

CITY OF TECUMSEH
COUNCIL MEETING
TECUMSEH CITY HALL
SEPTEMBER 6, 2016
7:30 P.M.
AGENDA

1. Call to order
2. Pledge of Allegiance
3. Roll call
4. Approval of Agenda
5. Welcome Guests
 - A. TCA National Touring Season Presentation
6. Public Comment Re: Items on the Agenda
7. Report of the City Manager
8. Consent Agenda: (All matters listed under item #8 are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. However, if discussion is desired, that item will be removed from the consent agenda and will be considered separately. (roll call)
 - A. Approve Council minutes from the regular meeting held August 15, 2016
9. New Business:
 - A. Resolution Re: Approve payment of bills (roll call)
 - B. Resolution Re: Tecumseh Remembers 9/11 Parade and Memorial Service
 - C. Resolution Re: Reappoint David Stimpson to the Downtown Development Authority Board of Directors (roll call)
 - D. Resolution Re: Reappoint Chris Masters to the Downtown Development Authority Board of Directors (roll call)
 - E. Resolution Re: Purchase of a BullEx Fire Extinguisher Training System (roll call)
 - F. Resolution Re: Purchase of a Self Contained Breathing Apparatus (SCBA) (roll call)
 - G. Resolution Re: Consumers Power Easement and Temporary Working Agreement for Construction of a Natural Gas Odorization Facility
 - H. Resolution Re: Loan Repayment Agreement with 100 E. Patterson, LLC for the Revival Commons Project (roll call)

I. Resolution Re: Authorizing Repayment of the Michigan Department of Environmental Quality Brownfield Redevelopment Loan (roll call)

10. Public Comment Re: Items not on the Agenda
11. Miscellaneous business
12. Adjournment

The City of Tecumseh provides for reasonable accommodations for its programs, services and meetings under Title VI of its Non-Discrimination Policy and Limited English Proficiency Policy, with an advance 7 day notice to Dan Swallow at 517 424 6555.



To: Tecumseh City Council
From: Dan Swallow, City Manager
Subject: City Manager's Report
Date: September 6, 2016

Back to School Safety – Stop for the School Buses and Slow Down in School Zones

With school back in session, drivers are reminded to stop for loading and unloading school buses and slow down in school zones. The operator of a vehicle who fails to stop for a school bus or passes a school bus that is displaying the flashing red lights may be ticketed. The Michigan Vehicle Code also requires drivers to comply with any posted school zone speed limits. In your neighborhood, be sure to watch closely for children crossing the road or your driveway.

Final Phase of Local Road Work Nearing Completion

The final phase of the local road work supported by the voter approved streets millage, is nearing completion. The paving of S. Democratic, S. Van Buren, W. Pottawattamie, and Willow Streets is almost complete, with only restoration work remaining. I would like to once again thank the voters for their support of these important infrastructure improvements. While road construction is always an inconvenience, we hope the newly paved streets around the community are further evidence the City is wisely spending the tax dollars entrusted to us by the voters.

Fire Department

The Fire Department took delivery of the new Pumper/Rescue on August 22nd. We are having a couple of issues fixed and slowly working on outfitting the truck with equipment from old engine 1 and rescue 5. We anticipate having the new unit operational around September 9th. Once the new Pumper/Rescue is placed in service and given approval by the State of Michigan as a licensed Medical First Response unit, our old Engine 1 and Rescue 5 will be picked up by Hall Fire as part of the trade-in for the new truck.

The Pumper/Tanker is now back in service after 4 months of it being out of service to have the water tank issue repaired. The water tank is a warranty issue but there were some other items that needed to be fixed along with the annual service and preventative maintenance.

Parks and Recreation

Super Soccer Saturday return to Cal Zorn Park beginning Saturday, September 17. Registration has been strong for our annual fall soccer leagues, youth can still sign up to play through September 9.

Flag Football also kicks off the week of September 11. Registration is ongoing through September 9.

Tecumseh Center for the Arts

The TCA is looking forward to a Sneak Peek event, scheduled on Thursday, September 29 at 7 pm. This free event will showcase the TCA's National Touring Season and highlight our Homegrown Season made up of over 70 performances from our community partners that take place at the theater throughout the year. The TCA will also highlight our new pricing strategy, designed to simplify ticket pricing and improve patron's theater experience.

Voter Registration Deadline for November Election

The last day to register to vote for the November 8 general election is Tuesday, October 11, 2016. You can register in-person or via the mail at the City Clerk or Secretary of State offices, obtain the registration forms at any US Postal Service office, or register on-line at www.michigan.gov/vote. You can also verify if you are registered to vote and check your precinct location by calling the City Clerk's Office at (517) 424-6541 or by visiting the State's website.

Treasurer's Department

The City of Tecumseh was recently awarded the Popular Annual Financial Report (PAFR) for fiscal year ending 6/30/15 by the Government Finance Officers Association. This report's information is extracted from the City of Tecumseh's Comprehensive Annual Financial Report (CAFR) and is intended to be readily accessible and easily understandable by the general public.

Summer property taxes were due to the City by August 31, 2016. Thank you to all the City property owners for making timely payments; this revenue is critical for the City to maintain services to our residents and businesses. Property owners can still make payments for their 2016 taxes at the City until February 28, 2017, but late fees and interest will apply. After February 28th, real property taxes will be considered delinquent and transferred to Lenawee County. Those eligible can file a summer tax deferral until September 14, 2016.

Sub-Area Plan and Comprehensive Plan Update for Southeast Area of the City

The Planning Commission will be hosting a community outreach meeting on September 27 at 7:00 PM to kick off the "Sub-Area Plan" for the Southeast area of the City, focusing on the anticipated changes that will be driven by the Revival Commons redevelopment of the former Tecumseh Products Site. City Council, Committee and Commission members, and neighborhood residents are encouraged to attend.

Sign Ordinance Updates

The Planning Commission will be holding a public hearing and considering a recommendation for approval for the proposed sign (zoning) ordinance amendments at its September 13 regular meeting. These amendments were initiated in response to a US Supreme Court decision that decreed sign regulations must be content neutral. Additional standards are being proposed to manage new sign related issues such as outline lighting and to provide review standards for specific waivers that can be granted by the Planning Commission.

Downtown Tecumseh Events

- September 9 (Friday): **Movies in the Park- *Star Wars: The Force Awakens***, Adams Park, starting at dusk.
- September 10 (Saturday): **Tecumseh Remembers 9/11**, Downtown and City Hall, starting at 9:30 AM.
- September 15 (Thursday): **Final Downtown Classic Car & Bike Show**, starting at 6:00 PM.
Music in the Park, Adams Park starting at 6:00 PM.
- September 22 (Thursday): **Downtown Divas at Dusk**, starting at 5:00 PM.

CITY OF TECUMSEH
COUNCIL MEETING
AUGUST 15, 2016
TECUMSEH CITY HALL
7:30 P.M.

The meeting was called to order by Mayor Baker.

Mayor Baker led the Pledge of Allegiance.

Roll call was taken as follows:

PRESENT: Mayor Baker, Council members Fox, Harmon, Keiser, Naugle, Riddle,
and Wimple.

ABSENT: None.

Guests were welcomed to the meeting by Mayor Baker.

Motion Harmon and seconded Wimple, to approve the August 15, 2016 agenda as presented.
Motion carried unanimously.

Motion Harmon and seconded Keiser, to receive and place on file the report of the City Manager.
The following items were added or discussed: 1) State Primary Election Results; 2) N. Evans, N.
Maumee, and Burt St. Project Update; 3) Sub-Area Plan and Comprehensive Plan Update for
former Tecumseh Products Site; 4) Sign Ordinance Updates; 5) TCA Events; 6) Parks &
Recreation Updates; and 7) Old National Bank Ribbon Cutting Event. Motion carried
unanimously.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To adopt the Consent Agenda,
approving, receiving and placing on file the following: (1) City Council minutes from the regular
meeting held August 1, 2016; (2) Budget Report; (3) July 2016 Report of the Police Department;
and (4) July 2016 Report of the Fire Department.

RESOLUTION was offered by Council member Harmon and supported
by Council member Wimple. A roll call vote was taken as follows:

YES: Riddle, Wimple, Baker, Fox, Harmon, Keiser, and Naugle.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To approve the August 15,
2016 list of bills to be paid.

RESOLUTION was offered by Council member Naugle and supported
by Council member Harmon. A roll call vote was taken as follows:

YES: Wimple, Baker, Fox, Harmon, Keiser, Naugle, and Riddle.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To reappoint Kim Amstutz-Wild to serve a 4-year term on the Local Development Finance Authority (LDFA) to expire in August 2020.

RESOLUTION was offered by Council member Wimple and supported by Council member Harmon. A roll call vote was taken as follows:

YES: Baker, Fox, Harmon, Keiser, Naugle, Riddle, Wimple.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To reappoint Jack Baker to serve a 4-year term on the Local Development Finance Authority (LDFA) to expire in August 2020.

RESOLUTION was offered by Council member Keiser and supported by Council member Harmon.

YES: Fox, Harmon, Keiser, Naugle, Riddle, Wimple, Baker.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To reappoint Paul Bidwell to serve a 4-year term on the Local Development Finance Authority (LDFA) to expire in August 2020.

RESOLUTION was offered by Council member Riddle and supported by Council member Naugle.

YES: Harmon, Keiser, Naugle, Riddle, Wimple, Baker, Fox.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To reappoint Bob Fox to serve a 4-year term on the Local Development Finance Authority (LDFA) to expire in August 2020.

RESOLUTION was offered by Council member Naugle and supported by Council member Harmon.

YES: Keiser, Naugle, Riddle, Wimple, Baker, Fox, Harmon.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To reappoint Ron Wimple to serve a 4-year term on the Local Development Finance Authority (LDFA) to expire in August 2020.

RESOLUTION was offered by Council member Keiser and supported by Council member Fox.

YES: Riddle, Wimple, Baker, Fox, Harmon, Naugle, Keiser.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To approve the closure of M-50/Chicago Blvd. between Wyandotte St. to Adrian St. on Friday, September 30, 2016 from 1:30 p.m. until 3:00 p.m. for the Tecumseh High School Homecoming Parade.

RESOLUTION was offered by Council member Naugle and supported by Council member Fox.

YES: Baker, Fox, Harmon, Keiser, Naugle, Riddle, Wimple.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To approve the purchase of new City Hall front office furniture in the amount of \$11,775.10; and authorize the City Manager to execute the quote from NBS Commercial Interiors.

Council member Keiser commented stating that she would support competitive bidding for future purchases.

RESOLUTION was offered by Council member Naugle and supported by Council member Harmon.

YES: Wimple, Baker, Fox, Harmon, Keiser, Naugle, Riddle.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To authorize the City Manager to sign the attached easement use agreement between the City and the property owner of The James Block, LLC located at 101 E. Chicago Blvd., Tecumseh, MI 49286.

RESOLUTION was offered by Council member Naugle and supported by Council member Riddle.

YES: Baker, Fox, Harmon, Keiser, Naugle, Riddle, and Wimple.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To authorize the Mayor and City Clerk to execute the Brownfield Reimbursement Agreement with 100 E. Patterson LLC, subject to any changes recommended by the City Attorney.

RESOLUTION was offered by Council member Naugle and supported by Council member Harmon.

YES: Baker, Fox, Harmon, Keiser, Naugle, Riddle, Wimple.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To authorize the City Manager to apply for and secure a grant and loan for a maximum of \$2,000,000 from and enter into grant and loan agreements with the Michigan Department of Environmental Quality, in order to facilitate the Revival Commons Project; subject to review of the grant and loan agreements by the City Attorney.

RESOLUTION was offered by Council member Keiser and supported by Council member Naugle.

YES: Fox, Harmon, Keiser, Naugle, Riddle, Wimple, Baker.

NO: None.

RESOLUTION DECLARED ADOPTED.

RESOLUTION

CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES: To reschedule the next City Council meeting to Tuesday, September 6, due to the Labor Day holiday.

RESOLUTION was offered by Council member Keiser and supported by Council member Fox.

YES: Fox, Harmon, Keiser, Naugle, Riddle, Wimple, Baker.

NO: None.

RESOLUTION DECLARED ADOPTED.

Motion Harmon and seconded Wimple, to adjourn the meeting at 7:59 p.m. Motion carried unanimously.

Jackson L. Baker, Mayor

Jessica Emrick, City Clerk

08/31/2016

CHECK REGISTER FOR CITY OF TECUMSEH

CHECK NUMBERS S8368 - 99999

Check Date	Check	Vendor Name	Description	Amount
Bank TEC ACCOUNTS PAYABLE				
08/16/2016	58368	BLUE CROSS BLUE SHIELD OF MICH	HEALTH/DENTAL INS PREMIUM-SEPT 2016	47,498.67
08/16/2016	58369	CONSUMERS ENERGY	UTILITIES-4-	8,642.72
08/16/2016	58370	JOHN DEERE FINANCIAL	CEMETERY/PARKS/EQ MTC-SUPPL-S-	843.66
08/16/2016	58371	MARTINS HOME CENTER	CEM/POL/PKS/WW/WAT/EQM/TCA/DDA-SUf	696.63
08/16/2016	58372	STATE OF MICHIGAN	POLICE-FINGERPRINTS	313.25
08/16/2016	58373	MIDWEST ENERGY COOPERATIVE	UTILITIES-11-	653.66
08/16/2016	58374	OFFICE MAX INCORPORATED	TCA-OFFICE SUPPLIES	91.00
08/16/2016	58375	SCHMIDT & SONS OF TECUMSEH INC	TCA-FIRST AIR SUPPLIES	19.95
08/16/2016	58376	JOANN SERRAPERRE	PARKS-ARTIST STIPEND	500.00
08/17/2016	58377	THE LINCOLN NATL LIFE INS CO	LIFE INS PREMIUM-SEPT 2016	375.16
08/25/2016	58378	CONSUMERS ENERGY	UTILITIES-S-	11,058.88
08/25/2016	58379	STAPLES ADVANTAGE	CITY HALL/POL/EMS/PKS/WW-SUPPL-9-	1,253.17
08/25/2016	58380	U S BANK EQUIPMENT FINANCE	CITY HALL/EMS-COPIER LEASE-2-	421.00
08/31/2016	58381	BANKCARD PROCESSING CENTER		
		BASIL BOYS	MKT ON EVANS-GIFT BASKETS	42.00
		THE BOULEVARD MARKET	MKT ON EVANS-GIFT BASKETS	51.92
		BRITISH TEA GARDEN	MKT ON EVANS-GIFT BASKETS	15.88
		COURTYARD BY MARRIOTT	POLICE-TRAINING-LODGING	244.16
		THE DAILY GRIND	MKT ON EVANS-GIFT BASKETS	21.09
		EJAZZLINES.COM	TCA-BIG BAND MUSIC	233.63
		FABRICARE CLEANERS	PARKS-DRYCLEANING	27.00
		GROSH BACKDROP & DRAPERIES	TCA-NUTCRACKER DROP	300.00
		MICHIGAN ASSESSORS ASSOCIATION	ASSESSOR-MAA COURSE	153.75
		MICHIGAN MUNICIPAL LEAGUE	CTY MGR-MLGMA WORKSHOP	105.00
		NATURE-WATCH	PARKS-PROGRAM SUPPLIES	399.29
		PENTAMERE WINERY INC	MKT ON EVANS-GIFT BASKETS	50.68
		SWANK MOTION PICTURES INC	PARKS-MOVIE LICENSE RIGHTS	275.00
		AMAZON.COM	MKT ON EVANS CAMPAIGN REWARDS	200.53
		AMAZON.COM	CITY HALL-TONER CARTRIDGE	235.58
		AMAZON.COM	PARKS-PROGRAM SUPPLIES-4-	155.29
		FACEBOOK	TCA-ADVERTISING	70.00
		MICROSOFT CORPORATION	OFFICE 365/EXCH ONLINE-JULY 2016	260.00
		LAMINATOR.COM	CITY HALL-LAMINATING FILM	69.98
		PAYPAL	WW-MASTER ARM CABLE/ACTUATOR	1,413.00
		THE SPOTTED COW LLC	MKT ON EVANS-GIFT BASKETS	20.00
		ACORN NATURALISTS	PARKS-PUPPETS	130.79
		DICKEYS BARBECUE PIT	POLICE-TRAINING-MEAL	23.31
		GOVERNMENT FINANCE	CTY MGR-TRAINING	85.00
		INTERNATIONAL TRANS FEE	TCA-EXCHANGE RATE-STUDIO MUSIC	8.17
		PAKRITE PELICAN STORE	EMS-SUPPLIES	139.72
		POWERWASH STORE	EQ MTC-SHOP SUPPLIES	444.70
		SECURITY CARD SERVICES	TCA-CREDIT CARD MACHINE	242.00
		STUDIO MUSIC LTD	TCA-BIG BAND MUSIC	272.32
		TECUMSEH BREWING COMPANY	MKT ON EVANS-GIFT BASKETS	24.00
		TOTAL BANKCARD PROCESSING		5,713.79
08/31/2016	58382	BANKCARD PROCESSING CENTER	EMS-NEW EQUIP	1,079.93

09/06/2016	58383	MICHAEL ANDREWS CONCRETE LLC	MAJ/LOC/WW/MILLAGE-CONCRETE-4-	39,729.00
09/06/2016	58384	ANN ARBOR CLEANING SUPPLY	TCA-CLEANING SUPPLIES	423.40
09/06/2016	58385	ARCHBOLD EQUIPMENT COMPANY	EQ MTC-SUPPLIES-2-	343.98
09/06/2016	58386	AUTO-WARES GROUP	WATER/EQ MTC-SUPPLIES-5-	349.68
09/06/2016	58387	BAILEY'S WATER CARE LLC	EM5-SOFTENER SALT	51.10
09/06/2016	58388	CHEMICAL INJECTION TECH INC	WATER-EJECTOR	956.74
09/06/2016	58389	CINTAS CORPORATION-306	WW/WATER-UNIFORMS-3-	263.49
09/06/2016	58390	COMCAST CABLE	POLICE-CABLE BOXES	21.06
09/06/2016	58391	CONSUMERS ENERGY	UTILITIES-44-	15,601.68
09/06/2016	58392	CONTINENTAL HYDRODYNE SYS INC	WATER-SAMPLE BOTTLES	706.82
09/06/2016	58393	CONTROL SYSTEMS OF OHIO INC	PARKS-HVAC REPAIR	362.50
09/06/2016	58394	D.R.A.C.O.	BLDG SVC-MEMBERSHIP DUES	75.00
09/06/2016	58395	THE DAILY TELEGRAM	CITY HALL-ANNUAL SUBSCRIPTION	374.40
09/06/2016	58396	DARBY READY MIX	LOCAL-CONCRETE-2-	626.00
09/06/2016	58397	DEERE & COMPANY	EQ MTC-UTILITY TRACTOR	30,419.29
09/06/2016	58398	DOAN COMPANIES	CEMETERY/WATER-CONCRETE-2-	764.75
09/06/2016	58399	DSS CORPORATION	CLERK-WEB HOSTING-AUG 2016	60.00
09/06/2016	58400	F & S LANDSCAPE INC	PARKS/BLDG SVC-LAWN MTC-2-	148.00
09/06/2016	58401	FASTENAL COMPANY	EQ MTC-SHOP SUPPLIES	105.06
09/06/2016	58402	FISHER SCIENTIFIC COMPANY	WW-COPPER SULFATE	146.95
09/06/2016	58403	GBS INC	ELECTION SUPPLIES	305.00
09/06/2016	58404	GERKEN MATERIALS INC	MAJOR/LOCAL-ASPHALT-2-	463.20
09/06/2016	58405	KELLY JO GILMORE	TCA-ANNUAL WEBSITE FEE	99.00
09/06/2016	58406	HACKER JEWELERS	TCA-ENGRAVING-2-	47.25
09/06/2016	58407	HALT FIRE INC	EM5-TRUCK REPAIR PARTS	168.75
09/06/2016	58408	I.T. RIGHT INC	DPW/CIP/TCA-COMPUTERS-3-	2,773.55
09/06/2016	58409	IHEART MEDIA	ECON DEV/PURE MI-ADVERTISING-2-	979.00
09/06/2016	58410	INSIGNIA GRAPHICS INC	MAJOR-REPL SIGN	659.78
09/06/2016	58411	IRON MOUNTAIN INC	CITY HALL-SHREDDING SERVICE	32.50
09/06/2016	58412	AMANDA LACELLE	EXP REIMB-MAA CONF	475.51
09/06/2016	58413	LENAWEE COUNTY	POLICE-MDT PARTNERSHIP PROGRAM	7,250.00
09/06/2016	58414	LENAWEE COUNTY TREASURER	JULY BD OF REVIEW	307.02
09/06/2016	58415	LENAWEE TIRE & SUPPLY	EQ MTC-EQUIP SUPPLIES	60.20
09/06/2016	58416	LUCAS & BAKER	LEGAL SERVICES-JULY/AUG 2016	7,737.50
09/06/2016	58417	MCKENNA ASSOCIATES INC	BLDG SVC-PLANNING SVCS	1,052.50
09/06/2016	58418	MI MUN LEAGUE WORKER COMP FUND	WORKERS COMP PREMIUM	16,809.00
09/06/2016	58419	MICHIGAN ASSOC OF PLANNING	CONFERENCE REGISTRATION	412.00
09/06/2016	58420	MICHIGAN ECONOMIC DEV ASSOC	MEDA ANNUAL DUES	270.00
09/06/2016	58421	MT BUSINESS TECHNOLOGIES INC	CITY HALL/TCA-COPY CHG5	269.91
09/06/2016	58422	NATL RECREATION & PARK ASSOC	PARKS-ANNUAL MEMBERSHIP	165.00
09/06/2016	58423	OLD NATIONAL WEALTH MANAGEMENT	2010 LTGO BOND-PRINCIPAL/INTEREST PYMT	43,097.50
09/06/2016	58424	J.W. PEPPER & SON INC	TCA-BIG BAND MUSIC	45.00
09/06/2016	58425	PINNACLE IRRIGATION INC	PARKS-SPRINKLERS	412.50
09/06/2016	58426	PRO MED UNIFORM	PARKS-TSHIRTS-3-	206.00
09/06/2016	58427	REHMANN ROBSON-5AGINAW OFFICE	6/30/16 AUDIT PYMT 1 & 2	18,000.00
09/06/2016	58428	SAFETY SYSTEMS INC	CEMETERY-FIRE EXT INSPECTION	70.00
09/06/2016	58429	SCHMIDT & SONS OF TECUMSEH INC	TCA-FIRST AID SUPPLIES	49.33
09/06/2016	58430	STERICYCLE INC	EMS-BIO WASTE REMOVAL	331.44
09/06/2016	58431	STEVENS DISPOSAL & RECYCLING SERV	PARKS-PORT-A-JOHNS	410.00
09/06/2016	58432	SUDZY DUZ IT INC	POLICE-CAR WASHES	206.00
09/06/2016	58433	TC SPORTS	PARKS-SOCCER GOAL PADS	520.00
09/06/2016	58434	TECUMSEH PUBLIC SCHOOLS	PARKS-VOLLEYBALL CAMP	360.00
09/06/2016	58435	TECUMSEH TIRE EXCHANGE	WW-TUBES	91.32
09/06/2016	58436	THOMAS EQUIPMENT INC	EQ MTC-LASER EYE	261.00
09/06/2016	58437	TIME EMERGENCY EQUIPMENT	EM5-FIRE FOAM	760.68

09/06/2016	58438	JOSEPH TUCKEY	EMS-REIMB FOR TRUCK TITLES	45.68
09/06/2016	58439	U S BANK EQUIPMENT FINANCE	PARKS-COPIER LEASE	239.73
09/06/2016	58440	USA BLUEBOOK	WATER-LAB SUPPLIES	582.00
09/06/2016	58441	VAN BELKUM	POLICE-AUDIO LOG MTC AGREEMENT	1,203.38
09/06/2016	58442	VAN BRUNT TRANSPORT INC	PARKS/WATER-SAND	1,606.14
09/06/2016	58443	VIP PROMOTIONS	CAR SHOW BANNER	52.00
09/06/2016	58444	WADE TRIM	PROF SVCS-BURT/N EVANS/N MAUMEE	<u>38,600.00</u>

TEC TOTALS:

Total of 77 Checks:	318,176.74
Less 0 Void Checks:	<u>0.00</u>
Total of 77 Disbursements:	<u>318,176.74</u>

CITY COUNCIL MEETING

SEPTEMBER 6, 2016

ACCOUNTS PAYABLE	9/6/2016	\$318,176.74
PAYROLL	8/19/2016	\$121,322.25
SOCIAL SECURITY TAXES	8/19/2016	\$9,240.10
WORKERS COMP	8/19/2016	\$2,271.37
EMPLOYEE RETIREMENT	8/19/2016	\$21,586.71
PAYROLL-ELECTION PAY	8/12/2016	\$5,040.00
SOCIAL SEC TAXES-ELECTION PAY	8/12/2016	\$0.00
WORKERS COMP-ELECTION PAY	8/12/2016	\$15.62
PAYROLL	9/2/2016	\$119,553.48
SOCIAL SECURITY TAXES	9/2/2016	\$9,096.60
WORKERS COMP	9/2/2016	\$2,220.83
EMPLOYEE RETIREMENT	9/2/2016	<u>\$21,451.20</u>

TOTAL: \$629,974.90

PAYROLL	8/19/2016	\$87,424.96
A/C PAYABLE - C.M.	9/6/2016	\$103,533.12
SOCIAL SECURITY TAXES	8/19/2016	\$6,649.99
WORKERS COMP	8/19/2016	\$1,846.86
EMPLOYEE RETIREMENT	8/19/2016	\$15,603.83
PAYROLL-ELECTION PAY	8/12/2016	\$5,040.00
SOCIAL SEC TAXES-ELECTION PAY	8/12/2016	\$0.00
WORKERS COMP-ELECTION PAY	8/12/2016	\$15.62
PAYROLL	9/2/2016	\$84,936.10
SOCIAL SECURITY TAXES	9/2/2016	\$6,451.38
WORKERS COMP	9/2/2016	\$1,795.40
EMPLOYEE RETIREMENT	9/2/2016	\$15,468.32
TR-EQUIP RENTAL -		\$0.00
TR-EQUIP MTC-Q/E		<u>\$0.00</u>

TOTAL GENERAL FUND \$328,765.58

A/C PAYABLE - C.M.	9/6/2016	\$44,714.23
TR-EQUIP RENTAL -		\$0.00
TR-TRUNKLINE MTCE-QUAR		<u>\$0.00</u>

TOTAL MAJOR STREET & TRUNKLINE FUND \$44,714.23

A/C PAYABLE - C.M.	9/6/2016	\$8,931.08
TR-EQUIP RENTAL -		\$0.00
TR-TRUNKLINE MTCE-QUAR		<u>\$0.00</u>

TOTAL LOCAL STREET FUND \$8,931.08

PAYROLL	8/19/2016	\$5,692.43
A/C PAYABLE - C.M.	9/6/2016	\$2,072.42
SOCIAL SECURITY TAXES	8/19/2016	\$434.19
WORKERS COMP	8/19/2016	\$17.67
EMPLOYEE RETIREMENT	8/19/2016	\$1,067.92
PAYROLL	9/2/2016	\$5,692.45
SOCIAL SECURITY TAXES	9/2/2016	\$434.18
WORKERS COMP	9/2/2016	\$17.66
EMPLOYEE RETIREMENT	9/2/2016	\$1,067.92
TR-EQUIP MTC-Q/E		<u>\$0.00</u>

TOTAL ECONOMIC DEVELOPMENT FUND \$16,496.84

PAYROLL	8/19/2016	\$3,850.59
A/C PAYABLE - C.M.	9/6/2016	\$5,065.32
SOCIAL SECURITY TAXES	8/19/2016	\$294.00
WORKERS COMP	8/19/2016	\$23.75
EMPLOYEE RETIREMENT	8/19/2016	\$773.93
PAYROLL	9/2/2016	\$4,272.09
SOCIAL SECURITY TAXES	9/2/2016	\$326.24
WORKERS COMP	9/2/2016	\$26.58
EMPLOYEE RETIREMENT	9/2/2016	\$773.93
TR-EQUIP MTC-Q/E		<u>\$0.00</u>

TOTAL DEVELOPMENT SERVICES FUND \$15,406.43

PAYROLL	8/19/2016	\$11,675.84
A/C PAYABLE - C.M.	9/6/2016	\$31,717.63
SOCIAL SECURITY TAXES	8/19/2016	\$893.19
WORKERS COMP	8/19/2016	\$185.77
EMPLOYEE RETIREMENT	8/19/2016	\$2,399.94
PAYROLL	9/2/2016	\$11,615.87
SOCIAL SECURITY TAXES	9/2/2016	\$888.63
WORKERS COMP	9/2/2016	\$182.79
EMPLOYEE RETIREMENT	9/2/2016	\$2,405.67
2007 LTGO INT PYMT-CLEAN WTR PROG		\$9,888.97
2014 LTGO INT/PRIN PYMT CLEAN WTR PROG		<u>\$12,431.03</u>

TOTAL WASTEWATER FUND \$84,285.33

PAYROLL	8/19/2016	\$0.00
A/C PAYABLE - C.M.	9/6/2016	\$0.00
SOCIAL SECURITY TAXES	8/19/2016	\$0.00
WORKERS COMP	8/19/2016	<u>\$0.00</u>

TOTAL MEMORIAL DAY PARADE FUND \$0.00

PAYROLL	8/19/2016	\$6,935.91
A/C PAYABLE - C.M.	9/6/2016	\$24,377.71
SOCIAL SECURITY TAXES	8/19/2016	\$530.59
WORKERS COMP	8/19/2016	\$159.83
EMPLOYEE RETIREMENT	8/19/2016	\$1,172.51
PAYROLL	9/2/2016	\$6,823.79
SOCIAL SECURITY TAXES	9/2/2016	\$522.00
WORKERS COMP	9/2/2016	\$157.51
EMPLOYEE RETIREMENT	9/2/2016	\$1,166.78
2014 LTGO INT/PRIN PYMT CLEAN WTR PROG		\$0.00
WATER/SEWER BILLING		<u>\$0.00</u>

TOTAL WATER FUND \$41,846.63

A/C PAYABLE - C.M. 9/6/2016 \$33,823.71

TOTAL EQUIPMENT FUND \$33,823.71

PAYROLL	8/19/2016	\$170.44
A/C PAYABLE - C.M.	9/6/2016	\$65.34
SOCIAL SECURITY TAXES	8/19/2016	\$13.05
WORKERS COMP	8/19/2016	\$4.38
EMPLOYEE RETIREMENT	8/19/2016	\$0.00
PAYROLL	9/2/2016	\$194.18
SOCIAL SECURITY TAXES	9/2/2016	\$14.84
WORKERS COMP	9/2/2016	\$4.99
EMPLOYEE RETIREMENT	9/2/2016	<u>\$0.00</u>

TOTAL DOWNTOWN DEVELOPMENT AUTHORITY \$467.22

PAYROLL	8/19/2016	\$5,572.08
A/C PAYABLE - C.M.	9/6/2016	\$6,345.70
SOCIAL SECURITY TAXES	8/19/2016	\$425.09
WORKERS COMP	8/19/2016	\$33.11
EMPLOYEE RETIREMENT	8/19/2016	\$568.58
PAYROLL	9/2/2016	\$6,019.00
SOCIAL SECURITY TAXES	9/2/2016	\$459.33
WORKERS COMP	9/2/2016	\$35.90
EMPLOYEE RETIREMENT	9/2/2016	\$568.58
TR-EQUIP RENTAL -	1/0/1900	<u>\$0.00</u>

TOTAL TECUMSEH CIVIC AUDITORIUM FUND \$20,027.37

A/C PAYABLE - C.M. 9/6/2016 \$30.39

TOTAL 2015 UNLIMITED TAX FUND \$30.39

A/C PAYABLE - C.M.	9/6/2016	<u>\$0.00</u>
TOTAL SPECIAL ASSESSMENT FUND		\$170.44

A/C PAYABLE - C.M.	9/6/2016	<u>\$43,097.50</u>
TOTAL 2010 LTGO BOND FUND		\$43,097.50

A/C PAYABLE - C.M.	9/6/2016	<u>\$13,114.50</u>
TOTAL 2015 GOB PROJECT FUND		\$13,114.50

A/C PAYABLE - C.M.	9/6/2016	\$270.00
TOTAL MUNICIPAL PURCHASE FUND		\$270.00

A/C PAYABLE - C.M.	9/6/2016	<u>\$7.99</u>
TOTAL DDA PUBLIC ART FUND		\$7.99

A/C PAYABLE - C.M.	9/6/2016	\$0.00
TOTAL WEST CHICAGO STREETScape PROJ FUND		\$0.00

A/C PAYABLE - C.M.	9/6/2016	\$20.00
TR-EQUIP RENTAL -	1/0/1900	<u>\$0.00</u>
TOTAL CAPITAL IMPROVEMENT FUND		\$20.00

A/C PAYABLE - C.M.	9/6/2016	<u>\$564.00</u>
TOTAL PURE MICHIGAN FUND		\$564.00

A/C PAYABLE - C.M.	9/6/2016	<u>\$426.10</u>
TOTAL EVANS ST MARKET FUND		\$426.10



**Agenda Item Review Form
City Council
City of Tecumseh**

Agenda Item Number: 9. New Business, Item B	Submitted by: Brad Raymond
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Item: Tecumseh Remembers 9/11 Parade and Memorial Service	Department: Building Services
---	---

Summary:

We ask City Council to approve the closure of M-50/Chicago Blvd. from City Hall to N. Pearl St. St on Saturday, September 10, 2016 from 11:30 am until 11:45 am for the Tecumseh Remember 9/11 Parade and Memorial Service.

Tecumseh Remembers 9/11 Parade will begin at 11:30 am at Tecumseh City Hall. Participants will go west on M-50/Chicago Blvd. to N. Pearl St., then north on Pearl St. ending at the First Presbyterian Church.

Recommendation:

RESOLUTION

THE CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES:

to approve the closure of M-50/Chicago Blvd. from City Hall to N. Pearl St. St on Saturday, September 10, 2016 from 11:30 am until 11:45 am for the Tecumseh Remember 9/11 Parade and Memorial Service.

Council Action:

Approved

Denied

Continued

Bid/Purchase Item:

Budgeted \$ _____

_____ Page(s) in FY Budget

Not Budgeted

Bradley A. Raymond Digitally signed by Bradley A. Raymond
Date: 2016.08.16 16:19:53 -04'00'

Signature

Daniel E. Swallow Digitally signed by Daniel E. Swallow
Date: 2016.08.16 16:22:17 -04'00'

Signature

Building Services Director

Department Head

City Manager

City Manager

8/16/2016

Date

8/16/2016

Date



**Agenda Item Review Form
City Council
City of Tecumseh**

Agenda Item Number: 9. New Business, Item C	Submitted by: Paula Holtz
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Item: DDA Board Member Reappointment	Department: Economic Development
--	--

Summary:

At a recent Downtown Development Authority (DDA) board meeting, the board voted to recommend the reappointment of David Stimpson to the DDA Board of Directors. David has confirmed his interest to serve an additional four year term, to expire in August of 2020.

Recommendation:

RESOLUTION

THE CITY COUNCIL OF THE CITY OF TECUMSEH
RESOLVES:

To reappoint David Stimpson to a four year term on the Tecumseh Downtown Development Authority Board of Directors to expire in August of 2020.

Council Action:

Approved
 Denied
 Continued

Bid/Purchase Item:

Budgeted \$ _____
 _____ Page(s) in FY Budget
 Not Budgeted

Paula Holtz Digitally signed by Paula Holtz
Date: 2016.08.30 16:38:43 -04'00'

 Signature

Daniel E. Swallow Digitally signed by Daniel E. Swallow
Date: 2016.08.30 16:50:21 -04'00'

 Signature

Economic Development Director 8/30/2016

 Department Head Date

City Manager 8/30/2016

 City Manager Date



Agenda Item Review Form
City Council
City of Tecumseh

Agenda Item Number: 9. New Business, Item D	Submitted by: Paula Holtz
---	-------------------------------------

Item: DDA Board Member Reappointment	Department: Economic Developmet
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Summary:

At a recent Downtown Development Authority (DDA) board meeting, the board voted to recommend the reappointment of Chris Masters to the DDA Board of Directors. Chris has confirmed his interest to serve an additional four year term, to expire in August of 2020.

Recommendation:

RESOLUTION

THE CITY COUNCIL OF THE CITY OF TECUMSEH
RESOLVES:

To reappoint Chris Masters to a four year term on the Tecumseh
Downtown Development Authority Board of Directors to expire in
August of 2020.

Council Action:

Approved
 Denied
 Continued

Bid/Purchase Item:

Budgeted \$ _____
 _____ Page(s) in FY Budget
 Not Budgeted

Paula Holtz Digitally signed by Paula Holtz
Date: 2016.08.30 16:36:35 -04'00'

Signature

Daniel E. Swallow Digitally signed by Daniel E. Swallow
Date: 2016.08.30 16:40:50 -04'00'

Signature

Economic Development Director **8/30/2016**

Department Head Date

City Manager **8/30/2016**

City Manager Date



**Agenda Item Review Form
City Council
City of Tecumseh**

Agenda Item Number: 9. New Business, Item E	Submitted by: Joseph Tuckey
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Item: BullEx Fire Extinguisher Training System	Department: Fire Department
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Summary:

The Fire Department is requesting approval to purchase (1) one BullEx Extreme Trainers Package. This package is a fire extinguisher training system that will be used to train firefighters and citizens in the proper use of portable fire extinguishers.

Package contains,
 Xtreme Base Unit and transport case
 Battery Power Pack
 Class A, B and C stainless steel props with case
 (4) 7X Smart Extinguishers
 Two industrial grade extinguisher carrying cases
 Air Compressor, Handheld Controller, Sensor Guard, and Controller Cable
 Propane Supply Kit
 Recharge Accessories
 Class B Prop - Paint Locker

Total Cost \$10,790.00

The money for this purchase is from a donation from the Herrick Foundation specifically for this item.

Recommendation:

RESOLUTION

THE CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES:

to approve the purchase of a BullEx Extreme Trainers fire extinguisher training system that will be used to train firefighters and citizens in the proper use of portable fire extinguishers; and direct the City Manager and Treasurer to amend the General Fund budget to record the donated funds [101-000.000-675.000 Contributions and Gifts] and expenditures [(101-336.000-778.100 Supplies-Equip (Fire)].

Council Action:

Approved
 Denied
 Continued

Bid/Purchase Item:

Budgeted \$ _____
 _____ Page(s) in FY Budget
 Not Budgeted

Joseph Tuckey Digitally signed by Joseph Tuckey
Date: 2016.08.29 17:34:26 -04'00'
Signature

Daniel E. Swallow Digitally signed by Daniel E. Swallow
Date: 2016.08.30 07:16:50 -04'00'
Signature

Joseph Tuckey
Department Head

City Manager
City Manager

08/29/2016
Date

8/30/2016
Date

[I.T.S. XTREME

LIVE FIRE EXTINGUISHER TRAINING SYSTEM

I.T.S. Xtreme's flame response system determines where the trainee aims and sweeps the compressed air/water SmartExtinguisher® and automatically varies the flames in response, providing a realistic and safe training experience.

With intelligent props and multiple class of fire and difficulty settings, it is now possible to provide countless training scenarios without the cost and clean up associated with dry-chemical or CO₂ extinguishers.

Class A, B or C fires can be selected at four different difficulty levels and props can be used to create realistic flame patterns, further enhancing the training experience.

Propane-fed flames, intelligent props, as well as class of fire and difficulty level settings make **I.T.S. Xtreme** the world's most advanced live fire extinguisher training system.

[I.T.S. XTREME FEATURES

COST EFFECTIVE

In many cases, organizations can save more than the cost of a training system in the first year alone. Quick recharge air/water training extinguishers plus reduced set-up and clean-up times mean you can train more people in less time.

ENHANCED FLAME

The I.T.S. Xtreme training system generates larger, more intense flames, allowing trainees to really feel the heat, enhancing the realism of the training experience.

OVER >>

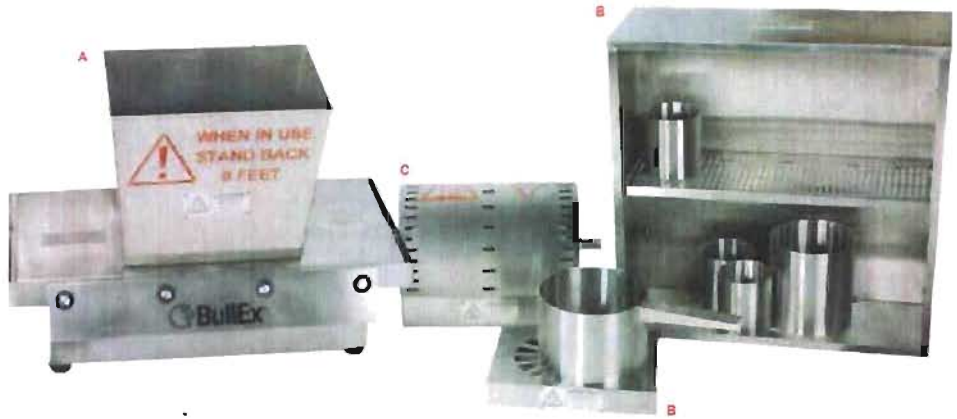
◀ LEFT | INTERACTIVE TRASH CAN PROP

FLARE-UP FEATURE

The I.T.S. Xtreme training system has a flare-up button which can be pressed to reignite the flames at any time to further challenge trainees.

PROP ENABLED

Stainless steel props can be used with the I.T.S. Xtreme training system to simulate different fire scenarios. A trash can^A (Class A); stove top,^B paint locker^B (Class B); and motor^C (Class C) prop are available.



FIND OUT WHY

THOUSANDS OF CORPORATIONS, UNIVERSITIES, HOSPITALS, FIRE DEPARTMENTS AND GOVERNMENT AGENCIES ARE USING BULLEX SIMULATORS. FOR A DEMONSTRATION VIDEO AND MORE INFORMATION:

CALL 1-888-4BULLEX / 518-689-2023

ONLINE at WWW.BULLEX.COM

I.T.S. XTREME ADVANTAGES

- Safely train to OSHA requirements.
- Makes training easy and reduces costs significantly with the BullEx rechargeable training extinguishers.
- Grades users making it easy to monitor improvement and proficiency.



Class C Motor Prop in action Xtreme responds directly to the trainee's actions SmartExtinguishers are quickly and easily recharged in the field





**Agenda Item Review Form
City Council
City of Tecumseh**

Agenda Item Number: 9. New Business, Item F	Submitted by: Joseph Tuckey
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Item: Self Contained Breathing Apparatus (SCBA) Purchase from West Shore Fire	Department: Fire Department
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Summary:

Through a very generous donation from the Herrick Foundation the fire department request City Council approval to purchase (2) two Scott 4.5 Air-Pak 75's with Standard Harness and Standard belt, Regulator Dual EBSS, AV-3000HT facepiece and 4500 60-min Carbon Cylinder and valves and (2) Scott 60-minute Carbon Cylinder 4500 PSI spare bottles. We will be placing the order with the low bidder, West Shore Fire of Allendale, MI. These are the only two suppliers in the state.

West Shore Fire
6620 Lake Michigan Dr
PO Box 188
Allendale, MI 49401

Total Cost \$14,010.00

Argus-Hazco
Chesterfield, MI 48047

Total Cost \$15,070.00

Recommendation:

RESOLUTION

THE CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES:

to approve the purchase of two Scott Air-Pak's with standard harness and belt, regulator, facepiece, carbon cylinder and valves, and two Scott 60-minute spare bottles, from West Shore Fire in the amount of \$14,010.00; and direct the City Manager and Treasurer to complete a budget amendment to recognize the new revenue (101-000.000-675.000) and expense (101-336.000-977.400).

Council Action:

Approved
 Denied
 Continued

Bid/Purchase Item:

Budgeted \$ _____
_____ Page(s) in FY Budget
 Not Budgeted

Joseph Tuckey Digitally signed by Joseph Tuckey
Date: 2016.08.29 21:29:18 -04'00'

Signature

Daniel E. Swallow Digitally signed by Daniel E. Swallow
Date: 2016.08.31 09:55:06 -04'00'

Signature

Joseph Tuckey 08/29/2016

Department Head Date

City Manager 8/31/2016

City Manager Date



6620 Lake Michigan Drive
P.O. Box 188
Allendale, MI 49401
(616)895-1347



WHERE SALES SERVICE COME TOGETHER

West Shore Fire Inc.
6620 Lake Michigan Dr.
PO Box 188
Allendale MI 49401
Phone: 616-895-4347
Watts: 800-632-6184
Fax: 616-895-7158

www.westshorefire.com

Office of:
Eric Johnson
ejohnson@westshorefire.com

QUOTATION

Bill to	TECUMSEH, CITY OF	PO #	
Address	101 EAST RUSSELL ROAD	Ship Via	Best Way
	TECUMSEH, MI 49286	F.O.B.	+ Freight
		Taxable	No
Shipping Address		Date:	8/29/2016
Phone #		County:	Lenawee
Fax #			

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
2	X3214021200202: 4.5 Air-Pak 75 with Standard Harness and Standard Belt with No Escape Rope, Regulator with Standard Hose, Dual EBSS , No Airline Connection, PASS, (1) AV3000HT face piece, (1) 60min 4500psi Carbon fiber cylinder	5,920.00	\$11,840.00
2	804723-01: SCOTT 60 MINUTE CARBON CYLINDER 4500 PSI (spares)	1,085.00	\$2,170.00

FREIGHT NOT INCLUDED IN QUOTE

QUOTE VALID FOR 45 DAYS

Subtotal	\$14,010.00
Tax (If Applicable)	
TOTAL QUOTE	\$14,010.00



A TSS COMPANY
CHESTERFIELD, MI 48047-5206
LOCAL: 586-840-3200
TOLL-FREE: (800) 332-0435
FAX: 586-840-3201
www.argus-hazco.com

August 30, 2016

Quote Number: 04017430
Customer: 1006934

Chief Joe Tuckey
Tecumseh Fire Dept
101 E Russell Rd
Tecumseh, MI 49286-2049

Chief Joe Tuckey:

Thank you for your interest in Argus-Hazco. Argus-Hazco provides the experience, expertise and equipment required to help solve your specific industrial-hygiene, environmental, respiratory, sampling, monitoring, confined-space and safety challenges. This quote contains information about the products and services requested:

Number	Description	Qty	UOM	Unit Price	Ext Price
*SCOTTSCBA	SCOTT SCBA 4.5 AIR-PAK 75 WITH STANDARD HARNESS, STANDARD BELT WITH NO ESCAPE ROPE, REGULATOR WITH STANDARD HOSE, DUAL EBSS, PASS, WITH AV-3000HT FACEPIECE AND 4500 60-MIN CYLINDER AND VALVE	2	EA	\$6,382.00	\$12,764.00
SC804723-01	SCOTT 4500 60-MIN HP CARBON CYLINDER & VALVE	2	EA	\$1,153.00	\$2,306.00

Merchandise Total: \$15,070.00

Argus-Hazco has solutions to your needs, both simple and complex. We look forward to working with you on your Sales, Rental, Repair, or Consultation needs. This quote is valid for 30 Days and is subject to Availability and Prior Credit Approval. THIS IS ONLY A QUOTE FOR MERCHANDISE AND SERVICES. THIS QUOTE DOES NOT INCLUDE ANY FREIGHT CHARGES OR APPLICABLE TAXES.

Terms: Net 30 Days
F.O.B.: Shipping Point
Freight Terms: Prepay & Add
Delivery: 3 Weeks
Expiration Date: 30 Days
Taxable Status: Non-Taxable

If you have any questions please give me a call.

Sincerely,
SCOTT WILBER
SWILBER@ARGUS-HAZCO.COM
Account Executive



**Agenda Item Review Form
City Council
City of Tecumseh**

Agenda Item Number: 9. New Business, Item G	Submitted by: Dan Swallow
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Item: Consumers Power Easement and Temporary Working Agreement for Construction of a Natural Gas Odorization Facility	Department: Tecumseh City Manager
---	---

Summary:

Consumers Power is partnering with the Panhandle Eastern Pipeline Company to upgrade the natural gas odorization facility located adjacent to the Tecumseh Business and Technology Campus on M-50. Consumers has reported that state regulators are requiring that they improve odorization of the gas lines between the Panhandle pipeline and the gas mains entering the City to the east. To complete the upgrades, Consumers Power will need to utilize adjacent City owned property for the installation piping and valves. No new buildings are proposed as part of the project. During active construction, the contractor will need space for the equipment and supplies. Therefore, Consumers Power has requested a permanent easement for the construction of the piping and valves on 0.1 acres of City owned land, and a temporary working agreement on an additional 0.12 acres of land. After construction, the temporary work area will be restored and the agreement will expire.

The primary advantage to granting the proposed easement is to allow for consolidation of the Consumers Power and Panhandle equipment. Without this partnership, Consumers would have to develop an independent facility which would take up additional land. While these facilities are not inherently problematic, they are not attractive and are not necessarily the highest and best use of real estate. The proposed upgrades will also add a measure of safety by ensuring existing gas mains are sufficiently odorized to detect potential leaks early. Therefore, consolidation of the facilities is likely the best solution and granting these easements helps facilitate the project.

The City Attorney has reviewed the proposed easement and temporary working agreement to ensure they are in a form acceptable for consideration by City Council.

Recommendation:

RESOLUTION

THE CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES:

to approve the easement for Consumers Power Tecumseh 3060 Line Valve Site on 0.10 acres of City owned land, and the temporary working agreement on the adjoining 0.12 acres of land for construction of the natural gas valve site; subject to minor changes that shall be approved by the City Attorney.

Council Action:

Approved
 Denied
 Continued

Bid/Purchase Item:

Budgeted \$ _____
 _____ Page(s) in FY Budget
 Not Budgeted

Daniel E. Swallow Digitally signed by Daniel E. Swallow
Date: 2016.08.30 10:34:47 -04'00'

City Manager

8/30/2016

Signature

Department Head

Date

Daniel E. Swallow Digitally signed by Daniel E. Swallow
Date: 2016.08.30 10:35:20 -04'00'

City Manager

8/30/2016

Signature

City Manager

Date

EASEMENT

TE0-135-4550-00
TE0-135-4780-00

Tecumseh 3060 Line Valve Site
Order #24286745

Agreement #MI00000023547

City of Tecumseh, a Michigan municipal corporation, 309 East Chicago Boulevard, PO Box 396, Tecumseh, Michigan 49286, Grantor, for good and valuable consideration [*exempt from real estate transfer tax per MCLA 207.505(f) and from State real estate transfer tax per MCLA 205.526(f)*] paid to Grantor by **Consumers Energy Company, a Michigan corporation**, One Energy Plaza, Jackson, Michigan 49201, Grantee, receipt of which Grantor acknowledges, conveys and warrants to Grantee, its successors and assigns, forever, the following easement and rights in Grantor's land in the City of Tecumseh, County of Lenawee, and State of Michigan:

An easement to lay, construct (including necessary grading and filling), maintain, repair, replace, remove, patrol, improve, and modify a natural gas valve site consisting of aboveground enclosures and aboveground and underground pipes, valves, and regulators and other fixtures and appurtenances for the purpose of regulating, transmitting, and distributing natural gas (collectively, "the Valve Site") on, in, and under a parcel of land described as follows ("the Valve Site Easement Parcel"):

An area of land located in the Northeast 1/4 of Section 35, T5S, R4E, City of Tecumseh, Lenawee County, Michigan described as follows: Commencing at the East 1/4 corner of said section; thence South 88°36'02" West, along the East and West 1/4 line of said section, 1274.83 feet to the Westerly line of a Panhandle Leased Tract recorded in Liber 2447, Page 0181; thence North 28°02'34" West, along said Westerly line, 38.34 feet to the POINT of BEGINNING; thence North 78°41'25" West, 129.06 feet; thence North 29°14'02" West 44.01 feet to the Southerly right-of-way line of Highway M-50; thence South 77°52'08" East, along said right-of-way line, 131.80 feet to the aforesaid Westerly line of a Panhandle Leased Tract; thence South 28°02'34" East, along said Westerly line, 40.81 feet to the POINT of BEGINNING. Said area of land contains 0.10 acres.

Together and along with the right to install, improve, maintain, replace, modify, and relocate a driveway on the Valve Site Easement Parcel in a location to be determined by Grantee in Grantee's sole discretion.

This easement includes the right to clear the Valve Site Easement Parcel of trees and brush, to install barricades to protect Grantee's facilities, and to fence and otherwise enclose all or any portion of the Valve Site as Grantee deems necessary. Grantee's easement and right to use the fenced or enclosed area shall be exclusive, and Grantee shall have the full and exclusive right to restrict and control access to and entry upon, and to restrict and/or exclude any or all other use and occupancy of, the area that Grantee may at any time fence or otherwise enclose. Such fence(s) and enclosure(s) shall be constructed of materials to match the existing on-site decorative fence.

Grantors agree that no buildings or other structures will be placed on the Valve Site Easement Parcel and that the average ground elevation will not be changed from the level established at the time of installation of said facilities.

Grantors further agree that nonuse or a limited use of the easements and rights herein granted shall not prevent Grantee from later making use thereof to the full extent herein authorized.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of this ____ day of _____, 2016.

City of Tecumseh, a Michigan municipal corporation

By: _____ Mayor

By: _____ Clerk

STATE OF MICHIGAN)
) SS
County of _____)

Acknowledged before me in _____ County, Michigan, this ____ day of _____, 2016, by _____ Mayor, and _____ Clerk, of the City of Tecumseh, a Michigan municipal corporation, on behalf of the corporation.

Notary Public,

County, Michigan
Acting in _____ County, Michigan
My commission expires _____

Prepared by: Tracy VanWoert, 6-13-2016
Consumers Energy Company
One Energy Plaza
Jackson, Michigan 49201

Return recorded instrument to:
Consumers Energy Company
Business Services - Real Estate
Attn: Debra Dennis, EP7- 473
One Energy Plaza
Jackson, MI 49201

TEMPORARY WORKING AGREEMENT

302GAS TWA – 2009
TE0-135-4550-00
TE0-135-4780-00

Tecumseh 3060 Line Valve Site
Order #24286745

THIS AGREEMENT, made this _____ day of _____, 2016, Between CITY OF TECUMSEH, a Michigan municipal corporation, 309 East Chicago Boulevard, PO Box 396, Tecumseh, Michigan 49286, Grantor, and CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201-2357, Grantee,

WITNESSETH:

In consideration of the sum of _____ Dollars (\$_____) paid to Grantor, the receipt of which Grantor hereby confesses and acknowledges, Grantor does hereby grant to Grantee permission to enter with vehicles and construction equipment, and to pile and deposit dirt and spoil upon land in the City of Tecumseh, County of Lenawee, Michigan, described as:

A strip of land being twenty (20) feet in width located in the East 1/2 of Section 35, T5S, R4E, City of Tecumseh, Lenawee County, Michigan described as follows: Commencing at the East 1/4 corner of said section; thence South 88°36'02" West, along the East and West 1/4 line of said section, 1274.83 feet to the Westerly line of a Panhandle Leased Tract recorded in Liber 2447, Page 0181 and the POINT of BEGINNING; thence South 28°02'34" East, along said Westerly line, 120.49 feet; thence South 61°57'26" West, 20.00 feet; thence North 28°02'34" West 149.37 feet; thence North 78°41'25" West 102.49 feet; thence North 29°14'02" West 26.32 feet; thence South 78°41'25" East 129.06 feet to the aforesaid Westerly line of a Panhandle Leased Tract; thence South 28°02'34" East, along said Westerly line, 38.34 feet to the POINT of BEGINNING. Said area of land contains 0.12 acres.

The permission hereby granted shall continue in force for such period of time as may be required by Grantee for the construction of a natural gas valve site upon land adjoining the land herein described. Grantor agrees not to place any structures on the temporary work area or otherwise use the temporary work area so as to interfere with Grantee's activities during the term of this Agreement.

Grantee, by the acceptance of this instrument and entrance upon the premises for the purpose herein set forth, agrees that, within a reasonable period of time after the completion of said construction, it will clean up said land and level and restore same in a good and workmanlike manner.



**Agenda Item Review Form
City Council
City of Tecumseh**

Agenda Item Number: 9. New Business, Item H	Submitted by: Dan Swallow
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Item: Loan Repayment Agreement with 100 E. Patterson, LLC for the Revival Commons Project	Department: Tecumseh City Manager
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Summary:

As part of the financing for the Revival Commons project, the City is eligible for a Michigan Department of Environmental Quality (MDEQ) Brownfield Redevelopment Loan; the application for which was authorized by City Council at its August 15, 2016 meeting.

To protect the City in the event there is insufficient tax increment revenues from the Brownfield Plan to make future loan payments; the City is requiring that the Developer, 100 E. Patterson, LLC, enter into a Repayment Agreement. The key provisions of this Agreement include requirements that the Developer cover any and all shortfalls if there are insufficient tax increment revenues collected by the Tecumseh Brownfield Authority (TBRA), the Developer must also provide a financial assurance mechanism in the form of a letter of credit or bond that the City could draw on in the event of any default, ability to accelerate the Developer's repayment obligations in the event of anticipated insolvency, and application of late fees and penalties to the Developer for any late or missed shortfall payments.

While the projections for tax increment revenues are more than sufficient to cover future loan payments, and the terms of the loan with the MDEQ are very favorable, there are unlikely scenarios where there might not be sufficient tax increment revenues to cover all of the loan payments. The Repayment Agreement, together with the required financial assurance mechanism, provide financial protection to the City if for some reason the development of the property does not generate the anticipated tax revenues, or the developer has unexpected financial setbacks. With these protections in place, City staff can recommend proceeding with acceptance of the MDEQ loan with minimal financial risk to the City.

Recommendation:

RESOLUTION

THE CITY COUNCIL OF THE CITY OF TECUMSEH
RESOLVES:

to approve the Repayment Agreement with 100 E. Patterson, LLC, for the MDEQ Brownfield Redevelopment Loan, subject to minor revisions approved by the City Attorney; and authorize the Mayor and Clerk to execute the Agreement.

Council Action:

Approved
 Denied
 Continued

Bid/Purchase Item:

Budgeted \$ _____
 _____ Page(s) in FY Budget
 Not Budgeted

Paula Holtz
Digitally signed by Paula Holtz
 Date: 2016.09.01 13:57:35 -04'00'

Signature

Economic Development Director

Department Head

9/1/16

Date

Daniel E. Swallow
Digitally signed by Daniel E. Swallow
 Date: 2016.09.01 11:59:04 -04'00'

Signature

City Manager

City Manager

9/1/2016

Date

REPAYMENT AGREEMENT
100 E. PATTERSON, LLC
TECUMSEH, MICHIGAN

THIS REPAYMENT AGREEMENT (“Repayment Agreement”) is made and entered into as of September ___, 2016, by and between the City of Tecumseh, a municipal corporation, whose address is 309 E. Chicago Blvd., Tecumseh, MI 49286 (the “City”), and 100 E. Patterson, LLC, a Limited Liability Company, whose address is 110 Research Park Way, Dundee, Michigan 48131 (the “Obligor”).

WHEREAS, the City has agreed to serve as the applicant for a Brownfield Redevelopment Loan from the Michigan Department of Environmental Quality (MDEQ) in the amount of One Million (\$1,000,000.00) Dollars for the purpose of financing the Developer’s environmental response activities required for the redevelopment of the former Tecumseh Products site located at 100 E. Patterson Street (the “MDEQ Loan”), as well as up to a One Million (\$1,000,000.00) Dollar grant.

WHEREAS, the Tax Increment Revenues captured by the City of Tecumseh Brownfield Redevelopment Authority (“TBRA”) pursuant to the Brownfield Plan for 100 East Patterson and Associated Parcels, also known as the Revival Commons Brownfield Plan (the “Plan”), are intended to be utilized for repayment of the MDEQ Loan.

WHEREAS, the parties hereto are amongst the signatories to a certain Reimbursement Agreement, by and between the TBRA, the City and the Obligor, which may also impact Available Tax Increment Revenues.

WHEREAS, the Tax Increment Revenues collected by the TBRA may, from time to time, be insufficient to meet the repayment obligations of the MDEQ Loan and the Developer has agreed to cover any and all Shortfalls (the “Developer’s Repayment Obligation”).

NOW THEREFORE, the parties hereto agree as follows:

1. Definitions. All capitalized terms in this Repayment Agreement shall have the same meaning as set forth in the Reimbursement Agreement, unless the context shall clearly require otherwise.
2. Acknowledgment and Agreement. Obligor hereby acknowledges and unconditionally agrees to pay and perform Developer’s Repayment Obligation in accordance with this Agreement.
3. MDEQ Loan Payments. The TBRA shall make the requisite MDEQ Loan payments from available tax increment revenues captured through the Revival Commons Brownfield Plan (“Revenue”). In the event it appears that the Revenues may be insufficient to

cover the next regularly scheduled payment due under the terms of the MDEQ Loan (“Shortfall”), the Obligor shall be required to provide the difference between the Revenue and the MDEQ Loan payment due. The City shall notify the Obligor of anticipated Shortfall at least ninety (90) days in advance of the payment due date (“Due Date”) and invoice the Obligor for the calculated Shortfall. The Obligor shall not later than thirty (30) days prior to the Due Date, remit the Shortfall.

4. Financial Assurance Mechanism as Security. To secure the Developer’s Repayment Obligation, the Obligor hereby agrees to provide to the City a Financial Assurance Mechanism which shall initially be a letter of credit from a bank or a bond from an insurance company acceptable to the City, in form and content agreeable to the City. In the Event of Default of paragraph 3 above, the City shall be entitled to draw the Shortfall against the Financial Assurance Mechanism.

5. Insufficient Tax Increment Revenues; Default; Acceleration. In the event Obligor fails to remit to the City the Shortfall as required, plus any City Expenses (“City Cumulative Expenses”) which shall be equal to the sum of the cumulative amount of any City Costs incurred or accrued through the end of said payment period directly related to the administration of the MDEQ Loan and Late Fees described in Section 7 below, plus the debt service or other payments to become due under the MDEQ Loan for the payment period; the City shall be entitled to draw the City Cumulative Expenses against the Financial Assurance Mechanism.

In any event, that portion of the Developer’s Repayment Obligation outstanding hereunder shall be due and payable after receipt by Obligor of the invoice and Obligor shall fail or neglect to make any payment as and when required pursuant to the above referenced terms, the City shall be entitled to draw upon the Financial Assurance Mechanism to cover the Shortfall. In addition, should the letter of credit or bond (a) not be renewed by the provider of the letter of credit or bond (b) not be replaced with another Financial Assurance Mechanism acceptable to the City; or (c) fall below an amount necessary to pay the then outstanding balance of the MDEQ Loan; then the City may in its discretion accelerate the Developer’s Repayment Obligation.

6. Interest payable on Overdue Obligations. In the event that any obligation shall not be paid when due, whether by acceleration or otherwise, the balance thereof shall thereafter accrue interest payable to the City at the rate of six percent (6%) per annum until paid, whether by draw upon the Financial Assurance Mechanism or otherwise.

7. Late Fees. The City may charge a fee to cover additional administrative costs incurred for any payment received by City ten (10) days or more after the due date of said late payment. The late fee will be equal to two percent (2%) of the payment required to be made; provided, however, that the late fee shall not be less than Fifty (\$50.00) Dollars. The City is not obligated to accept any payment without payment of this fee, and City’s acceptance of any late payment without this fee does not constitute a waiver of the fee. Funds received as late fees under this provision shall not be included in the calculation of Revenue for purposes of this Repayment Agreement.

8. Place and Application of Payments. Each payment on Developer's Repayment Obligation shall be made at City's address set forth in the Agreement.

9. Bankruptcy or Insolvency. If a voluntary or involuntary case in bankruptcy, receivership, or insolvency is at any time begun by or against Obligor, or if any levy, writ of attachment, garnishment, execution, or similar process is issued against or placed upon any property of Obligor, then the entire Developer's Repayment Obligation shall automatically become immediately due and payable.

10. Delay in Exercising Rights. No delay on the part of the City in the exercise of any right or remedy shall operate as a waiver thereof, no single or partial exercise by the City of any right or remedy shall preclude any other future exercise thereof or the indulgence by the City of any default shall be effective unless in writing and signed by the City, nor shall a waiver on one occasion be construed as a bar to, or waiver of, any such right on any future occasion.

11. Miscellaneous. Any reference to City herein shall be deemed to include any subsequent assignee of City with regard to this Repayment Agreement and the Surety Bond. Section numbers and headings in this Repayment Agreement are for reference and convenience only, and shall not be given any substantive meaning. This Repayment Agreement shall be governed by and construed in accordance with the law of the State of Michigan.

12. Replacement of Financial Assurance Mechanism. From time to time, Obligor shall have the right to substitute or replace the Financial Assurance Mechanism so long as the terms are satisfactory to the City and in an amount sufficient to repay the then outstanding balance of the MDEQ Loan and provide the City with at least thirty (30) days prior notice of cancellation.

IN WITNESS WHEREOF, the City and the Obligor have caused this Agreement to be executed in their respective names and caused their respective seals to be affixed thereto, as of the date first above written.

“CITY”

City of Tecumseh

By: _____
Jackson L. Baker

Its: Mayor

By: _____
Jessica Emrick

Its: Clerk

“OBLIGOR”

100 E. Patterson, LLC

By: _____

Its: _____



**Agenda Item Review Form
City Council
City of Tecumseh**

Agenda Item Number: 9. New Business, Item I	Submitted by: Dan Swallow
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Item: Resolution Authorizing Repayment of the Michigan Department of Environmental Quality Brownfield Redevelopment Loan	Department: Tecumseh City Manager
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Summary:

As part of the financing for the Revival Commons project, the City is eligible for a Michigan Department of Environmental Quality (MDEQ) Brownfield Redevelopment Loan; the application for which was authorized by City Council at its August 15, 2016 meeting. Under this program, the City must be the applicant for the loan, which is secured by the Developer, 100 E. Patterson Street LLC, and the tax increment financing (TIF) generated through the Brownfield Plan for the project site. Under this proposed structure, the TIF captured by the City of Tecumseh Brownfield Redevelopment Authority (BRA) will be utilized to repay the loan. If there is insufficient TIF (tax capture), the Repayment Agreement with the Developer requires that any shortfall be covered by the Developer. Nevertheless, there is a residual risk if the TIF capture was insufficient, and the Developer was unrecoverable (exp. bankrupt), the City would have to cover a shortfall in loan payments. To mitigate this risk the City is requiring that the Developer post a bond as financial security that the City could draw on in the event of a shortfall. This bond must be in place before any funds are distributed to the developer.

Approval of the attached resolution is required by the MDEQ in order to complete the review of the City's Brownfield Redevelopment Loan application.

Recommendation:

RESOLUTION

THE CITY COUNCIL OF THE CITY OF TECUMSEH RESOLVES:

to approve the attached resolution; authorizing acceptance of the Brownfield Redevelopment Loan, authorizing the use of Tax Increment Financing (TIF) generated by the Brownfield Plan for repayment of the loan, and acknowledging that insufficient TIF and a default by the Developer in repayment of the loan could result in the City covering a shortfall in loan payments.

Council Action:

Approved
 Denied
 Continued

Bid/Purchase Item:

Budgeted \$_____

_____ Page(s) in FY Budget

Not Budgeted

Paula Holtz
Digitally signed by Paula Holtz
Date: 2016.08.29 15:13:15 -04'00'

Signature

Daniel E. Swallow
Digitally signed by Daniel E. Swallow
Date: 2016.08.29 08:45:04 -04'00'

Signature

Economic Development Director

Department Head

Date

City Manager

Date

**City of Tecumseh
Resolution of Repayment
Revival Commons Brownfield Redevelopment Loan**

PRESENT:
ABSENT:
MOTION BY:
SUPPORTED BY:

Whereas, the State of Michigan, through the Department of Environmental Quality (MDEQ), has agreed to provide a low interest loan to the City of Tecumseh through Part 196, Clean Michigan Initiative Implementation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and

Whereas, the proposed site for which the loan will be used is generally located at 100 East Patterson Street within the City of Tecumseh; and

Whereas, the proposed use of the Brownfield Redevelopment Loan is to conduct environmental remediation of contaminated soils, partial demolition of existing buildings, rehabilitation of approximately 160,000 s.f. of existing building, and installation of environmental remediation systems for the construction of a contemporary industrial, business and retail complex;

Now, Therefore, Be It Resolved, that the City Council authorizes the acceptance of a Brownfield Redevelopment Loan for a maximum of \$1,000,000.00 from, and will enter into a loan contract with the Department of Environmental Quality; and

Be It Further Resolved, that the Brownfield Redevelopment Loan will not cause the City to exceed its legal debt limit; and

Be It Further Resolved, that the City Council authorizes repayment of the Brownfield Redevelopment Loan utilizing Tax Increment Financing (TIF) generated by the Brownfield Plan for the site and captured by the City of Tecumseh Brownfield Redevelopment Authority (BRA), and acknowledges that a default in repayment of the loan could result in loss of City revenue sharing.

Ayes:
Nays:
Abstained:

RESOLUTION DECLARED _____.

I, the undersigned, the duly qualified and Clerk of the City of Tecumseh, County of Lenawee, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by Tecumseh City Council, at a regular meeting held on the 6th day of September, 2016, the original of which resolution is on file in my office.

It witness whereof, I have hereunto set my official signature, this ____ day of _____, _____.

Jessica Emrick, City Clerk