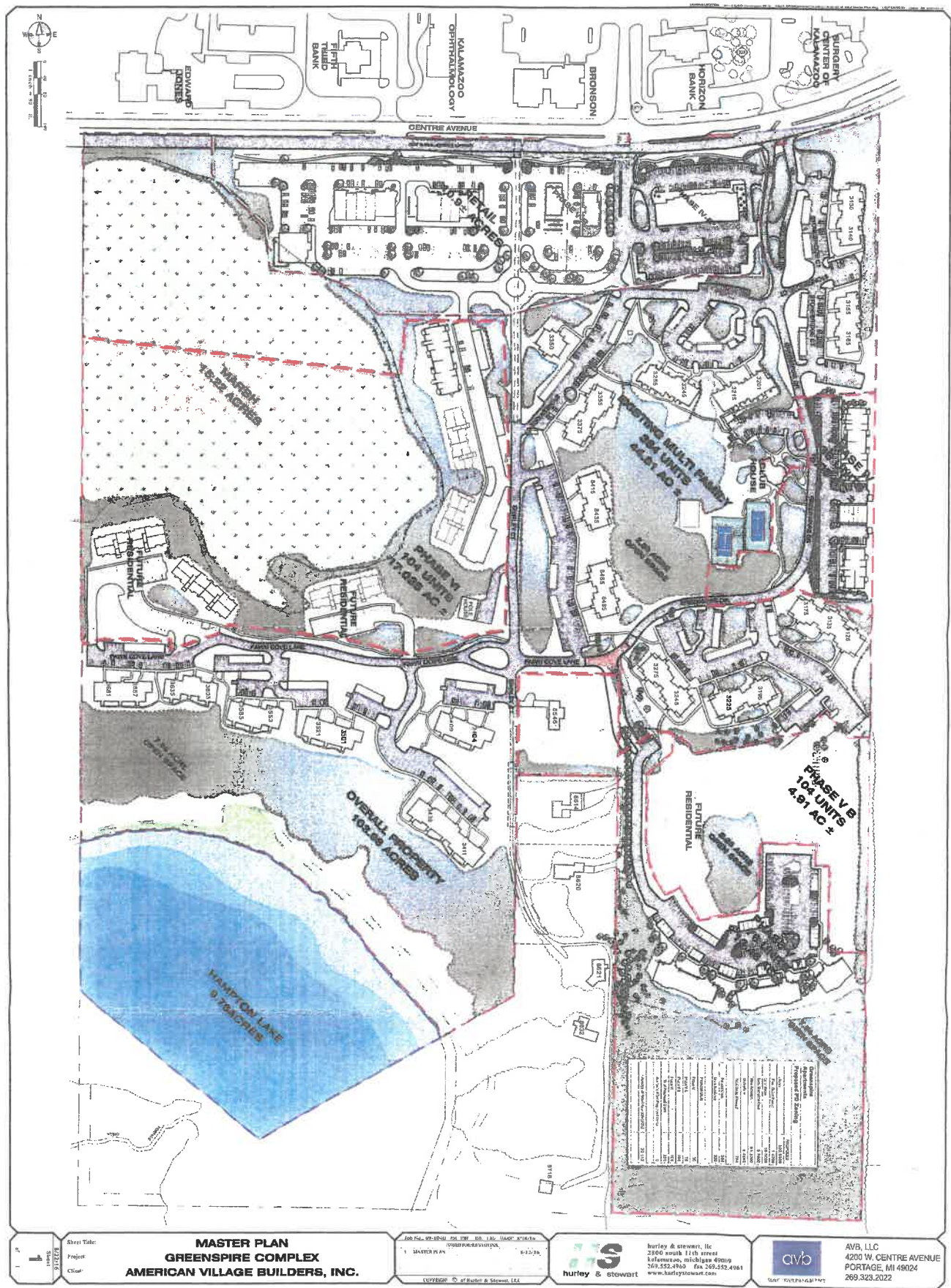
MARCH 06, 2019

PERSPECTIVE | ROSE & W. LOVELL CORNER

BKV
GROUP



Greenspire Density				
Phase	Units	Acres	Density	Notes
1	384	44.82	8.57	Multi-Family
2	100	10.37	9.64	Single-Family
3	100	10.37	9.64	Single-Family
4	100	10.37	9.64	Single-Family
5	100	10.37	9.64	Single-Family
6	100	10.37	9.64	Single-Family
7	100	10.37	9.64	Single-Family
8	100	10.37	9.64	Single-Family
9	100	10.37	9.64	Single-Family
10	100	10.37	9.64	Single-Family
11	100	10.37	9.64	Single-Family
12	100	10.37	9.64	Single-Family
13	100	10.37	9.64	Single-Family
14	100	10.37	9.64	Single-Family
15	100	10.37	9.64	Single-Family
16	100	10.37	9.64	Single-Family
17	100	10.37	9.64	Single-Family
18	100	10.37	9.64	Single-Family
19	100	10.37	9.64	Single-Family
20	100	10.37	9.64	Single-Family
21	100	10.37	9.64	Single-Family
22	100	10.37	9.64	Single-Family
23	100	10.37	9.64	Single-Family
24	100	10.37	9.64	Single-Family
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95	100	10.37	9.64	Single-Family
96	100	10.37	9.64	Single-Family
97	100	10.37	9.64	Single-Family
98	100	10.37	9.64	Single-Family
99	100	10.37	9.64	Single-Family
100	100	10.37	9.64	Single-Family



TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Public Street Vacation – Gladys Street (west portion)

SUPPORTING PERSONNEL: Chris Forth, Acting Director of Community Development

ACTION RECOMMENDED: Accept the Resolution for the city to vacate its interest in:

1. the former Gladys Street public right-of way (west approximate 416 feet) located along the east side of South Westnedge Avenue, and
2. the service drive that extends north/south from the former Gladys Street to the new or realigned Gladys Street,

and place the Resolution on file for 28 days with the City Clerk.

An application has been received from McShane & Bowie, PLC, representing PlazaCorp Realty Advisors, requesting that the City of Portage vacate its interest in the former Gladys Street public right-of way (west approximate 416 feet) located along the east side of South Westnedge Avenue, and the service drive that extends north/south from the former Gladys Street to the new or realigned Gladys Street. PlazaCorp has requested the public street vacation to facilitate commercial redevelopment at the former Mercantile Bank site located at the southeast corner of South Westnedge Avenue and Gladys Street.

Prior to 1994, the western portion of Gladys Street extended to South Westnedge Avenue as a straight road between the Burger King property at 6415 South Westnedge Avenue and the former Mercantile Bank property at 6405 South Westnedge Avenue. In 1994, Gladys Street was reconstructed and relocated to the north to align with the South Westnedge Avenue/Mall Drive signalized intersection. However, the right-of-way of this former public street was never formerly vacated. In conjunction with the realignment, a north/south service drive was constructed from the old Gladys Street to the new or realigned Gladys Street. This service drive is open for use by the public and has been maintained by the city since it was constructed.

In a report dated January 17, 2020, the Department of Community Development discussed the sections of Gladys Street proposed for public street vacation, the process for the city to vacate its interest in the public right-of-way and the continued maintenance responsibilities for the city and development

limitations/challenges to the adjacent property owners if these areas continue as public rights-of-way. Based on the analysis contained in the report, staff is supportive of the proposed Gladys Street vacation subject to the city retaining appropriate easements for the existing public water, sanitary sewer and storm sewer mains.

The Planning Commission considered this matter at its January 23, 2020 meeting. Andy Wenzel, of PlazaCorp Realty Advisors, was present to support the request and to explain the redevelopment project planned at the southeast corner of South Westnedge Avenue and Gladys Street. No citizens spoke during the meeting and no written communications have been received regarding this proposed public street vacation.

After careful consideration, the Planning Commission voted 8-0 to recommend to City Council that the west approximate 416-feet of Gladys Street, along with the north/south service drive, be vacated subject to the city retaining appropriate easements for the existing public water, sanitary sewer and storm sewer mains. The motion was unanimously approved 8-0.

FUNDING: Not applicable

Attachments:

1. Resolution of Intent to Vacate a Portion of Former Gladys Street and NorthSouth Service Drive
2. Planning Commission transmittal dated January 31, 2020
3. Planning Commission meeting minutes dated January 23, 2020
4. Community Development staff report dated January 17, 2020 with attachments

**CITY OF PORTAGE, MICHIGAN
RESOLUTION OF INTENT TO VACATE AND DISCONTINUE A PORTION OF FORMER
GLADYS STREET (DEDICATED RIGHT-OF-WAY) AND NORTH/SOUTH SERVICE DRIVE
20-1**

Minutes of a regular meeting of the City Council for the City of Portage, Michigan held on _____, 2020 at 7:00 p.m. local time at City Hall in the City of Portage, Michigan.

PRESENT: _____

ABSENT: _____

The following resolution was offered by:

COUNCILMEMBER: _____ and supported by

COUNCILMEMBER: _____

WHEREAS, it appears necessary and desirable to vacate a portion of former Gladys Street and an adjacent service drive ("Property") as shown in the map attached as Exhibit A since they are no longer needed and the vacation will facilitate redevelopment of the vacant building/property located at 6405 South Westnedge Avenue;

WHEREAS, such redevelopment is a desirable improvement to the property;

WHEREAS, the owner of the property abutting to the north and the City of Portage desire to have the Property vacated to allow for redevelopment activities resulting in a more efficient use of the property;

WHEREAS, the Property is not needed for present or future right-of-way;

WHEREAS, the City Council has determined that this vacation and discontinuance of the Property is necessary for the health, welfare, comfort and safety of the public of the City.

WHEREAS, a portion of the Property is occupied by service drives providing access to abutting properties. Further, public utilities (sanitary sewer, water and storm water) are presently located in the former Gladys Street portion of the Property;

NOW, THEREFORE, BE IT RESOLVED that the City Council intends to vacate and discontinue the Property described as follows:

A parcel of land being situated in the Northeast quarter of Section 10, T. 3 S., R. 11 W., City of Portage, County of Kalamazoo, Michigan being more particularly described as follows:

1. Former Gladys Street: The west 416 feet of Gladys Street recorded in the Curry Plat in Liber 12 Page 3. Subject to easements, conditions and restrictions of record.
2. North/south service drive: Commencing at the northwest corner of said Section 10; thence South on the west line of said Section 10 a distance of 2,208.40 feet; thence North 89 DEG 46 MIN East, 218.0 feet to the point of beginning of the service drive centerline; thence North, 58.0 feet; thence North 32 DEG 30 MIN East, 58.0 feet; thence North 41 DEG 00 MIN East, 82.0 feet to the point of ending.

BE IT FURTHER RESOLVED that the public utilities presently located in the former Gladys Street portion of the Property shall remain and a permanent utility easement the width and length of the former Gladys Street portion of the vacated property shall be reserved as an easement for utility purposes, including the right to enter said easement and adjoining property for the purpose of construction, operation, maintenance, repair and replacement of said public utilities, described as follows:

A parcel of land being situated in the Northeast quarter of Section 10, T. 3 S., R. 11 W., City of Portage, County of Kalamazoo, Michigan being more particularly described as the west 416 feet of Gladys Street recorded in the Curry Plat in Liber 12 Page 3.

BE IT FURTHER RESOLVED that the terms and location of the above reserved easement may be modified by a written instrument executed by appropriate Grantors, approved by the City Attorney and recorded with the Kalamazoo County Register of Deeds.

BE IT FURTHER RESOLVED that notice, in substantially the form attached as Exhibit B, be published in a newspaper of general circulation within the City not less than 20 days before final action of the City Council.

BE IT FURTHER RESOLVED that pursuant to MCLA 560.257(2) any resolution by City Council taking final action (after the notice required above) shall be recorded with the Kalamazoo County Register of Deeds within 30 days of adoption and sent to the Director of the Department of Energy, Labor, and Economic Growth.

CERTIFICATION

STATE OF MICHIGAN)
)
COUNTY OF KALAMAZOO)

I, the undersigned, the duly qualified City Clerk of the City of Portage, Kalamazoo County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the City Council of said City, held on the ____ day of _____, 2020, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this ____ day of _____, 2020.

Erica Eklov, City Clerk

Prepared by:
RANDALL L. BROWN
City Attorney
1662 East Centre Avenue
Portage, Michigan 49002
Phone: (269) 323-8812

Approved as to form

Date: 2/5/2020

City Attorney



Document Path: R:\GISADMIN\karl\projects\CITY COUNCIL\Gladys St street vacation_CC.mxd

Exhibit A
Proposed Street Vacation Map

Date: 2/5/2020



1 inch = 100 feet

EXHIBIT B

CITY OF PORTAGE, MICHIGAN
NOTICE OF INTENTION TO VACATE AND DISCONTINUE DEDICATED RIGHT-OF-WAY
IN THE CITY OF PORTAGE, MICHIGAN

PLEASE TAKE NOTICE, that on the ____ day of _____, 2020, the City Council of the City of Portage adopted a Resolution of Intent to Vacate and Discontinue a Portion of Former Gladys Street and North/South Service Drive (Dedicated Right-Of-Way) stating the City's intent to vacate and discontinue the Property described therein.

PLEASE TAKE FURTHER NOTICE that said Resolution 20-1 is on file with the City Clerk and open for public inspection. Said Resolution will be so held by the City Clerk for twenty-eight (28) days from the above date and may be inspected at the Clerk's office during regular working hours. Any person(s) objecting to this vacation should make their objection known to the City Council within twenty-eight (28) days of the publication of this notice. After said twenty-eight (28) day period, the City Council may take final action to vacate and discontinue said Property.

Dated: _____, 2020

Erica Eklov, City Clerk

TO: Honorable Mayor and City Council

FROM: Planning Commission

DATE: January 31, 2020

SUBJECT: Public Street Vacation – Former Gladys Street (west portion) and Service Drive

At the January 23, 2020 meeting, the Planning Commission considered the request by McShane & Bowie, PLC (representing PlazaCorp Realty Advisors) for the city to vacate its interest in 1) the former Gladys Street public right-of way (west approximate 416 feet) located along the east side of South Westnedge Avenue, and 2) the service drive that extends north/south from the former Gladys Street to the new or realigned Gladys Street. Andy Wenzel of PlazaCorp Realty Advisors was present to support the request and discuss the proposed redevelopment project planned at the southeast corner of South Westnedge Avenue and Gladys Street. No citizens spoke during the meeting and no written communications have been received.

After careful consideration, a motion was made by Commissioner Joshi, seconded by Commissioner Patterson, to recommend to City Council that the west approximate 416-feet of Gladys Street, along with the north/south service drive, be vacated subject to the city retaining appropriate easements for the existing public water, sanitary sewer and storm sewer mains. The motion was unanimously approved 8-0.

Sincerely,


Dan Corradini
Chairman 

PLANNING COMMISSION

 **DRAFT**

January 23, 2020

The City of Portage Planning Commission meeting of January 23, 2020 was called to order by Chairman Corradini at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. Seven citizens was in attendance.

PLEDGE OF ALLEGIANCE

Chairman Corradini led the Commission, staff and citizens in the Pledge of Allegiance.

IN ATTENDANCE

Michael West, Senior City Planner; and Matt Quardokus, Assistant City Attorney.

ROLL CALL

Mr. West called the roll: Meyer (yes); Pezzoli (yes); Baldwin (yes); Fries (yes); Schimmel (yes); Corradini (yes); Joshi (yes) and Patterson (yes). A motion was then made by Commissioner Schimmel, seconded by Commissioner Joshi, to approve the roll excusing Commissioner Harrell-Page. The motion was unanimously approved 8-0.

APPROVAL OF MINUTES

Chairman Corradini referred the Commission to the January 9, 2020 meeting minutes contained in the agenda. A motion was made by Commissioner Joshi, seconded by Commissioner Baldwin, to approve the minutes as submitted. The motion was unanimously approved 8-0.

SITE/FINAL PLANS

None.

PUBLIC HEARING

1. Final Report: Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court. Mr. West summarized the final staff report dated January 17, 2020 regarding a request from American Village Builders and The Hinman Company requesting to amend the previously approved 2017 tentative plan for the Greenspire Planned Development. Mr. West stated the tentative plan amendment proposes to: 1) Reclassify approximately 8.43 acres from commercial to residential/mixed residential-commercial land use; 2) Increase the total number of multiple family residential apartment units from 704 units to 1,020 units with a resulting overall density increase from 8.45 units/acre to 11.12 units/acre; 3) Reconfigure the size and location of proposed commercial and mixed residential-commercial buildings along West Centre Avenue; and 4) Revise the anticipated phasing/construction schedule. Mr. West discussed the reclassification of land acreage from commercial to residential and mixed residential/commercial, and the requested residential density modifications for the overall development and from individual phases VII-C and VV-D. Mr. West stated that once completed, Greenspire will represent the first mixed-use type of development in the city. Mr. West indicated that staff was supportive of the tentative plan amendment subject to the four conditions listed in the staff report.

Mr. Greg Dobson of American Village Builders (applicant representative) was present to support the application and discuss the proposed tentative plan amendments. Mr. Dobson summarized the history of the Greenspire development project originally envisioned by Joe Gesmundo and Roger Hinman. Mr. Dobson then summarized the two main areas of the PD where changes were proposed: 1) Northwest portion of property, between the marsh and Tozer/Shirley Court and 2) 8546 Shirley Court parcel. Mr. Dobson discussed the two

mixed-use residential/commercial buildings proposed along West Centre Avenue and presented a sample building elevation which depicted this proposed four-story structure with retail/office space on the 1st floor and residential apartments on the 2nd, 3rd and 4th floors. Mr. Dobson restated his efforts to reach out to the residential neighbors along Shirley Court and Tozer Court to discuss the proposed changes to the development, listen to any concerns and to maintain the open line communication.

The public hearing was reconvened by Chairman Corradini. No citizens spoke in regard to the proposed tentative plan amendment. A motion was made by Commissioner Joshi, seconded by Commissioner Schimmel, to close the public hearing. The motion was unanimously approved 8-0. A motion was then made by Commissioner Meyer, seconded by Commissioner Baldwin, to recommend to City Council that the Tentative Plan Amendment for the Greenspire Planned Development be approved subject to the four conditions listed in the January 17, 2020 Department of Community Development staff report. The motion was unanimously approved 8-0.

2. Special Land Use Permit: Airtech Automation, 8815 South Sprinkle Road. Mr. West summarized the staff report dated January 17, 2020 regarding a special land use permit application submitted by Kyle McLeod to establish an office/showroom for a heating & cooling contractor (Airtech Automation) within the southern portion of the existing commercial building located at 8815 South Sprinkle Road. Mr. West provided a summary of the ordinance requirements and the proposal provided by the applicant. Mr. West indicated the application fulfills the requirements for issuance of a special land use permit and was recommended for approval subject to the applicant receiving all necessary building related permits for interior building modifications and occupancy.

Kyle McLeod of Airtech Automation was present to support the application. Mr. McLeod described the operations of his business and reiterated that no fabrication of materials and no exterior storage of equipment or materials/supplies including portable construction offices will occur at the site. The public hearing was then opened by Chairman Corradini. No citizens spoke regarding the proposed special land use permit. A motion was then made by Commissioner Baldwin, seconded by Commissioner Schimmel, to close the public hearing. The motion was unanimously approved 8-0.

After a brief discussion, a motion was made by Commissioner Fries, seconded by Commissioner Pezzoli, to approve the Special Land Use Permit for Airtech Automation, 8815 South Sprinkle Road, subject to the applicant obtaining all necessary building related permits for interior building modifications and any other Building/Fire Code requirements. The motion was unanimously approved 8-0.

NEW BUSINESS

1. Public Street Vacation – Gladys Street (west portion). Mr. West summarized the staff report dated January 17, 2020 regarding a request from McShane & Bowie PLC, on behalf of PlazaCorp Realty Advisors, for the city to vacate its interest in 1) the former Gladys Street public right-of-way (west approximate 416 feet) located along the east side of South Westnedge Avenue, and 2) the service drive that extends north/south from the former Gladys Street to the new or realigned Gladys Street. Mr. West provided a summary of the 1994 Gladys Street realignment project that reconstructed and relocated Gladys Street to the north so as to align with the South Westnedge Avenue/Mall Drive signalized intersection. Mr. West indicated that since 1994, these remaining roadways segments have functioned primarily as service drives for Burger King and the former Mercantile Bank. Mr. West briefly summarized the public street vacation process established in the Michigan Land Division Act and City Charter. Mr. West stated that future re-designation/reuse of these roadway segments as a functional public street is not practical and the public right-of-way is no longer needed by the city. Mr. West also indicated that vacation of this public street right-of-way would allow for development/redevelopment flexibility for the adjacent property owners by providing more useable property and eliminating multiple front yard building setback requirements.

Andy Wenzel of PlazaCorp Realty Advisors was present to support the application. Mr. Wenzel discussed the proposed redevelopment project planned by PlazaCorp at the southeast corner of Gladys Street and South Westnedge Avenue. Mr. Wenzel stated this redevelopment project is truly a public/private collaborative and will improve the appearance of this property along South Westnedge Avenue.

The Commission, Mr. Wenzel and Mr. West next discussed various aspects of the public street vacation including the existing access provided to the Burger King site, existing public utilities through this public right-of-way and the need for the city to retain necessary easements, the conceptual redevelopment plan for the former Mercantile Bank site and communication between the city, PlazaCorp and Burger King. After a additional discussion, a motion was made by Commissioner Joshi, seconded by Commissioner Patterson, to recommend to City Council that the west approximate 416-feet of Gladys Street, along with the north/south service drive, be vacated subject to the city retaining appropriate easements for the existing public water, sanitary sewer and storm sewer mains. The motion was unanimously approved 8-0.

OLD BUSINESS

None.

STATEMENT OF CITIZENS/COMMISSIONERS

Commissioner Baldwin stated that she would not be present at the February 6, 2020 meeting.

Chairman Corradini thanked city staff and Suez Environmental for the work conducted last weekend to address snow removal on city streets given the challenging combination of snow, rain and ice. Chairman Corradini also commented on the construction of the Fed-Ex facility on Portage Road and tremendous efforts of the contractors to work on this extremely large building during difficult and challenging weather conditions.

ADJOURNMENT:

There being no further business to come before the Commission, the regularly scheduled meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Michael West, AICP
Senior City Planner

TO: Planning Commission**DATE:** January 17, 2020**FROM:** Christopher Forth, Interim Director of Community Development**SUBJECT:** Request to Vacate West Portion of Gladys Street**I. INTRODUCTION/BACKGROUND:**

An application has been received from McShane & Bowie, PLC, representing PlazaCorp Realty Advisors, requesting the city vacate its interest in 1) the former Gladys Street public right-of way (west approximate 416 feet) located along the east side of South Westnedge Avenue, and 2) the service drive that extends north/south from the former Gladys Street to the new or realigned Gladys Street (see attached aerial photo map). Both of the former roadway or service drive segments are located in the Curry Plat recorded in Libre 12, Page 3.

Prior to 1994, the western portion of Gladys Street extended to South Westnedge Avenue, as a straight road, between the Burger King property at 6415 South Westnedge Avenue and the former Mercantile Bank property at 6405 South Westnedge Avenue (see attached 1989 aerial photo map). In 1994, Gladys Street was reconstructed and relocated to the north so as to align with the South Westnedge Avenue/Mall Drive signalized intersection. However, the right-of-way of this former public street was never formerly vacated. In addition, and in conjunction with the realignment, a north/south service drive was constructed from the old Gladys Street to the new or realigned Gladys Street. This service drive is open for use by the public and has been maintained by the city since it was constructed. As a result, vacation of this right-of-way is also necessary. Since 1994, both of these roadway segments have primarily functioned as service drives for Burger King and Mercantile Bank employees and customers, between South Westnedge Avenue and Gladys Street.

As further background, City Council on October 1, 2019 approved a purchase agreement to sell excess city property located along the east side of 6405 South Westnedge Avenue (south of Gladys Street) to PlazaCorp Realty Advisors. After the city closes on the property with PlazaCorp and the right-of-way is vacated, PlazaCorp will redevelopment this property with a new retail center.

II. STREET VACATION REVIEW:

Existing Conditions. Following the 1994 Gladys Street/Mall Drive realignment project, the west approximate 416 feet of Gladys Street was converted to a service drive that continues to provide a limited access (right-in only) for northbound South Westnedge Avenue traffic, and full-service access to the realigned sections of Gladys Street. Individual driveways from this service drive currently exist for the former Mercantile Bank site (6405 South Westnedge Avenue) and existing Burger King site (6415 South Westnedge Avenue). While this remaining Gladys Street service drive functions more like a private driveway than a public street, the continued designation as a public street creates continued maintenance responsibilities for the city, as well as development limitations and challenges to the adjacent property owners.

Street Vacation Process. The process to vacate a public street and associated right-of-way that was dedicated and recorded as part of a plat (existing east/west service drive) is established in the State of Michigan Land Division Act and the City Charter. The Land Division Act specifies that when the municipality determines that it necessary for the public health, welfare, comfort and safety of the people in the community to discontinue a public street, a resolution or ordinance must be adopted and recorded with the County Register of Deeds and with the State of Michigan Department of Commerce. Consistent with the statutory requirements, one-half of the vacated right-of-way involving the west approximate 416 feet of the former Gladys Street is conveyed to each abutting property owner (one half to PlazaCorp and one half to Burger King). With regard to the north/south service drive, this drive was not formerly dedicated as public right-of-way as part of a recorded plat and not subject to the same statutory requirements. In any event, the property owner on either side is the same.

Planning Commission and City Administration recommendations are provided to City Council, which makes the final decision. The City Charter requires that Council place the proposed vacation request on file for 28 days to allow for adequate public comment before taking final action.

Finally, vacation of west approximate 416 feet of the former Gladys Street does not convey legal title to the abutting property owners or amend the Curry Plat. In order for the abutting property owners to obtain legal title to their portion of the vacated public right-of-way, the Circuit Court must be petitioned and subsequently approve an amendment to the Curry Plat.

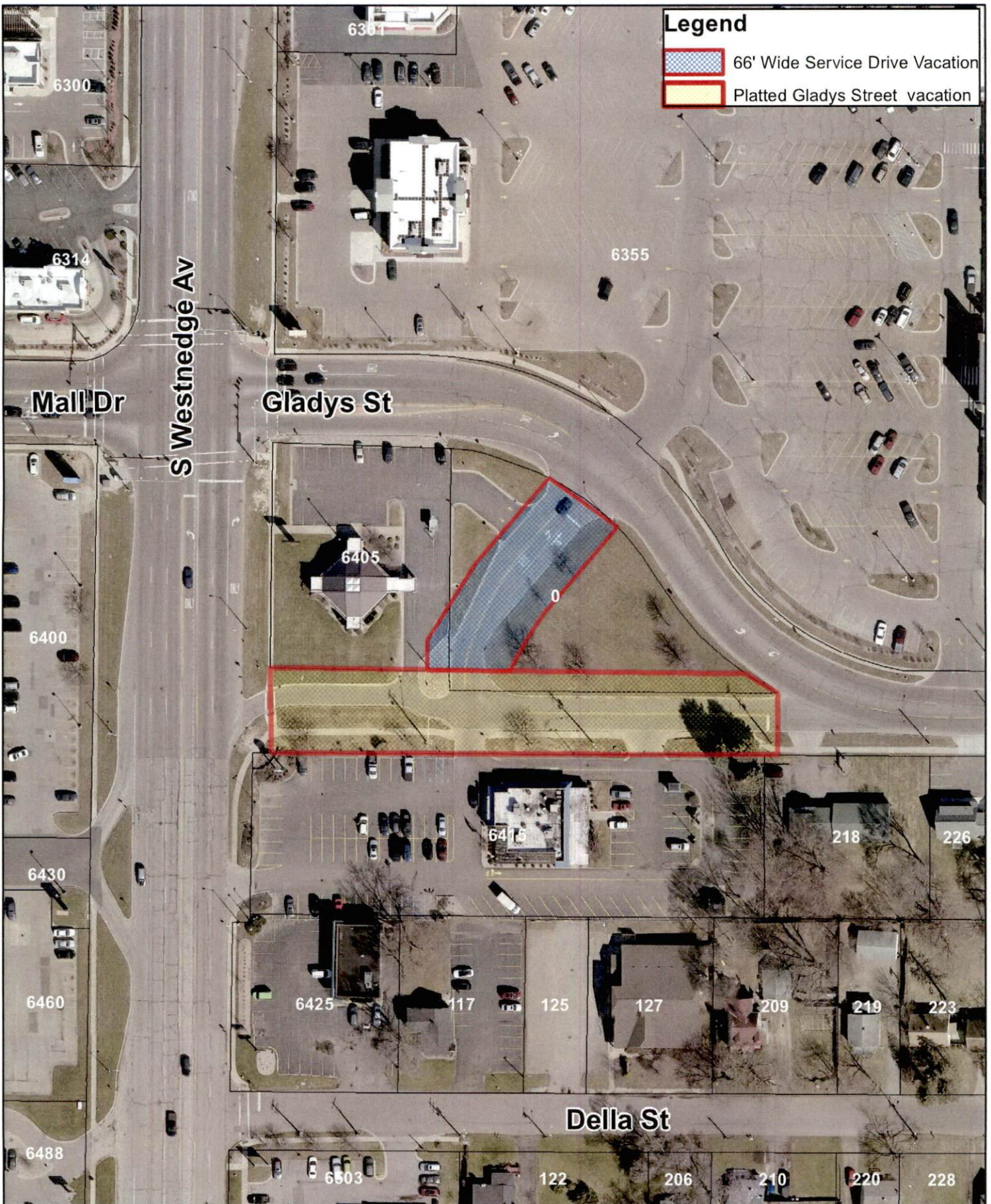
Given the existing development pattern and surrounding land ownership, a future re-designation/reuse of this service drive as a functional public street is not practical and this public right-of-way is not needed by the city. If the vacation is approved by City Council, the existing east/west service drive that provides access to the two northern Burger King driveways will remain. Any changes to this drive, including maintenance, will be a private matter between the two property owners. Finally, public water, sanitary sewer and storm sewer mains are currently located in the approximate 416-foot section of Gladys Street proposed to be vacated. The city will retain appropriate easements for these existing municipal utilities.

III. RECOMMENDATION

Based on the above analysis, staff advises that the Planning Commission recommend to City Council that the west approximate 416-feet of Gladys Street, along with the north/south service drive, be vacated subject to the city retaining appropriate easements for the existing public water, sanitary sewer and storm sewer mains.

Attachments: Aerial Photograph Map (2018)
 Aerial Photograph Map (1989)
 December 6, 2019 Communication from the Applicant

T:\COMMDEV\2019-2020 Department Files\Board Files\Planning Commission\PC reports\Street Vacation\2020 01 17 Vacation of West Portion of Gladys Street.doc



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Proposed Street Vacation Map

Date: 12/13/2019



1 inch = 100 feet
(63)



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Proposed Street Vacation Map

1989 Aerial Photography

Date: 1/15/2020



1 inch = 100 feet

MICHELLE H. ANTHERS
WILLIAM H. BOWIE
CHRISTOPHER J. BREAY
JAMES R. BRUINSMA
KATHLEEN L. BRUINSMA
JENNIE BOLDISH BRYAN
WAYNE P. BRYAN
DAN M. CHALLA
J. TERRANCE DILLON
NORMAN D. HAWKINS
BRIAN E. KERSEY
TODD M. NECKERS
ROBERT L. NELSON
STEPHEN M. PRICE
ANDREW C. SHIER
RUTH A. SKIDMORE
AARON M. SMITH
DAVID L. SMITH
WILLIAM R. VANDERSLUIS
KEITH P. WALKER

JENNIFER B. BROUGHAM
JOHN H. FARIS
KYLE J. QUINN

McSHANE & BOWIE P.L.C.

99 Monroe Avenue, N.W., Suite 1100
Grand Rapids, MI 49503
www.msblaw.com

TELEPHONE (616) 732-5000

FACSIMILE (616) 732-5099

December 6, 2019

RECEIVED

DEC 09 2019

COMMUNITY DEVELOPMENT
JOHN H. FARIS
OF COUNSEL

T. GERALD McSHANE
(1902-1982)

JACK M. BOWIE
(1924-2016)

Email address: dmc@msblaw.com
Direct Dial: (616) 732-5012

Christopher Forth, AICP
Deputy Director of Planning, Development and Neighborhood Services
City of Portage Department of Community Development
7900 South Westnedge Avenue
Portage, MI 49002

**Re: Property Situated Immediately East of 6405 South Westnedge,
Portage, Michigan**

Dear Mr. Forth:

We represent PlazaCorp in connection with the proposed acquisition by 6405 SW, LLC of the above referenced property (the "**Property**") from the City of Portage, pursuant to a Purchase and Sale Agreement dated November 12, 2019 (the "**Purchase Agreement**"). Pursuant to section 12 (C) of the Purchase Agreement we hereby request the City of Portage to vacate the west 413 feet of Gladys Street in the Curry Plat and all public streets and right of ways situated on the Property. The areas to be vacated are depicted on the attached drawing. PlazaCorp will deposit the sum of \$850 with you in payment of the fee associated with the vacation.

Please proceed with the vacation as expeditiously as possible and let me know if you need anything else from us in connection with the requested vacation.

Very truly yours,



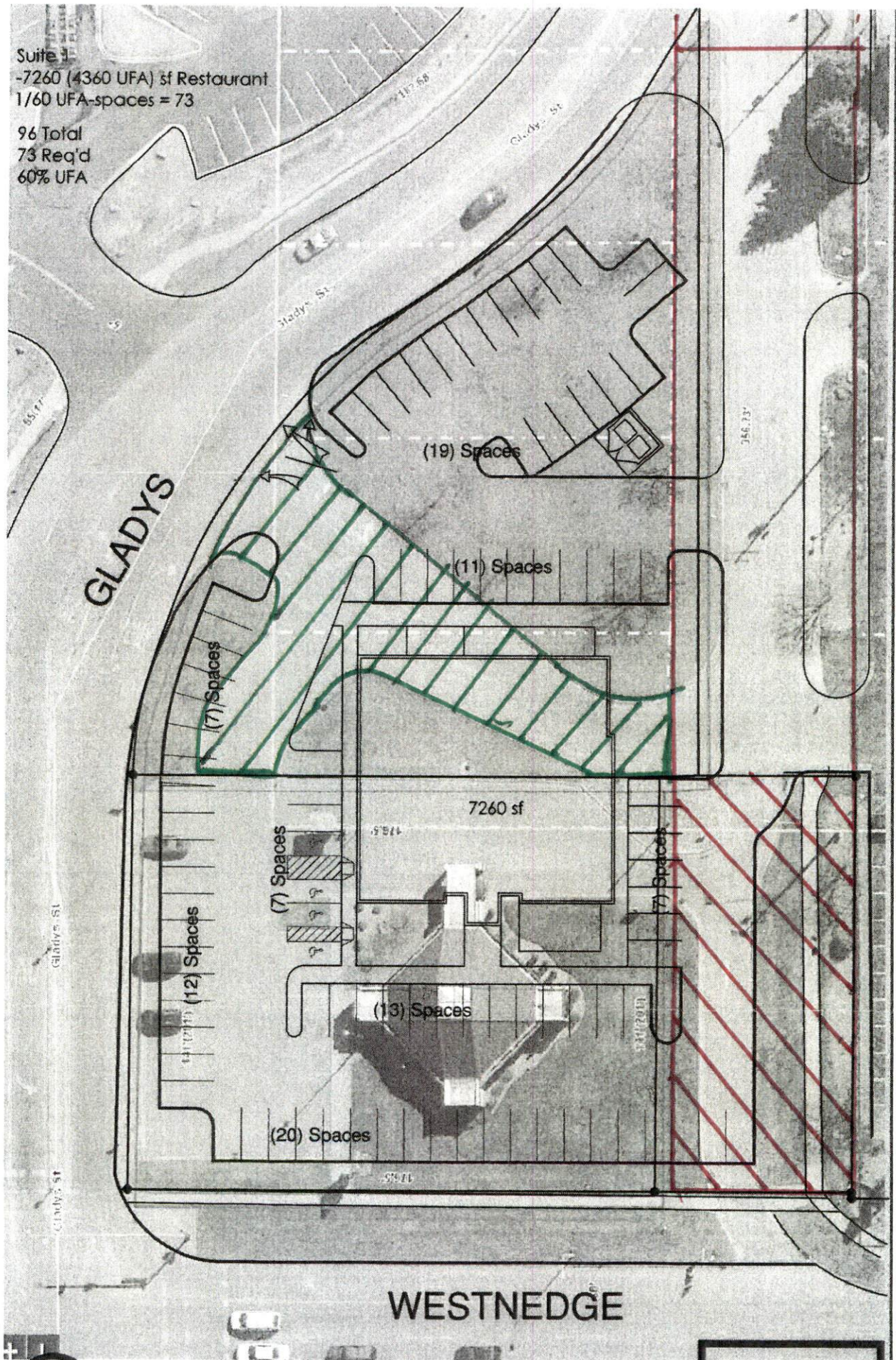
Dan M. Challa

DMC/jit
cc: Randy Brown

600262

Suite 1
 -7260 (4360 UFA) sf Restaurant
 1/60 UFA-spaces = 73

96 Total
 73 Req'd
 60% UFA



A2

6405 WESTNEDGE
 SITE LAYOUT

PLAZACORP

211 E. WATER STREET SUITE 201
 KALAMAZOO, MI 49007
 269.983.0775

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Fiscal Year 2020-2021 Proposed Budget Review Schedule

SUPPORTING PERSONNEL: William Furry, Director of Finance

ACTION RECOMMENDED: Establish Tuesday, April 21 and Tuesday, May 5, from 5:00 to 8:00 p.m., with a tentative session Tuesday, May 12, 2020 from 4:00 p.m. to 6:00 p.m., as the dates for review of the proposed Fiscal Year 2020-2021 Budget.

City Council will receive the proposed Fiscal Year 2020-2021 budget on April 14, 2020. The budget review schedule has been developed to permit review of all budget aspects. Budget review sessions are proposed for Tuesday, April 21 and Tuesday, May 5 at 5:00 p.m., and Tuesday, May 12 at 4:00 p.m. if necessary. On each of the proposed dates sessions will be held in Conference Room #1 of Portage City Hall.

Further, a public hearing on the proposed budget will be held during the May 12, 2020 regular meeting of City Council, with formal adoption scheduled for May 26, 2020. The review sessions, public hearing and other Council meetings will provide ample opportunity for City Council analysis and public comment.

FUNDING: N/A

Attachments: None

Minutes of Boards & Commissions

PLANNING COMMISSION

January 9, 2020

The City of Portage Planning Commission meeting of January 9, 2020 was called to order by Chairman Corradini at 7:00 p.m. in Council Chambers of Portage City Hall, 7900 South Westnedge Avenue. One citizen was in attendance.

PLEDGE OF ALLEGIANCE

Chairman Corradini led the Commission, staff and citizens in the Pledge of Allegiance.

IN ATTENDANCE

Michael West, Senior City Planner; and Randy Brown, City Attorney.

ROLL CALL

Mr. West called the roll: Meyer (yes); Pezzoli (yes); Baldwin (yes); Fries (yes); Schimmel (yes); Corradini (yes); Joshi (yes) and Harrell-Page (yes). A motion was then made by Commissioner Meyer, seconded by Commissioner Harrell-Page, to approve the roll excusing Commissioner Patterson. The motion was unanimously approved 8-0.

APPROVAL OF MINUTES

Chairman Corradini referred the Commission to the December 5, 2019 meeting minutes contained in the agenda. Commissioner Joshi identified a typographical error on page 2 and requested the minutes be amended to clarify that an election worker is a paid position, not a volunteer position. A motion was then made by Commissioner Joshi, seconded by Commissioner Baldwin, to approve the minutes as amended. The motion was unanimously approved 8-0.

SITE/FINAL PLANS

None.

PUBLIC HEARING

1. Preliminary Report: Tentative Plan Amendment for Greenspire Planned Development, 3413 West Centre Avenue and 8546 Shirley Court. Mr. West summarized the staff report dated January 3, 2020 regarding a request from American Village Builders and The Hinman Company requesting to amend the previously approved 2017 tentative plan for the Greenspire Planned Development. Mr. West stated the tentative plan amendment proposes to: 1) Reclassify approximately 8.43 acres from commercial to residential/mixed residential-commercial land use; 2) Increase the total number of multiple family residential apartment units from 704 units to 1,020 units with a resulting overall density increase from 8.45 units/acre to 11.12 units/acre; 3) Reconfigure the size and location of proposed commercial and mixed residential-commercial buildings along West Centre Avenue; and 4) Revise the anticipated phasing/construction schedule. Mr. West provided a brief history of the Greenspire Planned Development, and a summary of the proposed tentative plan amendment including a discussion of the requested modifications involving residential development densities.

Mr. Greg Dobson of American Village Builders (applicant representative) was present to support the application and discuss the proposed tentative plan amendments. Mr. Dobson thanked Community Development staff for their assistance in review and finalization of the tentative plan/narrative, then briefly summarized the history of the Greenspire development project. Mr. Dobson stated he has reached out to the residential neighbors along Shirley Court and Tozer Court to discuss the proposed changes to the development and to maintain the

open line communication with these neighbors. Mr. Dobson discussed the changing economy/housing market, and how the multi-story, mixed-use residential/commercial buildings proposed in Phases VII-B and VII-C represent a new model that combines suburban safety with urban design and walkability. Mr. Dobson stated the tentative plan amendment proposes to create a “village concept” where residential, retail and office uses are integrated and supportive of each other. Mr. Dobson also indicated that Phase VII-D proposed a different type of apartment design which includes attached garages.

The Planning Commission, Mr. Dobson and Mr. West next discussed various aspects of the proposed tentative plan amendment. Chairman Corradini stated the concept and plan were well thought out and long overdue for the Portage community. The public hearing was opened by Chairman Corradini. No citizens spoke in regard to the proposed tentative plan amendment. A motion was made by Commissioner Harrell-Page, seconded by Commissioner Joshi, to adjourn the public hearing until the January 23, 2020 meeting. The motion was unanimously approved 8-0.

NEW BUSINESS

None.

STATEMENT OF CITIZENS/COMMISSIONERS

None.

7:35 p.m. – The Commission adjourned to City Hall Conference Room No. 1
7:40 p.m. - The Commission reconvened the meeting in City Hall Conference Room No. 1

NEW BUSINESS

1. 2019-2020 Neighborhood & Community Enhancement Program Applications. Mr. West summarized the January 3, 2020 Department of Community Development staff report regarding the Neighborhood & Community Enhancement Program. Mr. West provided a brief summary of the Planning Commission preliminary application review on December 5, 2019 and asked if Commissioners had completed the Program Evaluation Criteria Scoring sheets for the two applications determined to meet the eligibility requirements: 1) Portage District Library Outdoor Drinking Water Fountain and 2) Woodlawn Drive Sanitary Sewer Lift Station Enhancements.

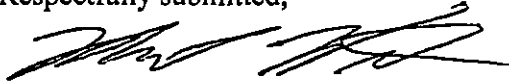
The Commissioners submitted their individual scoring sheets for the two proposed projects and Mr. West tallied the scores to determine an average score for each application. After tallying the scores, Mr. West indicated the Portage District Library Outdoor Drinking Water Fountain project scored the highest with an average score of 42.75 points, while the Woodlawn Drive Sanitary Sewer Lift Station Enhancements project scored next with an average score of 23.25. The Commission indicated that both applications were well prepared and represented enhancements to the community, however, it was the consensus that the Portage District Library Outdoor Drinking Water Fountain application would impact more of the community given its proposed location and function.

Mr. West thanked the Commission for the review, discussion and scoring and indicated that staff would next contact all the applicants with the results and findings. Mr. West indicated that staff would next work with the two scoring applicants to further define the scope and budget of the projects. Once these details were finalized, Mr. West stated the final scopes and budgets would be provided to the Planning Commission for final review and recommendation to City Council.

ADJOURNMENT:

There being no further business to come before the Commission, the regularly scheduled meeting was adjourned at 8:15 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Michael West', written over a horizontal line.

Michael West, AICP
Senior City Planner

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CITY OF PORTAGE HUMAN SERVICES BOARD

Minutes of Meeting January 16, 2020

CALL TO ORDER: 6:30 p.m.

MEMBERS PRESENT: Nadeem Mirza, Tim Henson, Alice Mwanda, Kathryn Hanfland, Fi Spalvieri, Effie Kokkinos, Diane Durian, Stephanie Upshaw

MEMBERS EXCUSED: None

MEMBERS ABSENT: None

STAFF PRESENT: Christopher Forth, Interim Director of Community Development, Tom McCoy, Neighborhood Program Specialist

APPROVAL OF MINUTES: Upshaw moved and Hanfland supported a motion to approve the December 5, 2019 minutes. Motion passed 8-0.

NEW BUSINESS:

1. **Presentations by FY 2020-21 Human Public Services Grant funding applicants – Spalvieri:** Representatives from 12 human service agencies provided verbal and written information and answered questions from the Board regarding their respective organizations funding requests, including services provided and potential benefits to the community and residents of Portage. Agencies represented included Catholic Charities, Community Healing Centers, Diapers & Etc., First Day Shoe Fund, Gryphon Place, Housing Resources, Inc., Kalamazoo Literacy Council, Lending Hands, Loaves & Fishes, Twelve Baskets, YWCA and Portage Community Center. The Board received and acknowledged the representatives, thanked them for their applications and their presentations and will be scoring all the applications according to the established criterion, a summary of which to be provided for further discussion at the February 6, 2020 Board meeting.
2. **Election of Officers – Spalvieri:** Upon receiving notification by staff that Chairman Maye's term on the Board was expiring due to term limits, it was necessary for the Board to revise the slate of officers who had been elected in December of 2019. Upon inquiry by the Board, Vice Chair Spalvieri agreed to accept a nomination for the Chair should the Board desire and a motion was made by and supported by to nominate Spalvieri for Board Chairman. Motion passed 8-0. Subsequently an inquiry was posed to the remainder of the Board regarding their respective desire to serve as Vice-Chairman and Upshaw and Hanfland both expressed interest. Board members were queried via a paper tally resulting in Upshaw receiving a majority of nominations. A motion was made by and supported by to elect Upshaw to Board Vice-Chairman. Motion passed 8-0. A third motion was made by and supported by to elect Hanfland as Board Secretary. Motion passed 8-0.

STATEMENTS OF CITIZENS: Upshaw stated that she had attended the January 15, 2020 Central County Transportation Authority Local Advisory Committee meeting during which officers were elected and local public transportation issues discussed including updates from Metro Connect and Metro Share as well as a proposed millage increase. A meeting agenda and background information was conveyed to staff for dissemination. Mirza stated that the notification received this evening that Chairman Maye would be leaving the Board due to term limits was unexpected and should have been communicated to the Board prior to the meeting so that they could have been better prepared to address her departure. He also, along with the support of other Board members, suggested that staff prepare a letter of appreciation for the Board to present to Pat. Staff suggested that a resolution recognizing Pat Maye's years of service could be provided to the Board at the February 6th meeting and the Board agreed that it would be appropriate to prepare such a resolution.

ADJOURNMENT: Hanfland moved and Mirza supported motion to adjourn at 8:45 p.m. Motion passed 8-0.

Respectfully Submitted,



Tom McCoy, Neighborhood Program Specialist



METRO

Keeping Kalamazoo County Moving

February, 2020

History Serving Kalamazoo County

- Serving the community since 1967
- City of Kalamazoo Department – 2016
- Transitioned to independent transit authority in 2016
 - Central County Transportation Authority



We're Now Metro





Mission

To improve quality of life in the community by providing public transit services that are dependable, convenient, safe, efficient, cost effective, and accessible for all.

Provided **2.8 million** rides in 2019

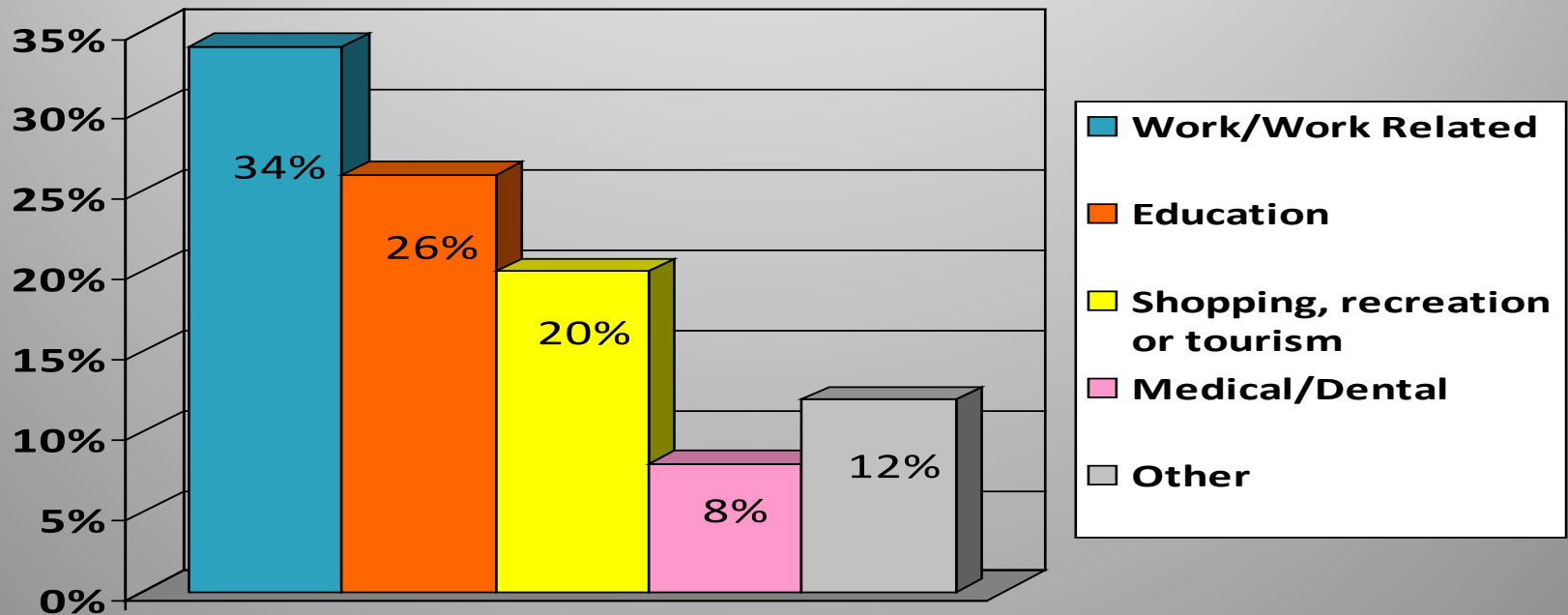


Provided over **116 million** rides since 1967



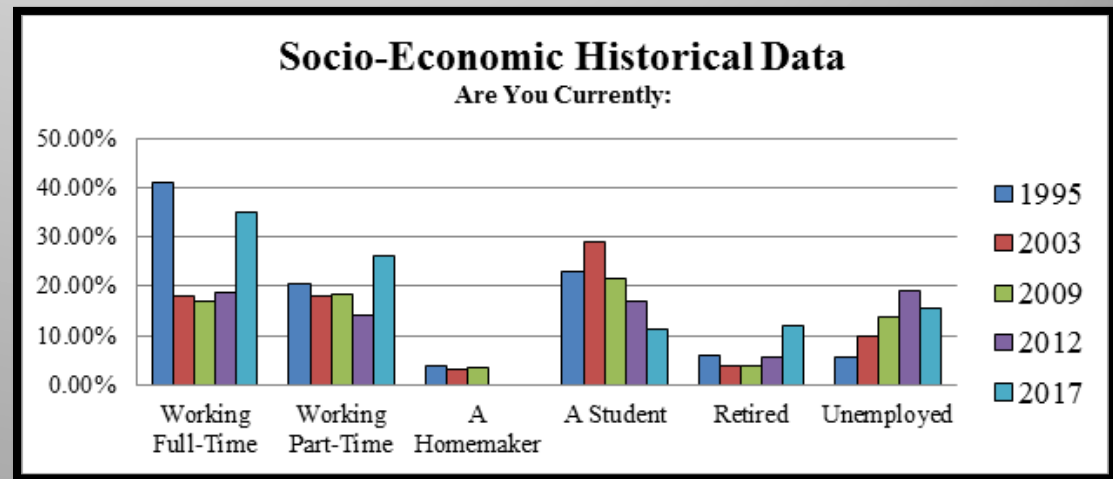
Meeting The Public Need

- Significant force in economic development and job creation in Kalamazoo County



Who Rides The Bus?

- Two thirds are going to work or school
- Two thirds use it six days a week
- Almost 90 percent don't have a car available to them



Metro Bus

- 2.6 million rides in 2019
- 19 Bus Routes
- Serves Metropolitan community
- Expanded service in 2016
- 7 Days Per Week, 361 Days Per Year
- Affordable



Metro Connect

- 168,000 demand-response rides in 2019
 - Increase of 27 % since 2013
 - 38,695 rides from Portage residents
- Reduced fares for seniors and persons with disabilities
- Countywide ADA and paratrans available to all
 - Service to VA Hospital



Metro Share

- A specialized program that provides vehicles to 37 approved agencies serving seniors and individuals with disabilities at no cost
- 11 vans, 137 drivers
- Portage Senior Center
- 44,000 rides



Community service van brings bus service to Vicksburg, South County area

By Tom Haroldson | Special to MLive
on April 01, 2013 at 10:53 AM



Bus Stop Investments

- Landing pads
- Signage
- Sidewalks
- Shelters
- Pedestrian crosswalks



Partnerships

Bronson Bus2Work



Higher Education



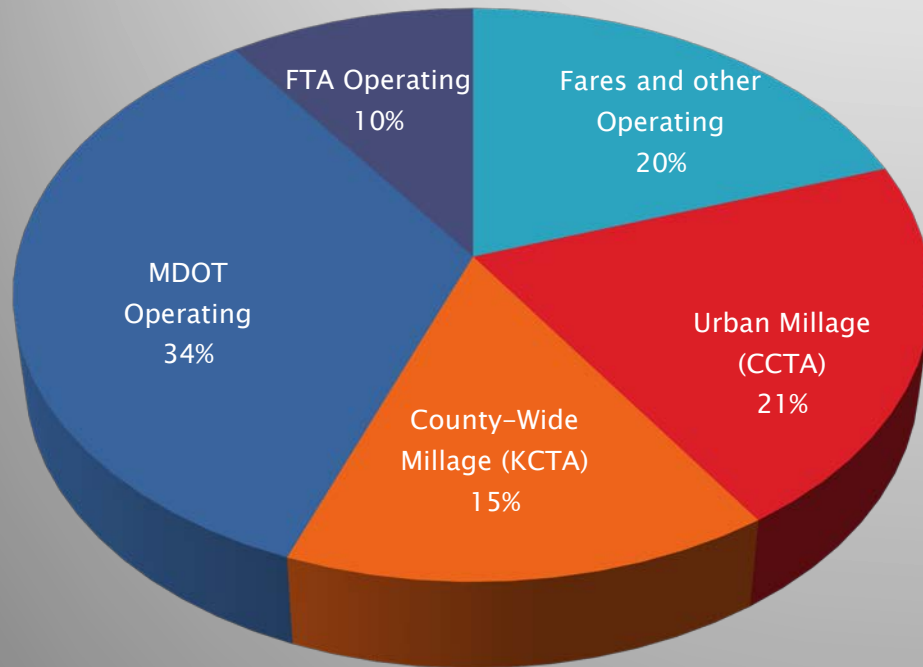
Youth
Mobility

Emergency Operations



Transit Funding

METRO Operating Revenues
Budgeted 2020 – \$19.3 million



- Investment in capital, fleet and facilities
- Awarded \$2.8 million competitive FTA grant for bus investment
- Opportunities to save costs

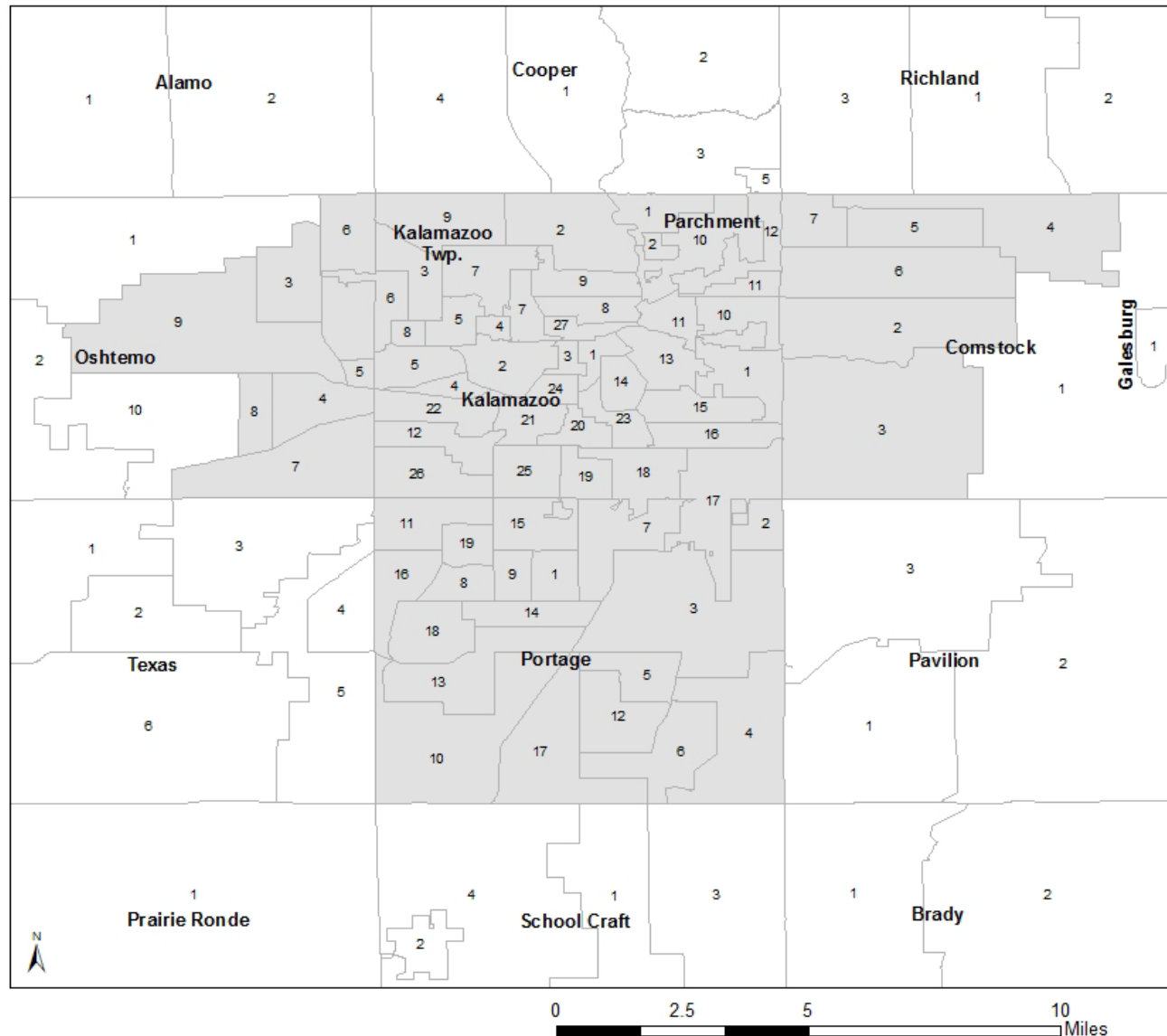
Millage Election

- March 10, 2020
- 0.9 Mills
- Replaces existing millage that was approved in 2015
- Provides funding for the years 2021 through 2025

Updated CCTA Boundaries

**Central County
Transit Authority**
Version 16 July 2019

□ Voting Precincts
■ CCTA Boundary
for 2020
Millage Election





METRO

Sean McBride, Executive Director
mcbrides@kmetro.com
(269) 337-8087

A Strong Community Includes Reliable Public Transportation

Metro is improving and expanding services as part of a total community development effort.

The Metro fixed route bus system, Metro Connect and Metro Share provided over 2.8 million rides throughout Kalamazoo County in 2019. In 2016, Metro began providing Sunday and later night service that runs until midnight to help individuals with late night shifts. Since that time, Sunday ridership has increased 25% for the fixed route system, and 32% on Metro Connect.

Metro provides fixed bus route service seven days a week traveling through the cities of Kalamazoo, Portage and Parchment, along with the townships of Kalamazoo, Oshtemo, Texas and Comstock. Our 19 routes give access to key destinations, including WMU, KVCC, Borgess and Bronson Hospitals and manufacturers such as Pfizer, Stryker, Summit Polymers and Fabri-Kal. Our buses also give neighborhoods access to groceries and community resources such as Michigan Works! and Goodwill Industries.

*Public transportation
is critical to those who
can't drive.*

Metro Connect provides direct service throughout Kalamazoo County as well as the VA Hospital in Battle Creek. Metro Connect alone had over 168,000 passengers in 2019, connecting them to doctor appointments, jobs, and community events. Of those, 2,035 rides were given to veterans traveling to the VA Hospital in Battle Creek. Ridership continues to grow, including 951 new registrations in 2019.

Metro continues to build partnerships with the community as we maintain our Metro Share van program and the existing Bus to Work Program provided to area employers. Our newest partnership is our largest yet. The Youth Mobility Fund partners include the City of Kalamazoo, the Foundation for Excellence, Kalamazoo Public Schools and Kalamazoo Public Library. This partnership provides free bus passes to high school students at Kalamazoo Public Schools allowing mobility for youth.



Public transportation is a quality of life issue.



From the Executive Director

If you live and work in Kalamazoo County, it would be difficult to not see the changes in public transportation over the past few years.

Over that span of time, we have changed our name along with our buses and vans. Metro has been converted to a recognizable red and grey with our new Metro logo.

We had several technology updates that improve the rider experience including GPS tracking of buses, mobile ticketing through Token Transit and email reservations for Metro Connect.

As we move into the next five years, Metro will work hard to continue to improve services, including fare payment options and bus stop improvements. The safety and security of our passengers and coach operators remain an important focus for our system.

None of this would be possible without public support. Metro leverages local tax dollars to secure state and federal funding. But it all begins with the citizens we serve. Notably, the system is run by people, many of them elected officials who understand the importance of public transportation for community wellbeing. Metro will continue to strive to meet our vision: To become the preferred transportation choice of all.

Sean McBride



How We Serve Our Community

During 2019, Metro averaged 7,800 rides per day with an annual total of 2.8 million trips. Most of the ridership is on Metro's fixed route buses.

- Metro Fixed Route 2,600,911 rides
- Metro Connect 166,188 rides
- Metro Share 43,301 rides

The top three routes for ridership include Route 1 Westnedge (364,520 rides), Route 16 Lovell (282,355 rides) and Route 9 Gull Road (220,457 rides).



New Metro signage can be seen throughout the community.

Continued Public Support Sought

Local funds leverage state and federal dollars.

Current funding is sourced from millage rates, state grants, federal grants, fares and other miscellaneous sales. Many of these existing funds are contingent upon community support for public transportation. In March of 2020, the Central County Transportation Authority (CCTA) will seek public support of a .90 millage for five years beginning in 2021 that replaces an existing millage that expires after 2020. The existing millage has been used to extend daily service hours and added Sunday service on both fixed routes and Metro Connect.

New five-year millage proposal in Metro's service areas will replace the 2015 millage.

In addition to service expansion, Metro has been able to purchase new vehicles, provide new mobile apps and increase our bus stops and bus shelters. Metro has purchased, through Federal and State grants, twenty-three new Metro Connect vans along with ten new buses to maintain a high-quality fleet.

Metro's MyStop mobile app provides real time bus tracking data and trip planning, making it easier to find the closest stop and navigate throughout the community. Mobile ticketing through Token Transit allows riders to use a phone to pay for bus passes.

New bus stop improvements have been taking place with large road construction projects, updating stops to ADA compliance and providing an accessible, safe location to stand.

"We committed five years ago to utilize public tax support to expand and improve the system. It was important to deliver on that commitment. We remain committed to do the same for the next five years," says Greg Rosine, Chair of the CCTA.



New bus stop signs are being installed in the area.





530 N. Rose Street
Kalamazoo, MI 49007

CENTRAL COUNTY TRANSPORTATION AUTHORITY
BOARD AND ADMINISTRATION

Greg Rosine, Chair - City of Kalamazoo
Garrylee McCormick, Vice-Chair - City of Kalamazoo
Curtis Aardema, City of Kalamazoo
Rob Bricker, Rural
Rob Britigan, Urban
Chris Burns, City of Portage
Dusty Farmer, Oshtemo Township
Martin Janssen, Rural
Nicolette Leigh, Kalamazoo Township
Jim Pearson, City of Portage
Randy Thompson, Comstock Township

Sean McBride, Executive Director
Yvonne Thrash, Deputy Director of Operations
Greg Vlietstra, Deputy Director of Support Services

KALAMAZOO COUNTY TRANSPORTATION
AUTHORITY BOARD

Greg Rosine, Chair
Martin Janssen, Vice-Chair
Curtis Aardema
Jeffery Breneman
Pamela Brown Goodacre
Aditya Rama
Dusty Farmer
Timothy Sloan
Sam Urban



METRO

2019 SPECIAL REPORT



LET US KNOW WHAT YOU THINK . . .

Metro- operated by two boards, the CCTA (Central County Transportation Authority) and the KCTA (Kalamazoo County Transportation Authority), are here to meet your community needs. To communicate with us:

- Website: www.kmetro.com
 - With feedback form under Contact
- Facebook: Metro Transit
- Email: ccta@kmetro.com
- Customer Service (269) 337 - 8222

Metro's joint CCTA and KCTA board meetings are open to the public. Dates and times are published at kmetro.com – under Our Team.

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Recognition of Black History Month and Dr. Martin Luther King, Jr.

SUPPORTING PERSONNEL: Adam Herringa, Deputy City Manager

ACTION RECOMMENDED: Adopt a resolution committing the City of Portage to hosting an annual event to commemorate Black History Month and recognize the many contributions of Dr. Martin Luther King, Jr.

The City of Portage has celebrated Black History Month and recognized the contributions of Dr. Martin Luther King, Jr. with an annual commemorative event for the past five years. A key inspiration and advocate for the event has been Portage resident Dr. Monifa Jumanne. At the January 28 Regular City Council Meeting, Dr. Jumanne requested that the City of Portage commit to continuing to host an event on an annual basis. The attached Resolution is a recognition and response to this request and to the importance of an annual recognition of Black History Month and Dr. Martin Luther King, Jr.

FUNDING: N/A

Attachments: 1. Resolution Regarding Black History Month and Martin Luther King, Jr. Celebration

**CITY OF PORTAGE RESOLUTION OF SUPPORT
FOR AN ANNUAL CELEBRATION OF BLACK HISTORY MONTH AND
DR. MARTIN LUTHER KING, JR.**

At a regular meeting of the Council of the City of Portage, Kalamazoo County, Michigan, held at the City Hall in said City on the 11th day of February 2020 at 7:00 p.m. local time.

PRESENT:

ABSENT:

Resolution offered by _____ and seconded by _____.

WHEREAS, on January 28, 2020, the City Council of the City of Portage issued a proclamation recognizing Black History Month and the contributions of Dr. Martin Luther King, Jr. to the American civil rights movement; and

WHEREAS, Black History Month seeks to emphasize and recognize Black Americans and their contributions to American life, and is designed to recognize and pay tribute to the many contributions of African Americans to the history, society and culture of the United States of America; and

WHEREAS, Black History Month celebrates the achievements of African Americans in the Arts, Civil Rights, Education, Entertainment, Government, History, Law, Literature, Medicine, Military, Music, Politics, Science, Sports, and other endeavors; and

WHEREAS, Dr. Martin Luther King, Jr., led the civil rights movement in the United States and left behind a legacy that continues to inspire generation after generation to fight against prejudice, strive for social justice and be of service to others; and

