

*Public Phone Line: (844) 854-2222 Access Code 529853# (To voice a question or comment, press *6 to enter the queue.)*

7:00 p.m. Call to Order.

Invocation.

Pledge of Allegiance.

Swearing in of Councilmember Vic Ledbetter.

Roll Call.

Proclamations.

A. Consent Agenda:

1. Approval of City Council Meeting Minutes:
 - a. Regular Meeting Minutes of July 28, 2020.
 - b. Pre-Council Meeting of August 10, 2020.
2. Approval of the Accounts Payable Register of August 11, 2020 as presented.
3. Authorize the purchase of five 4-wheel drive sports utility vehicles through the State of Michigan MiDEAL and the Oakland County Cooperative Purchasing Programs at a total cost of \$177,945 and authorize the City Manager to execute all documents related to these purchases on behalf of the city.
4. Approve a contract in the amount of \$146,176.23 to Division 7 Building Contractors, Inc. to replace two sections of roofing on the Department of Public Works building and authorize the City Manager to execute all documents related to the contract on behalf of the city.
5. Approve a contract in the amount of \$103,460 to Great Lakes Systems, Inc. to replace eight sections of roofing the Police Headquarters Building and authorize the City Manager to execute all documents related to the contract on behalf of the city.
6. Adopt Resolution 20-2, Relinquish Portion of Water Main Easement at 2700 East Centre Avenue.
7. Accept:
 1. Rezoning Application #19/20-4, Redwood Living PD, 7801 Garden Lane and the north 660-feet of 1203 East Centre Avenue, for first reading and set a public hearing for September 8, 2020; and
 2. Subsequent to the public hearing, consider approving Rezoning Application #19/20-4, Redwood Living PD and changing the zoning designation of 7801 Garden Lane and the north 660-feet of 1203 East Centre Avenue from R-1B, one family residential to PD, planned development.
8. Designate the City Manager as the official City of Portage voting representative for the Michigan Municipal League Annual Meeting.
9. Minutes of Boards & Commissions:
 - a. Historic District Commission of June 3, 2020.
 - b. Planning Commission of July 9, 2020.
10. Materials Transmitted.

11. Calendar of Meetings:

- Zoning Board of Appeals, Monday, August 10, 2020, at 7:00 p.m. - virtual meeting.
- Environmental Board, Wednesday, August 12, 2020 at 7:00 p.m., Council Chambers.
- Youth Advisory Committee, Monday, August 17, 2020 at 3:00 p.m. - virtual meeting.
- Senior Citizen Advisory Board, Wednesday, August 19 - cancelled.
- Planning Commission, Thursday, August 20, 2020 at 7:00 p.m. - virtual meeting.
- **NOTE:** *All above meetings are subject to cancellation or transition to a "virtual meeting" due to the on-going health crisis. Please monitor the City of Portage website at www.portagemi.gov for additional information. The public phone line to comment during public meetings is: (844) 854-2222 Access Code 529853# (To voice a question or comment, press *6 to enter the queue.) Meetings may be viewed live on Charter channel 995 and AT&T channel 99. All meetings can be viewed via live streaming at portagemi.gov/205.*

B. Petitions and Statements of Citizens:

C. Communications:

D. Public Hearings:

E. Regular Business Agenda:

F. Unfinished Business:

G. Council Committee Reports:

H. New Business:

I. Statements of Citizens:

J. Statements of City Council and City Manager.

Adjournment.

CITY COUNCIL MEETING MINUTES FROM JULY 28, 2020

The Regular Meeting was called to order by Mayor Patricia Randall at 7:02 p.m. The meeting was held virtually in accordance with the Governor's Executive Directive 2020-02 in light of COVID-19. The following members were present in Chambers: Councilmembers Lori Knapp, Claudette Reid, and Mayor Patricia Randall. The following members were present via the WebEx meeting platform: Councilmembers Chris Burns, Terry Urban, and Mayor Pro Tem Jim Pearson. Also in attendance were City Manager Joe La Margo, Deputy City Manager Mike Carroll, City Attorney Randy Brown, Communications & Research Coordinator Sam Bowers, and City Clerk Erica Eklov.

At the request of Mayor Randall, the audience observed a moment of silence to reflect upon the importance of voting safely and securely. Following the moment of silence, the City Council recited the Pledge of Allegiance.

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. Motion by Reid, seconded by Knapp, to approve the Consent Agenda as presented. Upon a roll call vote, motion carried 6 to 0.

APPROVAL OF MINUTES: Motion by Reid, seconded by Knapp, to approve the minutes of the Board & Commission Interviews of July 14, 2020; Special Meeting of July 14, 2020; Regular Meeting of July 14, 2020; Special Meeting of July 21, 2020; Special Meeting of July 23, 2020 and Pre-Council Meeting of July 27, 2020. Upon a roll call vote, motion carried 6 to 0.

APPROVAL OF ACCOUNTS PAYABLE REGISTER OF JULY 28, 2020: Motion by Reid, seconded by Knapp, to approve the Accounts Payable Register of July 28, 2020. Upon a roll call vote, motion carried 6 to 0.

POLICE RADIO REPLACEMENT - COOPERATIVE PURCHASE: Motion by Reid, seconded by Knapp, to approve the purchase of 72 portable radios from Motorola Solutions, Inc. in the amount of \$200,000 in Fiscal Year 2020-2021 and \$257,932.96 in Fiscal Year 2021-2022, for a total purchase price of \$457,932.96; and, 24 in-car radios from State Systems Radio, Inc. in the amount of \$89,301.04; and authorize the City Manager to execute all documents related to this purchase on behalf of the city.

HAMPTON BOG ENGINEERING – RFP: Motion by Reid, seconded by Knapp, to direct the City Administration to issue a Request for Proposals for Engineering Services on the Hampton Bog Stormwater Mitigation Project, to include the methodology for specially assessing the cost thereof. Upon a roll call vote, motion carried 6 to 0.

CLOSED SESSION: Motion by Reid, seconded by Knapp, to hold a closed session immediately following the regular City Council meeting of July 28, 2020 for the purposes of discussing the purchase or lease of real property. Upon a roll call vote, motion carried 6 to 0.

MINUTES OF BOARDS & COMMISSIONS: Motion by Reid, seconded by Knapp, to accept the meeting minutes of the Planning Commission of June 4, 2020; Zoning Board of Appeals of June 8, 2020, and Human Services Board of June 25, 2020. Upon a roll call vote, motion carried 6 to 0.

MATERIALS TRANSMITTED: Motion by Reid, seconded by Knapp, to receive the Materials Transmitted of July 14, 2020. Upon a roll call vote, motion carried 6 to 0.

CALENDAR OF MEETINGS: Motion by Reid, seconded by Knapp, to receive the Calendar of Meetings. Upon a roll call vote, motion carried 6 to 0.

PETITIONS AND STATEMENTS OF CITIZENS: Tom and Jamie VanderHorst (9011 West End Drive) complained of a northern neighbor on West End with a loud, motion-activated noise machine intended to deter animals that sounds at all hours. They further complained that this same neighbor calls the Fire Division out to pursue a fellow West End Drive neighbor for an active fire pit directly after the midnight ordinance restriction. Mr. and Mrs. VanderHorst requested that the City review the recreational fire ordinance for a potential update and revised hours. Mayor Randall thanked Mr. and Mrs. VanderHorst for coming and deferred to the City Manager. City Manager La Margo stated he would have staff look into both matters, including review of the recreational fire ordinance.

Mark Caley (9033 West End Drive) stated he was speaking in support of his neighbors, Mr. and Mrs. VanderHorst, regarding their concerns with the northern neighbor's noise machine and fire pit enforcement calls to the city. Mr. Caley noted his prior law enforcement experience and expressed concern with the potential waste of city staff time and tax dollars for repeated calls to enforce the fire pit ordinance.

Justin Hassler (4317 Foxfire) noted a recent Kalamazoo Gazette article regarding the postal service delays in light of the upcoming elections and inquired about election law for a postmark date on a mailed ballot. City Clerk Eklov clarified that State law still requires ballots to be returned to the City Clerk before the Close of Polls on Election Day and recommended that residents utilize the City Hall outside secure drop box to return ballots.

UNFINISHED BUSINESS AGENDA:

ORDINANCE AMENDMENT - STORM WATER - ILLICIT DISCHARGES & CONNECTIONS:

Mayor Randall deferred to City Manager La Margo to summarize the matter. City Manager La Margo stated that this was the second reading of the proposed ordinance amendment. He relayed the City Administration had addressed Councilmember Reid's prior concerns regarding the temperature of hot surface runoff for the trout habitat in Portage Creek. Councilmember Reid thanked the City Administration for following up on her concerns and for contacting Trout Unlimited to review the proposed amendment.

Motion by Reid, seconded by Burns, to Accept the proposed amendments to the City of Portage Code of Ordinances Chapter 64 Storm Water, Illicit Discharges and Connections. Upon a roll call vote, motion carried 6 to 0.

COUNCIL COMMITTEE REPORTS: Councilmember Knapp provided an update regarding the Kalamazoo County Public Art Commission (KCPAC). She stated the Commission had recently met virtually for the first time since February due to COVID-19. Ms. Knapp noted the meeting was more of reconnection for members and status updates regarding representation with local organizations and local art projects. Mayor Randall noted a KCPAC collaboration with the Bike Friendly Kalamazoo organization for a bike art banner project contest promoting bike safety and bike-friendly communities.

Motion by Urban, seconded by Reid, to accept the Council Committee Reports as presented. Upon a roll call vote, motion carried 6 to 0.

NEW BUSINESS AGENDA:

CITY COUNCIL VACANCY - SELECTION OF CANDIDATE: Mayor Randall introduced the selection for the candidate to fill Councilmember Richard Ford's vacated position and opened the matter for discussion.

Councilmember Burns reiterated Council comments from the July 21 Special Meeting regarding the diverse and well-qualified group of candidates. He stated his preference for Vic Ledbetter and disclosed that he had discussed applying to the Council vacancy with Mr. Ledbetter prior to him submitting an application.

Councilmember Knapp echoed Councilmember Burns' statements regarding the group of candidates and was impressed there were no overlapping skillsets or backgrounds amongst the applicants, which made for thoughtful deliberation. She stated she was looking for the best candidate to lead the city in 2020 and going forward. Ms. Knapp stated her preference for Vic Ledbetter, noting his long-standing service and outreach with the community, as well as his fresh perspective to build on the current Council's skillset. She closed by stating she remained interested in the other opinions of the Council.

Councilmember Urban noted his prior experience with the process of filling a Councilmember vacancy. He stated that he believed Mr. Ledbetter would be too new to the process but Tim Earl was already familiar with serving the city. Mr. Urban stated that Mr. Earl would be better suited to filling a partial term and would have a shorter learning curve. Mr. Urban closed by expressing his hope that Mr. Ledbetter would begin to increase his involvement with the city.

Councilmember Reid noted the limited term the potential candidate would be filling and the current complex issues expected to come before Council. She stressed the need for an experienced candidate at this time and her preference for Mr. Earl or Mr. Strazdas. She closed by also expressing a desire that Mr. Ledbetter starts to become more involved in the city.

Mayor Pro Tem Pearson agreed that the City Council had five excellent candidates for the position. He stated that Council was looking for new viewpoints and skillsets to share, noting the contributions Councilmembers Burns and Ford made to the Council. Mayor Pro Tem Pearson stated that he brought his Planning Commission experience to City Council. He stated that he was currently interested in bringing on a candidate who could advise Council regarding the Public Safety budget noting the protracted approval of Fire Station #2, and expressed his preference for Vic Ledbetter in light of his public safety background.

Mayor Randall agreed on the quality of all the candidates and expressed the hope that they all maintain or begin involvement with the city. She apologized to the candidates for the intimidating interview format in light of the virtual meeting. Mayor Randall then expressed her preference for Mr. Ledbetter, noting his public safety background and unique perspective, as well as his work with the Kalamazoo Valley Community College Law Enforcement Training Center.

Mayor Randall then opened the discussion for candidate nominations. Councilmember Urban nominated Tim Early, Councilmember Reid seconded. Councilmember Burns nominated Vic Ledbetter, Councilmember Knapp seconded.

As no further nominations were made, Mayor Randall closed the nomination portion and opened the meeting to public comments. There being none, Mayor Randall asked the City Clerk to review the voting process. City Clerk Eklov stated that all votes would be made simultaneously. She stated those Councilmembers in Chambers would complete a paper ballot to be collected by the Clerk and those Councilmembers attending remotely would submit a private comment in the Chat section of the WebEx platform which Mr. Bower would relay. Once all votes were collected, then the Clerk would read them each into the record and additional votes would occur if there was not a majority achieved.

Following the vote, City Clerk Eklov read aloud the results. Mayor Randall voted for Vic Ledbetter; Councilmember Knapp voted for Vic Ledbetter; Councilmember Reid voted for Tim Earl; Councilmember Burns voted for Vic Ledbetter; Councilmember Urban voted for Tim Earl, and Mayor Pro Tem Pearson voted for Vic Ledbetter. The resulting vote was 4 votes for Vic Ledbetter and 2 votes for Tim Earl with Mr. Ledbetter receiving the majority.

ADJOURN TO CLOSED SESSION: Motion by Burns, seconded by Knapp, to move into Closed Session. Upon a roll call vote, motion carried 6 to 0. Mayor Randall explained the process for conducting the closed session in light of the virtual meeting format, noting that City Council would reconvene the regular meeting following the closed session.

Adjourn: 7:55 p.m.

Reconvene: 8:25 p.m.

STATEMENTS OF CITY COUNCIL AND CITY MANAGER: Councilmember Knapp congratulated Mr. Ledbetter and expressed that she was looking forward to working with him. She reminded everyone about the election on August 4th and the need to return an absentee ballot soon. She stated she hoped everyone exercised their right to vote, noting that precinct locations would be open. She closed by reflecting that the prior week had been busy with several City Council meetings on various topics.

Councilmember Reid congratulated and welcomed Mr. Ledbetter. She echoed Councilmember Knapp's comments regarding the prior week's meetings, praising both staff and City Council for navigating each meeting's unique format in light of COVID-19 restrictions. She highlighted the bump in COVID-19 cases for the State of Michigan over the prior weekend resulting from family and friend gatherings that were not social distancing or wearing masks. Ms. Reid expressed appreciation for local business owners for their continued efforts with mask enforcement.

Councilmember Burns encouraged everyone to get out and vote on August 4th. He issued a reminder regarding the Fire Division's Community Input Survey and noted the option to respond through the city website.

Councilmember Urban congratulated Mr. Ledbetter and stated he looked forward to working with him. He noted the continued difficulties with traveling during COVID-19, urging everyone to remain cautious and conservative, avoiding non-critical activities or trips.

City Manager La Margo congratulated Mr. Ledbetter and relayed the onboarding plans to bring him up to speed. He noted the upcoming Lake Center District Area three-day charrette scheduled for August 5th through 7th.

Mayor Pro Tem Pearson highlighted the Kalamazoo County Consolidated Dispatch Authority (KCCDA) millage proposal on the August 4th ballot. He then welcomed Mr. Ledbetter to City Council.

Mayor Randall noted the article in the August Portager regarding the KCCDA millage on the August 4th ballot and provided a brief update on the August election activity. She closed by wishing everyone safe travels over the next two weeks.

ADJOURNMENT: Mayor Randall adjourned the meeting at 8:43 p.m.

Erica L. Eklov, City Clerk

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

Mayor Patricia Randall, via the WebEx meeting platform, called the meeting to order at 8:01 a.m. Councilmembers Chris Burns, Lori Knapp, Vic Ledbetter, Claudette Reid and Mayor Pro Tem Jim Pearson also joined via the WebEx meeting platform. Councilmember Terry Urban was absent with excuse. Also in attendance were City Manager Joseph La Margo, Deputy City Manager Mike Carroll, Deputy City Manager Adam Herringa, Communications Manager Mary Beth Block, and City Clerk Erica Eklov.

With regard to Item A.2, Mayor Pro Tem Pearson inquired about Check #13466 regarding the Eliason Nature Reserve and requested an update on the development. He then inquired about Check #13518 and requested an explanation of the work PLM Land & Lake Management was performing. City Manager La Margo stated he would research and respond. Councilmember Burns inquired about Check #314100 regarding litigation for the South Westnedge Avenue Storm Sewer. Deputy City Manager Carroll responded that the payment pertained to a stormwater easement matter with Home Depot that required Eminent Domain.

With regard to Item A.3, Councilmember Reid requested clarification regarding the price difference in the quoted vehicles, asking if more of the less expensive vehicle could be purchased or the purchase delayed. Deputy City Manager Carroll responded that the noted vehicles were an efficiency discovered by Public Safety Director Arnold that proved administrative staff did not require the same ruggedized vehicle as a patrol officer. Councilmember Reid then asked about the high mileage turnover threshold. Deputy City Manager Carroll stated he would research and respond. City Manager La Margo noted the Police Division has a cycled mileage program in place to offset the need for replacing numerous vehicles at the same time. He also stated that the city was looking at the potential for vehicle lease options as well.

City Council then debated regarding the use of fire trucks for non-emergency runs citing recent citizen concerns.

With regard to Item A.4, Councilmember Reid inquired about the noted bid tabulations that included both prices as well as itemized material costs. She requested clarification regarding whether the materials were included as part of the bid or separate. City Manager La Margo responded that the itemization was provided in an attempt to address prior City Council concerns regarding bid transparency and the bid was all-inclusive.

With regard to Item A.5, Councilmember Reid inquired about a "Section H" noted in the roof specifications that was not bid out and why that was. City Manager La Margo stated he would research and respond.

With regard to Item A.7, Councilmember Reid requested clarification regarding the ingress and egress for the 109 units proposed. Deputy City Manager Carroll responded that the original development plan did not include emergency access, but noted Community Development Director Forth had requested it based on prior concerns. Mr. Carroll further noted that the access points would be fully owned and operated by the developer. Councilmember Reid inquired whether the noted western access was for emergency vehicles

only. Deputy City Manager Carroll responded that the western access was only for emergency vehicles but was open to any pedestrians or cyclists desiring to use it. Mayor Randall requested that additional background information regarding the access points be provided to Council prior to the regular meeting.

ADJOURNMENT: Following a summary of the meeting, Mayor Randall adjourned the meeting at 8:24 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: Lauren VanderVeen, Interim Finance Director

ACTION RECOMMENDED: Approval of the Accounts Payable Register of August 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 July 19, 2020 through August 1, 2020 and notes \$788,394.55 in automated clearing house payments, \$1,028,154.91 in paper checks, \$317.56 in auto-pay payments and \$6,759,297.09 in electronic payments for a grand total of \$8,576,164.11.

FUNDING: N/A

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

ACCOUNTS PAYABLE REGISTER
Check Dates From: 7/19/2020 to 8/01/2020

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Check Type: ACH Transaction

Check Date	Check	Vendor Name	Description	Amount
07/20/2020	13463(A)	IRISH AYRES ENTERPRISES, LLC	LANDSCAPE BED MAINTENANCE	15,341.55
07/21/2020	13464(A)	OBERHILL, KYLE JOSEPH	RAMONA LIFE GUARD TRAINING	1,233.00
07/24/2020	13465(A)	A NEW LEAF	PLANT CARE @ CITY HALL	93.50
07/24/2020	13466(A)	ABONMARCHE CONSULTANTS, INC	ELIASON RESERVE DEVELOPMENT	18,910.65
07/24/2020	13467(A)	ALL-TRONICS, INC.	MONITORING CITY HALL	490.40
07/24/2020	13468(A)	AMERICAN SAFETY & FIRST AID	FIRST AID SUPPLIES	268.00
07/24/2020	13469(A)	AUMACK, MICHAEL	2020 UMPIRE PAYROLL	475.00
07/24/2020	13470(A)	BEEBE, RONALD E.	2020 UMPIRE PAYROLL	350.00
07/24/2020	13471(A)	BELL EQUIPMENT COMPANY	SWEEPER RENTAL	21,580.00
07/24/2020	13472(A)	BEST WAY DISPOSAL, INC.	FARMERS MARKET SINK	115.00
07/24/2020	13473(A)	BLUE CARE NETWORK-GREAT LAKES	BCNA INSURANCE	141,995.55
07/24/2020	13474(A)	C D W GOVERNMENT, INC.	SOFTWARE ASSURANCE IN-CAR/BODY CAM	9,946.78
07/24/2020	13475(A)	C T S TELECOM, INC.	MONTHLY FIBER SERVICES	1,762.80
07/24/2020	13476(A)	CHARTER COMMUNICATIONS	CABLE TV	780.47
07/24/2020	13477(A)	COMPLETE LANDSCAPING SOLUTIONS	CONTRACT MOWING	1,394.14
07/24/2020	13478(A)	CONSUMERS CONCRETE CORP.	SUPPLIES CEMETERY COLUMNS	159.80
07/24/2020	13479(A)	CROWN TROPHY	GIFT FOR COUNCILMEMBER FORD	80.00
07/24/2020	13480(A)	DEER CONTRACTING & LANDSCAPE	BLOCK WALL REPAIR	1,390.00
07/24/2020	13481(A)	DELTA DENTAL PLAN OF MICHIGAN	DELTA DENTAL INSURANCE	18,497.42
07/24/2020	13482(A)	ENGINEERED PROTECTION SYSTEMS, INC.	EMERG PANIC BUTTON/LOCK LOBBY DOOR	2,001.44
07/24/2020	13483(A)	ENTENMANN-ROVIN CO.	DETECTIVE SHIRT BADGES	792.00
07/24/2020	13484(A)	ETNA SUPPLY, INC.	SUPPLIES - PARKS DIVISION	87.99
07/24/2020	13485(A)	FORSHEE, MARK	2020 UMPIRE PAYROLL	850.00
07/24/2020	13486(A)	FURRY, WILLIAM	FINANCE CONSULTANT SERVICES	3,250.00
07/24/2020	13487(A)	GORDON WATER SYSTEMS	RAMONA WATER BOTTLES	396.60
07/24/2020	13488(A)	GRAINGER INC	FIRE OPERATING SUPPLIES	83.64
07/24/2020	13489(A)	GRIFFIN PEST SOLUTIONS, INC.	FIRE FACILITY MAINT	240.00
07/24/2020	13490(A)	GRYPHON PLACE	CDBG 211 INFO & REFERRAL HOTLINE	1,875.00
07/24/2020	13491(A)	HARTMAN, CHARLES	2020 UMPIRE PAYROLL	96.00
07/24/2020	13492(A)	HOJNACKI, DAVID	2020 UMPIRE PAYROLL	184.00
07/24/2020	13493(A)	HURLEY & STEWART, LLC	AIRPORT WATERMAIN BIDDING SVCS	44.30
07/24/2020	13494(A)	INDUSCO SUPPLY CO., INC.	RESTROOM SUPPLIES	244.46
07/24/2020	13495(A)	IRISH AYRES ENTERPRISES, LLC	LANDSCAPE BED MAINTENANCE	8,013.35

ACCOUNTS PAYABLE REGISTER
Check Dates From: 7/19/2020 to 8/01/2020

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Check Date	Check	Vendor Name	Description	Amount
07/24/2020	13496(A)	J & J LAWN SERVICE, INC.	UTILITY MOWING AND TRIMMING	18,062.08
07/24/2020	13497(A)	J. ALLEN & CO. INC.	BASKETBALL COURT RESURFACING/REPAIR	17,050.00
07/24/2020	13498(A)	KENDALL ELECTRIC, INC.	LIGHT BULBS	18.55
07/24/2020	13499(A)	KLOSTERMAN DISTRIBUTING	RAMONA PARK CONCESSIONS	1,060.73
07/24/2020	13500(A)	LENDING HANDS OF MICHIGAN, INC.	MEDICAL EQUIP-PERSONS W/DISABILITIES	2,500.00
07/24/2020	13501(A)	LEWIS PAPER PLACE, INC.	COPY PAPER	1,275.00
07/24/2020	13502(A)	LOUTHAN, WILLIAM F	2020 UMPIRE PAYROLL	288.00
07/24/2020	13503(A)	MAIL MANAGEMENT, INC.	POSTAGE MACHINE SUPPLIES	274.90
07/24/2020	13504(A)	MATERIALS RESOURCES	LATEX GLOVES AND SUPPLIES	53.39
07/24/2020	13505(A)	MCCULLIN, LARRY W.	2020 UMPIRE PAYROLL	96.00
07/24/2020	13506(A)	MCNALLY ELEVATOR CO.	CITY HALL ELEVATOR MAINTENCE	389.60
07/24/2020	13507(A)	MICHIGAN OFFICE ENVIRONMENTS	TREASURY OFFICE FURNITURE	19,998.14
07/24/2020	13508(A)	MIDWEST ENERGY & COMMUNICATIONS	STREETLIGHT ENERGY COSTS	288.32
07/24/2020	13509(A)	NORMAN CAMERA CO.	NIKON CAMERA W CASE/ACCESSORIES	2,667.65
07/24/2020	13510(A)	NYE UNIFORMS	MISC UNIFORM SUPPLIES	79.99
07/24/2020	13511(A)	OFF THE CUFF CATERING	CITY COUNCIL DINNER	136.00
07/24/2020	13512(A)	ONE WAY PRODUCTS	JANITORIAL SUPPLIES	538.74
07/24/2020	13513(A)	ONSTAFF USA INC	TEMP EMPLOYEE - PARKS	13,257.96
07/24/2020	13514(A)	PARIS CLEANERS	LAUNDRY CONTRACT	1,032.74
07/24/2020	13515(A)	PAVER PET SUPPLY	PET SUPPLIES	49.00
07/24/2020	13516(A)	PERCEPTIVE CONTROLS, INC.	SCADA MAINTENANCE	2,785.72
07/24/2020	13517(A)	PHILLIPS, KIMBERLY	REIMB FOR ZOOM FEE/SUPPLIES	285.15
07/24/2020	13518(A)	PLM LAKE & LAND MANAGEMENT	AQUATIC WEED MANAGEMENT	4,636.50
07/24/2020	13519(A)	PRECISION PRINTER SERVICES INC	PRINTER SERVICES	1,104.76
07/24/2020	13520(A)	PRINTING SERVICES INC	PORTAGER PRODUCTION	3,667.92
07/24/2020	13521(A)	RHODES, KEVIN	2020 UMPIRE PAYROLL	175.00
07/24/2020	13522(A)	RIDGE AUTO NAPA	FIRE APPARATUS MAINT	519.98
07/24/2020	13523(A)	S B F ENTERPRISES, INC.	SPECIAL ASSESSMENT PRINTING/MAILING	4,765.96
07/24/2020	13524(A)	SEVERANCE ELECTRIC COMPANY, INC	TRAFFIC SIGNAL MAINTENANCE	4,430.00
07/24/2020	13525(A)	SMITH DAWSON & ANDREWS, INC.	PROFESSIONAL FEE FOR SVCS RENDERED	5,000.00
07/24/2020	13526(A)	SOLARWINDS, INC.	SOLARWINDS RENEWAL	3,823.00
07/24/2020	13527(A)	SUEZ WATER ENVIRONMENTAL SERVICES	WATER METERS FOR JUNE	184,978.87
07/24/2020	13528(A)	USA SOFTBALL OF MICHIGAN	ASA TEAM REGISTRATION FEES	3,600.00
07/24/2020	13529(A)	VIRIDIS DESIGN GROUP	MARTIN LUTHER KING JR, PARK CONCEPT PLAN	900.00

ACCOUNTS PAYABLE REGISTER
Check Dates From: 7/19/2020 to 8/01/2020

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Check Date	Check	Vendor Name	Description	Amount
07/24/2020	13530(A)	WEST MICHIGAN INT'L LLC	EQUIPMENT MAINTENANCE	294.58
07/24/2020	13531(A)	WIGHTMAN	PROFFESIONAL ENGINEERING SERVICES	10,888.75
07/24/2020	13532(A)	WOLVERINE LAWN SERVICE, INC.	SPRINKLER HEADS BALL DIAMONDS	419.16
07/24/2020	13533(A)	XEROX CORPORATION	JUNE XEROX AGREEMENT	213.98
07/31/2020	13534(A)	ABONMARCHE CONSULTANTS, INC	TOPOGRAPHIC SURVEY-CELERY FLATS PAV	1,600.00
07/31/2020	13535(A)	CHARTER COMMUNICATIONS	CABLE TV	149.98
07/31/2020	13536(A)	DATA CONSTRUCTS LLC	WEBSITE HOSTING SERVICES	97.95
07/31/2020	13537(A)	ETNA SUPPLY, INC.	PROJECT SUPPLIES	542.00
07/31/2020	13538(A)	FIDELITY SECURITY LIFE INSURANCE CO	EYEMED VISION INSURANCE	1,321.26
07/31/2020	13539(A)	GORDON WATER SYSTEMS	WATER	31.75
07/31/2020	13540(A)	GREATER KALAMAZOO UNITED WAY	UNITED WAY CONTRIBUTIONS/JULY 2020	335.52
07/31/2020	13541(A)	IP CONSULTING, INC.	TROUBLESHOOTING FOR NETWORK ISSUE	1,225.00
07/31/2020	13542(A)	LAWSON PRODUCTS, INC	FIELD MARKING PAINT	717.87
07/31/2020	13543(A)	MARANA GROUP	METER SERVICE	546.00
07/31/2020	13544(A)	OFF THE CUFF CATERING	DINNER FOR SPECIAL MEETING	103.00
07/31/2020	13545(A)	ONSTAFF USA INC	ELECTIONS TEMPS	13,591.70
07/31/2020	13546(A)	PETERS CONSTRUCTION CO.	ZYLMAN AVENUE RECONSTRUCTION	180,160.41
07/31/2020	13547(A)	PLM LAKE & LAND MANAGEMENT	AQUATIC WEED MANAGEMENT	483.00
07/31/2020	13548(A)	PORTAGE FIREFIGHTERS	IAFF UNION DUES FOR JULY 2020	2,880.00
07/31/2020	13549(A)	PORTAGE ON-CALL FIREFIGHTERS	ON-CALL FIREFIGHTER UNION DUES-JULY	50.00
07/31/2020	13550(A)	PORTAGE POLICE OFFICERS ASSOC	PPOA PORTION OF PPOA UNION DUES-JULY	973.00
07/31/2020	13551(A)	PRECISION PRINTER SERVICES INC	INK CARTRIDGE	209.99
07/31/2020	13552(A)	RIDGE AUTO NAPA	MAINTENANCE SUPPLIES	631.15
07/31/2020	13553(A)	SMITH DAWSON & ANDREWS, INC.	FEDERAL ADVOCACY SERVICES	3,064.51
07/31/2020	13554(A)	TYLER TECHNOLOGIES, INC.	FIRE STATION ALERTING SOFTWARE LIC	14,000.00
07/31/2020	13555(A)	UNITED AUTO. IMPLEMENT WORKERS 2290	UAW UNION DUES FOR JULY 2020	684.61
07/31/2020	13556(A)	WOLVERINE LAWN SERVICE, INC.	SPRINKLER HEADS BALL DIAMONDS	366.89
Total ACH:				788,394.55
Check Type: Paper				
07/21/2020	314085	CASS COUNTY COURT	OUT OF COUNTY BOND	1,000.00
07/22/2020	314086	THIRD COAST TECH, LLC	IMPROVEMENTS CMO OFFICE	30,062.11
07/24/2020	314087	3CMA	ANNUAL MEMBERSHIP FEE	400.00
07/24/2020	314088	4 SEASONS TREE SERVICES, LLC	TREE REMVOAL	1,800.00

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Check Date	Check	Vendor Name	Description	Amount
07/24/2020	314089	ACE PARKING LOT STRIPING, INC.	CH PAVEMENT MARKINGS	400.00
07/24/2020	314090	ALADTEC, INC.	FIRE SOFTWARE	3,639.00
07/24/2020	314091	ALLEGRA PRINT & IMAGING	PRINTING SERVICES	186.00
07/24/2020	314092	ALS ASSOCIATION MICHIGAN CHAPTER	GRAIN ELEVATOR WALK/RUN REFUND	600.00
07/24/2020	314093	ALTWIES, JENNIFER	AUGUST LITTLE LUNKERS REFUND	85.00
07/24/2020	314094	AR ENGINEERING LLC	ENGINEERING SERVICES	11,041.50
07/24/2020	314095	AT&T LONG DISTANCE	LONG DISTANCE SERVICE	50.72
07/24/2020	314096	AVANTINI, CARMINE P	CONSULTING/REDEVELOPMENT READY	6,088.00
07/24/2020	314097	AVB CONSTRUCTION LLC	CONSTRUCTION MANAGEMENT	22,142.00
07/24/2020	314098	AXON ENTERPRISES, INC.	TASER PROBE	5,175.00
07/24/2020	314099	BAILEY TERRA NOVA FARMS	SNAP/EBT REIMBURSEMENT	36.00
07/24/2020	314100	BLOOM SLUGGETT, PC	LITIGATION - S WESTNEDGE AVE STORM SEWER	10,275.35
07/24/2020	314101	BONN, BRENDA	STUART MANOR RENTAL REFUND	210.00
07/24/2020	314102	BORLIK, JOHN & DIANE	TRIP REFUND NEPTUNE VIRGINIA BEACH	100.00
07/24/2020	314103	BOROBIA, DWIJA	BROOKS ARCHERY CAMP REFUND	120.00
07/24/2020	314104	C&C PROFESSIONAL CLEANING SERVICE	JANITORIAL SERVICES	9,351.18
07/24/2020	314105	CAPITOL STRATEGIES, LLC	CONSULTING SERVICES	3,000.00
07/24/2020	314106	CARTRIDGE WORLD	PRINTER SERVICES	1,624.64
07/24/2020	314107	CATHOLIC FAMILY SERVICES	ARK-CRISIS INTERVENTION & COUNSELING	8,500.00
07/24/2020	314108	CEREAL CITY WINDOW CLEANING	WINDOW CLEANINGS	170.00
07/24/2020	314109	CHAPLEAU, ANN	REFUND OF OP ON 1738 GREENBRIAR	11.27
07/24/2020	314110	CINTAS CORP.	UNIFORM RENTAL FOR INSPECTORS	41.24
07/24/2020	314111	CITY OF PORTAGE	SPECIAL ASSESSMENT	3,210.14
07/24/2020	314112	CLASSIC GLASS, INC.	RIGHT FRONT DOOR WINDOW REPLACED	530.68
07/24/2020	314113	CLOUD, VIRGINIA	TRIP REF 200923 VIRGINIA, 201130 BRANSON	100.00
07/24/2020	314114	COMISKEY, JOE	STARRY NIGHT EVENT REFUND	80.00
07/24/2020	314115	CONLEY, DONALD G.	PERMANENT EASEMENT	1,584.00
07/24/2020	314116	CONSUMERS ENERGY	RENTAL POLE ATTACHMENT FEE	2,014.96
07/24/2020	314117	COSTAR REALTY INFORMATION, INC.	COMM REAL ESTATE DATABASE	367.23
07/24/2020	314118	CURRY, AUDREY	RAMONA PARK RENTAL REFUND	110.00
07/24/2020	314119	D L GALLIVAN INC.	CONTRACT CHARGE/PRINTER	31.00
07/24/2020	314120	DAHLMAN, ARLENE	TRIP REFUND 201130 BRANSON	50.00
07/24/2020	314121	DEE, NICOLE	BROOKS ARCHERY CAMP REFUND	60.00
07/24/2020	314122	DUNLOP, JOHN W	FISH CAMP INSTRUCTION	280.00

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Check Date	Check	Vendor Name	Description	Amount
07/24/2020	314123	E. NIEWOONDER & SONS INC	BD BOND REFUND	200.00
07/24/2020	314124	EDWARDS INDUSTRIAL SALES, INC.	REPAIR AND MAINTENANCE	278.58
07/24/2020	314125	ELLINGER, JIM	REIMB FOR INSTALL OF BACKFLOW DEVICES	910.00
07/24/2020	314126	ENGINEERING SUPPLY & IMAGING	HP DESIGN JET INK	171.16
07/24/2020	314127	FAIR HOUSING CENTER OF SW MICHIGAN	FAIR HOUSING CENTER CONTRACT	1,000.00
07/24/2020	314128	FELICIJAN, DIANE	SCHRIER PARK RENTAL REFUND	550.00
07/24/2020	314129	FOREMOST SALES COMPANY LLC	CLEANING SERVICES	4,938.00
07/24/2020	314130	GALER, MARY	SCHRIER PARK RENTAL REFUND	400.00
07/24/2020	314131	GARLOW, BARB	STARRY NIGHT EVENT REFUND	80.00
07/24/2020	314132	GORDON FOOD SERVICE	RAMONA PARK CONCESSIONS	334.38
07/24/2020	314133	HAGMAN, TRISHA	GRAIN ELEVATOR DEPOSIT REFUND	150.00
07/24/2020	314134	HANSEN BUILDING AND DESIGN COR	BD BOND REFUND	2,425.00
07/24/2020	314135	HIRSCH, JOSEPH	AMPHITHEATRE DEPOSIT REFUND	150.00
07/24/2020	314136	HOAG, JODI	GRAIN ELEVATOR RENTAL REFUND	320.00
07/24/2020	314137	HOME DEPOT	MISCELLANEOUS BUILDING SUPPLIES	851.26
07/24/2020	314138	VOID		0.00
07/24/2020	314139	HOOPS, TOM	STARRY NIGHT EVENT REFUND	80.00
07/24/2020	314140	HORN, STEPHANIE	SCHRIER PARK BLDG DEPOSIT REFUND	150.00
07/24/2020	314141	HOUSING RESOURCES, INC.	CDBG HOUSING, HOMELESSNESS PREV	14,500.00
07/24/2020	314142	HOYT, KATRINA	GRAIN ELEVATOR DEPOSIT AND 50% OFF RENTA	242.50
07/24/2020	314143	IMAGETREND, INC.	FIRE SOFTWARE	12,721.50
07/24/2020	314144	J & B PROFESSIONAL TREE SERVIC	LIMB REMOVAL SERVICES	250.00
07/24/2020	314145	KALAMAZOO COUNTY CHILD ABUSE AND NE	GRAIN ELEVATOR WALK/RUN REFUND	750.00
07/24/2020	314146	KALAMAZOO COUNTY FARM BUREAU	REFUND BITS OF BUSINESS FEE	75.00
07/24/2020	314147	KALAMAZOO COUNTY TREASURER	COLONIAL ACRES JUNE 2020 MOBILE HOME TAX	455.00
07/24/2020	314148	KALAMAZOO COUNTY TREASURER	2ND QUARTER 2020 SUBPOENA BY MAIL	191.50
07/24/2020	314149	KALAMAZOO LITERACY COUNCIL	LITERACY SERVICES	1,375.00
07/24/2020	314150	KALAMAZOO NATURE CENTER, INC.	INVASIVE SPEC DEVELOPMENT	4,500.00
07/24/2020	314151	KALAMAZOO PICKLEBALL	INTERMEDIATE CLINIC FEES	1,185.00
07/24/2020	314152	KENTWOOD OFFICE FURNITURE INC.	STORAGE CABINETS	1,819.43
07/24/2020	314153	KIESER & ASSOCIATES, LLC	COMPOST WELL MONITOR	3,995.00
07/24/2020	314154	KIESLER POLICE SUPPLY	MISC TRAINING SUPPLIES	650.72
07/24/2020	314155	KURSNER, CINDI	RAMONA BEACH RENTAL REFUND	1,450.00
07/24/2020	314156	KZOO TIRE COMPANY	POLICE VEHICLE MAINTENANCE	1,514.00

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Check Date	Check	Vendor Name	Description	Amount
07/24/2020	314157	LAW ENFORCEMENT SEMINARS LLC	BACKGROUND INVESTIGATION	350.00
07/24/2020	314158	LOPEZ, SANDRA	SNAP REIMBURSEMENT	18.00
07/24/2020	314159	MALL CITY MECHANICAL	FIRE FACILITY MAINT	48,073.00
07/24/2020	314160	MATRIX CONSULTING GROUP, LTD	ORGANIZATIONAL STUDY	10,050.00
07/24/2020	314161	MICHIANA LAND SERVICES	RIGHT-OF-WAY SERVICES	490.00
07/24/2020	314162	MICHIGAN RECREATION PARKS ASSOC.	MPARKS MEMBERSHIP RENEWAL	790.00
07/24/2020	314163	MILLER, REBECCA	SCHRIER DEPOSIT REFUND	300.00
07/24/2020	314164	MORRIS, MARK	STARRY NIGHT EVENT REFUND	160.00
07/24/2020	314165	MOSES FIRE EQUIPMENT, INC.	FIRE APPARATUS MAINT	114.10
07/24/2020	314166	NATIONAL FIRE PROTECTION ASSOC	FM OPERATING SUPPLIES	1,345.50
07/24/2020	314167	O'REILLY AUTO PARTS	FIRE APPARATUS MAINT	91.94
07/24/2020	314168	OFFICE DEPOT, INC.	OFFICE SUPPLIES	1,947.18
07/24/2020	314169	VOID		0.00
07/24/2020	314170	VOID		0.00
07/24/2020	314171	OTTAWA COUNTY EQUALIZATION DEPT	GET THE 411 ON FORMS COURSE	90.00
07/24/2020	314172	PACIORKOWSKI, CHRISTINA	HAYLOFT THEATRE RENTAL REFUND	920.00
07/24/2020	314173	PAW PAW VETERINARY CLINIC, P.C.	CANINE PET CARE	169.44
07/24/2020	314174	PETER BASSO ASSOCIATES, INC.	NEW FIRE STATION 2	4,286.60
07/24/2020	314175	PETTY CASH-ALYSSA MILBECK	REPLENISHMENT CHECK	901.28
07/24/2020	314176	PETTY CASH-PAULA GUSTAFSON	REPLENISHMENT CHECK	309.84
07/24/2020	314177	QUADMED, INC.	FIRE EMS SUPPLIES	220.00
07/24/2020	314178	QUALITY ACQUISITIONS LLC	BD BOND REFUND	985.00
07/24/2020	314179	REV X PRODUCTS, INC.	BULK FUEL TREATMENT	3,860.80
07/24/2020	314180	ROOFING TECHNOLOGY ASSOCIATES, LTD.	ROOFING CONSULTATION	2,050.00
07/24/2020	314181	ROSS, TONYA	GRAIN ELEVATOR DEPOSIT REFUND	150.00
07/24/2020	314182	ROZEK, JEFF	BD BOND REFUND	1,430.00
07/24/2020	314183	SAFEBUILT MICHIGAN, LLC	MECHANICAL INSPECTIONS-JUNE 2020	5,580.00
07/24/2020	314184	SAMUELS, JESSICA	RAMONA PARK PAV RENTAL REFUND	110.00
07/24/2020	314185	SARKOZY BAKERY LLC	SNAP REIMBURSEMENT	67.00
07/24/2020	314186	SCHIEDEL, JUSTIN	LAKEVIEW SOFTBALL DEPOSIT REFUND	100.00
07/24/2020	314187	SCHROCK, TRAVIS	RAMONA PARK PAV REFUND	110.00
07/24/2020	314188	SEELYE FORD, INC.	VEHICLE MAINTENANCE	65.35
07/24/2020	314189	SHI INTERNATIONAL CORP.	CARBON BLACK SUBSCRIPTION	12,820.00
07/24/2020	314190	SIGN SHOP OF WESTERN MICHIGAN	BUILDING SIGNS	75.00

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Check Date	Check	Vendor Name	Description	Amount
07/24/2020	314191	SITEONE LANDSCAPE SUPPLY LLC	IRRIGATION REPAIR SUPPLIES	12.25
07/24/2020	314192	SOIL & MATERIALS ENGINEERS, INC	NEW FIRE ST 2	4,800.00
07/24/2020	314193	STATE OF MICHIGAN	SOR FEES	180.00
07/24/2020	314194	STATE SYSTEMS RADIO, INC	MISC RADIO REPAIRS	1,707.67
07/24/2020	314195	SUN TITLE AGENCY LLC	CITY SHARE OF CLOSING COSTS FOR DDA LAND	930.00
07/24/2020	314196	T J M SERVICES	ELIASON NATURE RESERVE PH II	231,794.49
07/24/2020	314197	T-SHIRT PRINTING PLUS, INC.	INSPECTOR/FIELD STAFF SHIRTS	688.50
07/24/2020	314198	THOMPSON, BRAD	PICKLEBALL REFUND	50.00
07/24/2020	314199	THRYV, INC.	YELLOW PAGES AD	99.00
07/24/2020	314200	TITLE RESOURCE AGENCY	OP SUMMER 2020 TAXES 4008 TULLYMORE	4,260.09
07/24/2020	314201	TRUGREEN PROCESSING	HERBICIDE APPLICATIONS	1,074.76
07/24/2020	314202	TRUMM, MARIA	STUART MANOR DEPOSIT REFUND	150.00
07/24/2020	314203	TRUMM, MARIA	STUART MANOR RENTAL REFUND	100.00
07/24/2020	314204	VANDELAARE, KALSEY	GRAIN ELEVATOR RENTAL REFUND	365.00
07/24/2020	314205	VAUGHN, CAITLIN	GRAIN ELEVATOR RENTAL REFUND	335.00
07/24/2020	314206	VERIZON CONNECT NWF, INC.	FLEET GPS SERVICES	799.93
07/24/2020	314207	VERIZON WIRELESS	WIRELESS CARDS	3,895.03
07/24/2020	314208	VREDEVOOGD HEATING AND COOLING	BD PAYMENT REFUND	50.00
07/24/2020	314209	VREDEVOOGD HEATING AND COOLING	BD PAYMENT REFUND	30.00
07/24/2020	314210	VREDEVOOGD HEATING AND COOLING	BD PAYMENT REFUND	30.00
07/24/2020	314211	VREDEVOOGD HEATING AND COOLING	BD PAYMENT REFUND	80.00
07/24/2020	314212	WALKER, STEPHANIE	GRAIN ELEVATOR RENTAL REFUND	750.00
07/24/2020	314213	WASHCO, LLC	POWER WASHING SERVICES	2,100.00
07/24/2020	314214	WASTE MANAGEMENT	CONTAINER SERVICE CHARGE	12.91
07/24/2020	314215	WILLIAMS & WORKS	ENG SVCS/S WESTNEDGE, E CENTRE	55,714.07
07/24/2020	314216	WINFIELD, CLYDE	ADULT SOFTBALL OVER 50 REFUND	1,070.00
07/24/2020	314217	WMU HOMER STRYKER MD SCHOOL OF MED	CRP/AED TRAINING	680.00
07/24/2020	314218	WOODBIDGE LTD PARTNERSHIP	BD BOND REFUND	400.00
07/24/2020	314219	WRIGHT, JEFF	OP SPECIAL ASSESSMENT BALANCE	40.00
07/24/2020	314220	Y W C A, INC	DOMESTIC/SEXUAL ASSAULT SERVICES	9,500.00
07/24/2020	314221	OFFICE DEPOT, INC.	OFFICE SUPPLIES	1,915.43
07/24/2020	314222	VOID		0.00
07/24/2020	314223	VOID		0.00
07/31/2020	314224	ACROSS THE STREET PRODUCTIONS INC	FIRE TRAINING	11,434.50

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Check Date	Check	Vendor Name	Description	Amount
07/31/2020	314225	AL HIGHT WEST MICHIGAN MUSIC GROUP	AUGUST CONCERT	3,500.00
07/31/2020	314226	ALLEN EDWIN HOMES	ENGINEERING & SURVEYING	2,415.00
07/31/2020	314227	ALLEN EDWIN HOMES	BRIARHILL COURT STORM SEWER IMPROVEMENTS	34,907.92
07/31/2020	314228	AT&T	ELECTRONIC COMMUNICATIONS	477.05
07/31/2020	314229	CHAD SCOTT	BD BOND REFUND	400.00
07/31/2020	314230	CITY OF KALAMAZOO TREASURER	SANITARY SEWER CHARGES	314,000.85
07/31/2020	314231	D L GALLIVAN INC.	COPY MACHINE USAGE CHARGES	104.40
07/31/2020	314232	DAVE'S CONCRETE PRODUCTS, INC.	FOUNDATIONS FOR COLUMNS/CEMETERIES	567.00
07/31/2020	314233	DIGITAL IMPACT DESIGN, INC.	SIGN REPAIR- SENIOR CENTER	222.50
07/31/2020	314234	ELITE PLUMBING- RICHLAND	BD PAYMENT REFUND	183.00
07/31/2020	314235	EMERGENCY VEHICLE PRODUCTS	POLICE VEHICLE REPAIR	348.00
07/31/2020	314236	GLAS ASSOC. INC	BD BOND REFUND	675.00
07/31/2020	314237	GREATER KALAMAZOO FOP LODGE 98	FOP PORTION OF PPOA UNION DUES-JULY	4,640.74
07/31/2020	314238	H & H PROPERTY MAINTENANCE, LLC	SPRING CLEANUP 2020	5,300.00
07/31/2020	314239	HOME DEPOT	MISC BUILDING SUPPLIES	29.85
07/31/2020	314240	IMAGESTREAM, INC.	CABLECASTING/BROADCASTING EQUIPMENT	25,384.35
07/31/2020	314241	KALAMAZOO AREA TRANSPORTATION STUDY	TRAFFIC TECH SERVICES	665.00
07/31/2020	314242	KZOO TIRE COMPANY	POLICE VEHICLE REPAIR	387.00
07/31/2020	314243	MATRIX CONSULTING GROUP, LTD	ORGANIZATIONAL ASSESSMENT SERVICES	3,800.00
07/31/2020	314244	MCDONALD'S TOWING & RESCUE, INC.	TOWING SERVICES	246.50
07/31/2020	314245	MILLS, MICHAEL	HYDRANT METER DEPOSIT REFUND	55.20
07/31/2020	314246	OFFICE DEPOT, INC.	OFFICE SUPPLIES	668.47
07/31/2020	314247	PRESTON EAKINS	BALLOON ANIMALS MOVIE	500.00
07/31/2020	314248	PROTEC	PROTEC ANNUAL MEMBERSHIP FEE	5,786.50
07/31/2020	314249	ROWLAND, JEREME	EDGER REIMBURSEMENT	205.00
07/31/2020	314250	SACHWITZ, RICHARD & JENNIFER	BD BOND REFUND	200.00
07/31/2020	314251	STATE SYSTEMS RADIO, INC	MISC RADIO REPAIRS	77.25
07/31/2020	314252	THE POSTMAN AND CONCRETE DESIGNS	VOLLEYBALL COURT FENCE	3,450.00
07/31/2020	314253	THE RIGHT STUFF ENTERTAINMENT INC.	MOTOWN SOUND	200.00
07/31/2020	314254	TRACE3	ASSIST W/TROUBLESHOOTING-NETWORK	2,180.00
07/31/2020	314255	UNITED PARCEL SERVICE	UPS WEEKLY	22.00
07/31/2020	314256	UNITED PARTY & EVENT SERVICES	DET PIKACHU MOVIE SCREEN RENTAL	175.00
07/31/2020	314257	WEESSIES, GREGORY	DECEMBER BOARD OF REVIEW REFUND	112.62
Total Paper Checks:				1,028,154.91

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Check Date	Check	Vendor Name	Description	Amount
Check Type: Auto-pay Payment				
07/20/2020		CONSUMERS ENERGY	GAS-ELECTRIC	259.80
07/23/2020		CONSUMERS ENERGY	GAS-ELECTRIC	57.76
Total Auto-pay Payments:				317.56
Check Type: Electronic Payment (7/01/2020 - 8/01/2020)				
07/01/2020	PNC		DEBT SERVICE	19,906.00
07/01/2020	HNB		DEBT SERVICE	2,234,470.63
07/02/2020	MULTIPLE		TAX DISBURSEMENT	134,292.53
07/02/2020	SBF		POSTAGE	2,042.21
07/03/2020	ICMA		PENSION WITHHOLDING	40,149.93
07/08/2020	SBF		POSTAGE	7,105.91
07/15/2020	MULTIPLE		PENSION PAYMENTS	91,250.50
07/15/2020	MULTIPLE		RETIREE HEALTH SAVINGS	32,743.50
07/17/2020	ICMA		PENSION WITHHOLDING	72,756.77
07/24/2020	MULTIPLE		TAX DISBURSEMENT	1,852,327.64
07/24/2020	PCC		PCC FUNDING	28,305.67
07/31/2020	MULTIPLE		PENSION PAYMENTS	14,037.00
07/31/2020	MULTIPLE		TAX DISBURSEMENT	2,175,563.28
07/31/2020	ICMA		PENSION WITHHOLDING	38,061.24
07/31/2020	LAKE BOARDS		LAKE SPECIAL ASSESSMENTS	16,284.28
Total Electronic Payments:				6,759,297.09
Grand Total:				8,576,164.11

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Vehicle Purchases - Cooperative Purchasing

SUPPORTING PERSONNEL: Rod Russell, Director of Public Works

ACTION RECOMMENDED: Authorize the purchase of five 4-wheel drive sports utility vehicles through the State of Michigan MiDEAL and the Oakland County Cooperative Purchasing Program at a total cost of \$177,945 and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

The Council-adopted Fiscal Year 2020-2021 Police Capital Improvement Program (CIP) budget includes the purchase of five 4-wheel drive sports utility vehicles for the Department of Public Safety – Police Division. Each of the new vehicles will replace vehicles that have reached the end of the service life and have maintenance issues such as excessive mileage, rust, part unavailability or excessive ongoing maintenance costs. Replacement will allow the Department of Public Safety to maintain current levels of service to the public.

The replacement vehicles can be purchased through the State of Michigan MiDEAL and the Oakland County Purchasing Program at a total cost of \$177,945. The City of Portage has entered into these purchasing programs to take advantage of the extended purchasing agreement services, as there is significant economic advantage realized by the city. It is anticipated that the displaced vehicles will generate an estimated auction value of \$25,000 through either Biddergy.com or Rangerbid.com, coordinated through the Purchasing Department. These funds will then be returned to the General Fund.

It is recommended that the City Council approve the purchase of the five 4-wheel drive sport utility vehicles through the State of Michigan MiDEAL and the Oakland County Purchasing Program in the amount of \$177,945 and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

FUNDING: Funds are available in the Fiscal Year 2020-2021 Police Capital Improvement Program budget.

- Attachments:**
1. Police Traverse Pricing
 2. Police Traverse Specs
 3. Police Interceptor Pricing

BID PER ENCLOSED SPECIFICATIONS

Cost per vehicle \$27,069.00

Vehicle Description:

Number of units 1

Year 2021

Make Chevrolet

Total Bid Amount \$27,069.00

Model Traverse AWD

Vendor:

Berger Chevrolet Inc.

Bid Prepared For :

Address 2525 28th Street S.E.

City of Portage

Grand Rapids, MI 49512

Phone (616) 949-5200

Fax (616) 988-9178

Price includes title fee and delivery.
Pricing based off the Oakland County
Contact # 05218

Signature *Robert Evans*

Printed Signature Robert M. Evans

Date 7/24/2020



Berger Chevrolet

Robert Evans | 616-575-9629 | bevans@bergerchevy.com

2020 Chevrolet Traverse (1NV56) AWD 4dr LS - Portage (Complete)

Selected Model and Options

MODEL

CODE	MODEL
1NV56	2020 Chevrolet Traverse AWD 4dr LS w/1FL

COLORS

CODE	DESCRIPTION
GB8	Mosaic Black Metallic (Available with (WBL) Redline Edition.)

OPTIONS

CODE	DESCRIPTION
FE9	Emissions, Federal requirements
LFY	Engine, 3.6L V6, SIDI, VVT (310 hp [232.0 kW] @ 6800 rpm, 266 lb-ft of torque [361 N-m] @ 2800 rpm) (STD)
M3V	Transmission, 9-speed automatic (STD)
1FL	LS Preferred Equipment Group Includes Standard Equipment (Available for Fleet or Government orders only.)
GB8	Mosaic Black Metallic (Available with (WBL) Redline Edition.)
AR9	Seats, front bucket (STD)
H1T	Jet Black, Premium cloth seat trim
IOR	Audio system, Chevrolet Infotainment 3 system 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple CarPlay and Android Auto capable (STD)
PDH	LPO, Interior Protection Package includes (VAV) first and second row all-weather floor mats, LPO, (VKN) third row all-weather floor mats, LPO and (VLI) all-weather cargo mat (Not available with (PDF) Floor Liner Package, LPO or (PDZ) Interior Enhancement Package, LPO.)
VAV	LPO, All-weather floor mats, first and second row (Included and only available with (PDH) Interior Protection Package, LPO.)
VKN	LPO, All-weather floor mats, third row (Included and only available with (PDH) Interior Protection Package, LPO.)
VLI	LPO, All-weather cargo mat (Included and only available with (PDH) Interior Protection Package, LPO.)
R9Y	Fleet Free Maintenance Credit. This option code provides a credit in lieu of the free oil changes, tire rotations and inspections for one maintenance service during 1st year of ownership. The invoice will detail the applicable credit. The customer will be responsible for all oil change, tire rotations and inspections costs for this vehicle. (Requires one of the following Fleet or Government order types: FBC, FBN, FCA, FCN, FEF, FLS, FNR, FRC or FGO. Not available with FDR order types.) *CREDIT*

Options Total



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Data Version: 11392. Data Updated: Jul 12, 2020 10:09:00 PM PDT.



Berger Chevrolet

Robert Evans | 616-575-9629 | bevans@bergerchevy.com

2020 Chevrolet Traverse (1NV56) AWD 4dr LS - Portage (Complete)

Standard Equipment

Package

Driver Confidence II Package includes (UHY) Automatic Emergency Braking, (UEU) Forward Collision Alert, (UHX) Lane Keep Assist with Lane Departure Warning, (UE4) Following Distance Indicator, (UKJ) Front Pedestrian Braking and (TQ5) IntelliBeam headlamps

Mechanical

Engine, 3.6L V6, SIDI, VVT (310 hp [232.0 kW] @ 6800 rpm, 266 lb-ft of torque [361 N-m] @ 2800 rpm) (STD)

Transmission, 9-speed automatic (STD)

E10 Fuel capable

Engine control, stop-start system

Traction Mode Select

Axle, 3.49 final drive ratio

Chassis, All-Wheel Drive System (Included and only available with AWD models.)

Battery, heavy-duty 600 cold-cranking amps

Alternator, 170 amps

GVWR, 6160 lbs. (2800 kg)

Suspension, Ride and Handling

Steering, power

Brakes, 4-wheel antilock, 4-wheel disc, 17" front and rear

Electric Parking Brake

Capless fuel fill

Tool kit, road emergency

Exterior

Wheels, 18" (45.7 cm) Bright Silver painted aluminum

Tires, P255/65R18 all-season blackwall

Wheel, spare, 18" (45.7 cm) steel

Tire, compact spare, T135/70R18, blackwall

Fascia, front body-color

Moldings, Black bodyside

Moldings, rocker, Black

Headlamps, high intensity discharge

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Data Version: 11392. Data Updated: Jul 12, 2020 10:09:00 PM PDT.



Berger Chevrolet

Robert Evans | 616-575-9629 | bevans@bergerchevy.com

2020 Chevrolet Traverse (1NV56) AWD 4dr LS - Portage (Complete)

Exterior

Headlamps, IntelliBeam auto high beam control

Headlamps, automatic on/off

Taillamps, LED

Mirror caps, Black painted

Mirrors, outside heated power-adjustable, Black, manual-folding

Glass, deep-tinted

Wipers, front intermittent with washers

Wiper, rear intermittent with washer

Door handles, body-color

Liftgate, rear manual

Entertainment

Audio system, Chevrolet Infotainment 3 system 7" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple CarPlay and Android Auto capable (STD)

4G LTE Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Active Noise Cancellation

Interior

Seating, 8-passenger (2-3-3 seating configuration)

Seats, front bucket (STD)

Seat trim, premium cloth

Seat adjuster, driver 8-way power

Seat adjuster, power driver lumbar control

Seats, third row 60/40 split-bench, manual-folding

Head restraints, front, 2-way adjustable

Head restraints, second and third row outboard, 2-way manual-folding

Console, front center with 2 cup holders, covered storage bin with storage and removable tray

Floor covering, color-keyed carpeting

Floor mats, color-keyed all rows

Steering wheel, urethane

Steering column, tilt

Steering wheel controls, mounted controls for audio, phone and cruise



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Berger Chevrolet

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2020 Chevrolet Traverse (1NV56) AWD 4dr LS - Portage (Complete)

Interior

Display, 3.5" driver instrument information, monochromatic

Compass display, digital

Windows, power, with driver and front passenger Express-Down

Door locks, power programmable with lockout protection

Keyless Open includes extended range Remote Keyless Entry with lock/unlock feature

Cruise control, electronic with set and resume speed

Remote panic alarm

Theft-deterrent system, electrical, unauthorized entry

USB ports

Air conditioning, tri-zone automatic climate control with individual climate settings for driver, right front passenger and rear seat occupants

Sensor, humidity and windshield temperature

Defogger, rear-window electric

Heater ducts, 2nd row

Cup holders, 10 total

Umbrella holders, driver and front passenger doors

Mirror, inside rearview manual day/night

Visors, driver and passenger illuminated vanity mirrors, covered

Lighting, interior with theater dimming, cargo compartment, reading lights for front seats, second row reading lamps integrated into dome light, door-and tailgate-activated switches and illuminated entry and exit feature

Cargo storage, tray under rear floor

Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

Safety-Mechanical

StabiliTrak, stability control system with traction control

Safety-Exterior

Daytime Running Lamps, LED

Safety-Interior

Airbags, dual-stage frontal and side-impact for driver and front passenger, driver inboard seat-mounted side-impact and roof-rail side-impact for all rows in outboard seating positions (Always use seat belts and the correct child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)



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Berger Chevrolet

Robert Evans | 616-575-9629 | bevans@bergerchevy.com

2020 Chevrolet Traverse (1NV56) AWD 4dr LS - Portage ( Complete)

Safety-Interior

Passenger Sensing System sensor indicator inflatable restraint, front passenger/child presence detector (Always use seat belts and the correct child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar and Chevrolet connected services capable (Terms and limitations apply. See onstar.com or dealer for details.)

Rear Vision Camera

Rear Park Assist with audible warning

Lane Keep Assist with Lane Departure Warning

Following Distance Indicator

Forward Collision Alert

Automatic Emergency Braking

Front Pedestrian Braking

Door locks, rear child security

Rear Seat Reminder

LATCH system (Lower Anchors and Tethers for CHildren), for child restraint seats

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. It includes the Buckle-to-Drive feature which prevents the driver from shifting from Park for up to 20 seconds if the driver's seat belt is not buckled. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Tire Pressure Monitor, includes Tire Fill Alert (Does not monitor spare.)

Horn, dual-note

WARRANTY

Warranty Note: <<< Preliminary 2020 Warranty Note >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Qualified Fleet Purchases: 5 Years/100,000 Miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Qualified Fleet Purchases: 5 Years/100,000 Miles

Maintenance Note: 1 Year/1 Visit



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JORGENSEN FORD SALES**Q U O T A T I O N**

8333 Michigan Ave.
 Detroit, MI 48210
 PHONE: (313) 584-8733
 FAX: (313) 584-0477
 bill_mccarthy@hotmail.com

DATE	7/24/2020
EXPIRES	5/1/2021
DELIVERY	180 Days ARO

MiDeal Contract Number 071B7700179**Customer:** City of Portage**Contact:** Steve Clark **Phone:** 269-329-4540 **Fax:****2021 Ford Police Utility Vehicle**

Base Price:	\$ 35,550.00
Cloth Bucket Rear Seats	\$ 56.00
3.3 Liter V-6 TI-VCT Engine	\$ (3,319.00)
Ready for the Road Package	\$ 3,379.00
Cargo Dome Lamp	\$ 47.00
Global Lock/Unlock	\$ 0.00
Front Auxiliary Light	\$ 517.00
50 State Emissions	\$ 0.00
Courtesy Lamp Disable	\$ 24.00
Police Engine Idle Feature	\$ 244.00
Dual LED Spotlamps	\$ 625.00
Remote Keyless Entry with 4 Key Fobs	\$ 320.00
All Cars Keyed Alike – Key Code 1111X	\$ 47.00
Quarter Glass Light	\$ 541.00
Front Headlamp Package with Grill Wiring	\$ 0.00
Rear Door Locks Inoperative	\$ 0.00
Reverse Sensing System	\$ 259.00
Rear Taillamp Housing	\$ 0.00
Left and Right-Side Ballistic Door Panel III	\$ 2,979.00
Total for one unit	\$ 41,269.00
Total for three units	\$ 123,807.00

This vehicle does **NOT** have Daytime Running Lights

Authorized Signature: *W.J. McCarthy*
W.J. McCarthy - Fleet/Department Sales Manager

CNGP530

VEHICLE ORDER CONFIRMATION

07/28/20 15:36:45

==>

Dealer: F48017

2021 EXPLORER 4-DOOR

Page: 1 of 2

Order No: 9999 Priority: K1 Ord FIN: QM779 Order Type: 5B Price Level: 115

Ord Code: 500A Cust/Flt Name: PORTAGE

PO Number:

		RETAIL	DLR INV			RETAIL	DLR INV
K8A	4DR AWD POLICE	\$40615	\$39396.00	17T	CARGO DOME LAMP	\$50	\$47.00
	.119" WHEELBASE			18D	GBL LOCK/UNLOCK	NC	NC
UM	AGATE BLACK			21L	FRONT AUX LIGHT	550	517.00
F	CLTH BUCKETS/RR	60	56.00	425	50 STATE EMISS	NC	NC
6	EBONY			43D	COURTESY DISABL	25	24.00
500A	EQUIP GRP			47A	ENGINE IDLE	260	244.00
	.AM/FM STEREO			51V	SPTLMP LED DUAL	665	625.00
99B	3.3L V6 TI-VCT	(3530)	(3319.00)	55F	KEYLESS - 4 FOB	340	320.00
44U	10SPD AUTO TRAN	NC	NC				
67H	ROAD READY PKG	3595	3379.00		TOTAL BASE AND OPTIONS	47945	45079.96
	.DR LOCK PLUNGER				TOTAL	47945	45079.96
	.100 WATT SIREN				*THIS IS NOT AN INVOICE*		
	.TAIL LAMP PKG						
	.REAR LIGHT PKG				* MORE ORDER INFO NEXT PAGE *		
	.RR MOUNT PLATE				F8=Next		

F1=Help

F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S006 - MORE DATA IS AVAILABLE.

QC035231

CNGP530

VEHICLE ORDER CONFIRMATION

07/28/20 15:37:21

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Dealer: F48017

Page: 2 of 2

2021 EXPLORER 4-DOOR

Order No: 9999 Priority: K1 Ord FIN: QM779 Order Type: 5B Price Level: 115

Ord Code: 500A Cust/Flt Name: PORTAGE PO Number:

		RETAIL	DLR INV		RETAIL	DLR INV
59J	KEY CODE 1111X	\$50	\$47.00	*THIS IS NOT AN INVOICE*		
63L	QTR GLASS LIGHT	575	541.00			
66A	FRONT HDLMP PKG	NC	NC			
	.GRILL WIRING					
68G	RR DR/LK INOP	NC	NC			
76R	REVERSE SENSING	275	259.00			
86T	RR TAILLAMP HSG	NC	NC			
90E	LH/RH PNLS III	3170	2979.00			
	FLEX-FUEL					
	SP FLT ACCT CR		(1284.00)			
	FUEL CHARGE		3.96			
	DEST AND DELIV	1245	1245.00			

TOTAL BASE AND OPTIONS 47945 45079.96

TOTAL 47945 45079.96

F7=Prev

F1=Help F2=Return to Order

F3/F12=Veh Ord Menu

F4=Submit F5=Add to Library

S099 - PRESS F4 TO SUBMIT

QC035231

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Public Works Building Roof Repairs - Bid Tabulation

SUPPORTING PERSONNEL: Rod Russell, Director of Public Works

ACTION RECOMMENDED: Approve a contract in the amount of \$146,176.23 to Division 7 Building Contractors, Inc. to replace two sections of roofing on the Department of Public Works building and authorize the City Manager to execute all documents related to the contract on behalf of the city.

The roof of the Department of Public Works (DPW) building is in poor condition and in need of replacement. The roof system is over 20 years old, and has begun to leak, and the roofing material has deteriorated to the point where repair is no longer an option. The Council-adopted Fiscal Year 2019-20 Public Works Capital Improvement Program (CIP) budget includes the replacement of aging roof systems at the DPW facility. The 2019 Building Assessment report completed by C2AE of Kalamazoo, MI, indicated replacement of the DPW roof was a priority, indicating repair was needed immediately or at most within the next year.

Bids from eight different vendors were opened on July 9, 2020, with the lowest bid submitted by Division 7 Building Contractors, Inc. City staff along with a roofing consultant, Roofing Technology Associates, LTD. have interviewed the low bidder, and are confident the firm will provide a quality finished product. Division 7 anticipates the project will be completed in October, prior to winter weather.

It is recommended that City Council approve the replacement of roofing at the Department of Public Works facility in the amount of \$146,176.23 and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

FUNDING: Funds are budgeted and available for this work in the 2019-2020 Public Works Capital Improvement Program Budget.

Attachments: 1. Bid Tabulation - Public Works Building Roof Repairs

**PORTAGE DPW BUILDING ROOF REPLACEMENT
BID TABULATION**

	Division 7 Building Contractors, Inc.	Lyster Contracting, Inc.	Great Lakes Systems, Inc.	Slatile Roofing and Sheet Metal Co., Inc.	Bloom Roofing Systems, Inc.	Advanced Roofing Inc.	Hoekstra Roofing Company	Quality Roofing Inc.
Base Bid - Area 2	\$85,897.24	\$98,735.00	\$101,050.00	\$101,812.00	\$111,000.00	\$117,700.00	\$129,000.00	\$168,173.00
Base Bid - Area 3	\$62,429.07	\$90,565.00	\$98,610.00	\$107,812.00	\$112,000.00	\$101,500.00	\$123,200.00	\$203,150.00
Base Bid - Combined Bid for Areas 2 and 3 if Awarded at the Same Time.	\$146,176.23	\$187,000.00	\$194,390.00	\$203,812.00	\$210,000.00	\$213,900.00	\$250,200.00	\$371,278.00
Addendum 1 Acknowledged	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addendum 2 Acknowledged	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Unit Price No. 1 - Wood Nailers & Plywood								
1" X 8" (per lineal foot)	\$4.00	\$3.00	\$3.00	\$2.25	\$3.00	\$3.00	\$3.50	\$3.00
2" X 4" (per lineal foot)	\$4.00	\$2.50	\$3.00	\$2.25	\$3.00	\$3.00	\$3.50	\$4.00
2" X 6" (per lineal foot)	\$4.20	\$2.75	\$4.00	\$3.00	\$3.50	\$3.00	\$4.50	\$4.00
2" X 8" (per lineal foot)	\$4.60	\$3.00	\$4.75	\$4.10	\$4.00	\$3.50	\$5.00	\$5.00
2" X 10" (per lineal foot)	\$5.30	\$3.50	\$5.75	\$5.50	\$4.50	\$3.50	\$5.50	\$5.50
2" X 12" (per lineal foot)	\$6.20	\$4.00	\$6.50	\$6.75	\$5.00	\$4.00	\$6.00	\$6.00
3/4 inch thick plywood (per square foot)	\$7.80	\$2.75	\$4.00	\$8.50	\$3.50	\$4.00	\$4.00	\$6.00
Unit Price No. 2 - 18 Guage Galvanized Plate (per square foot)	\$34.65	\$7.00	\$4.50	\$5.80	\$3.50	\$8.00	\$35.00	\$6.50
Unit Price No. 3 - 1.5" Deep Galvanized Steel Deck Replacement (per square foot)	\$13.50	\$7.00	\$8.50	\$7.75	\$8.00	\$6.50	\$8.45	\$7.50
Unit Price No. 4 - Interior Protection (per square foot)	\$9.35	\$10.00	T&M	\$3.10	\$1.50	\$3.00	\$0.54	\$7.50
								All unit prices on per sq.ft. basis

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Police Headquarters Building Roof - Bid Tabulation

SUPPORTING PERSONNEL: Rod Russell, Director of Public Works

ACTION RECOMMENDED: Approve a contract in the amount of \$103,460 to Great Lakes Systems, Inc. to replace eight sections of roofing the Police Headquarters Building and authorize the City Manager to execute all documents related to the contract on behalf of the city.

The roof of the Public Safety Police Headquarters Building is in poor condition and in need of replacement. The roof system is over 15 years old, has begun to leak, and the roofing material has deteriorated to the point where repair is no longer an option. The Council-adopted Fiscal Year 2020-2021 Public Safety Capital Improvement Program (CIP) budget includes the replacement of aging roof systems at the Police Headquarters Building. The 2019 Building Assessment report completed by C2AE of Kalamazoo, MI, indicated replacement of the Police Headquarters Building roof was a priority, indicating repair was needed immediately or at most within the next year.

Bids from five different vendors were opened on July 16, 2020, with the lowest bid submitted by Great Lakes Systems, Inc. of Jenison, MI. City staff have interviewed the low bidder, and are confident the firm will provide a quality finished product. Great Lakes Systems anticipates that the project will be completed in October, prior to winter weather.

It is recommended that City Council approve the replacement of roofing at the Police Headquarters Building in the amount of \$103,460 and authorize the City Manager to execute all documents related to these purchases on behalf of the city.

FUNDING: Funds are budgeted and available for this work in the 2020-2021 Public Safety Capital Improvement Program Budget.

Attachments: 1. Bid Tabulation

PORTAGE POLICE DEPARTMENT ROOF REPLACEMENT OF DESIGNATED AREAS

BID TABULATION

		Great Lakes Systems, Inc.	Division 7 Building Contractors, Inc.	Slatile Roofing and Sheet Metal Co., Inc.	Wolf Commercial Roofing, Inc.	Quality Roofing Inc.	
Base Bid - Areas A through G		\$103,430.00	\$109,929.04	\$125,812.00	\$139,500.00	\$145,214.00	
Base Bid - Area H		\$46,870.00	\$36,135.99	\$53,812.00	\$59,750.00	\$44,418.77	
		Base Bid Area H is an ADD to Areas A-G Price					
Addendum 1 Acknowledged		Yes	Yes	No	Yes	Yes	
Addendum 2 Acknowledged		Yes	Yes	Yes	Yes	Yes	
Unit Price No. 1 - Wood Nailers & Plywood							
1" X 8" (per lineal foot)		\$3.00	\$4.00	\$2.25	\$5.00	\$1.75	
2" X 4" (per lineal foot)		\$3.00	\$4.00	\$2.25	\$5.00	\$2.50	
2" X 6" (per lineal foot)		\$4.00	\$4.20	\$3.00	\$5.50	\$3.00	
2" X 8" (per lineal foot)		\$4.75	\$4.60	\$4.10	\$6.00	\$3.50	
2" X 10" (per lineal foot)		\$5.75	\$5.30	\$5.50	\$7.00	\$4.00	
2" X 12" (per lineal foot)		\$6.50	\$6.20	\$6.75	\$8.50	\$4.50	
3/4 inch thick plywood (per square foot)		\$4.00	\$7.80	\$8.50	\$5.00	\$4.50	
Unit Price No. 2 - 18 Guage Galvanized Plate (per square foot)		\$4.50	\$34.65	\$5.80	\$5.50	\$5.50	
Unit Price No. 3 - 1.5" Deep Galvanized Steel Deck Replacement (per square foot)		\$8.50	\$13.50	\$7.75	\$8.25	\$8.50	
Unit Price No. 4 - Interior Protection (per square foot)		T&M	\$9.35	\$3.10	\$10.00	\$4.50	
Unit Price No. 1 - Thermal Insulation							
1.5" Flat Stock (per square foot)		\$1.20	\$4.62	\$6.50	\$3.00	\$2.50	
2.0" Flat Stock (per square foot)		\$1.40	\$5.12	\$8.75	\$4.00	\$3.50	
1/4" Per Foot Tapered (per square foot)		\$3.25	\$4.88	\$16.00	\$6.00	\$5.50	
		Note: 1/4" Per Foot Tapered states, "This is generic pricing, we will need to quote based on each roof section if replacement needed."	Note: 1/4" Per Foot Tapered (per board foot) quoted per board foot.				

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Water Main Easement Relinquishment - 2700 East Centre Avenue

SUPPORTING PERSONNEL: Kendra Gwin, Director of Transportation & Utilities

ACTION RECOMMENDED: Adopt Resolution 20-2, Relinquish Portion of Water Main Easement at 2700 East Centre Avenue.

On July 14, 2020, City Council adopted Resolution 20-1, Intent to Relinquish Portion of Water Main Easement at 2700 East Centre Avenue. A 12,600-square-foot Bronson Primary Care medical office building, valued at approximately \$6 million is nearing completion at 2610/2700 East Centre Avenue. To facilitate the construction, approximately 242 feet of existing water main needed to be relocated. The existing water main was located in an easement that ran along the property line between 2610 East Centre Avenue and 2700 East Centre Avenue and has been relocated in a new water main easement east of the new building. Therefore, a portion of the original water main easement that contained the relocated water main needs to be relinquished by the city.

It is recommended that City Council adopt the Resolution 20-2, Relinquish Portion of Water Main Easement at 2700 East Centre Avenue.

FUNDING: Not applicable

Attachments:

1. Resolution 20-2 to Relinquish Portion of Water Main Easement
2. Original Water Main Easement - Exhibit A
3. Water Main Easement to be Relinquished - Exhibit B
4. New Water Main Easement - Exhibit C

**CITY OF PORTAGE
RESOLUTION TO RELINQUISH PORTION OF WATER MAIN EASEMENT
20-2**

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 supported by

COUNCILMEMBER _____.

WHEREAS, the City of Portage owns a 22 foot wide water main easement described as follows:

See attached Exhibit "A"

WHEREAS, a portion of the above described water main easement is no longer needed and will not be used for any public purpose since the water main has been relocated;

WHEREAS, a new water main easement has been obtained by the City of Portage to replace the water main easement being relinquished below;

WHEREAS, a Resolution to Relinquish Portion of Water Main Easement was adopted by City Council on July 14, 2020 and published as required;

NOW THEREFORE, BE IT RESOLVED that the City of Portage relinquishes 242 feet of an existing water main easement and such portion of the easement relinquished is described as follows:

See attached Exhibit "B"

BE IT FURTHER RESOLVED that the portion of the easement relinquished has been replaced with a "Water Main Easement and Right of Way Grant" as described and recorded as follows:

See attached Exhibit "C"

All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

CERTIFICATION

STATE OF MICHIGAN)
) ss
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 THEREOF, I have hereto 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: 7/29/2020

City Attorney

Z:\JODY\PORTAGE\RESOLUTIONS\Bronson Relinquish Resolution 20-2.docx

2

EXHIBIT A

Logged / 23

RECEIVED

2010 NOV 30 PM 2: 08

COUNTY OF KALAMAZOO

2010-038178 11/30/2010 02:11:22 PM

Pages: 1 of 2 ESM

TREYSTAR INC

Timothy A. Snow County Clerk/Register Kalamazoo County MI



AMENDED AND RESTATED
WATER MAIN EASEMENT AND RIGHT-OF-WAY GRANT

The Water Main Easement and Right of Way Grant dated August 14, 2009, recorded on August 14, 2009 at Docket # 2009-028868, Kalamazoo County Records, by Treystar Holdings, LLC, a Michigan limited liability company, whose address is 7950 Moorsbridge, Portage, Michigan 49024, is amended and restated to correct the legal description of the encumbered property. This Amended and Restated Water Main Easement and Right-of-Way Grant is intended to replace and supersede the previously recorded Water Main Easement and Right-of-Way.

For and in consideration of the amount of less than One Hundred Dollars (\$100.00), receipt hereof is hereby acknowledged, the undersigned Treystar Holdings, LLC, a Michigan limited liability company (Grantor), of 7950 Moorsbridge, Portage, Michigan 49024, hereby granting and conveying to the City of Portage, a Municipal Corporation organized under the laws of the State of Michigan, with offices at City Hall, 7900 S. Westnedge Avenue, Portage, Michigan 49002 (Grantee), a permanent easement and right-of-way in which to construct, operate, maintain, repair, and/or replace water main facilities over, across, under and through the following parcel of land situated in the City of Portage, County of Kalamazoo, State of Michigan, and described as:

*(August 13, 2010 PARCEL DESCRIPTION for Revised CENTREPORT COMMONS
WATER MAIN EASEMENT)*

A parcel of land situated in the Northeast quarter of Section 23, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan and being more particularly described as follows:

Commencing at the North quarter corner of Section 23, Town 3 South, Range 11 West, City of Portage, Kalamazoo County, Michigan; thence S 89°53'29" E. 540.00 feet along the North line of the Northeast quarter of said Section 23; thence S 00°17'25" E 50.00 feet parallel with the West line of said Northeast quarter to the South right-of-way line of Centre Avenue and the Place of Beginning; thence S 89°53'29" E 22.00 feet parallel with said North line; thence S 00°17'25" E 304.00 feet parallel with said West line; thence N 89°53'29" W 135.98 feet parallel with said North line; thence S 00°17'25" E 135.81 feet parallel with said West line; thence S 89°42'35" W 20.00 feet perpendicular with said West line; thence N 00°17'25" W 7.95 feet parallel with said West line; thence N 89°53'29" W 60.14 feet parallel with said North line; thence N 00°06'31" E 20.00 feet perpendicular with said North line; thence S 89°53'29" E 60.00 feet parallel with said North line; thence N 00°17'25" W 117.09 feet parallel with said West line; thence N 44°54'33" E 15.37 feet; thence S 89°53'29" E 123.08 feet parallel with said North line to a line extending S 00°17'25" E parallel with said West from the Place of Beginning; thence N 00°17'25" W 284.00 feet parallel with said West line to the Place of Beginning.

Including the right to enter upon said easement and right-of-way through the parent parcel, if necessary, for the purpose of construction, operation, maintenance, repair, and/or replacement thereof and the right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, or maintenance of said water main facilities, and that Grantee may use property adjacent to Grantee's easement temporarily in connection with the construction, operation, maintenance,

AMENDED AND RESTATED
WATER MAIN EASEMENT
Page 2 of 2

repair, or replacement of said facilities. Grantee shall restore the easement area to as near original condition as possible, trees and shrubs excepted.

The Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the real estate above described, and that it has a good and lawful right to convey it or any part of it, that it is free from all encumbrances, and that it will forever warrant and defend the title thereto, and the easement granted hereby against the lawful claims of all persons whatsoever.

Grantor agrees that no building or construction of any kind or nature will be placed upon the above-described easement and right-of-way without the prior written consent of the Grantee, its successors or assigns.

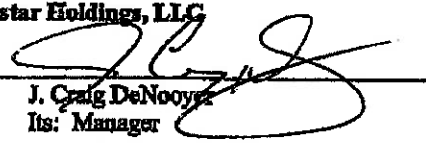
Grantor further agrees to save and hold the Grantee harmless from any and all claims, debts, causes of action, or judgments for any damage to property and/or injury to any person which may arise out of any construction or the use of the easement area or right-of-way by the Grantor, its agents, employees, representatives or contractors.

This conveyance includes a release of any and all claims to damage from whatsoever cause arising from or incidental to Grantee's use of the easement or right-of-way, or exercise of any of the rights and powers of the Grantee herein.

This instrument shall be binding and inure to the benefit of the party hereto their heirs, successors and assigns.

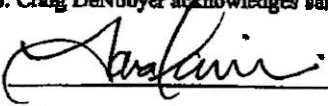
This easement is exempt from transfer tax pursuant to MCL 207.505(5)(a) and MCL 207.526(6)(a).

GRANTOR:
TreyStar Holdings, LLC

By: 
J. Craig DeNooyer
Its: Manager

STATE OF MICHIGAN)
)SS.
COUNTY OF KALAMAZOO)

On this 29th day of ~~October~~ ^{November}, 2010, before me personally came the above named J. Craig DeNooyer, to me personally known, who being duly sworn did and each for himself say that he is the Manager for said entity and that said instrument was signed on behalf of said entity; and said J. Craig DeNooyer acknowledges said instrument to be the free act and deed of said entity.


_____, Notary Public
Kalamazoo County, Michigan
My commission expires: 7/21/2013
Acting in Kalamazoo County

When Recorded Return To:
City of Portage Department
of Community Development
7900 S. Westnedge Avenue
Portage, Michigan 49002

Prepared by:
Cynthia P. Ortega
Miller Johnson
303 N. Rose Street, Suite 600
Kalamazoo, Michigan 49007

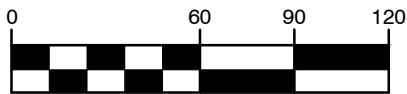
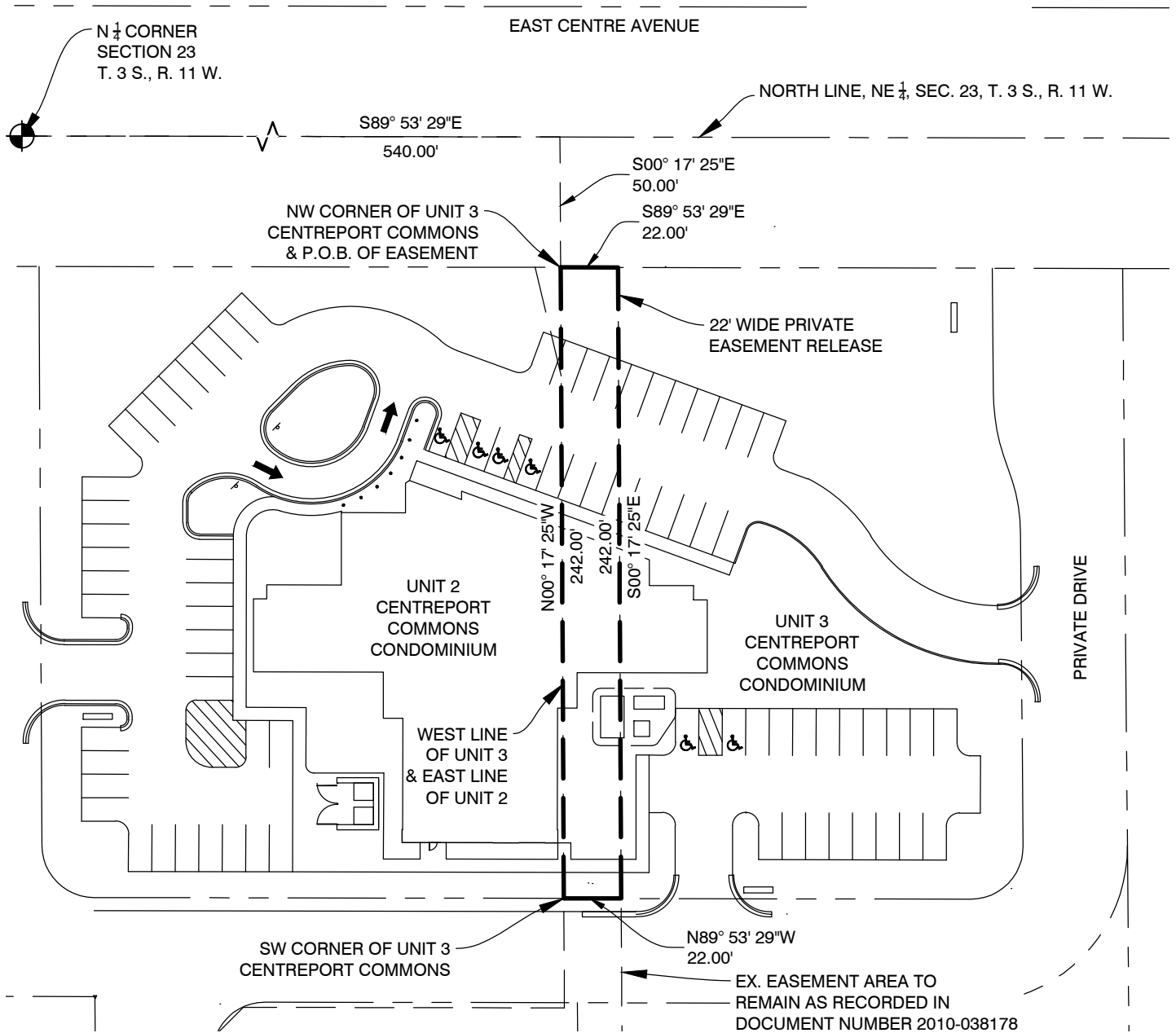
TARA PARISIAN Notary Public, State of Michigan County of Kalamazoo My Commission Expires Jul. 21, 2013 Acting in the County of
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KZ_DOCS 250530v1

2010-038178 11/30/2010 02:11:22 PM
Pages: 2 of 2
TREYSTAR INC
Timothy A. Snow County Clerk/Register Kalamazoo County MI



EXHIBIT B



1 inch = 60 ft.

DESCRIPTION:

AN EASEMENT RELEASE FOR WATERMAIN COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 23, TOWN 3 SOUTH, RANGE 11 WEST, CITY OF PORTAGE, KALAMAZOO COUNTY, MICHIGAN; THENCE S89° 53' 29"E 540.00' ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE S 00° 17' 25" E 50.00' PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRE AVENUE AND THE PLACE OF BEGINNING; THENCE S 89° 53' 29" E 22.00' PARALLEL WITH SAID NORTH LINE (ALONG THE NORTH LINE OF UNIT 3); THENCE S 00° 17' 25" E 242.00' PARALLEL WITH SAID WEST LINE; THENCE N 89° 53' 29" W 22.00' PARALLEL WITH SAID NORTH LINE; THENCE N 00° 17' 25" W 242.00' PARALLEL WITH SAID WEST LINE (ALONG THE WEST LINE OF UNIT 3) TO THE POINT OF BEGINNING.



Civil Engineers & Surveying
MICHIGAN | INDIANA | ILLINOIS | OHIO
269.250.5991 PHONE | 866.569.0604 FAX
www.arengineeringllc.com

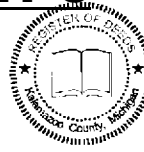
PROJECT
CENTRE AVE. - NEW PRIMARY CARE

SHEET TITLE
EASEMENT RELEASE

JOB NUMBER
1903021

DATE
06/25/2020

EXHIBIT
B

**WATER MAIN EASEMENT AND RIGHT-OF-WAY GRANT**

For and in consideration of the amount of less than One Hundred Dollars (\$100.00), receipt hereof is hereby acknowledged, the undersigned TOF CentrePort I, LLC, a Michigan limited liability company, with offices at 161 E. Michigan Ave., Suite 400, Kalamazoo, MI 49007 (Grantor), hereby granting and conveying to the City of Portage, a Municipal Corporation organized under the laws of the State of Michigan, with offices at City Hall, 7900 S. Westnedge Avenue, Portage, Michigan 49002 (Grantee), a permanent easement and right-of-way in which to construct, operate, maintain, repair, and/or replace water main facilities over, across, under and through the following parcel of land situated in the City of Portage, County of Kalamazoo, State of Michigan, and described as:

See Exhibit A

Including the right to enter upon said easement and right-of-way through the parent parcel, if necessary, for the purpose of construction, operation, maintenance, repair, and/or replacement thereof and the right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, or maintenance of said water main facilities, and that Grantee may use property adjacent to Grantees easement temporarily in connection with the construction, operation, maintenance, repair, or replacement of said facilities. Grantee shall restore the easement area to as near original condition as possible, trees and shrubs excepted.

The Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the real estate above described, and that it has a good and lawful right to convey it or any part of it, that it is free from all encumbrances, and that it will forever warrant and defend the title thereto, and the easement granted hereby against the lawful claims of all persons whatsoever.

Grantor agrees that no building or construction of any kind or nature will be placed upon the above-described easement and right-of-way without the prior written consent of the Grantee, its successors or assigns.

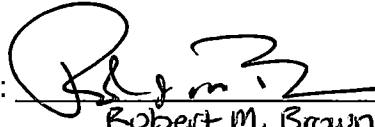
Grantor further agrees to save and hold the Grantee harmless from any and all claims, debts, causes of action, or judgments for any damage to property and/or injury to any person which may arise out of any construction or the use of the easement area or right-of-way by the Grantor, its agents, employees, representatives or contractors.

This conveyance includes a release of any and all claims to damage from whatsoever cause arising from or incidental to Grantees use of the easement or right-of-way, or exercise of any of the rights and powers of the Grantee herein.

This instrument shall be binding and inure to the benefit of the party hereto their heirs, successors and assigns.

This easement is exempt from transfer tax pursuant to MCL 207.505(5)(a) and MCL 207.526(6)(a).

GRANTOR: TOF CentrePort I, LLC

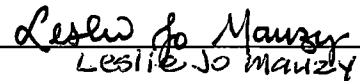
By: 
Robert M. Brown

Its: Managing Member

STATE OF MICHIGAN)
)SS.
COUNTY OF KALAMAZOO)

On this 25 day of October, 2019, before me personally came the above named Robert M. Brown, to me personally known, who being duly sworn did and each for himself say that he/she is the Managing Member for TOF CentrePort I, LLC and that said instrument was signed on behalf of said corporation by authority of its Members; and said Managing Member acknowledges said instrument to be the free act and deed of said corporation.

LESLIE JO MAUZY
Notary Public, State of Michigan
County Of Kalamazoo
My Commission Expires 04-28-2023
Acting in the County of Kalamazoo

, Notary Public
Leslie Jo mauzy
Kalamazoo County, Michigan

My commission expires: 04-28-2023

When Recorded Return To:
City of Portage Department of Community Development
7900 S. Westnedge Avenue
Portage, MI 49002

THIS INSTRUMENT PREPARED BY:
Dan Lewis
AR Engineering LLC
4664 Campus Drive
Kalamazoo, MI 49008

Brian A. Ford
 Brian A. Ford Professional Surveyor No. 47199

This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

LEGEND

□	SET CON. MON
■	FOUND CONC. MON
○	SET CAPPED IRON
△	SET MAG NAIL
●	FOUND IRON
✕	SET CUT "X"
P.	PLATTED
M.	MEASURED
D.	DESCRIBED
CALC.	CALCULATED

Milanowski and Englert Engineering and Surveying 403 Oak Street - Spring Lake, Michigan 49456 Phone(616)847-4070 Fax(616)847-6626	
FDR AR Engineering - Bronson PCP E. Centre Ave. Primary Care Site	
Sec. 23, T3S, R11W, City of Portage, Kalamazoo Co	
DATE	7-22-2019
DRAWN BY	TV/DRB
SHEET	1 of 2
JOB NO.	15982-E

Timothy A. Snow County Clerk/Register Kalamazoo County, MI

EXHIBIT A — EASEMENT DESCRIPTION

A 20 foot wide private easement to the City of Portage for watermain purposes over that part of Units 2 and Unit 3 of CentrePort Commons Condominium, Kalamazoo County Condominium Subdivision Plan Number 246, as recorded in Document Number 2009-030462 of Kalamazoo County Records, the centerline of said easement being described as follows: Commencing at the Northwest corner of Unit 3; thence along the North line of Unit 3 South 89 degrees 53 minutes 29 seconds East 10.00 feet to the POINT OF BEGINNING of this easement description; thence South 00 degrees 17 minutes 25 seconds East parallel with and 10 feet east of (measured perpendicular to) the West line of Unit 3, 16.52 feet; thence South 41 degrees 59 minutes 14 seconds East 128.87 feet; thence South 03 degrees 52 minutes 44 seconds West 35.14 feet; thence South 48 degrees 52 minutes 44 seconds West 109.92 feet; thence South 00 degrees 17 minutes 25 seconds East parallel with and 10 feet east of (measured perpendicular to) the West line of Unit 3, 22.33 feet to the South line of Unit 3 and the point of ending of this centerline description, said point of ending being South 89 degrees 53 minutes 29 seconds East 10.00 feet from the Southwest corner of Unit 3.



Brian A. Ford
 Brian A. Ford Professional Surveyor No. 47199

This survey was made from the legal description shown above. The description should be compared with the Abstract Title or Title Insurance Policy for accuracy, easements and exceptions.

LEGEND
☐ SET CON. MON
☒ FOUND CONC. MON
☐ SET CAPPED IRON
☐ SET MAG NAIL
☐ FOUND IRON
 "X" SET CUT "X"
 P. PLATTED
 M. MEASURED
 D. DESCRIBED
 CALC. CALCULATED

Milanowski and Englert
 Engineering and Surveying
 403 Oak Street - Spring Lake, Michigan 49456
 Phone(616)847-4070 Fax(616)847-6626

FDR AR Engineering - Bronson PCP
 E. Centre Ave. Primary Care Site

Sec. 23, T3S, R11W, City of Portage, Kalamazoo Co.

DATE 7-22-2019 DRAWN BY TV/DRB

SHEET 2 of 2 JOB NO. 15982-ESMT

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Rezoning Application #19/20-4, 7801 Garden Lane and the north 660-feet of 1203 East Centre Avenue

SUPPORTING PERSONNEL: Chris Forth, Acting Director of Community Development

ACTION RECOMMENDED: Accept:

1. Rezoning Application #19/20-4, Redwood Living PD, 7801 Garden Lane and the north 660-feet of 1203 East Centre Avenue, for first reading and set a public hearing for September 8, 2020; and
2. Subsequent to the public hearing, consider approving Rezoning Application #19/20-4, Redwood Living PD and changing the zoning designation of 7801 Garden Lane and the north 660-feet of 1203 East Centre Avenue from R-1B, one family residential to PD, planned development.

A PD, planned development rezoning application has been received from Redwood Living requesting that 7801 Garden Lane and the north 660-feet of 1203 East Centre Avenue be rezoned from R-1B, one family residential to PD, planned development OS-1, office service. The project proposes a total of 109 single-story apartment homes in several attached, multi-unit buildings (3, 4, 5, 6 and 8 units) and an interior network of private streets. Each apartment home will range between 1,300 to 1,600 square feet of living space including 2-bedrooms, 2-bathrooms, a patio, sunroom and/or screened porch and private attached 2-car garage. Open space areas will be provided around the perimeter of the property and within two interior courtyards, along with sidewalks, walking paths, benches, pavilions/shelters, a water feature/fountain and extensive site landscaping. The overall development density for the proposed Redwood Living residential community will be 5.9 units per acre.

In a report dated July 16, 2020, the Department of Community Development discusses the specifics of the residential PD project, along with the consistency of the PD zoning district and development project with the Comprehensive Plan, Future Land Use Map and surrounding land use/zoning pattern. Given these consistencies and since the PD district will provide assurances to the city and surrounding property owners on the specific type of development that will be constructed on the property, staff is recommending approval of the proposed PD rezoning.

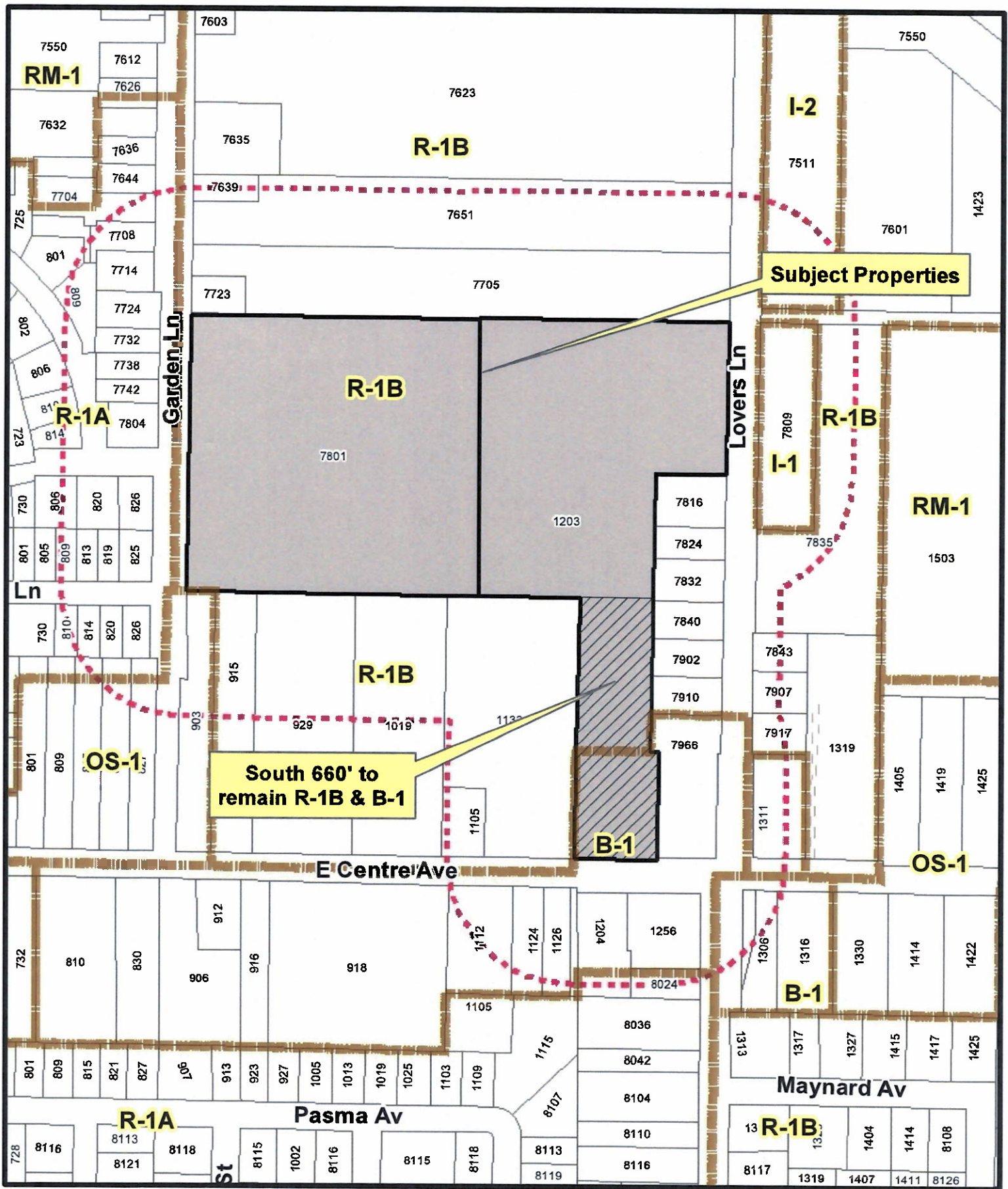
The Planning Commission convened a public hearing during the July 9 and 23, 2020 meetings to consider the request. Patricia Rakoci, Emily Englehart, Todd Foley, James Keyes and Ian Graham representing Redwood Living were present to support the PD rezoning application and explain the residential development project. At the July 9 meeting, five citizens spoke regarding the proposed PD rezoning: four citizens in opposition, one in support. No citizens spoke during the July 23 meeting. Additionally, several citizen petitions in opposition to the PD rezoning were received, along with an email communication in support of the PD rezoning and residential development project. The citizen petitions received in opposition to the PD rezoning do not meet the statutory requirement (20% of land area extending 100 feet from the boundary of the rezoning site) that would require a 2/3 majority vote of City Council to approve the rezoning request.

After careful consideration, the Commission voted 8-0 to recommend to City Council that Rezoning Application #19/20-4 (Redwood Living PD) be approved and that 7801 Garden Lane and the north 660-feet of 1203 East Centre Avenue be rezoned from R-1B, one family residential to PD, planned development concurring with the findings contained in the staff report.

Attached find the Planning Commission transmittal, Department of Community Development report and related materials for review.

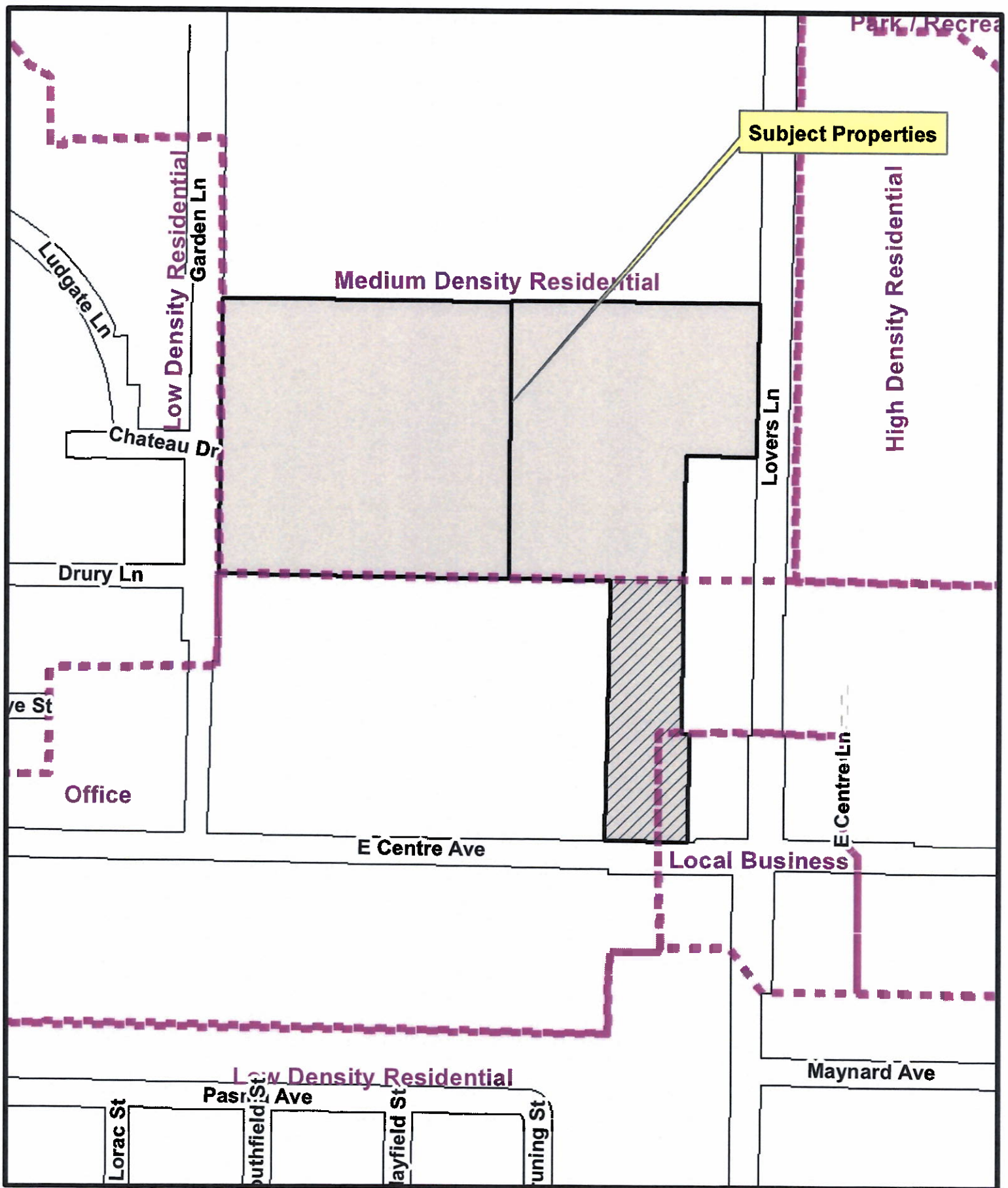
FUNDING: Not applicable

Attachments: 1. Rezoning 19/20-4 Redwood Ordinance Supplement



- Zoning Boundary
- Subject Property
- 300' Notification Boundary
- S 660' to remain R-1B, B-1

Rezoning: #19/20 - 04
7801 Garden Lane,
1203 East Centre Avenue (north 660 feet)



-  Future Land Use
-  Subject Properties
-  S 660' to remain R-1B, B-1

Future Land Use Map

7801 Garden Lane,

1203 East Centre Avenue (north 660 feet)



1 inch = 300 feet



**South 660' to
remain R-1B & B-1**

Subject Properties

**Aerial Photo
7801 Garden Lane,
1203 East Centre Avenue (north 660 feet)**



1 inch = 300 feet

DEVELOPMENT GUIDELINES
Rezoning Application #19/20-4
(Redwood Living PD, Planned Development)

Guideline	Description	Consistent	Comments
Rezoning – 1	Rezoning Request	Yes	Future Land Use Map designates the rezoning site, along with adjacent properties to the north and west (along the west side of Lovers Lane), as appropriate for Medium Density Residential land use. The proposed Redwood Living PD and associated tentative plan/ narrative is consistent with this designation. The residential project proposes single-story attached apartment homes in 3-unit, 4-unit, 5, unit, 6-unit and 8-unit arrangements with an overall development density of approximately 5.9 units/acre.
Residential – 1	Protection of Residential Neighborhoods	Yes	The proposed attached residential PD is consistent and compatible with the surrounding zoning and land use pattern: Non-residential land uses are not proposed with the PD.
Residential – 2	Residential Development along Arterial Roadway	Yes	The proposed attached residential PD project will be situated along Lovers Lane (minor arterial) and Garden Lane (local street) with vehicular access provided from Lovers Lane.
Residential – 3a	Locational Criteria for Residential Uses	Yes	Rezoning site has locational criteria consistent with the Medium Density residential category (4-8 units/acre): Overall development density for the attached residential PD will be approximately 5.9 units/acre with access from a minor arterial roadway, and municipal water/sanitary sewer.
Residential – 4	Compatibility with Adjacent Land Use	Yes	The attached residential PD and related development density is consistent and compatible with the surrounding low and medium density residential zoning and land use pattern.
Residential – 5	Open Space and Natural Resource Protection	Yes	The attached residential PD will provide open space areas around the perimeter of the property and within two interior courtyards. Storm water retention ponds proposed along the southeast and northwest corners of the property will be heavily landscaped and designed as natural areas for passive recreational viewing. Efforts to preserve existing mature trees along the southern and northern perimeters of the property will also be made by the applicant.
Residential – 6	Streets and Pedestrian Systems	Yes	Access will be provided from Lovers Lane, a minor minor arterial street. A gated secondary emergency vehicle only access will also be provided to Garden Lane. Concrete sidewalks and/or walkways will be constructed along the Lovers Lane frontage and throughout the interior private street network of the development.

Guideline	Description	Consistent	Comments
Residential – 9	Residential Planned Unit Development	Yes	The Redwood Living PD will create a quality, distinctive and high service rental home community that caters to seniors, empty nesters and working professionals that are seeking freedom from the stresses or home ownership while not sacrificing the feeling, privacy and feature of a home. The single-story attached residential neighborhood will include apartment homes each ranging in size from 1,300-1,600 square feet of living space with 2-bedrooms, 2-bathrooms, a patio, sunroom and/or screened porch with a private attached garage. Building elevations will incorporate variations and upgrades in architectural features and construction materials. Open space areas will be provided around the perimeter of the property and within two interior courtyards, along with sidewalks, walking paths, benches, pavilions/shelters, water feature/fountain and extensive site landscaping. No nonresidential uses are proposed with the Redwood Living PD.
Natural & Historic Resources – 1	Environmental Protection	Yes	The rezoning site is not encumbered by regulated wetlands. Efforts will be made by the applicant to preserve existing mature trees, particularly along the southern and northern perimeters of the property.
Natural & Historic Resources – 2	Floodplain	N/A	The rezoning site is not encumbered by floodplain areas.
Natural & Historic Resources – 3	Water Quality	Yes	Storm water from the project will be collected and conveyed to infiltration basins located along the southeastern and northwestern portions of the site. A lined retention pond designed as an attractive water feature with fountain is also proposed in the northeastern portion of the site.
Natural & Historic Resources - 4	Noise	Yes	The rezoning site is not situated near excessive noise generators such as the Kalamazoo/Battle Creek International Airport or major freeway arteries.
Natural & Historic Resources - 5	Historic Resource Preservation	N/A	The subject site is not located within a historic district and does not contain any historic structures.
Natural & Historic Resources – 6	Open Space Preservation	Yes	See Residential – 5 and Natural & Historic Resources – 1 comments above
Transportation – 1	Transportation Systems	Yes	Lovers Lane is a 3-land minor arterial street with 8,064 vehicles per day (2019) and a capacity of 21,500 vehicles per day (level of service D). Anticipated traffic generation from the PD can be accommodated.
Transportation – 2	Street Design	Yes	Access to the Redwood PD will be provided through a full service access drive from Lovers Lane, and an internal private street network. A gated secondary emergency only access drive will also be constructed to Garden Lane.
Transportation – 3	Access Management	Yes	See Transportation – 1 and Transportation – 2 above.
Transportation – 4	Non Motorized Travel	Yes	See Residential – 6 above.
Municipal Facilities & Services – 1	Sound Fiscal Growth	Yes	Existing and proposed public infrastructure is adequate to accommodate planned development.
Municipal Facilities & Services – 2	Sanitary Service	Yes	Sanitary sewer is available and will serve the planned development.

Municipal Facilities & Services – 3	Underground Utilities	Yes	Underground utilities will serve the planned development.
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s:\commdev\2019-2020 department files\board files\planning commission\pc reports\development guideline tables\guideline table 19-20-4 (pd - redwood) doc

APPLICATION FOR ZONING AMENDMENT

Applicant Information			
Name	Telephone Number	E-mail Address	
Redwood Living	(216) 505-8581	prakoci@byredwood.com	
Address	City	State	Zip code
7510 E Pleasant Valley Rd	Independence	OH	44131
Property Owner Information (if different and involves a proposed zoning change)			
Name	Telephone Number	E-mail Address	
Long Island Partnership/Brouwer Edward Laura Trust			
Address	City	State	Zip code
1203 Centre Ave & 7801 Garden Ln	Portage	MI	49002
Zoning Map Amendment			
Property Address	Parcel (tax) ID No.	Name of Plat (if applicable)	
7801 Garden Lane & 1203 E Centre Ave (N 660')	00015-460-C & 00015-490-B		
Current Zoning	Proposed Zoning	Comprehensive Plan Designation	
R-1B, One-family residential	PD, Planned development	Medium Density Residential	
Site Area (acreage)	Current Land Use	Proposed Land Use ¹	
18.57	Vacant	Multi-family residential	
¹ The Planning Commission and City Council do not consider the proposed use in their evaluation of the rezoning request (unless the request involves one of several planned development districts). The proposed use is requested only to determine if it is allowed either as a permitted or special land use in the requested district.			
Zoning Code Text Amendment			
Zoning Code section proposed to be modified:			
Proposed language to be considered (attach additional pages if necessary):			
Applicant/Property Owner Certification			
Attached is a statement indicating why, in my opinion, the change requested is necessary for the preservation and enjoyment of substantial property rights, and why such amendment will advance the public health, safety and welfare. An assessment of the impact of the proposed zoning amendment on the community or property of other persons in the vicinity of the amendment or affected by the amendment is also attached.			
 Signature of Applicant		6/14/20 Date	
Patricia Rakoci Print Name			
A copy of actions taken regarding this application shall be attached and shall be considered a part of this application.			

Narrative for Re-Submittal of Application of Approval of Tentative Plan (PD)

Applicant: Redwood USA, LLC

Properties: 00015-460-C (10.43 acres) & 00015-490-B (8.04 acres)

RECEIVED
JUN 26 2020
COMMUNITY DEVELOPMENT

1. **Statement of Purpose and Objectives:** Redwood USA, LLC has resubmitted an Application of Approval of Tentative Plan (PD) as we want to develop, own, and manage a Redwood Neighborhood in the City of Portage on property located on the North side of East Centre Ave. between Garden Lane and Lovers Lane.

On 01/06/2020 we submitted an application to the City of Portage, and we have been working through comments, concerns, and feedback on our January submittal with City planning and engineering staff since that application was made. We are resubmitting a substantially modified plan that we believe incorporates those items in ways that improve our development and accomplishes the goals of the City of Portage. In this resubmittal you will see that the proposed Redwood Neighborhood will consist of 109 single-story apartment homes ranging from approx.. 1,300-1,600 sf, each with two bedrooms, two bathrooms, a private attached 2-car garage, a personal patio, and a full driveway. This is a net decrease of 13 units, since our initial submittal and is among many other site plan changes implemented as a result of our ongoing work with the City of Portage's staff. The design and layout of this Redwood Neighborhood has been crafted to allow for a some curvature to the roads, a staggering of the setbacks of buildings from internal roadways, large park areas with community elements and many walking paths to allow residents to enjoy the open spaces provided. It also has enhanced connectivity internally to existing neighborhoods via sidewalks to Lovers Lane and Garden Lane so that residents can enjoy the nearby amenities. Additionally, we will have a large water feature at our entrance which enhances the natural low-lying area and a leasing/management office that features a pet wash area that improves the streetscape on Lovers Lane.

Our objective is to build a Redwood Neighborhood in the City of Portage that will be successful for our company and an asset to the City and its residents. We see our project as an opportunity for Portage to further its progress towards several of the goals and objectives outlined in the Comprehensive Plan created in 2014.

- Redwood offers a housing alternative that we believe does not currently exist in the City of Portage. We feel a Redwood Neighborhood will help to meet overarching goals for the City and its housing needs outlined in the City of Comprehensive Plan and aligns with the Future Land Use Plan designation of Medium-Density Residential for this property.
- Our Redwood Neighborhood will service Portage's current and growing future population, offer an opportunity for residents to age-in-place, and provide housing options for those seeking a quality, distinctive, high-service rental home community. Redwood Neighborhoods are generally attractive to seniors, empty nesters, working professionals, and residents who are seeking peace and quiet, or those looking for freedom from the stresses of home ownership while not sacrificing the feeling, privacy, and features of a home. In discussions with local realtors we have found that there are not comparable rental

communities in the area, thus we feel that the City of Portage's resident and demographic make-up will benefit from a Redwood neighborhood.

- In terms of location we feel that this property is a perfect fit for our single-story Redwood Neighborhood as it provides a natural transition from the commercial uses along East Centre Ave. to the single family neighborhood to the west, which aligns with the LU1.2 goal to provide a buffer and transition between residential neighborhoods and adjacent commercial or industrial areas. Additionally, goal LU1.3 speaks to the importance of sidewalks and pathways to connect residents with local amenities, Redwood has FHA accessible sidewalks throughout our neighborhoods and we plan to have a walking pathway connection to Garden Lane so residents can access the local trails and facilities, and we feel is a wonderful amenity for our residents. Additionally, this property has numerous development challenges, which that are outlined below, many of which would be issues for any development proposed on this site. Thus, we feel that our Redwood Apartment Neighborhood would help this property achieve its highest and best use as our design works within these constraints to provide a development that we believe meets the goals noted above and will be a successful and quality project.
2. **General Plan of Development:** A revised site plan for this development has been attached to this application. This site plan has gone through six formal iterations and has been submitted to the City of Portage for comments several times. (*Please see attached Site Plan Changes document for detail) We are proposing a single land use in this application to rezone to PD. After incorporating the notes and changes, Redwood's site plan calls for 109 single story, 2 bedroom, 2 bathroom apartment homes with 6 different floor plans at a density of 5.9 units per acre. The units have a range from 1,300 sf – 1,600 sf of living space. Our plan includes over 10.25 AC of open space with ample greenspace areas and walking paths. We also have shown a free-standing leasing office with maintenance garage, mail kiosk, sidewalk, separated from the roadway with tree lawn on both sides of the road, that provides an FHA accessible route, a concrete path that links the Redwood neighborhood to Garden Lane, sidewalks along the Lover's Lane Frontage, two community spaces with resident shelters, and a large pond with a water feature that will also handle some of the stormwater for this site, and two stormwater infiltration basins.

Site Challenges

Our development design works to preserve natural character of the land within the constraints and challenges of the site. Most of these challenges, especially the soil conditions, ground water, uncontrolled sheet flow from the north, and the sanitary easement, would be applicable to any development that could be proposed on this site. These challenges are broken out into more detail below:

- Existing Sanitary Sewer and corresponding easement – the existence of this sewer and the easement on either side of it limits the design and layout of this project.
- Geographical Limitations:
 - Organic Soils – due to the former agricultural use on this site there are a good deal (+3') of organic soils which will need to be removed with mass excavation and disposal (at a large cost).

- Shallow Ground Water – with a water table at ~845 feet which will result in added costs for subsurface construction including stormwater infiltration constraints (i.e. utility installation)
- Storm Water Sheet Flow – Many of the organic soils at the northeast corner of the site correspond with the storm water sheet flow from the property to the North. Our basin needs to accommodate their storm water runoff in addition to the runoff from our site which limits the overall space on the site for units or community open space areas.
- Previous Mining – There is an inherent risk due to the previous mining / industrial use. While we have not encountered a mining specific issue in our due diligence something could arise.
- Stormwater and Infiltration Requirements – without an existing natural body of water, the City of Portage requires the site handle its entire stormwater drainage onsite. In addition, not being able to incorporate dry infiltration basins into walking path areas limits our ability to create open space. The cost of underground detention to handle this stormwater is not merited by the purchase price of land in this area and does not make financial sense.
- Site topography where a significant portion of the site is lower than Lovers Lane and the north greenhouse which limits stormwater outfalls.
- Limited Natural Features to preserve – the sites mostly contains scrub and our studies show that it does not contain a regulated wetland.

Stormwater

We have created and enhanced the stormwater basin area in the north east corner which currently receives runoff from our proposed parcel and the north adjoining parcel. We are proposing to utilize this area as the emergency overflow from the two upland infiltration basins. In addition, our other stormwater areas have been placed in strategic areas that are low-lying and provide a buffer against the existing single-family residences to the east. These infiltration basins have been designed per the City of Portage's Storm Water Management Design Manual and a memorandum that offers more details has been included with this submittal.

Proposed Schedule of Regulations

Our plan incorporates the following setbacks and regulations:

Individual Dwelling Unit Sizes	
1,300-1,600 square feet of living area	
Minimum Required Yard Setbacks	
Front Yard Building Setback	30 Feet
Side Yard Building Setback	30 Feet
Rear Yard Building Setback	30 Feet
Minimum Building Separations	
Front to Front	75 Feet
Side to Side (separation between buildings)	20 Feet
Rear to Rear	60 Feet
Side to Rear	30 Feet
Front to Private Street	25 Feet
Outer Perimeter of Property	30 Feet

Landscaping

Redwood will strive to comply with the to-be-determined guidelines of the forthcoming tree preservation and replacement ordinance that is under review by the City. We will work with staff as necessary to interpret and understand the future ordinance a draft of which was provided to us subsequent to our submittal and do our best to conform with the spirit of the guidelines set forth. We would typically anticipate a tree survey to be a part of later stages of development, after formal zoning approval has been issued. Redwood's internal landscaping standards are substantial, and we will design our landscape plan to the City's landscaping ordinance or our Redwood landscaping standards, whichever is greater. You will find a conceptual landscape plan for this site attached to this application as well as a typical plant list.

Elevations and Architecture

Attached you will find elevations for our single-story Redwood Apartment Home buildings noted on the site plan and site plan rendering. You will also find an architectural features map which highlights additional architectural features (i.e. building steps, dormers, elevated roof pitches, high-profile elevation areas, front porch units, screen porch units, and sunroom units) and their location within the site. Owing to the six different floor plans and the additional architectural features added – we hope that the City of Portage finds the site to have much more variety and character than a typical garden style apartment with multiple multi-story buildings. Additionally, all of our garages have coach-style garage doors with windows and each unit has a back patio, screened in porch area with a smaller patio, front porch, or patio sunroom-combo.

3. Program of Development: Our anticipated development program is as follows:

- Following receipt of municipal approvals, required permits from all agencies, and loan closing we would look to begin land development. The installation of the SWPP Plan would be the first item to complete, followed by the clearing of the trees and brush - with the objective of retaining as many mature trees and natural features as possible.
- Next, grading of the entire site would be completed and all infrastructure to follow (sanitary, storm, and water). This would also include installation of internal utilities and pavement.
- Upon completion of the land development, Redwood will pour all foundations, construct the buildings, and install landscaping.

4. Time Schedule: The proposed time schedule for this project would be a complete build-out of the entire 109 unit project in a single Phase. in approximately 28 months from the start date. This schedule and its variables are detailed below.

- *Schedule:* We project the land development stage to take about 8 months and the construction of the 109 units in the project to take about 20 months. In total, we see this project as being fully built out in 2.25 years / 28months.
- *Variables:* We may be able to move the time frame more quickly depending on factors like time of year/weather, and lease rate. Additionally, if the City of Portage would allow us to pour footers for our buildings before the pavement is in, we could reduce our overall construction timeframe by 6-8 months.

5. **Statement of Independence and Integration:** Redwood considers our development to a fully integrated single project which will be constructed in one phase.
6. **General Location/Size and Landowner Interest:** This project is located on the North Side of East Centre Avenue between Garden Lane and Lovers Lane. The two properties involved amount to a total of 18.47 AC and are:
 - 7801 Garden Lane Portage, MI – entire 10.41 AC parcel
 - 1203 East Centre Avenue Portage MI – the 8.04 AC northern portion of 11.33 AC property.

The landowners who currently own these two properties are under contract with Redwood USA, LLC (the applicant) and are very supportive of this development.

7. **Density:** The proposed density for this project is 5.9 units per acre.
8. **Open Space:** The proposed open space of our development will be spread throughout the entire neighborhood (project) as shown on the site plan. We have calculated that the neighborhood will have over 10.25 AC of open space spread throughout the entire development. We feature many sidewalks and walking paths throughout the development and in connection to both Lovers Lane and Garden Lane. Our open space areas include, park areas with heavy landscaping, two resident shelters, benches, a retention basin which will always hold water and feature a fountain, dog waste stations throughout, a pet wash area near the leasing office, and two infiltration basins that will remain dry with the exception during a storm event. The open space will not only be used for passive recreation and community gathering but will provide some buffer from the greenhouses on the neighboring property to the north and the residential properties to the east. The open space will be owned and maintained by Redwood.
9. **Structure Details:** The site will consist of residential apartment home units, a leasing office/maintenance garage, and two shelter areas. There are a total of 109 units located within 22 single-story buildings with an approximate height of 13'-6" to the midpoint of the eaves and gables. Several buildings will feature increased roof pitches and these buildings are denoted on the attached Architectural Features Plan exhibit and additional structure details and general floorplans can be found on the attached building elevations.
10. **Feasibility of disposition of sanitary and stormwater waste:** The site has been planned and designed for adequate drainage and storm outfall which will meet the City's requirements. We also plan to connect to the existing public sanitary sewer to accommodate our development's sanitary waste needs. The existing sanitary sewer line within the site and its easement are accounted for in this plan.
11. **Easements, Covenants, Grants:** Easements for public water and public sanitary sewer will be proposed. Private utility easements will be located on site for entities such as electric, gas, etc. All existing easements are shown on the ALTA survey which is included in this submittal.
12. **Provisions for Parking, Roadways:**

- Due to the nature of the design of our Redwood Apartment Home units, each of the 109 units will have 4 dedicated parking places – 2 in the garage and 2 in the driveway. In addition, we have incorporated 37 extra parking spaces which are placed strategically throughout the neighborhood for guest parking. We also have ADA accessible parking spaces provided to service the leasing office and mail kiosk.
 - The layout of internal streets for our proposed Redwood development is shown on the attached plan with the access coming off of Lovers Lane. An additional emergency access route to Garden Lane has been provided in this plan. Each internal street will be constructed of concrete and will be 26 feet wide. In addition, both sides of the road will have a tree lawn and a 5 foot concrete sidewalk which will provide an FHA accessible route between the units and all amenities within the site.
13. **Required Modifications:** Redwood does not plan to have any modifications of the regulations that are applicable to the property.
14. **Schedule of approvals:** Redwood plans to apply for approvals, including PD rezoning and PD plan approval at one time. Redwood will work with City staff to obtain all required entitlements.
15. **Performance Bonds or Irrevocable Bank Letters of Credit:** The proposed conditions are depicted in the attached conceptual site plan. Redwood generally prefers that bonds take the form letters of credit. It is anticipated that final arrangements and the terms and amounts of any bonds will be developed in concert with City Staff as plans for the project are more complete.

ADDITIONAL EXHIBITS ENCLOSED:

- Site Plan
- Site Plan Rendering
- Architectural Features Plan
- Elevations and general floorplans
- Stormwater Memorandum
- Marketing Brochure
- Site Plan Changes Document
- Preliminary Utility Plan
- Preliminary Grading Plan
- ALTA Survey
- Right Turn Lane Assessment Analysis



Redwood
APARTMENT NEIGHBORHOODS

ACQUISITIONS GUIDE
2020

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**ABOUT
US**

At first glance, Redwood is a company that builds and manages single-story apartment homes. But when you look closer, we are so much more. We are builders, we are innovators, we are people who go the extra mile. And most importantly, we are committed to one overarching goal—enriching the lives of those who choose to rent throughout suburban America.

This commitment is what drives our every move. The locations we choose, the features we include, the people we hire, it's all for our residents. Because when you rent at Redwood, you get more than just an apartment. You get a home where you can live comfortably, where your pets are welcome and where you can be confident your unique needs are top of mind.

Our Core Values:

Our core values are the foundation for all that we do as a company. These values make it possible to provide the comfort and convenience of Redwood Living to all of our residents.

1. Do One Thing Really Well
2. Be Entrepreneurial
3. Serve Those You Lead
4. Deliver More Than Expected
5. Communicate Openly & Honestly
6. Instill Family & Team Spirit
7. Demonstrate Integrity & Authenticity
8. Be Nice & Have Fun



VISION & MISSION
STATEMENTS





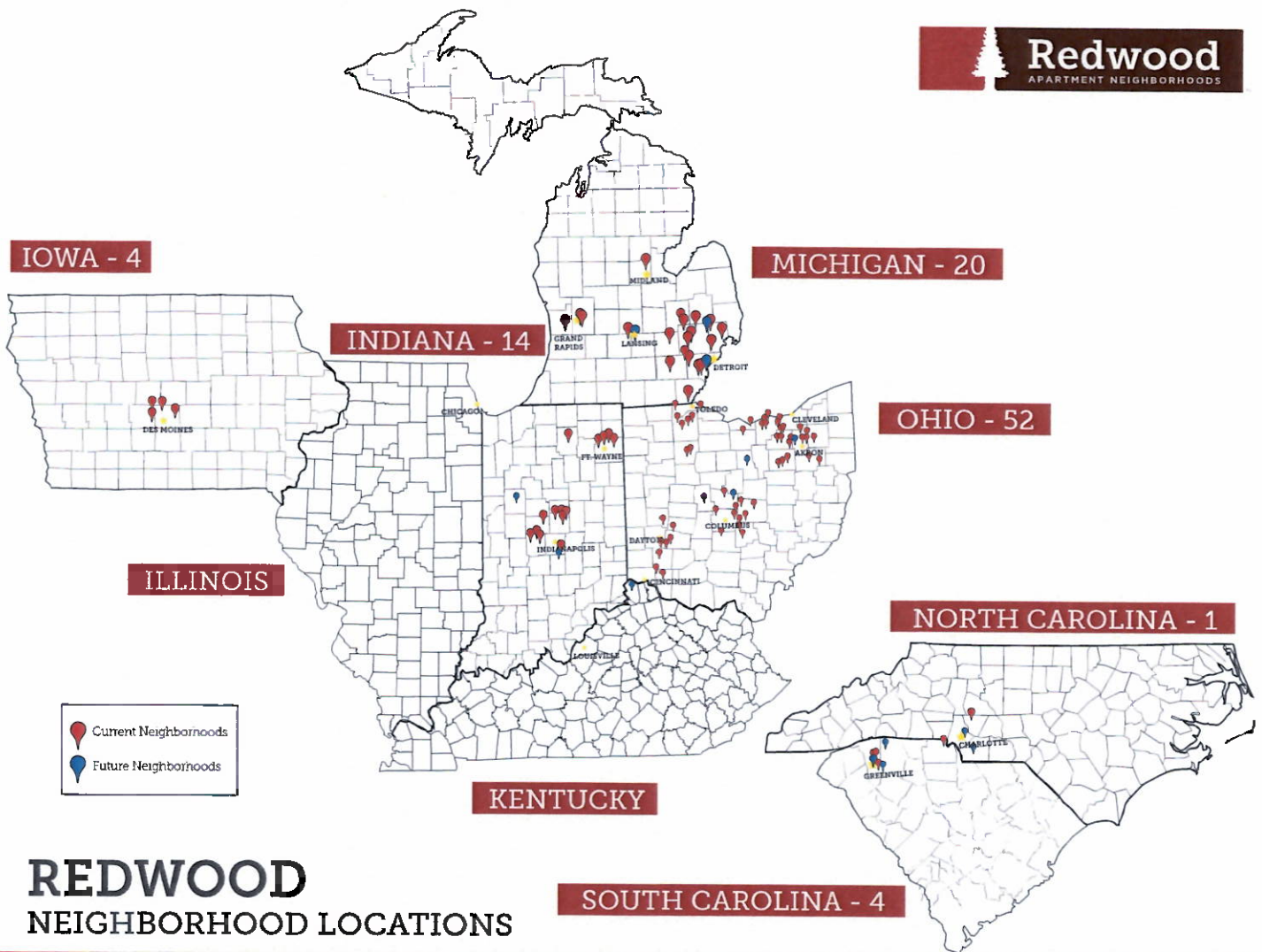
VISION STATEMENT

Reinventing the apartment home by creating Redwood Neighborhoods throughout suburban America.

MISSION STATEMENT

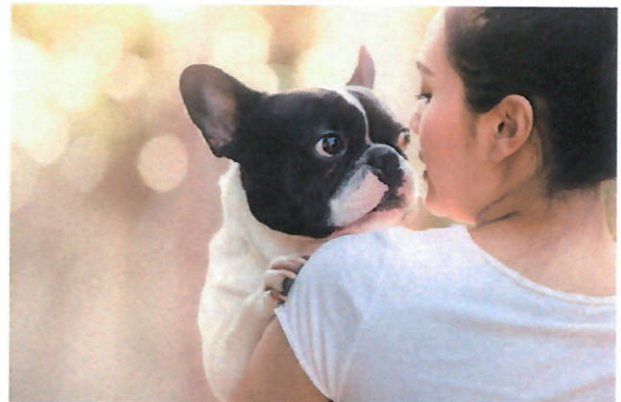
Redwood Living is committed to enriching the lives of those who choose to rent throughout suburban America. Our mission is realized by delivering remarkable single-story apartment homes situated in Redwood Neighborhoods. We deliver what RESIDENTS deserve, EMPLOYEES are proud of, COMMUNITIES welcome, VENDORS align with, and benefits our FINANCIAL PARTNERS. Like our namesake, the majestic redwood tree, we are dedicated to personifying its perseverance and long-term growth.







Redwood is committed to providing an apartment home to any resident looking for an easily accessible, upscale apartment neighborhood accentuating a peaceful, idyllic, comfortable and maintenance-free living experience.



"Redwood apartment homes are absolutely beautiful! Wonderful community with very friendly and courteous neighbors. The staff is very helpful, warm and welcoming. Truly a retreat that we LOVE to call HOME!"

- Sherry T.

Redwood North Ridgeville Resident



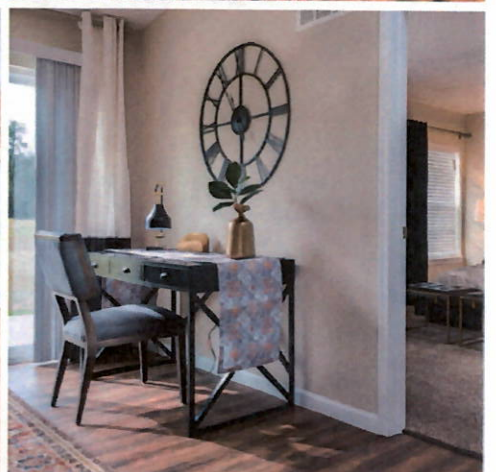
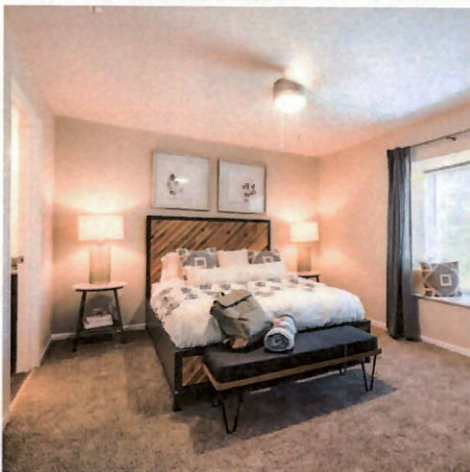
EXTERIORS OUR RESIDENTS DESERVE

- Single-Story Apartment Neighborhoods
- Two Car Attached Private Entrance Garage
- Personal Patios or Decks
- Stone and Shake Siding Accents
- Extensive Landscaping





Our single-story apartment floor plans and quality building products provide built in peace and quiet, and the convenience of having a unique street address. Our residents feel like they're living in a single-family home, without any of the stress.



No one should have to give up living in a nice place just because it's a rental. That's why our Redwood apartment homes all come equipped with upgraded finishes, like granite counter tops, stainless appliances and a pantry big enough to store even the largest kitchen appliances. Our residents can enjoy an open floor plan complete with flexible den space that can be used for a gym, a home office, a pet play palace or anything in-between.

INTERIORS OUR RESIDENTS DESERVE

- 1300+ Square Foot Living Spaces
- Open Floor Plans
- Granite Counter Tops
- Private Entryways
- Vaulted Ceilings
- Energy Star Certified Construction





OUR FLOOR PLANS

No matter the floor plan, our residents get these Redwood Advantages at most neighborhoods:

- Attached Garage (Private Entry)
- Walk-In Closet
- Vaulted Ceilings
- Walk-In Kitchen Pantry
- Full-Size Washer & Dryer Hookups (Available for Rent)

Forestwood
1,294 SQFT



Meadowood
1,327 SQFT



Haydenwood
1,343 SQFT



Willowood
1,381 SQFT



Ledgewood
1,427 SQFT



Summerwood
1,620 SQFT



The beauty of living at a Redwood Neighborhood is you know what you're going to get—at every location. We go above and beyond to make sure our residents have top-notch service to go along with their new, top-notch, single-story apartment home. And every Redwood Neighborhood offers the same great benefits.

- Peace & Quiet
- Unique Address
- Prime Location
- Private Entrance

- Upgraded Features
- Energy Efficiency
- On-Site Neighborhood Management





216.360.9441 | byRedwood.com

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SITE DATA

TOTAL ACRES ±18.47
 TOTAL UNITS 109
 DENSITY ±5.97 DU/AC

LEGEND

- 1 FRONT PORCH UNITS
- 2 SIDEWALK WITH TREE LAWN (TYP)
- 3 4-POST SHELTER WITH BENCHES
- 4 TOWN WATER FACILITY
- 5 PASTURE GREEN WITH PATH AND BENCHES
- 6 ALLEYS OF TREES WITH 1" BY EMERGENCY ACCESS CONNECTION TO GARDEN LANE
- 7 STAGGERED BUILDING PLACEMENT TO ALTER STREETSCAPE
- 8 LEASING OFFICE WITH MAINTENANCE BUILDING
- 9 MAIL CENTER
- 10 CENTRAL FORMAL GREEN
- 11 BENCH
- 12 BIKE RACK
- 13 RETENTION BASIN W/ FOUNTAIN
- 14 SUNPORCH, TYP
- 15 LINEAR PARK

0' 20' 40' 100'
 SCALE 1" = 50'-0"



KEY FEATURES

- 4 BUILDING TYPES PROMOTING ARCHITECTURAL DIVERSITY
- 2 RESIDENT SHELTERS PROMOTING SOCIAL GATHERING WITHIN COMMUNITY

LEGEND

- FRONT PORCH - HARDENWOOD BUILDING
- REAR PRIVATE CONCRETE PATIOS - FORESTWOOD/MEADOWWOOD BUILDING
- SCREENED IN REAR PORCH - BREEZEWOOD BUILDING
- SCREENED IN REAR PORCH - WILLOWWOOD BUILDING
- SUNROOMS
- HIGH PROFILE ELEVATIONS
- DOORWAY LOCATIONS
- BUILDING STEPS - VARIES ROOFLINE
- RESIDENT SHELTER



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Fairlawn, OH 44333
mpg-architects.com

Redwood
LOVERS LANE, PORTAGE MI

A1.3

TYPE 2

BUILDING 'B'

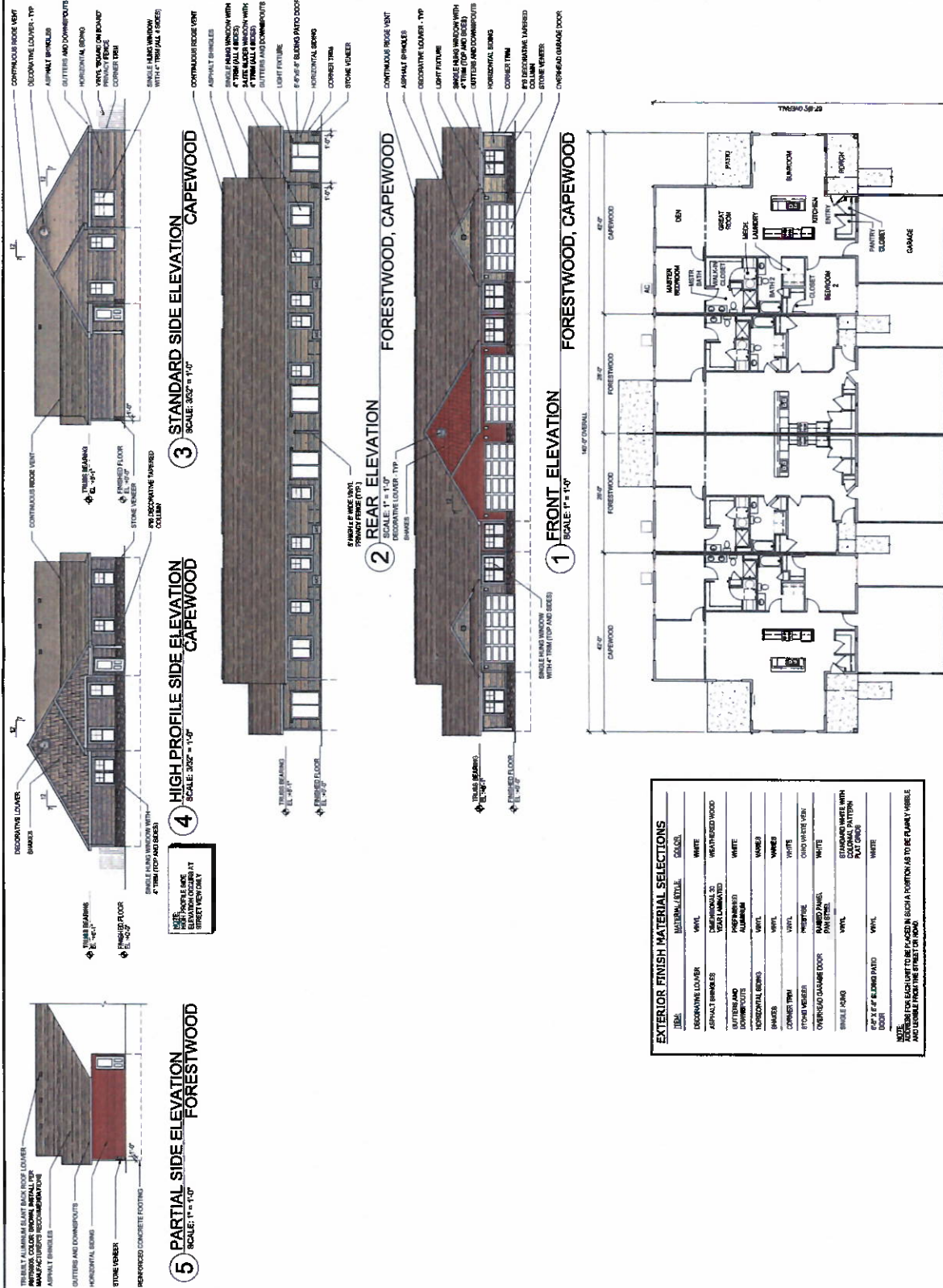
OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"

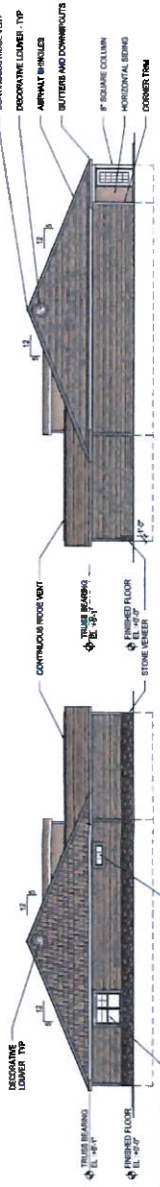
OVERALL FLOOR PLAN

ITEM	MATERIAL	DETAIL	FINISH
1	DECORATIVE GLASS		MARTE
2	ASPHALT SHIMMER	HEAT-RESISTANT VEAT LAMINATED	HEAT-RESISTANT WOOD
3	BUTTER AND BUTTERFLIES	PREPARED ALUMINUM	MARTE
4	MONOCRYSTAL LENS	WVPL	WALLS
5	SHADES	WVPL	WALLS
6	CONCRETE TILES	WVPL	WALLS
7	FRAMES	NEGATIVE	CHAM-MADE WPL
8	OVER-SLASH SALADGE DOOR	PUMP PANEL	WVPL
9	SHADES	WVPL	STANDARD WIVES WITH STANDARD SYSTEM SLASH DOOR
10	SLASH DOOR	WVPL	WALLS

NOTE: THE FOLLOWING ARE EQUIPMENT TO BE USED IN SUCH A MANNER AS TO BE SUITABLE FOR THE FINISH.

NOTE: THE USER SHALL NOT BE PLACED IN SUCH A POSITION AS TO BE FINANCIALLY WORSE OFF THAN HE WOULD HAVE BEEN IN THE ABSENCE OF THE CONTRACT.





5 PARTIAL SIDE ELEVATION
BREEZEWOOD
SCALE: 1" = 1'-0"

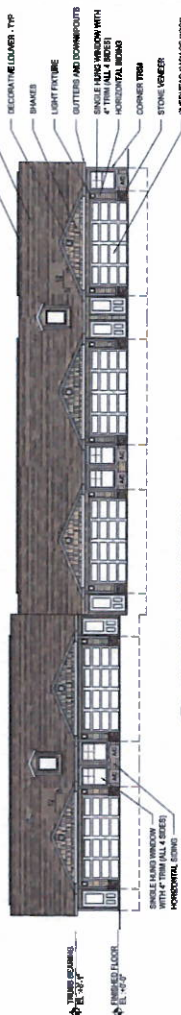
4 HIGH PROFILE SIDE ELEVATION
BREEZEWOOD
SCALE: 3/32" = 1'-0"

3 STANDARD SIDE ELEVATION
BREEZEWOOD
SCALE: 3/32" = 1'-0"



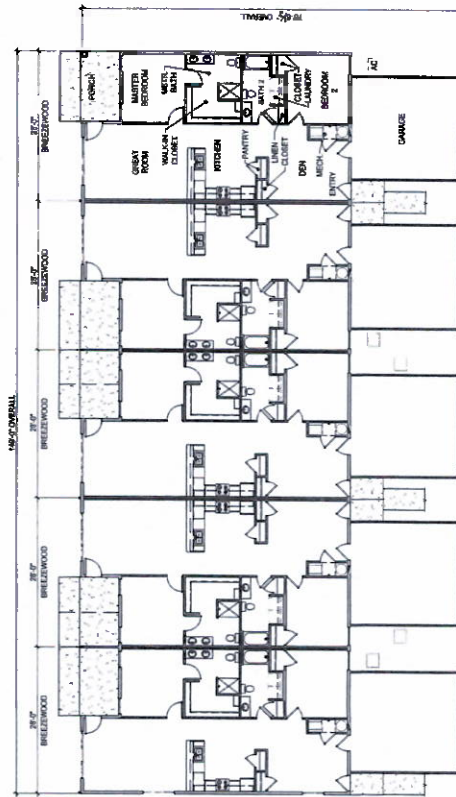
2 REAR ELEVATION
BREEZEWOOD
SCALE: 1" = 1'-0"

1 FRONT ELEVATION
BREEZEWOOD
SCALE: 1" = 1'-0"



1 FRONT ELEVATION
BREEZEWOOD
SCALE: 1" = 1'-0"

2 REAR ELEVATION
BREEZEWOOD
SCALE: 1" = 1'-0"



OVERALL FLOOR PLAN
BREEZEWOOD
SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATERIAL SELECTIONS		
ITEM	MATERIAL/STYLE	COLOR
COCKPIT LOWER	VINYL	WHITE
COCKPIT UPPER	UNDERGROUND 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREPARED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIABLE
SPAKES	VINYL	VARIABLE
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTONE	CRIO WHITE VERN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SHAKE ROOF	VINYL	STANDARD WHITE WITH COLORFUL PATTERNS
16" x 24" BLENDED PAINT COAT	VINYL	WHITE

NOTES:
1. ALL MATERIALS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

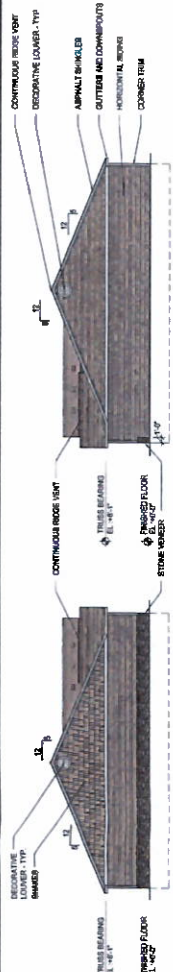
PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

MPG ARCHITECTS
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phone 330.868.5770
fax 330.868.8812
mpg-architects.com

Redwood
BUILDING FLOOR PLAN AND ELEVATIONS
PROJECT # 34919
DATE: JUNE 1, 2020
LOVERS LANE PORTAGE MI
REDWOOD PORTAGE LOVERS LANE

A1.13



5 PARTIAL SIDE ELEVATION
WILLOWOOD
SCALE: 1" = 1'-0"

4 HIGH PROFILE SIDE ELEVATION
WILLOWOOD
SCALE: 3/32" = 1'-0"

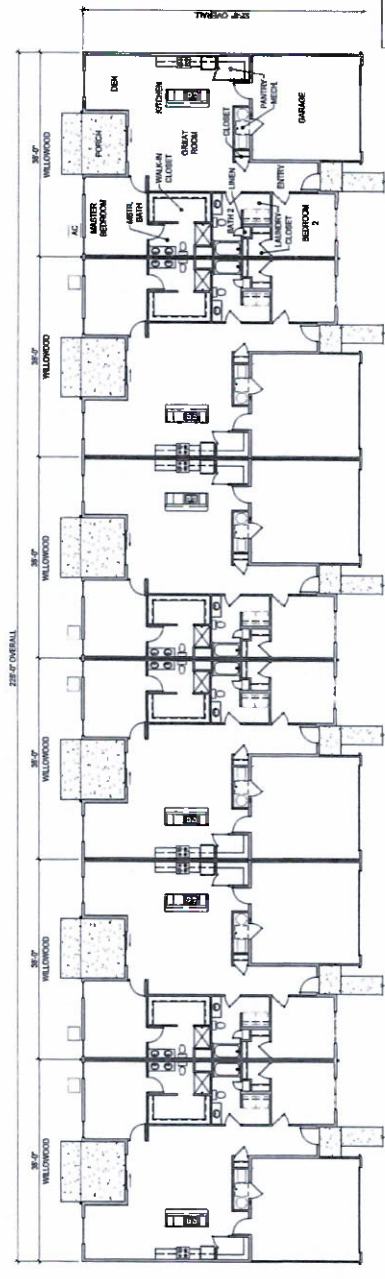
3/32" SCALE USE
ELEVATION ONLY AT
STREET VIEW ONLY



2 REAR ELEVATION
WILLOWOOD
SCALE: 1" = 1'-0"



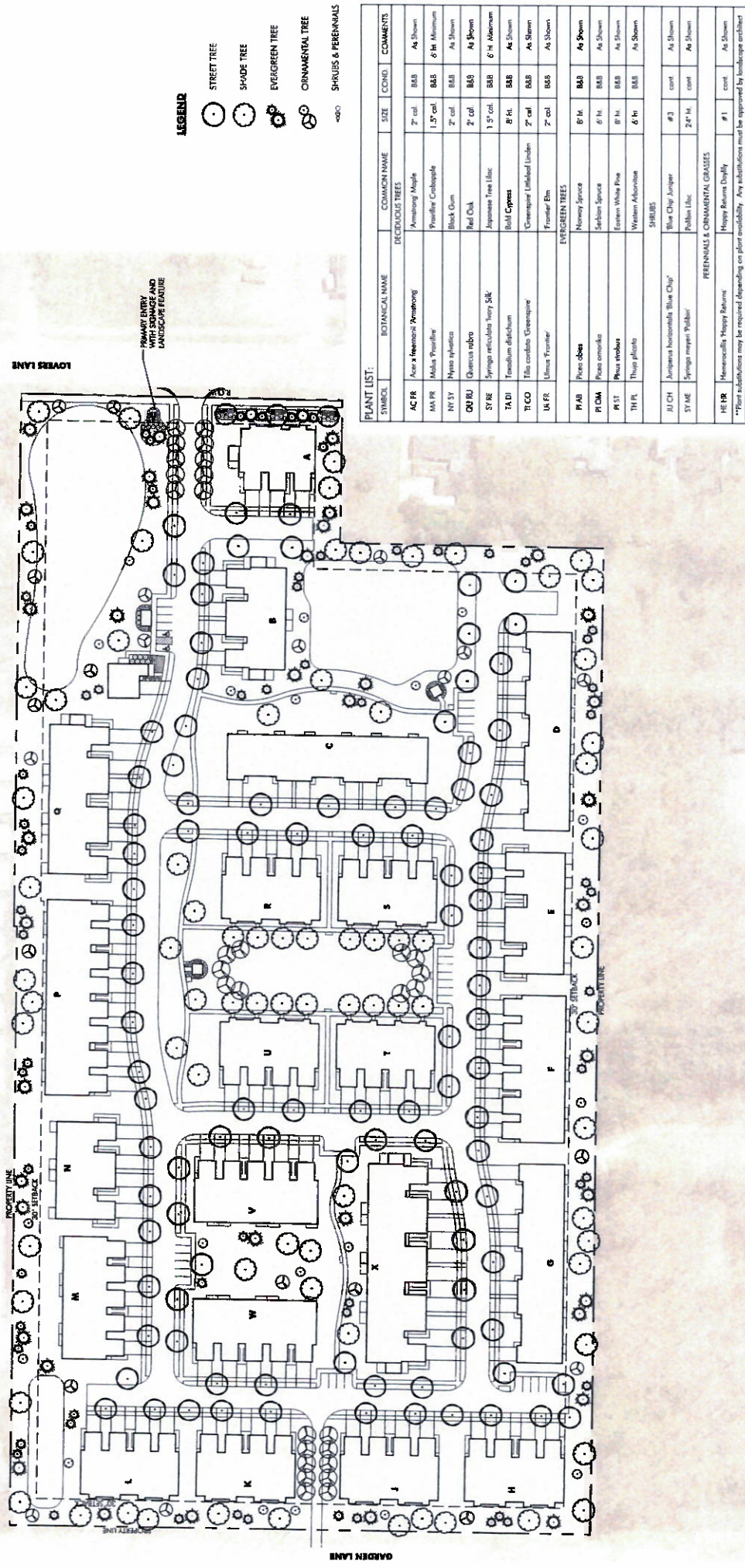
1 FRONT ELEVATION
WILLOWOOD
SCALE: 1" = 1'-0"

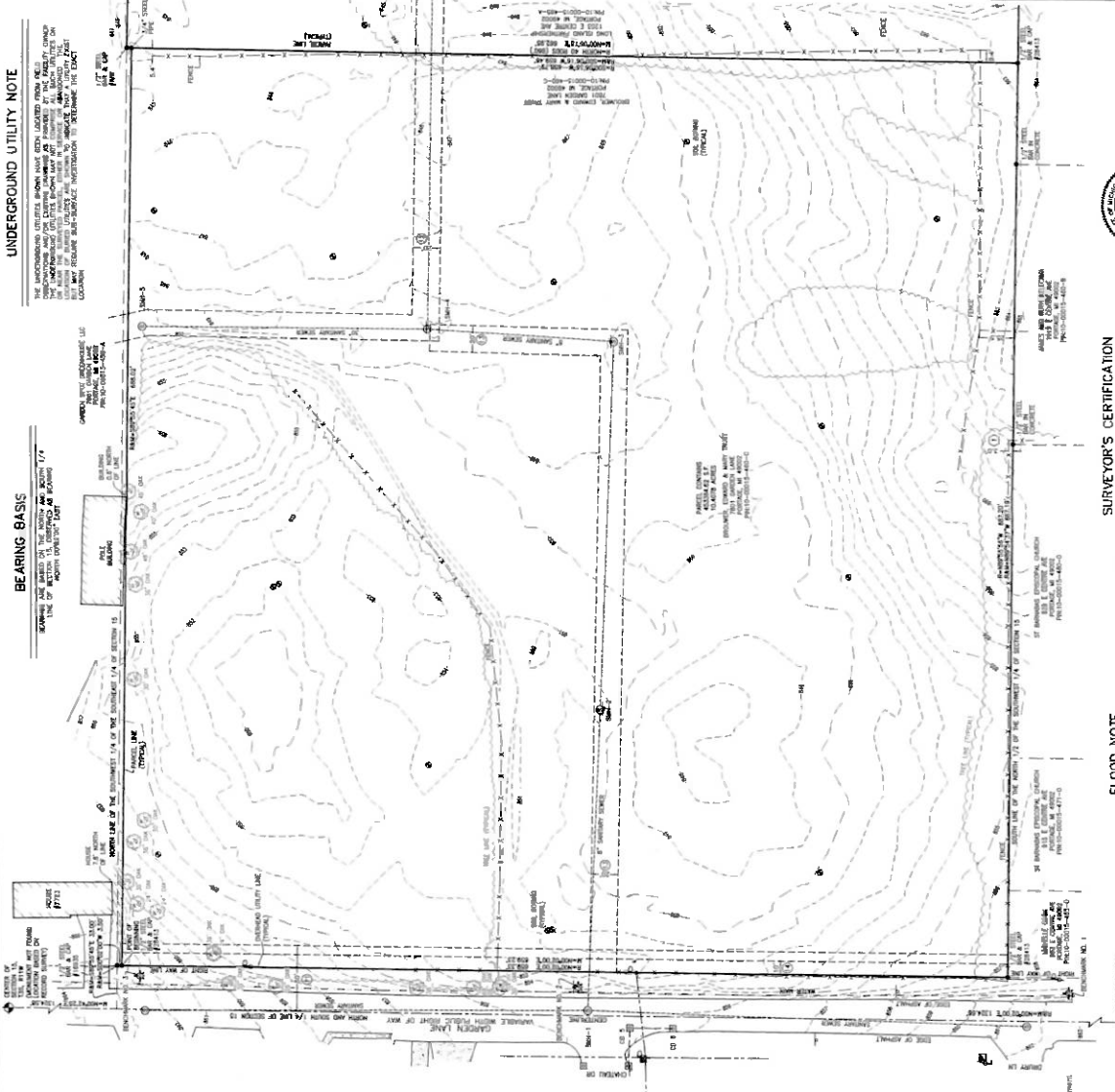


OVERALL FLOOR PLAN
WILLOWOOD
SCALE: 3/32" = 1'-0"

ITEM	MATERIAL/STYLE	COLOR
DECORATIVE LEAVES	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 3D	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PRETREATED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	WARRIOR
SHAKES	VINYL	WHITE
CORNER TRIM	VINYL	WHITE
STONE VENER	FRONTIER	CHOCOLATE VENT
OVERHEAD GARAGE DOOR	RAISED PANEL	WHITE
SHAKE TRIM	PINE TRIM	WHITE
6" x 6" SLUNG PATIO DOOR	VINYL	STANDARD WHITE WITH COLONIAL PATTERN
6" x 6" SLUNG PATIO DOOR	VINYL	WHITE

NOTES:
1. SEE SHEET FOR EACH UNIT TO BE PLACED IN EACH A PORTION AS TO BE PLACED IN SHEET
AND LUMBER FROM THE STREET OR ROAD





City of New York Community Development Corporation has received a \$200,000 loan from the City of New York Department of Finance to fund the construction of a new community center in the Bronx. The loan is for the purpose of providing a safe and healthy environment for the community. The loan is for the purpose of providing a safe and healthy environment for the community. The loan is for the purpose of providing a safe and healthy environment for the community.

[illegible][illegible]

RECORDED	TOWN 3 SOUTH	AVE. = AVENUE
MEASURED	RANGE 11 WEST	BVO. = BOULEVARD
CALCULATED	SQ. FT. = SQUARE FEET	CT. = COURT
NORTH	NE = NORTHEAST	RD. = ROAD
EAST	SE = SOUTHEAST	ST. = STREET
SOUTH	SW = SOUTHWEST	PID. = PARCEL AND
WEST	NW = NORTHWEST	OWNER IDENTIFICATION

BY CENSUS PLOTTING UNIT, THE PARCEL IS LOCATED IN ZONE X OF THE FLOOD
INSURANCE RATE MAP NUMBER 20070200200000 WHICH BEARS AN EFFECTIVE DATE OF
3/17/2015

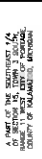
RE: Ransomed USA LLC, an Ohio limited liability company and First American Title Insurance Company?

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND/OR EXISTING DRAWINGS AS PROVIDED BY THE FACILITY GROUP. THE UNLOCATED UTILITIES SHOWN MAY NOT COMPREHEND ALL BELOW UTILITIES ON OR NEAR THE SURVEYED PARCELS, EITHER IN SERVICE OR ABANDONED. THE COORDINATION OF BURIED UTILITIES ARE SHOWN TO INDICATE THAT A UTILITY EXIST BUT MAY REQUIRE SUB-SURFACE INVESTIGATION TO DETERMINE THE EXACT LOCATION.

SEARCHED AND SERIALIZED ON THE NORTH AND SOUTH LINES OF SECTION 15, DISTRICT 40, BEAVER MOUNTAIN, DOWNTOWN, EAST

BENCHMARK NO. 1
TOP OF APPROX. 24" FIRE HYDRANT
ELEVATION: 881.74, NAD83 (JAN)

BENCHMARK NO. 2
TOP OF PLUMB BOLT UNDER THE LETTER

[illegible]

ZONING INFORMATION

A ZONING REVIEWER WAS NOT PROVIDED BY THE CLIENT FOR TABLE A (EQUATION 800). THE ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT-TO-AREA RATIO, AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS ARE MODIFIED TO REFLECT THE ZONING REQUIREMENTS.

City of Portage, County of Kalamazoo

the 1980s, the mean age of onset of dementia is 70 years, with 15% of cases occurring before age 65 years (Barnes, 1990). The prevalence of dementia in the elderly is 10% in the United States (Barnes, 1990). The prevalence of dementia in the elderly is 10% in the United States (Barnes, 1990). The prevalence of dementia in the elderly is 10% in the United States (Barnes, 1990).

[illegible]

7801 Garden Lane
Portage, MI

2,300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
WWW.GEODETICDESIGNS.COM

7 M NORM, P9 J000047462

RE: Ransomed USA LLC, an Ohio limited liability company and First American Title Insurance Company?

FLOOD NOTE

BY CHANGING ELEVATION ONLY, ONE PARCEL IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER DESIGNATED WHICH BEGINS AN EFFECTIVE DATE OF 1/17/2010

AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THE DETERMINATION OF APPLY FOR A VARIANCE FROM THE FLOOD INSURANCE RATE MAP NUMBER OF ZONE X

SOUTH 1/4 CORNER
SECTION 15, T35, R11W
LAYER 2, PAGE 543
HARRISON MONUMENT

ABBREVIATIONS

	RECORDED	T3S = TOWN 3 SOUTH	AVE. = AVENUE
	MEASURED	91W = RANGE 11 WEST	BVO. = BOULEVARD
	CALCULATED	SQ. FT. = SQUARE FEET	CT = COURT
NORTH		NE = NORTHEAST	RD. = ROAD
EAST		SE = SOUTHEAST	ST. = STREET
SOUTH		SW = SOUTHWEST	PID = PARCEL AND
WEST		NW = NORTHWEST	OWNER IDENTIFICATION



NOTES CORRESPONDING TO SCHEDULE B

- [illegible]

GENERAL NOTES

1. (1) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of PHYSICS in the year 1964:

2. (2) No change of membership has occurred since the last report.

3. (3) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of CHEMISTRY in the year 1964:

4. (4) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of BIOLOGY in the year 1964:

5. (5) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of PHYSIOLOGY in the year 1964:

6. (6) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of PSYCHOLOGY in the year 1964:

7. (7) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of PHILOSOPHY in the year 1964:

8. (8) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of ARTS in the year 1964:

9. (9) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of RELIGION in the year 1964:

10. (10) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of ETHICS in the year 1964:

11. (11) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of TECHNOLOGY in the year 1964:

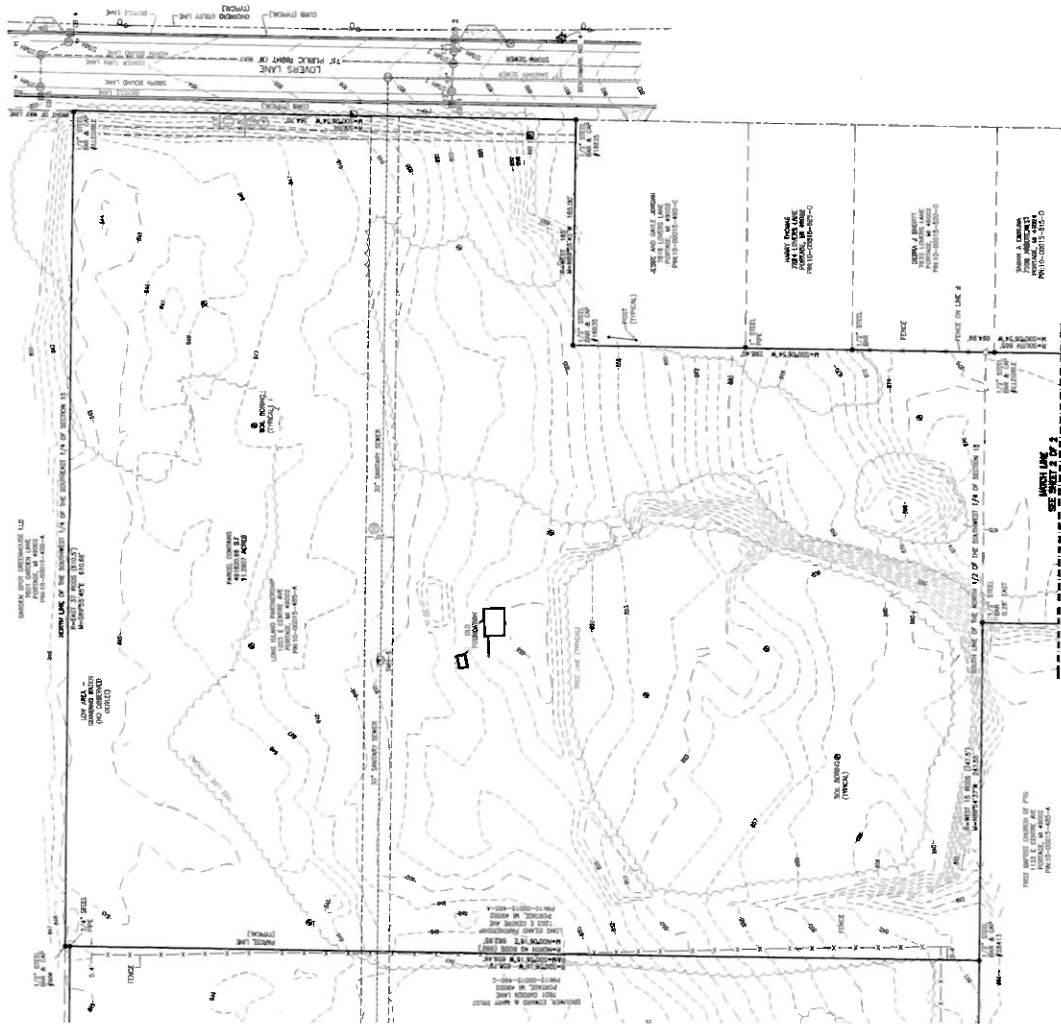
12. (12) The following are members of the INTERNATIONAL UNION OF PURE AND APPLIED CHEMISTRY who have contributed to the work of the UNITED STATES OF AMERICA in the field of SCIENCE in the year 1964:

LEGEND

- [illegible]

ABBREVIATIONS

- | | | | | | | | | | |
|---|---|------------|------|---|-----------|-------|-------|---|-----------------------|
| R | = | RECORDED | TIS | = | TOWN 3 | SOUTH | AVE | = | AVENUE |
| M | = | MEASURED | R118 | = | RANGE 11 | WEST | BLVD | = | BOLIVARD |
| C | = | CALCULATED | SQ | = | SQUARE | FEET | CT | = | COURT |
| N | = | NORTH | NE | = | NORTHEAST | | RD | = | ROAD |
| E | = | EAST | SE | = | SOUTHEAST | | ST | = | STREET |
| S | = | SOUTH | SW | = | SOUTHWEST | | PRD | = | PANCEL AND |
| W | = | WEST | NW | = | NORTHWEST | | OWNER | = | OWNERS IDENTIFICATION |



FLOOD NOTE

[illegible]

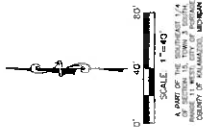
BEARING BASIS

ENCLOSURES ARE BASED ON THE SOUTH LINE OF SECTION 18.
AS SHOWN ON PLAT 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842

UNDERGROUND UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWING WERE BEEN LOCATED FROM FIELD OBSERVATIONS AND/OR EXISTING DRAWINGS AS PROVIDED BY THE FACILITY. THE UNDERGROUND UTILITIES SHOWS MAY NOT COMPARE ALL BEEN UTILITIES OR NEAR THE SURVEYED PARCEL, ESPECIALLY IN SERVICE OR ABANDONED. THE LOCATION OF SURVEYED UTILITIES ARE SHOWN TO INDICATE THAT A UTILITY FACILITY MAY REQUIRE SUB-SURFACE INVESTIGATION TO DETERMINE THE EXACT LOCATION.

BENCHMARKS



SANITARY SEWER INVENTORY

1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300
1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300

SIGNIFICANT OBSERVATIONS

THESE ARE NO ORDINARY PERSONAL DOCUMENTS OR PHOTOGRAPHS.

ZONING INFORMATION

A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT FOR TABLE A 86d) AND 66b) THE ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS ARE NOT SHOWN HEREIN.

DESCRIPTION

City of Portland, County of Multnomah

"ALTA/NSPS LAND TITLE SURVEY"

DATE	TIME	REVISION	BY	PROJECT
Bergmann 7801 Garden Lane Portage, MI				
SCALE: 1" = 40' DATE: JANUARY 22, 2020				
DRAWN BY: BW SHEET 1 OF 1				

REDWOOD PORTAGE

LOWERS LANE
PORTAGE, MI 49002



7510 E. PLEASANT VALLEY RD
INDEPENDENCE, OH 44131



Bergmann Architects, Inc.
11100 W. 15th Ave., Suite 200
Boulder, CO 80501
Tel: 303.440.8877
Fax: 303.440.8878
www.bergmannarchitects.com

DATE: 01/11/2017

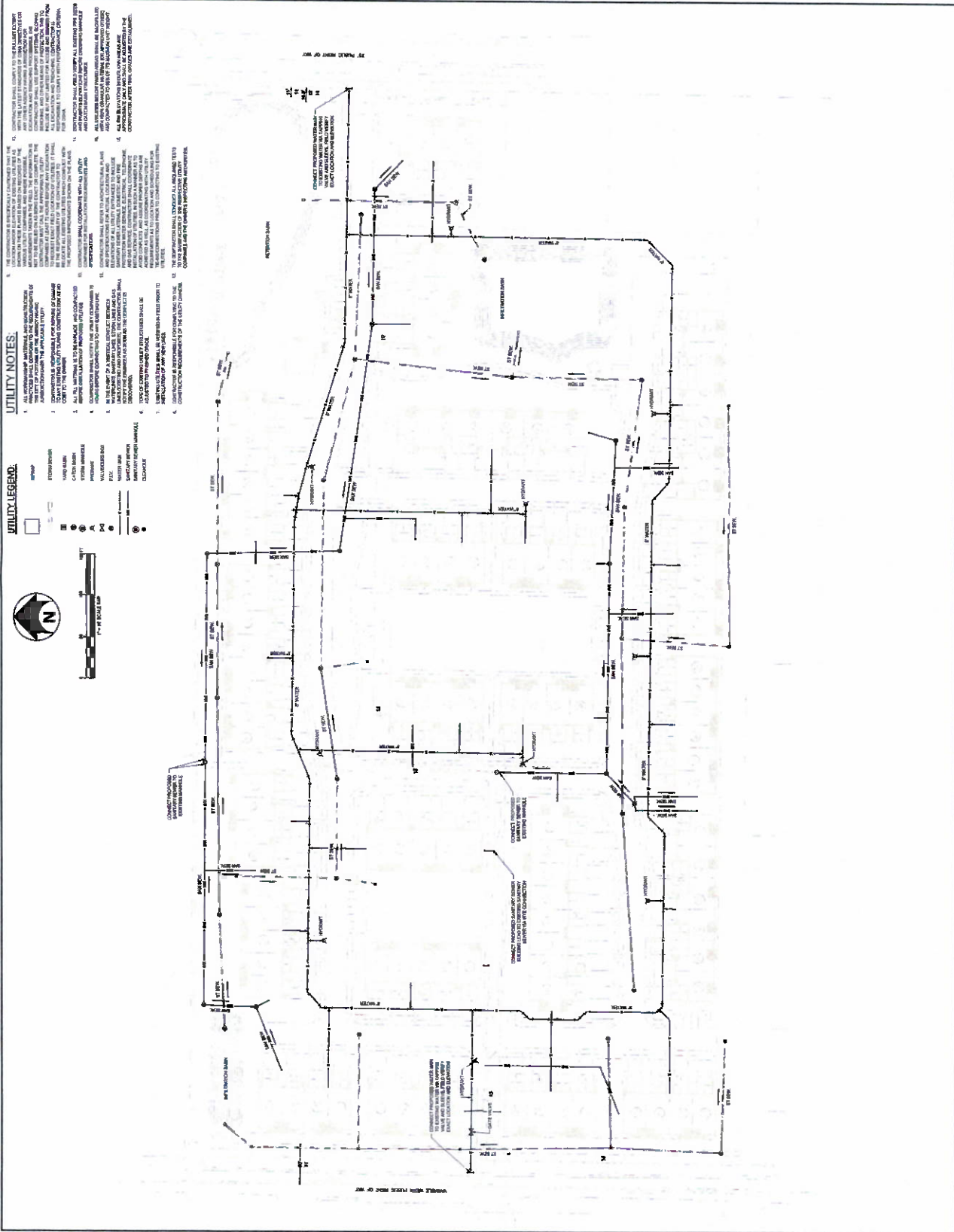
Not For Construction

Design: Bergmann Architects, Inc.
Drawn: Bergmann Architects, Inc.

Project No.	17-001
Sheet No.	111
Scale	1" = 100'
Date	01/11/2017

PRELIMINARY UTILITY PLAN

C110



LOVERS LANE
PORTAGE, MI 49002



7510 E. PLEASANT VALLEY RD
INDEPENDENCE, OH 44131



Bergman Associates Architects, Engineers,
Landscape Architects & Surveyors, O.P.C.
2050 West Sashway Hwy.

Not For Construction

Report Number	Report No
CRANFORD PG	1 CRANFORD PG
Report to	Draw by
CRANFORD PG	1 CRANFORD PG
Plot Number	Zone Number
14377.00	14377.00

PRELIMINARY GRADING PLAN

C120



Michael West

From: Beth Koopsen <bkoopsen@yahoo.com>
Sent: Thursday, July 09, 2020 3:29 PM
To: Michael West; Beth Koopsen
Subject: Redwood PD Lovers Lane

CAUTION: THIS EMAIL IS FROM AN EXTERNAL SENDER Do not click on links or open attachments unless this is from a sender you know and trust.

Michael West
Senior City Planner
City of Portage, MI

Thank you for our phone conversation this afternoon relative to the potential residential development of Redwood Living a Planned Development at 7801 Garden Lane.

My brother Adrian Koopsen (7612 Garden Lane) own the vacant lot at 626 Drury Lane.

I would like to express my support for this development for the following reasons:

- 1) because it is planned as a "PD Planned Development" - this allows the community (neighbors, City staff, Planning Commission and City Commission) to evaluate this project (site plan, density, building design, materials, access,) prior to approving or rejecting the project. It is my understanding if this were to "fall through" the next applicant may request a simple request to rezone to multi family and then the developer could do anything they want within the City and State codes and ordinances. This property will not remain a "horse pasture"!
- 2) because it appears to be a development "residential" in character (single level, garages, finishes,)
- 3) it addresses the concern of traffic / access on Garden Lane (only access is via Lovers Lane)
- 4) as part owner of 626 Drury Lane and Garden Lane Apartments (7612 Garden Lane) we are concerned both as neighbors and "competitors". Our vacant lot at 626 Drury Lane (abutting this site - diagonally across Garden Lane) over looks this site and Garden Lane Apartments is just a few blocks to the north. I believe this development will enhance our neighborhood and increase the value our property values.
- 5) Basically, this just seems like a good use of this parcel of land and I appreciate the sensitivity this plan takes to the existing residential neighborhood to the west

The only suggestion I might raise is that if it were possible to require the entire plan to shift east 20 - 30 feet and show a green / tree strip along Garden Lane. This might elevate some of the concerns of the neighbors to the north (extend that tree strip tot he north west corner) and west.

I will not be able to make the meeting this evening but will plan on attending your next meeting.

Please let me know if you have any questions.

Bill Koopsen

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020
Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/property owner. June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES, the wooded area east of Garden Ln, West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood (who will be effected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 820 Drury Lane and count the petitions to ensure we have the necessary 20%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at portagecityinfo@gmail.com. I will do my best to reach out to our local elected officials with any and all concerns.

• If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.
Katie

Petition Against zoning application #19/20-4

Property Owner's name/ address

Katie Fairbanks 820 Drury Lane, Portage, WI 54982

Property Owner's signature/ date

 6/25/2020

****PLEASE ALSO CONSIDER INPUT AND CONCERNS IN E-MAILS.**

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner. June 15th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes 118.4 ACRES- the wooded area east of Garden Ln, West of Lovers Lane, North of Center. Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

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Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood (who will be effected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 520 Quarry Lane and mount the petitions to ensure we have the necessary 20%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote. Only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at yourconcerns@portagecity.org. I will do my best to reach out to our local elected officials with any and all concerns.

"If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition."

Thank you for your time and keeping our neighborhood safe.

Kelle

Petition against zoning application #19/20-4

Property Owner's name/ address:

Kelle Kidd 7224 Lovers Lane

Property Owner's signature/ date:

Kelle Kidd

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020

Hi to Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner. June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (L.R. 4 M.R.S. the wooded area east of Garden Ln, West of Levers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS MAY 9th at 7pm at Portage City Hall. Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, but not limited to, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flow, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2.3 house perimeter of this new development, leaving most of the neighborhood (who will be affected as well) in the dark. I am taking on the expense of informing the neighborhood. If I ask if that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 820 Drury Lane and count the petitions to ensure we have the necessary 20%), please note that even with over 20% owner's participation, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please email me at benjamin.brown@portagecity.org.

Will do my best to reach out to our local elected officials with any and all concerns.

If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage sending your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

Best!

Petition against zoning application 2020/20-4

Property Owner's name/ address

Benjamin Brown / Karen Newmeyer: 7635 Garden Ln

Staci Brown

Property Owner's signature/ date

6-25-2020 6-25-2020 6-25-2020

Staci Brown

Benjamin Brown

Benjamin Brown

Benjamin Brown

Benjamin Brown

Benjamin Brown

Benjamin Brown

Benjamin Brown

Benjamin Brown

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020

Hello neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner. June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (19.4 ACRES, the wooded area east of Garden Ln, West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

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Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, but not limited to, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flow, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 hour perimeter of this new development, leaving most of the neighborhood (who will be effected as well) in the dark. I am taking on the expense of informing the neighborhood, as I ask is that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 820 Deary Lane and count the petitions to ensure we have the necessary 20%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at kate@portagecityneighbors.org. I will do my best to reach out to our local elected officials with any and all concerns.

If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe!
Kate

Petition against zoning application #19/20-4

Property Owner's name/ address:

Chad Barrios Portage, MI 49002
720 Drury Ln

Property Owner's signature/ date

 6/20/20

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 7/1 6/24/2020

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner June 19th 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (13.4 ACRES - the wooded area east of Garden Ln, West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 100 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including: land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood (who will be effected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this petition, and return it to either City Hall or myself (I will provide a drop box at 820 Drury Lane and count the petitions to ensure we have the necessary 70%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to spread to our elected officials and protest our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at mcnnes@portagecitywi.com. I will do my best to reach out to our local elected officials with any and all concerns.

**If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and helping our neighborhood safe.
Name

Petition against zoning application #19/20-4

Property Owner's name/ address:

Daniel and Michelle McNnes
7910 Lovers Lane, Portage, WI 54902

Property Owner's signature/ date:

Michelle McNnes 7/1/20

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful!

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/property owner. June 15th 2010, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES, the wooded area east of Garden Ln, West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Doring would construct 109 apartments (each approximately allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEADING FOR THIS APPLICATION IS MAY 9th at 7pm at Portage City Hall.

Due to the current conditions, the hearing will likely be minutes. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

For the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, but not limited to, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2.1 house perimeter of the new development, leaving most of the neighborhood (who will be affected as well as the park, I am leaving on the expense of informing the neighborhood, all I ask is that you complete this petition, and return it to either City Hall or myself. It will provide a sign box at 633 Drury Lane and count the petitions in advance and have the secretary 2010. Please note that even with over 20% correct petitioning, plans can still go through to the City Council for a vote only needing 2/3 vote to pass. This is why it is essential for us to speak to our elected officials and protect our neighborhood. Why about 1,000 signatures!

If you have any questions/concerns/feedback, please e-mail me at debra.shurt@portagecity.org or call me at 781-222-0000.

*If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this letter. I also encourage adding your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe!
Katie

Petition against zoning application #18/20-4

Property Owner's name/ address

Debra Shurt
7812 Lovers Lane, Portage, OR

Property Owner's signature/ date

Debra Shurt 7/14/2010

Please don't approve the rezoning -
It will cause so much destruction of the natural environment.
Too noisy, too crowded, etc
I live at 7832 Lovers Lane and the Apartments would doublestack my beautiful back yard.

No rezoning please!!
Debra Shurt

I am against the new zoning for the new housing project.
It would cause more pollution - more noise more traffic use of more valuable water - and electricity -
The destruction of nature is wrong - in this case trees provide homes to animals + shelter - we have turkeys, bunnies, raccoons, deer + other animals who need the trees.

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner. June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES: the wooded area east of Garden Ln, West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood (who will be effected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 870 Drury Lane and count the petitions to ensure we have the necessary 20%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at portagecityplanning@gmail.com. I will do my best to reach out to our local elected officials with any and all concerns.

••• If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition. Thank you for your time and keeping our neighborhood safe.

Petition against zoning application #13/20-4

Property Owner's name/ address:

7806 Garden Ln
Portage MI 49002

Property Owner's signature/ date

 7-7-2020

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/21/2020

Hedder Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner. June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES: the wooded area east of Garden Ln, West of Lover's Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Leasing would construct 100+ apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood (who will be affected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this short petition and return it to either City Hall or myself. It will provide a drop box at 820 Drury Lane and count the petitions to ensure we have the necessary 20%. Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protest our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at hedderneighb@outlook.com. I will do my best to reach out to our local elected officials with any and all concerns.

• If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition. Thank you for your time and keeping our neighborhood safe.

xallie

Petition against zoning application #19/20-4

Property Owner's name/ address:

Gregory D Greenman
724 Chatham
Dorset, VT 05430

Property Owner's signature/ date:

Greg D Greenman
25 June 2020

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020
Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES: the wooded area east of Garden Ln, West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.
Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood when will be effected as well in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this short petition, and return it to either City Hall or myself. I will provide a drop box at 820 Drury Lane and count the petitions to ensure we have the necessary 20%. Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at sureddadadp@gmail.com. I will do my best to reach out to our local elected officials with any and all concerns.

**If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

Katie

Petition against zoning application #19/20-4

Property Owner's name/ address:

Jacobs and Rachel! Blok

8006 Chateau Dr. Portage WI 54902

Property Owner's signature/ date:

Katie 7/1/2020

Rachel Blok 7/1/2020

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/17/2020

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/property owner, June 15th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES) the wooded area east of Garden Ln. West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 100 apartments (each apartment allowing 2 vehicles and up to 3 pets per apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important **AS** all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notes: "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of services and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2.5 hour period (at the end of the new development, leaving most of the neighborhood who will be affected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this short petition, and return it to a local City Hall or myself (I will provide a drop box at 820 Green Lane and count the petitions to ensure we have the necessary 20%). Please note that we will be 20% owners participating. Plans can still go through to the City Council for a vote, only needing 1/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/concerns/feedback, please e-mail me at portagecityplanning@gmail.com. I will do my best to reach out to our local elected officials with any and all concerns.

If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

Katie

Petition against zoning application #18/20-4

Property Owner's name and address:

5-11 Fern Bay
802 Ludgate Lane, Portage, WI 54907

Property Owner's signature and date:

Dei Bupri 6-30-20

duo

When we bought this house, that previous stated as residential! Not commercial or for apartments! We wanted a quiet neighborhood with little traffic to raise our kids. And since we DO NOT have side walks on our street, ~~the~~ the neighbor kids have to walk, the the neighbor kids have to walk, ride bikes & scooters in the road! with so many cars from the apartments going up & down the street, something is inevitable to happen to one of them. We are only about 500 ft. from where this is located. I am so disappointed in Portage to even think of allowing this just for more tax dollars! How wrong. No, please keep our neighborhood safe & quiet. Say, No.

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner. June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES the wooded area east of Garden Ln, West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall. Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, **land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values.**"

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood (who will be effected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 820 Drury Lane and count the petitions to ensure we have the necessary 20%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at noreddheadrgh@gmail.com. I will do my best to reach out to our local elected officials with any and all concerns.

••If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

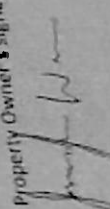
Katie

Petition against zoning application #19/20-4

Property Owner's name/ address:

Jennifer Wain 825 Drury Lane Portage MI 49802

Property Owner's signature/ date:

 6/25/2020

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner. June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES- the wooded area east of Garden Ln, West of Towers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood (who will be affected as well) in the dark. I am taking on the expense of informing the neighborhood. 481 ax is that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 820 Dairy Lane and count the petitions to ensure we have the necessary 20%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at neighborkate@gmail.com. I will do my best to reach out to our local elected officials with any and all concerns.

**If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

Kate

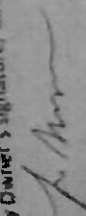
Petition against zoning application #1920-4

Property Owner's name/ address:

Lanore's Mum

7723 Garden Lane Portage, MI 49002

Property Owner's signature/ date:

 6/24/20

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner since 10th 2020, the Portage City Planning Commission on 10th a letter regarding an application for zoning changes (10th 1 A.C.R.S. the wooded area east of Garden Ln, West of Lovers Lane, north of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets per apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS MAY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately 4-5 local residents of this new development, leaving most of the neighborhood (who will be affected as well as the dark 14m taking on the expense of informing the neighborhood, all I ask is that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 830 Gray Lane and count the petitions to ensure we have the necessary 20%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote. Only, needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protest our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at katie@redwoodliving.com. I will do my best to reach out to our local elected officials with any and all concerns.

••• If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

Katie

Petition Against Rezoning Application #18720-4

Property Owner's name/ address:

Laura Jean Winters
830 Judgate Ln
Portage, WI 54902

Property Owner's signature/ date:

Laura Jean Winters please read this →

To whom it may concern,

As I was buying my home at 830 Judgate Lane 34 years ago, I was informed the neighborhood was for

future development, and for single family homes. I don't need a bait and switch. I do not want

my peace and quiet disrupted by 109 apartments. This area can't, in my opinion, safely handle and accommodate people living here. Please do not approve the proposed zoning change.

Laura J. Winters

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner. June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (13.4 ACRES, the wooded area east of Garden Ln. West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of the new development, leaving most of the neighborhood (who will be effected as well) in the dark. I am asking on the expense of informing the neighborhood. All I ask is that you complete this short petition and return it to either City Hall or myself (it will provide a drop box at 820 Drury Lane and count the petitions to ensure we have the necessary 20%). Please note that even with over 20% owners petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at outbackwoodland@gmail.com. I will do my best to reach out to our local elected officials with any and all concerns.

•• If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

Katie

Petition against zoning application #19-02-4

Property Owner's name/ address: Shore Lane, North Hills, Greenman

730 Chateau

Property Owner's signature/ date:

For Logan Michael Moore
June 24, 2020

9
ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020
Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/property owner. June 19, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18-A-AC05, the wooded area east of Garden Ln, West of Tavern Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 200 apartments, (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a variety of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property taxes."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2.3 house perimeter of this rezoning development, leaving most of the neighborhood (who will be effected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete the short petition, and return it to either City Hall or myself (I will provide a drop box at 8:00 PM - I also and count the petitions to ensure we have the necessary 20%). Please note that every 20% of owners get hearing, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is essential for us to speak to our elected officials and protect our neighborhood.

If you have any questions/concerns/feedback, please e-mail me at stevet@redwoodliving.com or call me at 414-251-1000 with any and all concerns.

We do my best to reach out to our local elected officials with any and all concerns. If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

Katie

Petition against zoning application 18/20-4

Property Owner's name/ address:

Steve & Lydia Swafford 108 Dairy Lane
Wright, WI 53092

Property Owner's signature/ date

Lydia Swafford 6/21/2020
Steve Swafford 6/18/2020

We oppose Redwood Living Constructing apartments in our neighborhood because we believe in the long run, it would negatively impact the peace and quiet that we cherish in our neighborhood. But more importantly the safety of our streets. There are many young families here with small children. Building an apartment complex in our area will greatly increase vehicular traffic on our streets, which will pose a greater risk to our children and residents in our neighborhood. We are 100% AGAINST having Redwood Living build their apartments in this neighborhood. Thank you for taking our concerns into your consideration.

Steve & Lydia Swafford

ACTION NEEDED ASAP! Please help keep our neighborhood peaceful! 6/24/2020

Hello Neighbors,

I am writing not only as a neighbor, but as a concerned citizen/ property owner, June 19th, 2020, the Portage City Planning Commission sent out a letter regarding an application for zoning changes (18.4 ACRES the wooded area east of Garden Ln, West of Lovers Lane, North of Center). Currently this property is zoned for use as single family homes.

With this change, Redwood Living would construct 109 apartments (each apartment allowing 2 vehicles and up to 3 pets PER apartment). This would increase traffic and noise in the neighborhood drastically.

THE FIRST HEARING FOR THIS APPLICATION IS JULY 9th at 7pm at Portage City Hall.

Due to the current pandemic, the hearing will likely be remote. It is important we all voice our opinions. This could have a devastating impact on our peaceful neighborhood and our property values.

Per the notice, "The Planning Commission will consider a *variety* of issues associated with the rezoning proposal including, land use, the effects of the zoning change on the character of the surrounding neighborhood, anticipated changes in traffic flows, availability of utilities and property values."

I have been in contact with numerous city officials, trying to gain information and voice my concerns. I need your help. The city only notified approximately a 2-3 house perimeter of this new development, leaving most of the neighborhood (who will be effected as well) in the dark. I am taking on the expense of informing the neighborhood, all I ask is that you complete this short petition, and return it to either City Hall or myself (I will provide a drop box at 820 Drury Lane and count the petitions to ensure we have the necessary 20%). Please note that even with over 20% owner's petitioning, plans can still go through to the City Council for a vote, only needing 2/3 vote to pass. This is why it is detrimental for us to speak to our elected officials and protect our neighborhood.

If you have any questions/ concerns/ feedback, please e-mail me at sondabay@portagecitywi.com. I will do my best to reach out to our local elected officials with any and all concerns.

• If you are interested in voicing your opinion and participating in this petition, please print your name, address, and sign and date this form. I also encourage writing your own statements on the back of this petition.

Thank you for your time and keeping our neighborhood safe.

Katie

Petition against zoning application #19/20-4

Petitioner's name/ address: Sharon Mary Lane 801 Drury Lane
Portage, WI 54982

801 Drury Lane
Portage, WI 54982

Property Owner's signature/ date:

[Signature] 25 June 2020

Petitioner's name/ address: Peter Greenman 801 Drury Lane
Portage, WI 54982
[Signature] 6-25-2020

**FIRST READING
CITY OF PORTAGE, MICHIGAN
NOTICE**

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE CITY OF PORTAGE AND ALL OTHER INTERESTED PERSONS.

NOTICE IS HEREBY GIVEN, that an Ordinance to amend Article 4 (Zoning) of Chapter 42 of the Codified Ordinances of Portage, Michigan, was introduced for first reading at a regular meeting of the City Council held on _____, 2020, and that the Council will hold a public hearing on the proposed amendment at the Portage City Hall in said City on _____, 2020, at 7:00 p.m. or as soon thereafter as may be heard.

NOTICE IS FURTHER GIVEN that the proposed amendment to Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan reads as follows:

THE CITY OF PORTAGE ORDAINS:

That Article 4 (Zoning) of Chapter 42, of the Codified Ordinances of Portage, Michigan, Official Zoning Map, be amended as follows:

<u>Street Address</u>	<u>Parcel ID Numbers</u>
7801 Garden Lane	00015-460-C
1203 East Centre Avenue (northern 660 feet)	00015-490-B

From R-1B, one family residential to PD, planned development or any other classification permitted by law.

PLEASE TAKE FURTHER NOTICE that if the owners of at least twenty percent (20%) of the area of land included in the proposed zoning change, or if the owners of at least twenty percent (20%) of the area of land included within an area extending outward one hundred feet (100') from any point on the boundary of the land included in the proposed change, excluding public right-of-way or other publicly owned land, file a written protest petition against the proposed amendment presented to the City Council before final legislative action on the amendment, a two-thirds vote of the City Council will be required to pass the amendment.

Dated: _____

Erica Eklov, City Clerk

(App #19/20-4)

TO: Honorable Mayor and City Council

FROM: Joseph La Margo, City Manager



SUBJECT: Michigan Municipal League Annual Meeting

SUPPORTING PERSONNEL: Erica Eklov, City Clerk

ACTION RECOMMENDED: Designate the City Manager as the official City of Portage voting representative for the Michigan Municipal League Annual Meeting.

Per the attached notice dated July 28, 2020 from the Michigan Municipal League (MML), the MML Annual Meeting is scheduled to take place virtually on Tuesday, September 29 as part of the Annual Convention.

The MML has requested that each member municipality designate a voting delegate who will be in attendance at the MML Convention to cast a vote on behalf of the city as an official representative.

As attendance at part of the MML Convention was already planned by the City Manager, it is recommended that City Council designate the City Manager as the official City of Portage voting representative for the Michigan Municipal League Annual Meeting.

FUNDING: Not Applicable.

Attachments: 1. Communication from the Michigan Municipal League

July 28, 2020

Michigan Municipal League Annual Meeting Notice

(Please present at the next Council, Commission or Board Meeting)

Dear Official:

The Michigan Municipal League Annual Convention will be held as an online virtual conference September 29 - October 2, 2020. The League's "Annual Meeting" is scheduled for 3:00 pm on Tuesday, September 29. The meeting will be held for the following purposes:

1. Election of Trustees. To elect six members of the Board of Trustees for terms of three years each (see #1 on page 2).
2. Policy. A) **To vote on the Core Legislative Principles document.**

In regard to the proposed League Core Legislative Principles, the document is available on the League website at <http://www.mml.org/delegate>. If you would like to receive a copy of the proposed principles by fax, please call Monica Druks at the League at 800-653-2483.

B) **If the League Board of Trustees has presented any resolutions to the membership, they also will be voted on.** (See #2 on page 2.)

In regard to resolutions, member municipalities planning on submitting resolutions for consideration by the League Trustees are reminded that under the Bylaws, they must be submitted to the Trustees for their review by **August 28, 2020.**

3. Other Business. To transact such other business as may properly come before the meeting.

Designation of Voting Delegates

Pursuant to the provisions of the League Bylaws, you are requested to designate by action of your governing body one of your officials who will be in attendance at the Convention as your official representative to cast the vote of the municipality at the Annual Meeting, and, if possible, to designate one other official to serve as alternate. Please submit this information through the League website by visiting <http://www.mml.org/delegate> **no later than August 28, 2020.**

Voting Delegates must have access to a computer with reliable internet connection and a smartphone. Delegates will be sent login information and instructions the week of Convention.

We love where you live.



Regarding the designation of an official representative of the member to the annual meeting, please note the following section of the League Bylaws:

“Section 4.4 - Votes of Members. Each member shall be equally privileged with all other members in its voice and vote in the election of officers and upon any proposition presented for discussion or decision at any meeting of the members. Honorary members shall be entitled to participate in the discussion of any question, but such members shall not be entitled to vote. The vote of each member shall be cast by its official representative attending the meeting at which an election of officers or a decision on any proposition shall take place. Each member shall, by action of its governing body prior to the annual meeting or any special meeting, appoint one official of such member as its principal official representative to cast the vote of the member at such meeting, and may appoint one official as its alternate official representative to serve in the absence or inability to act of the principal representative.”

1. Election of Trustees

Regarding election of Trustees, under Section 5.3 of the League Bylaws, six members of the Board of Trustees will be elected at the annual meeting for a term of three years. The regulations of the Board of Trustees require the Nominations Committee to complete its recommendations and post the names of the nominees for the Board of Trustees at least four hours before the hour of the business meeting.

2. Statements of Policy and Resolutions

Regarding consideration of resolutions and statements of policy, under Section 4.5 of the League Bylaws, the Board of Trustees acts as the Resolutions Committee, and “no resolution or motion, except procedural and incidental matters having to do with business properly before the annual meeting or pertaining to the conduct of the meeting, shall be considered at the annual meeting unless it is either (1) submitted to the meeting by the Board of Trustees, or (2) submitted in writing to the Board of Trustees by resolution of the governing body of a member at least thirty (30) days preceding the date of the annual meeting.” Thus the deadline this year for the League to receive resolutions is **August 28, 2020**. Please submit resolutions to the attention of Daniel P. Gilmartin, Executive Director/CEO at 1675 Green Rd., Ann Arbor, MI 48105. Any resolution submitted by a member municipality will go to the League Board of Trustees, serving as the resolutions committee under the Bylaws, which may present it to the membership at the Annual Meeting or refer it to the appropriate policy committee for additional action.

Further, “Every proposed resolution submitted by a member shall be stated in clear and concise language and shall be accompanied by a statement setting forth the reasons for recommending the proposed resolution. The Board shall consider the proposal at a Board meeting prior to the next annual meeting and, after consideration, shall make a recommendation as to the advisability of adopting each such resolution or modification thereof.”

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3. Posting of Proposed Resolutions and Core Legislative Principles

The proposed Michigan Municipal League Core Legislative Principles and any new proposed Resolutions recommended by the Board of Trustees for adoption by the membership will be available on the League website to permit governing bodies of member communities to have an opportunity to review such proposals and delegate to their voting representative the responsibility for expressing the official point of view of the member at the Annual Meeting.

The Board of Trustees will meet on Tuesday, September 29 for the purpose of considering such other matters as may be requested by the membership, in addition to other agenda items.

Sincerely,



Brenda F. Moore
President
Mayor Pro Tem, City of Saginaw



Daniel P. Gilmartin
Executive Director & CEO



We love where you live.

Minutes of Boards & Commissions

City of Portage
Historic District Commission
Wednesday, June 3, 2020 – WebEx (Virtual) Meeting

Meeting Called to Order: 8:19 a.m. The meeting was held virtually in accordance with the Governor's Executive Directive 2020-02 in light of COVID-19. The following members were present via the WebEx meeting platform.

Members Present: Duniphin, Lopez, Maytnier, vanLonkhuyzen, Meyle, Nemeth.

Members Absent: Lopez moved, seconded by Nemeth, to excuse Commissioner Custer; motion passed 6-0.

Members Resigned: Barton & Grunert.

Staff: Kyle Mucha, Zoning & Codes Administrator.

Guest(s): Mary Beth Block, Communications Manager, City of Portage.

Approval of Minutes: Lopez moved, seconded by Meyle, to approve the March 4, 2020 meeting minutes as submitted; motion approved 6-0.

Announcement:

- a. Council Address to be held in July/August, 2020 at 7:00 p.m.
- b. Staff member Mucha informed the Commission that Commissioner Barton had submitted his resignation on Monday, June 1, 2020 effective immediately. Mucha also informed the Commission that Commissioner Grunert had to resign due to no longer being a resident of the City of Portage.

Old Business:

- a. 8009 Cox's Drive. Staff member Mucha provided a brief update to the Commission regarding Mr. Kasten's application as it pertained to the removal of the school house at 8009 Cox's Drive from the Historic District. Mucha indicated no further information has been received by the applicant and recommended the Commission revisit the application at a later date, or upon receipt of additional information from the property owner.

New Business:

- a. 6638 Angling Road – Katie vanLonkhuyzen: Porch Window Replacement. vanLonkhuyzen, representing herself as the applicant, summarized the application to replace a screened porch with reproduction windows. vanLonkhuyzen indicated the new windows would be more style appropriate to the historic nature of the home, compared to the existing screen porch.

Nemeth complimented the applicant on the level of detail in regards to the submitted renderings.

Duniphin indicated the proposed work on the porch would add character to the home and inquired about the proposed color to be used. vanLonkhuyzen responded that the color is anticipated to be architecturally appropriate. vanLonkhuyzen also indicated that the proposed work would be more detailed and have a full radius arch in the top section of windows.

Meyle complimented the applicant on the proposed style and vision for the porch.

Meyle moved, seconded by Duniphin, to grant a Certificate of Appropriateness to the applicant (K. vanLonkhuyzen, 6638 Angling Road) in response to the application dated May 22, 2020 as submitted. Motion passed 5-0 with Commissioner vanLonkhuyzen abstaining.

Public Comments:

- a. No members of the public present for the June 3, 2020 Historic District Commission meeting.

Member Comments:

- a. Duniphin indicated that the Fall Festival, planned with the Portage Parks & Recreation, tentatively scheduled for October 2020 has been placed on hold due to the current public health crisis. Duniphin indicated that should the public health crisis improve, further discussion would be forthcoming as it relates to the Fall Festival and suggested waiting until July or August to discuss further.

Adjournment: There being no further comments or business, Nemeth moved, seconded by Lopez, to adjourned the Historic District at 8:41 a.m. Motion passed 6-0.

Respectfully submitted,



Kyle Mucha
Zoning & Codes Administrator

PLANNING COMMISSION

July 9, 2020

The City of Portage Planning Commission meeting of July 9, 2020 was called to order by Chairman Corradini at 7:00 p.m. Pursuant to Michigan Governor Whitmer's Executive Order 2020-129, this meeting was held in-person with the continued option for Commissioners, staff and the public to participate remotely via a phone-in option.

IN ATTENDANCE

Michael West, Senior City Planner and Randy Brown, City Attorney (phone-in participation).

ROLL CALL

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

APPROVAL OF MINUTES

Chairman Corradini referred the Commission to the June 4, 2020 meeting minutes contained in the agenda. A motion was made by Commissioner Patterson, seconded by Commissioner Joshi, to approve the minutes as submitted. The motion was unanimously approved 8-0.

PUBLIC HEARING

1. Preliminary Report: Rezoning Application #19/20-4, Redwood Planned Development, 7801 Garden Lane and 1203 East Centre Avenue. Mr. West summarized the preliminary staff report dated July 2, 2020 regarding a request received from Redwood Living to rezone 7801 Garden Lane and the north 660-feet of 1203 East Centre from R-1B, one family residential to PD, planned development. Mr. West provided a brief overview of the Redwood Living PD project which proposes a total of 109 single story apartment units in several attached, multi-unit buildings (3-unit, 4-unit, 5-unit, 6-unit and 8-unit) and an interior network of private streets. Mr. West stated that individual apartment homes will range between 1,300-1,600 square feet of living space with 2-bedrooms, 2-bathrooms, a patio, sunroom and/or screened porch and private attached 2-car garage. Mr. West indicated that open space areas would be provided around the perimeter of the property and within two interior courtyards. Mr. West then discussed other aspects of the project including vehicular access, storm water management; proposals for sidewalks, walking paths, benches, pavilions/shelters, water feature/fountain and extensive site landscaping. Mr. West stated the overall development density for the proposed Redwood Living residential community would be 5.9 units per acre (109 units on 18.4 acres). Mr. West next discussed the Comprehensive Plan/Future Land Use Map designation for the property, the suitability of the existing R-1B zoning designation, natural tree preservation and site landscaping and traffic generation associated with the project. Finally, Mr. West referred to the Commission to the final agenda packet that included an email communication in support of the proposed PD rezoning from Bill Koopsen (7612 Garden Lane), along with several citizen petitions in opposition to the proposed PD rezoning.

Emily Englehart (Redwood Living), Todd Foley (planner – Redwood Living), James Keyes (architect – Redwood Living) and Ian Graham (engineer – Redwood Living) were all present to provide a detailed overview of the proposed Redwood Living PD project. Ms. Englehart stated that Redwood Living has constructed over 10,000 high quality apartment homes in eight states since 1999 with a 98% lease rate. Ms. Englehart indicated that Redwood Living is not your typical apartment developer and that their residential communities all consist of single-story attached apartment homes with between 1,300-1,600 square feet of living space, 2-bedrooms, 2-bathrooms and an attached 2-car garage. Ms. Englehart stated rents for the proposed Portage Redwood development would range between \$1,700-\$2,100/month with the average tenant being 52 years old and the

average stay being 5 years. Ms. Englehart indicated the Redwood development team has been working with city staff since October 2019 and there have been four different revisions to the development plan to address staff concerns and to improve the overall design. Mr. Foley discussed the various design elements of the project including upgraded building elevations and construction materials, variations in building orientation, interior street design, storm water management, open space and natural areas, walkability features and extensive landscaping across the project. Mr. Foley also discussed the site challenges and limitations presented by the property. Mr. Keyes stated the Redwood PD is more like a townhome project, rather than a typical apartment project, with the "feel" of single family home. Mr. Keyes discussed the architectural upgrades made to the buildings and the variations in building design, color and orientation that will provide a very nice visual appeal for the neighborhood. Mr. Keyes also discussed the various interior amenities associated with each apartment home. Mr. Graham discussed the significant amount of preliminary engineering which has already occurred for this project and reviewed the proposals for public utility connection and storm water management across the site.

Chairman Corradini next opened the public hearing. Five citizens were present at the meeting to speak regarding the proposed PD zoning change and residential development proposal: 1) Katie Fairbanks (820 Drury Lane); 2) Leonard Munn (7723 Garden Lane); 3) Stuart Wilson (820 Chateau Drive); 4) Linda Trayer (9199 S. 12th Street) and 5) Michele McNees (7910 Lovers Lane). Ms. Fairbanks read a prepared statement into the record in opposition to the proposed PD rezoning and also acknowledged into the record several petitions signed by area residents also in opposition to the proposed PD rezoning. Concerns expressed by Ms. Fairbanks and the citizen petitions include increase traffic, noise, loss of trees, displacement of wildlife and impact on property values. Mr. Munn expressed concerns over the proposed location of the storm water basin in the northwest corner of the property, immediately adjacent his property, and potential flooding of his basement. Mr. Wilson asked several questions including the proposed emergency vehicle access to Garden Lane, proposed sidewalks to Lovers Lane and Garden Lane, and rental rates compared to other area apartment complexes. Ms. Trayer spoke in support of the proposed PD rezoning stating the 7801 Garden Lane property has been in her family for over 100 years. Mr. Trayer stated that she approached local businesses and other potential local buyers of the property and no one expressed any interest in purchasing the land. Mr. Trayer stated the proposed Redwood Living project would be a welcome addition to the city of Portage. Ms. McNees also spoke in opposition to the proposed PD rezoning and asked questions about the difference between a traditional rezoning request and a PD rezoning request.

After additional discussion, a motion was made by Commissioner Joshi, seconded by Commissioner Baldwin, to adjourn the public hearing for Rezoning Application #19/20-4 (Redwood Living PD) to the July 23, 2020 meeting. The motion was unanimously approved 8-0.

SITE/FINAL PLANS

None.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Resolution Honoring Commissioner Bill Patterson. Vice-Chairman Joshi read a Resolution honoring Commissioner Patterson for his ten years of service to the Planning Commission. A motion was then made by Commissioner Fries, seconded by Commissioner Joshi, to approve the Resolution. The motion was unanimously approved 8-0. Commissioner Patterson thanked staff, Attorney Brown and his fellow Commissioners for their assistance and support over the years and stated it has been an honor serving on the Planning Commission.

STATEMENT OF CITIZENS/COMMISSIONERS

Commissioner Joshi thanked Commissioner Patterson for his leadership, experience, knowledge and for his assistance provided to new Commissioners.

Commissioner Fries also thanked Commissioner Patterson for his service to the Planning Commission and for his tremendous knowledge in the areas of planning and building construction.

Chairman Corradini stated it was an honor to serve with Commissioner Patterson and he will miss the knowledge and experience. Chairman Corradini indicated that over the past two years, with the departure of Commissioner Patterson and previous Commissioners Stoffer and Bosch, the Planning Commission has lost almost 30 years of experience and knowledge.

Chairman Corradini stated city work crews have been working extremely hard to get caught up on all the pandemic related delays and asked citizens to be patient and careful when driving nears these work crews.

ADJOURNMENT:

There being no further business to come before the Commission, the regularly scheduled meeting was adjourned at 8:35p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael West", is written over a horizontal line.

Michael West, AICP
Senior City Planner